



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

**Thursday, June 23, 2022  
6:30 P.M.**

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

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- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes of June 9, 2022**
- 4. Public Hearing (Continued from April 28<sup>th</sup>, 2022): Olde Stone Subdivision 1st Addition (Ref #108)**  
Public Hearing Request: Zoning Map Amendment (Rezoning) upon annexation from E-R (Estate Residential) to R-2 (Single Family Residential). Other: Plat of Annexation, Final Plat of Subdivision and Plat of Dedication to create a 15 buildable-lot addition to the Olde Stone Subdivision. (PINs: 19-09-31-400-013-0000, 19-09-31-400-016-0010, 19-09-31-400-016-0020.)
- 5. Public Hearing: 20801 S. La Grange Road – Chase Bank (Ref #105)**  
Public Hearing Request: Variance to permit service/utility areas (rooftop solar panels) that are not screened from view. (PIN 19-09-22-101-027-0000)
- 6. Workshop: Misty Creek**  
Future Public Hearing Request: Rezoning from E-R to R-4 with a PUD overlay for 32-unit townhome development. Other Requests: Final Plat of Subdivision, including Plat of Dedication for 116th Ave and Misty Creek Lane (PIN: 19-09-30-300-011-0000).
- 7. Public Comments**
- 8. Village Board & Committee Updates**
- 9. Other Business**
- 10. Attendance Confirmation (July 14, 2022)**
- 11. Adjournment**

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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**  
**June 9, 2022–VILLAGE ADMINISTRATION BUILDING**  
**432 W. NEBRASKA STREET**

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

**Commissioners Present:** Chair Maura Rigoni, Dan Knieriem, Will Markunas, Nichole Schaefer, Jessica Jakubowski, Brian James, David Hogan

**Commissioners Absent:** None

**Staff Present:** Director of Community and Economic Development Mike Schwarz, Senior Planner Chris Gruba, Planner Drew Duffin

**Elected Officials Present:** None

**A. Approval of the Minutes from May 26, 2022**

**Motion (#1):** Approval of the minutes, as presented, from May 26, 2022

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (6-0, Hogan abstained)

Gruba noted that the case relating to the Oasis Senior Living proposal was not on the agenda for this meeting and it would need to be re-noticed. The next possible public hearing date would be July 14<sup>th</sup>.

**B. Final Plat: Homestead Center Resubdivision**

Chris Gruba summarized the staff report. The only change to the plat was an added utility easement. Gruba noted that some language on the plat should be changed to remove mention of a resolution.

**Motion (#2):** Motion to recommend that the Village Board approve the Final Plat of Subdivision for Homestead Center, subject to any technical revisions prior to recording.

Motion by: Markunas

Seconded by: Schaeffer

Approved: (7-0)

**C. Public Hearing: 170 Vail Drive – Exterior Materials Variation**

Mike Schwarz summarized the case. The variation request is to allow non-masonry materials on the first floor of the building and the proposed addition.

Chair Rigoni asked the applicant to come to the podium.



Chair Rigoni swore in the applicant, Billy LaMarche.

The applicant approached the podium. He stated he had nothing to add.

Chair Rigoni asked the Commission if there were any initial questions from the PC/ZBA.

There was no response.

Chair Rigoni asked if the existing brick would be reduced.

Staff responded that it would not.

Chair Rigoni asked if there was anyone in the audience wishing to speak on the request.

Gerald O'Sullivan approached the podium. He stated that he was a neighbor of the applicant, and that the applicant and his family are fine people. They were going to do a nice job with the project.

Chair Rigoni asked if the color photo the applicant had in hand was the same as the one in the packet.

The applicant said yes.

**Motion (#3):** Motion to close the public hearing.

Motion by: Schaeffer

Seconded by: Knieriem

Approved: (7-0)

Chair Rigoni asked the Commission if they had any questions in regard to the variation.

There were no questions.

Chair Rigoni noted that the change in materials on the house were an upgrade, and asked staff if the variation was required because of the addition.

Staff responded that the variation applied to the whole house, but the variation was required because of the proposed addition.

**Motion (#4):** Motion to recommend that the Village Board approve a variation from Article 6, Section B, Part 2(g)(2) of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry siding on the first floor of an existing home in conjunction with proposed first and second floor additions and exterior remodeling in the R-2 Single-Family Residential District located at 170 Vail Drive.

Motion by: Markunas

Seconded by: Schaeffer

Approved: (7-0)

#### **D. Workshop: 10841 W. Lincoln Highway – Proposed Retail Center**

Chris Gruba provided a summary of the case. The applicant seeks to develop a 20,000 sq. ft. retail space on a corner lot.

Chair Rigoni asked the property owner to come to the podium. The owner and his consultant approached. Chair Rigoni then swore in the property owner, Zaim Sakiri, and one of his consulting engineers, Nick Varchetto.

Mr. Sakiri explained that he has owned the property in question for many years has always intended to develop retail on the site. He listed the considerations he made while designing the proposal.

The engineer stated that the main challenge they face in construction is the floodplain on the southeastern corner of the property. Robinson wanted to complete a full engineering study of the area before the project moves forward. The owner and engineers plan to request landscaping setbacks on the north, east and west sides so that adequate parking can be provided. The development as it stands now would need detention basins underneath the parking lot, as on-site detention is not permitted in the flood zone.

Chair Rigoni stated that the Plan Commission cannot make any decisions or recommendations in relation to engineering challenges, only zoning-related issues.

The engineer asked staff whether there was a way to be granted a variance from the sidewalk requirements.

Staff responded in the negative because the sidewalk requirements are part of the Design Standards. However, in theory, the Village Board could remove the requirement for a complete sidewalk.

The engineer stated that the property owner preferred to be annexed into the Village, but that Will County has less stringent design standards. The Village's regulations make the buildable area smaller than the applicant hoped. He would request variations on setbacks on the north and west sides of the property.

Chair Rigoni requested that the owner state all his zoning concerns before there was any discussion of details.

The engineer responded that their main concerns were with setbacks, the floodplain, and fire regulations. He and the property owner want to make their proposal work within the Village's regulations, but would need some variations to do so.

The property owner added that when he first bought the property around fifteen years ago, IDOT took nearly an acre for right-of-way, which nearly broke the deal at the time.

Chair Rigoni directed the Plan Commission to give Mr. Sakiri and his engineer some general directions and comments on zoning and land use, keeping in mind that not all of the needed information has been provided. Rigoni asked whether B-2 is an appropriate zoning classification for the property.

Commissioner James noted that B-2 does align with the Village's Future Land Use Map.

Commissioner Hogan asked why the property had not yet been annexed into Frankfort.

Mike Schwarz responded that the Village typically does not initiate annexation but rather waits for requests, which typically happens when property owners want to be added to the Village's water and sewer networks. The only way the Village can initiate annexation is if the area in question is fully enclosed by the Village and is smaller than 60 acres.

Chair Rigoni noted that the Village could annex the property in the future even if no annexation took place with this development.

Staff stated that Will County would be in contact with the Village if there was a proposed Will County zoning application regardless of annexation, since the property falls within the Village's 1.5-mile review boundary. A voluntary annexation gives the Village and the property owner opportunity to negotiate the agreement.

Chair Rigoni states the main building meets the relevant code requirements, that the issues are related to the peripheral areas and improvements. She asked staff if the Landscape Ordinance was outside the purview of the Plan Commission.

Staff said it was.

Commissioner James expressed his concern over parking spaces behind the building. They might create safety issues for pedestrians looking to enter the building. He suggested reducing the building size to allow for safer parking arrangements.

The property owner stated that the main building had already been reduced from the initial design, and that further reductions are not preferred.

The engineer added that he and the property owner expected this discussion point. A smaller building area was unacceptable. Even a smaller building would still need same variations to fit on the site.

Chair Rigoni said the Plan Commission was giving guidance to the owner for next steps, and cited the landscape setback as an example.

Commissioner Schaeffer told the property owner her biggest concerns were with parking and with such a large building located so close to a flood zone.

Discussion turned to the proposed retaining wall located on the southeast end of the property and concerns over stormwater management.

Discussion returned to potential pedestrian-vehicle collisions in the rear parking lot.

Commissioner Knieriem asked for more details on the setbacks, which was his biggest concern due to the adjacent residential use. Would IDOT require a turn lane for people entering the property from Route 30?

The engineer explained they were looking to reduce the required 25' landscape transition yard (buffer) to 15', and to overplant the landscaping there to help with screening. Additionally, a variation would be sought to decrease the east landscape setback from 25' to 23'. Despite asking IDOT for information months ago, they had yet to respond.

Chair Rigoni asked staff to look into other examples of granting setback variations along Route 30.

Senior Planner Gruba explained that the project was reviewed against the requirements of the Zoning Ordinance, the Landscape Ordinance and the Design Standards. He noted that in certain instances, variances can be granted for relief from Zoning Ordinance requirements, but that variances cannot be granted for requirements in the Landscape Ordinance and the Design Standards, since they are not part of the Zoning Ordinance. Gruba noted that there is no known vehicle to provide relief from the Landscape Ordinance requirements. He did note that there are a few, but not many, landscaping requirements in the Zoning Ordinance, which can be granted variances because they are in the Zoning Ordinance.

Gruba noted that there is a retaining wall along the southeast corner of the property to raise the land for a parking lot, separating it from the adjacent floodplain. He noted that any walls over 2.5' tall or over 50' long require review and approval by the Plan Commission, as per the Design Standards. This would not be a variance or a special use permit, but rather a general approval granted by the Plan Commission.

Commissioner Markunas remarked on his concerns over parking and the size of the building.

Commissioner Jakubowski stated her concerns over maintaining green space and the property's proximity to residential uses.

Commissioner Hogan asked the property owner if they have considered a two-story building as an alternative

The property owner replied that it was considered, but was undesirable.

Chair Rigoni asked staff to look into how parking works on other, similar properties.

Discussion returned to the flood zone and options to address the challenges it posed.

Chair Rigoni said that the Commission can give better feedback on the project with more detail. She asked staff to look into how loading zones are addressed on similar properties which do not have ones designated.

Mike Schwarz stated that per the Village's Design Standards, development in a floodplain is not allowed, so conducting a study to determine the boundary would be essential. Staff also suggested planning ahead for a future tenant who may want a drive through. Chris Gruba noted that workshops are typically done after preliminary engineering is complete, so the next workshop should happen after that. Lastly, the Plan Commission could not rule on a variation for reduced landscape setbacks on the west side of the property since there was no mechanism for it, though variations might be possible for the north and east sides.

Chair Rigoni asked if there are any questions from members of the public in the audience.

There were none.

## **E. Workshop: 11031 W. Lincoln Highway - Everbrook Academy Preschool/Daycare**

Mike Schwarz summarized the changes made to the proposal since the last workshop.

Chair Rigoni asked the applicant to approach the stand. She swore in the applicant, Tom Williams.

Williams informed the commission that the comments from the last workshop were incorporated as best they could. In regard to questions about the west-facing sign, it was designed to meet code and was located where it was to help identify the entrance to people unfamiliar with the location, as a safety precaution.

Chair Rigoni asked if the commission has any initial comments from the previous workshop.

There were none.

Chair Rigoni restated her concern with having the play area facing Route 30, citing safety and aesthetics. It would be preferable to rotate the building so the play area was in the rear of the building.

Discussion addressed potential changes that could be made to address the play area facing Route 30.

Chair Rigoni asked the commission if they have any comments on the architecture.

Discussion focused on the changes that were made since the last workshop in more detail.

Members of the commission gave comments on the lack of visual continuity with the adjacent bank.

Staff stated that the roof pitch was another area of concern, with respect to the visual appearance of the building.

Discussion returned to the possibility of reorienting the building. The applicant stated that the biggest challenge with reorientation was with pick-up and drop-off.

Commissioner Hogan requested elevations of the proposed building and the adjacent bank for a more direct comparison of aesthetics.

Chair Rigoni asked the commission what comments they had on the proposed signage.

Staff noted that a variation would be needed to allow a sign on the west elevation of the building.

Discussion turned to alternative signage to help people find and access the site. Commissioners asked for visualizations of different alternatives.

Chair Rigoni asked for any other comments.

There were none.

Chair Rigoni asked the applicant that for the next time changes to the plans be clearly marked.

#### **F. Workshop: 10211 W. Lincoln Highway – Rhumbar/Tulips**

Mike Schwarz summarized the staff report on the current proposal and provided additional background by including the owner's previous application details.

Chair Rigoni asked the applicant to approach the podium. She swore in the applicant.

The applicant, Joji Tirumalareddy, explained his case in more detail. He bought the property in 2015. A condition of purchase from the bank was that the property be used as a restaurant or bar. He had maintained the property in the time between purchase and this workshop.

Chair Rigoni reminded all present that the current agenda item was just a workshop. She asked initial questions about changes to the original PUD in terms of building footprint and the possibility of an increased seating area.

The applicant responded that there were proposed changes to the PUD in relation to the building footprint, which was being increased. However, there was no proposed increase in the seating area inside, but the increased footprint was going to be used to support the use of the dining area.

Commissioner Markunas asked staff whether the previous restaurants operating on the property were open concurrently with the adjacent offices.

Staff answered that they did not know since it was last open before the tenure of any current staff member.

A member of the audience was recognized by Chair Rigoni and provided a summary of the past restaurants that have occupied the building.

Commissioner Knieriem asked about the proposed hours for the restaurant.

The applicant responded that initially, the restaurant would be open for lunch and dinner, and hours might expand to include breakfast if successful.

Commissioner Knieriem requested that the applicant provide color renderings next time. He then noted that the lack of parking on site was unavoidable, and requested that the applicant maintain his property to a higher standard, even though it was not in use. The commissioner asked if any music would be played on the patio.

The applicant responded that in light of past discussions of the proposed outdoor seating area, there would be music but kept to a low level.

Commissioner Schaeffer asked for clarification on the changes between the previous (2015) application and the current one.

The applicant stated that the only changes from the 2015 application were the addition of a vestibule at the main entrance and the expanded cooler in the rear.

Members of the Commission stated there was not enough information provided in the current application to be clear on what was being proposed.

The applicant responded that there will be more information on future renderings.

Commissioner Hogan expressed concern regarding the number of entries and exits to the proposed building, and asked whether there were plans to use the drive through.

The applicant said that there will be five exits in total for the whole building. He was planning to use the drive through.

Staff responded that a drive through would require a Special Use Permit to operate.

Discussion continued around how exactly the drive through would be used. Concerns raised included traffic patterns, whether patrons could order at the window, and the potential for vehicle-pedestrian collisions in the parking lot.

Discussion returned to the number of exits to the building.

Chair Rigoni said that the number of exits was a concern for the Fire Department.

Dennis Merz with the Frankfort Fire District was present and noted that the department would review the application when they received one.

The Commission again expressed that they cannot give much constructive feedback since there was not enough information present in the application materials submitted to them.

The applicant responded that they would provide all the requested information for the next workshop.

Chair Rigoni asked the applicant to ensure their proposed project architecturally fits with the nearby offices. She also requested staff provide additional background on the 2015 proposal and details on the operation of the restaurant next door for the next workshop.

Commissioner James suggested removing the drive through lane to allow for more parking, to help alleviate the lack of parking spaces in the area.

The applicant expressed their intention to keep and use the drive through lane.

Chair Rigoni opened the discussion to members of the public, reminding them that they were not in a public hearing.

Rita Starkey approached the podium. She asked how many tables would be located in the outdoor seating area, and whether the patio as a whole was new.

Chair Rigoni responded that the patio was a new use in the application.

Starkey expressed her concern that since the nearby restaurant was successful, the addition of another restaurant may disrupt the current state of parking in the lot.

The applicant responded that they were trying to accommodate the changes in dining in response to COVID, namely an increase in demand for outdoor seating.

Dan Ricker, a resident of the nearby neighborhood approached the podium. He expressed his concerns about parking at this site, since overflow parking typically could be found along the streets of the neighborhood. He also wanted to emphasize the use of the property as a restaurant and not as a bar. A red truck has been parking on the proposed patio space during the day since the lot is often completely full, and was an example of the parking problems the site would face.

The applicant responded that since the property had been closed for years, the red truck's owner knew they could park there with no issues.

Steve Arnold, the president of the Brookside II Homeowners Association, approached the podium. He spoke on behalf of the neighborhood. Most of the concerns he came with had been addressed. While the neighborhood in general wanted to have another restaurant within walking distance, they were concerned about its impacts on parking, especially since a big restaurant was proposed to get bigger, and the resulting noise levels. He asked that the noise ordinance be enforced if needed.

Chair Rigoni asked staff how much space was originally approved in 2015.

Staff responded that the current plans were unclear on seating, especially when distinguishing between the bar and dining areas. Past discussion mentioned reducing the number of seats in the restaurant.

The applicant stated he was looking to obtain a class C-1 liquor license, and so plans were looking to comply with the relevant regulations.

Chair Rigoni noted the plans included an expanded seating area, and that the Plan Commission would like more details and context, since the commission had no desire to increase the size of the dining area inside.

Commissioner Knieriem noted that expanding the seating area in a location with already limited parking was an obstacle to the project moving forward.

Chair Rigoni summarized the discussion. More detail on the proposed floor plans, exterior elevations, outdoor seating, materials, intended use of the drive through and lighting were all needed. Staff would be able to help.

## **G. Public Comments**

Chair Rigoni asked if there were any public comments.

Terry Colins, President of the Windy Hill Townhome/Condo Association, approached the podium and asked why the Oasis Senior Living facility project had been tabled in the past.



Chris Gruba responded that the project was not quite ready to be brought to the Plan Commission due to some engineering concerns.

## **H. Village Board and Committee Updates**

Mike Schwarz noted that the following matters that previously came before the PC/ZBA were approved by the Village Board at its meeting on June 6:

1. Walnut Street Subdivision: 142 and 150 Walnut Street – the Final Plat was approved
2. Gale Residence Rear Yard Setback Variance: 19948 Lily Court – the Ordinance was approved
3. Pie & Pla Special Use for Indoor Recreation: 9093 Fey Drive – the Ordinance was approved

## **I. Other Business**

There was no other business.

## **J. Attendance Confirmation (June 23, 2022)**

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on June 23<sup>rd</sup>.

**Motion (#5):** Adjournment 9:53 P.M.

Motion by: Markunas

Seconded by: Schaeffer

Unanimously approved by voice vote.

Approved June 23, 2022

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

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

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

<b>Project:</b>	Olde Stone Village Subdivision – 1 <sup>st</sup> Addition
<b>Meeting Type:</b>	Public Hearing
<b>Request:</b>	Rezoning (upon annexation), Preliminary and Final Plat of Subdivision, Plat of Dedication
<b>Location:</b>	Vienna Way
<b>Subdivision:</b>	Olde Stone Village
<b>Applicant:</b>	Olde Stone Development, LLC
<b>Prop. Owner:</b>	Juan Garcia
<b>Representative:</b>	Mark Berardelli

### Site Details

<b>Project Size:</b>	13.66 acres (6.93 + 4.53 + 2.2)
<b>PIN(s):</b>	19-09-31-400-016-0020 19-09-31-400-016-0010 19-09-31-400-013-0000
<b>Existing Zoning:</b>	E-R, A-1 (County), E-1 (County)
<b>Prop. Zoning:</b>	R-2
<b>Buildings / Lots:</b>	15 add'l proposed, 104 existing
<b>Total Sq. Ft.:</b>	N/A
<b>Average Lot Size:</b>	19,613 (within the 1 <sup>st</sup> Addition)

**Adjacent Land Use Summary:**

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Undeveloped	Single Family/Envr. Conservation	E-R, A-1 (Cnty.) E-1 (Cnty.)
<b>North</b>	Undeveloped, Single Family	Single Family/Envr. Conservation	E-R
<b>South</b>	Single Family	Single Family/Envr. Conservation	R-2
<b>East</b>	Single Family	Single Family/Envr. Conservation/Parks	A-1 (Cnty.) E-1 (Cnty.)
<b>West</b>	Single Family, Public Utility	Single Family/Public Institutional	R-2, A-1 (Cnty.)

**Figure 1. Location Map**



## Project Summary

Olde Stone Village was originally platted in 2005 and consists of a west portion and east portion, separated by a floodplain for Jackson Creek. The west portion was originally platted for 67 lots, although after two lot consolidations, there are currently 65 lots. The east portion was originally platted for 41 lots, with 39 lots existing today after lot consolidations. The entirety of Olde Stone Village now consists of 104 buildable lots. The applicant is proposing the first addition to the west portion of Olde Stone Village, by extending Vienna Way to serve an additional 15 lots, for a total of 81 lots on the west portion. Vienna way currently terminates as a stub street, but is proposed to terminate as a cul-de-sac, similar to all other dead-end streets within Olde Stone Village. The plans have been reviewed by the Village's engineering consultant and there has been a substantial completion of preliminary engineering. The project requires annexing the southern two parcels and rezoning them along with the northern parcel, to R-2, Single-Family Residential, matching the existing zoning for Olde Stone Village.

## **Attachments**

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1. 2019 aerial photograph, Village of Frankfort GIS
2. Zoning Map, Village of Frankfort GIS
3. FEMA Flood Hazard Area map
4. National Wetlands Inventory Map the subject area and environs.
5. Lot Size Analysis of existing and proposed lots, prepared by staff
6. Plan Commission minutes excerpt from May 13, 2021 and March 24, 2022
7. Findings of Fact (rezoning), prepared by applicant
8. Original Plat of Olde Stone Village (2005)
9. Survey, received by staff 11.9.21
10. Plat of Annexation, received by staff 2.2.22
11. Final Plat of Olde Stone 1<sup>st</sup> Addition, received by staff 6.16.22
12. Preliminary Plat of Olde Stone Village 1<sup>st</sup> Addition (site plan), received by staff 6.15.22
13. Tree Survey, received by staff 11.9.21

## **Background**

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

1. Olde Stone Village subdivision was approved in 2005, containing a west and east portion with a total of 108 lots. After subsequent lot consolidations and excluding non-buildable lots for public utility easements, there are now a total of 104 lots. Currently, the subdivision is nearing completion, and the Building Department estimates there are approximately 20 undeveloped lots.
2. The Plan Commission reviewed the proposed 1<sup>st</sup> addition project as a workshop on May 13, 2021 and again as a public hearing on March 24, 2022. Comments were provided to the applicant at both meetings and the plan has been amended slightly. The Village's engineering consultant has also reviewed the project and substantial preliminary engineering work has been completed.

## **Changes to Plan**

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1. The main changes to the plan since the last public hearing on this project include the following:
  - a. The Vienna Way extension has been curved to provide more visual interest and to even out the lot sizes within the proposed addition.
  - b. The 10' wide pedestrian connection to the County FAA tower site has been removed, as the County has rejected any use of their property for either pedestrian traffic or vehicle traffic. This was formerly illustrated as "Outlot D" and was located between Lots 13 & 14. The area for this outlot has been added to the adjacent buildable lots.
  - c. The proposed cul-de-sac has been flipped from the east side of Vienna Way to the west side.

## **Analysis**

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1. The proposed 1<sup>st</sup> Addition would add 15 lots to the stubbed end of Vienna Way, terminating in a cul-de-sac. These 15 lots would be added to the **west** portion of Olde Stone, which currently has 65 lots, bringing the total to 80 lots. Under the terms of the pending draft annexation agreement for Olde Stone Village 1<sup>st</sup> Addition, Outlot C could become a buildable lot (the 16<sup>th</sup> lot) if at any time in the future Vienna Way is extended north to the parcel that is currently owned by the Church of Latter-Day Saints and connected to Wolf Road. The cul-de-sac with a landscape island would be removed, and the curb, gutter, sidewalk and parkway would be removed and shifted/reconstructed to accommodate the 16<sup>th</sup> lot.

2. The 1<sup>st</sup> Addition area currently consists of 3 parcels under the same ownership. The two southern parcels are located in unincorporated Will County, while the northern parcel is within Village limits and is zoned E-R, Estate Residential. The two southern parcels would need to be annexed into the Village. Annexed parcels are automatically assigned a zone designation of E-R. The applicant has submitted a Plat of Annexation, which has been included with this staff report, although it is the Village Board and not the Plan Commission that has authority to act on annexations. The Plan Commission, however, would forward a recommendation to the Village Board regarding the proposed rezoning from the default zoning of E-R (Estate Residential) to R-2 (Single-Family Residential).
3. The 2019 Comprehensive Plan Future Land Use Map recommends that the subject property be developed for single-family, detached residential homes. The proposed R-2 zone district aligns with this recommendation.
4. This project would require that all 3 parcels be rezoned to R-2, Single Family Residential, which would match the existing zoning for Olde Stone Village. The R-2 zone district permits the creation of residential lots at least 15,000 square feet in area. The average lot size for the proposed 15 lots is 19,613 square feet, with 16,799 square feet being the smallest lot, complying with this requirement.
5. Staff has provided an analysis of the existing lot sizes in Olde Stone Village and the proposed lot sizes for the 1<sup>st</sup> Addition, allowing a comparison of lot sizes between the developments.
6. All proposed lots meet the required minimum lot width (100') and depth (150').
7. The R-2 Single-Family District allows a maximum net density of 2.25 units per net buildable acre. With 15 lots, the net density is 2.23 units per acre. In the future, if Outlot C is converted to a buildable lot, the net density would be slightly higher, but then some of the area of the right-of-way would then count toward the net buildable area. The net density is determined by taking the overall area of 13.66 acres (post right-of-way dedication), deducting the area of the four outlots, and dividing by the number of buildable lots. The total area of proposed right-of-way is 1.41 acres and the total area of the proposed outlots is 5.51 acres, for a total of 6.92 acres. The total project acreage of 13.66 acres, minus the right-of-way and outlot area of 6.92 acres equals the net buildable area of 6.74 acres.
8. The Preliminary Plat (site plan) illustrates three (3) proposed streetlights along the Vienna Way extension. No details have been provided for the streetlights, although they should match the existing streetlights within the original Olde Stone Village subdivision.
9. The Frankfort Fire District requires that dead-end roads provide a cul-de-sac with a minimum diameter of at least 90'. The Zoning Ordinance requires that cul-de-sacs contain a landscaped island. Olde Stone Village currently has several dead-end streets that terminate with landscaped cul-de-sacs. The proposed cul-de-sac has been reviewed by the Frankfort Fire District and complies with the fire truck turning radii requirements. The landscaped island size complies with the Zoning Ordinance requirements.
10. Part of the subject property that abuts Wolf Road must be dedicated for Wolf Road right-of-way. The area of dedication measures 97.18' wide along the road and exactly 40' deep. The right-of-way dedication can be approved as part of the Preliminary and Final Plat of Subdivision approval.
11. The proposed 1<sup>st</sup> Addition abuts undeveloped land owned by the Church of Latter-Day Saints to the north. The actual church building occupies a separate parcel to the east, which has access to Wolf Road. Per the annexation agreement for the church property (Ord-1952), should the undeveloped church parcel be subdivided (as would be the case for single-family homes), Vienna Way must then connect to Wolf Road.
12. Currently, the west portion of Olde Stone Village has only one access point (to 116<sup>th</sup> Avenue) to serve the existing 65 lots. Both the PC-ZBA and staff asked the applicant to explore options to provide a second

means of access to the subdivision as part of the proposed 15-lot addition. On May 21, 2022, staff was made aware that the County, who operates the FAA tower site to the west, will not grant any vehicular access through their property to 116<sup>th</sup> Ave. On June 7, 2022, staff was made aware that the church property owners are not interested in selling any of their property at this time to construct additional lots, which would also involve connecting Vienna Way to Wolf Road. As such, the applicant is proposing to terminate Vienna Way in a cul-de-sac. Should the owners of the church property decide to sell their property, the applicant would attempt to purchase the property to create additional lots and connect Vienna Way to Wolf Road.

13. The Zoning Ordinance (page 145) notes that residential subdivisions with over 30 dwelling units must provide two points of access to the subdivision. The western portion of Olde Stone Village currently has 65 lots and only has access at one point to 116<sup>th</sup> Avenue. It's unclear how the subdivision was constructed for 65 lots with only 1 point of access, although it is now considered an "existing, non-conformity". The Fire Code does not require two points of access for this subdivision; it is only a requirement in the Zoning Ordinance.
14. The Preliminary and Final Plat of Subdivision illustrates proposed easements for water, sanitary and storm lines, as well as for public utility and drainage easements. There is also an existing 10' wide easement that runs through lots 2 and 15 that would be abrogated (vacated).
15. The 15-lot addition would not be added to or become part of the HOA for the original Olde Stone Village Subdivision. This 15-lot addition would be governed by its own Covenants, Conditions and Restrictions (CCR's). The proposed CCR's have been drafted to mirror the existing Olde Stone Subdivision CCR's and are currently being reviewed by staff.
16. The detention pond on Outlot A will be maintained by the new Olde Stone Village 1<sup>st</sup> Addition HOA and not the Village of Frankfort. Specifically, the HOA will maintain the shoreline plantings (traditional lawn grass or prairie grass) and possible algae maintenance. The Village Department of Public Works would assume responsibility for maintaining the inlet and outlet structures of the detention pond, which is typical for this type of development.
17. At the previous public hearing, the Preliminary Plat and Final Plat illustrated a 10' wide pedestrian path between Lots 13 & 14. This outlot was intended to provide pedestrian access only for residents to travel through the existing FAA radio tower parcel, connecting to the existing 10' wide pedestrian path along the east side of 116<sup>th</sup> Ave., to Roy and Dorothy Janssen Park. However, in an email from the County to Village staff on May 21, 2021, the County objects to the use of the radio tower property for "recreational" purposes, including pedestrian crossing. As such, this outlot has been removed from the current plats.
18. A revised landscape plan has not been submitted to ensure compliance with the Landscape Ordinance with respect to the number of street trees and detention pond landscaping. However, the former landscape plan reviewed at the previous public hearing did comply with the Landscape Ordinance and it is anticipated that the revised landscape plan will also comply. There are very few trees and no preservation trees on the subject property, making mitigation of preservation trees moot.
19. Building elevations for the proposed homes have not been provided at this time. The developer intends to construct homes that are architecturally consistent with the variety of homes in the original Olde Stone Village Subdivision.
20. The applicant has spoken with the two school districts, the Frankfort Park District and each taxing body has agreed to accept cash donations in lieu of any land dedication.

### ***Amendments (Rezoning)- Findings of Fact***

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The Plan Commission shall make written findings of fact and shall submit same, together with its recommendations to the Village Board, for action. Where the purpose and effect of the proposed amendment is to change the zoning classification of particular property, the Plan Commission shall make findings based upon all the evidence presented to it and shall consider among other pertinent matters, the following:

1. Existing uses of property within the general area of the property in question;
2. The zoning classification of property within the general area of the property in question;
3. The suitability of the property in question to the uses permitted under the existing zoning classification;
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; and
5. The change in zoning is in conformance with the comprehensive plan of the Village and its official map.

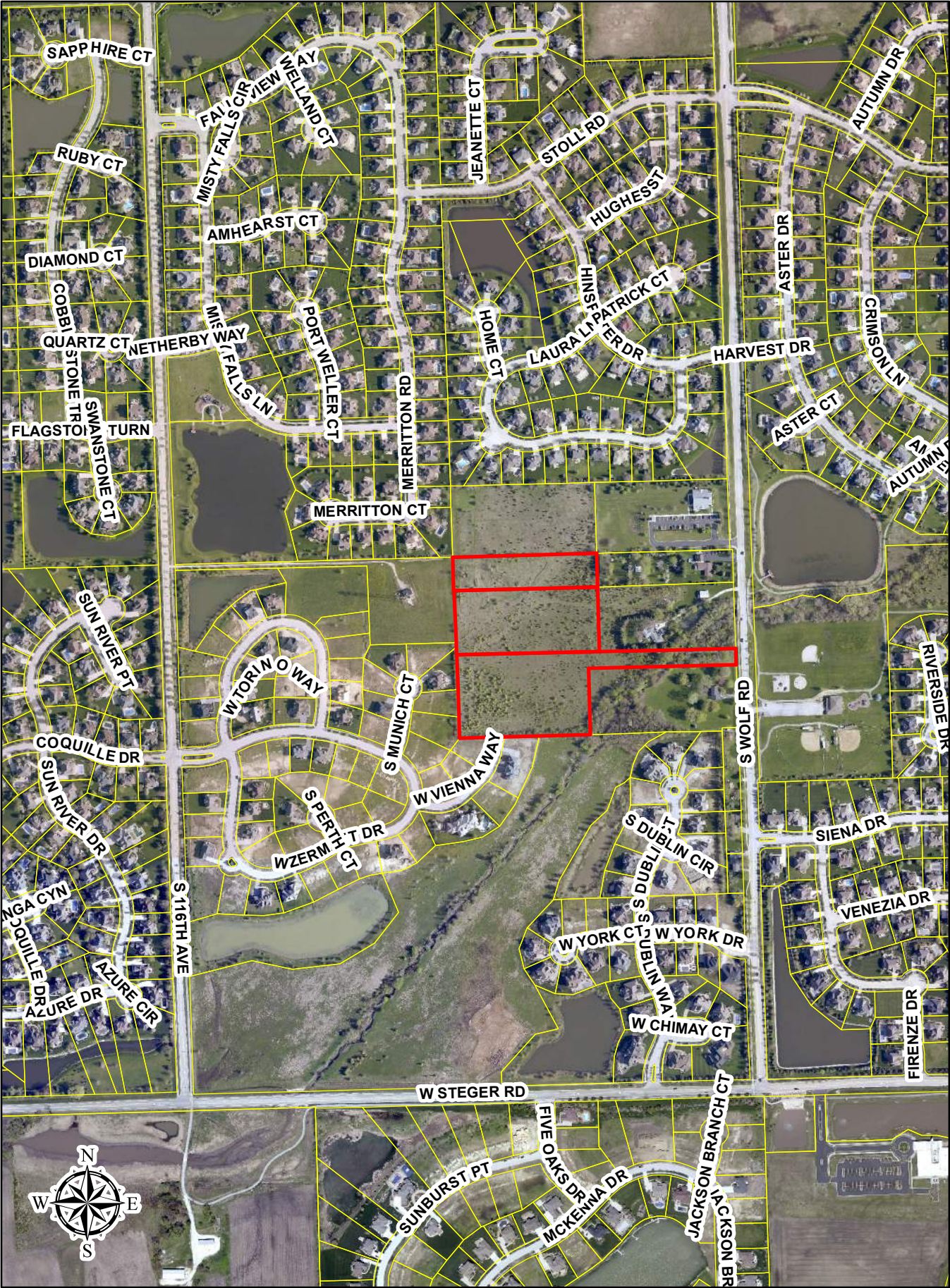
### ***Affirmative Motions***

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1. Recommend the Village Board rezone the northern parcel (19-09-31-400-016-0020) from E-R to R-2 and the southern two parcels (19-09-31-400-016-0010, 19-09-31-400-013-0000) from E-R to R-2 upon annexation.
2. Recommend the Village Board approve the Final Plat of Subdivision for Olde Stone Village 1<sup>st</sup> Addition, in accordance with the reviewed plans and public testimony, subject to any necessary technical revisions prior to recording, conditioned upon final engineering approval, dedication of right-of-way for Wolf Road and legal documentation that the detention pond will be maintained by the Olde Stone 1<sup>st</sup> Addition HOA.



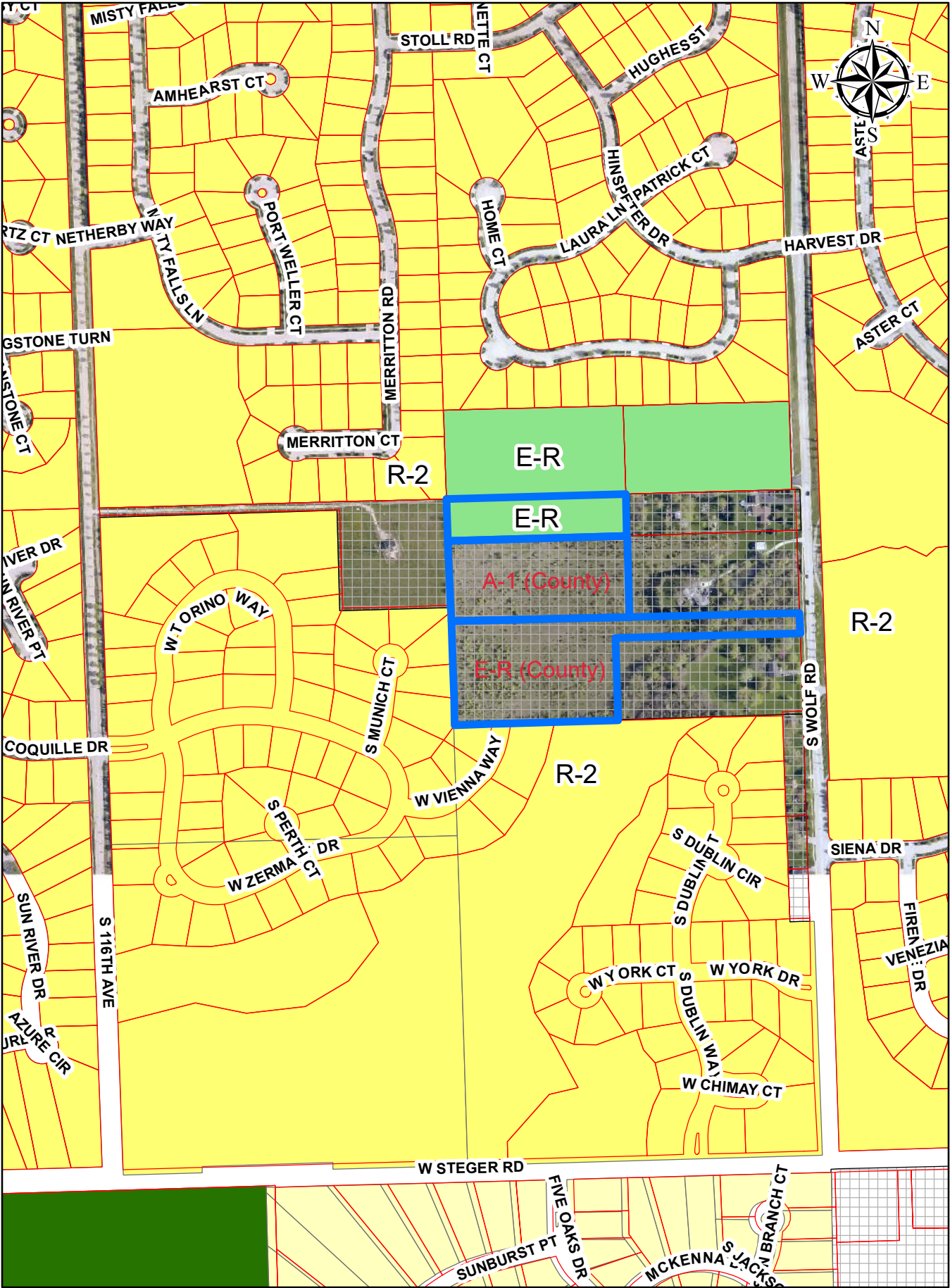
# Olde Stone 1st Addition



0 250 500 1,000 Feet



# Zoning Map - Olde Stone 1st Addition



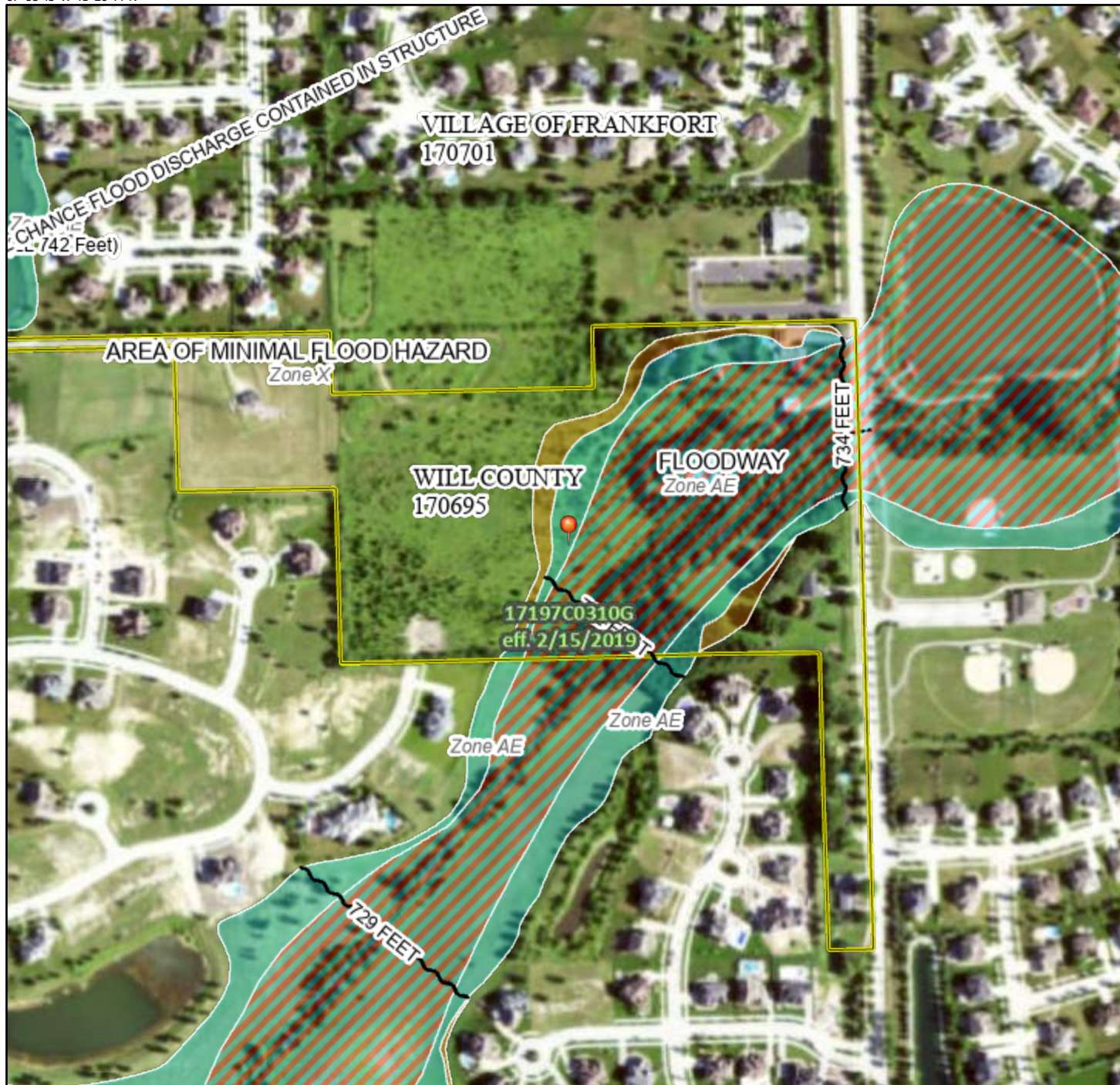
0 250 500 1,000 Feet



# National Flood Hazard Layer FIRMette



87°53'43"W 41°28'44"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/15/2022 at 2:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

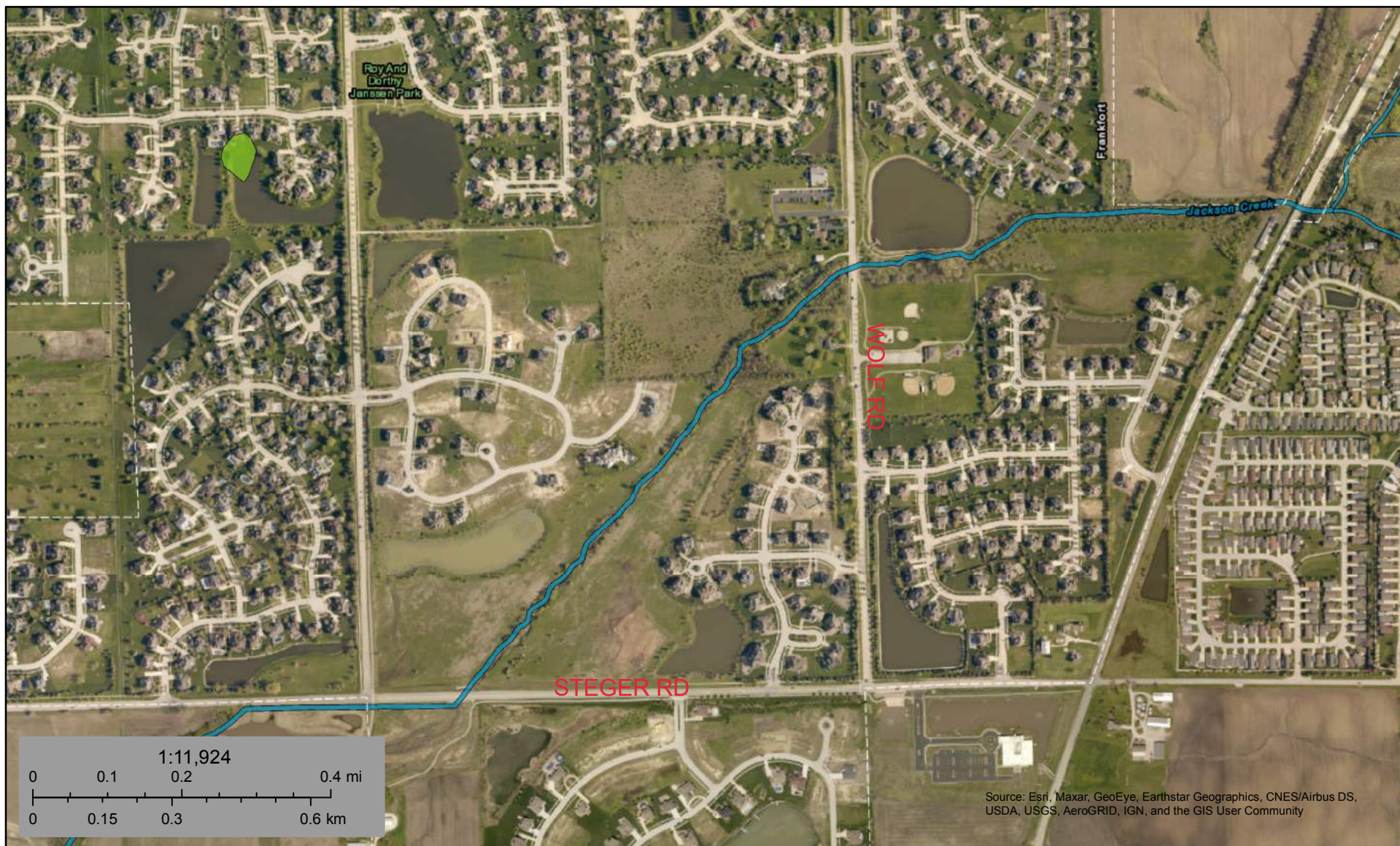




U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Olde Stone Village



May 5, 2021

### Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Lot #	Lot Size	Lot Size After Combinations
1	21,720	21,720
2	24,494	55,527
3	31,033	
4	23,455	23,455
5	21,756	21,756
6	18,453	18,453
7	16,739	16,739
8	15,000	15,000
9	17,024	17,024
10	23,303	23,303
11	23,471	23,471
12	15,583	15,583
13	15,000	15,000
14	18,034	18,034
15	24,079	24,079
16	31,061	31,061
17	22,694	22,694
18	20,766	20,766
19	19,090	19,090
20	17,191	17,191
21	29,482	29,482
22	25,658	25,658
23	20,107	20,107
24	16,517	16,517
25	20,163	20,163
26	17,751	17,751
27	18,307	18,307
28	17,197	17,197
29	18,112	18,112
30	15,003	15,003
31	18,250	18,250
32	19,767	19,767
33	17,213	17,213
34	16,877	16,877
35	20,112	20,112
36	20,520	20,520
37	20,176	20,176
38	21,455	21,455
39	19,581	19,581
40	18,689	35,513
41	16,824	
42	21,842	21,842
43	36,482	36,482
44	22,546	22,546
45	22,784	22,784
46	19,603	19,603
47	18,527	18,527
48	17,859	17,859
49	18,366	18,366
50	21,130	21,130
51	19,772	19,772
52	45,393	45,393
54	23,369	23,369
55	19,845	40,306
56	20,461	
57	16,421	32,668
58	16,247	
59	20,068	20,068
60	22,916	22,916
61	28,634	28,634
62	20,805	20,805
63	22,880	22,880
64	23,876	23,876
65	22,736	22,736

1st Addition (Vienna Way)	
Lot #	Size (SF)
1	19,992
2	16,799
3	16,799
4	17,071
5	26,804
6	25,230
7	22,254
8	20,310
9	18,469
10	20,860
11	20,561
12	18,118
13	17,000
14	17,000
15	16,933
16	Outlot C
AVG	19,613

66	17,632	17,632
67	16,745	16,745
68	19,169	19,169
69	18,092	18,092
70	16,653	16,653
71	16,161	16,161
72	19,467	19,467
73	23,201	23,201
74	15,591	15,591
75	15,780	15,780
76	15,062	15,062
77	15,955	15,955
78	22,280	22,280
79	18,575	18,575
80	17,612	17,612
81	20,183	20,183
82	26,591	26,591
83	18,120	18,120
84	16,891	16,891
85	15,463	15,463
86	17,273	17,273
87	15,268	15,268
88	18,714	18,714
89	23,142	23,142
90	25,751	25,751
91	19,203	19,203
92	19,197	19,197
93	24,822	24,822
94	21,088	21,088
95	17,226	17,226
96	16,146	16,146
97	15,308	15,308
98	19,323	19,323
99	17,298	17,298
100	15,517	15,517
101	15,102	15,102
102	15,058	15,058
103	15,383	15,383
104	24,046	24,046
105	19,779	19,779
106	19,566	19,566
107	20,842	20,842
108	25,338	25,338
109	26,865	26,865
AV. LOT SIZE (whole subdivision)	20,211	20,988
AV. LOT SIZE (east)	20,188	21,223
AV. LOT SIZE (west)	20,224	20,847
Aveage lot size of lots on the existing portion of Vienna Way, before consolidations	20,226	23,115
Aveage lot size of lots on the existing portion of Vienna Way, after consolidations	26,967	32,361



- Chair Rigoni asked the Commissioners to discuss the two setback variation requests.
- Commissioner Markunas had no comments.
- Commissioner Knierem confirmed with the applicant that the existing setbacks of the garage will not be altered.
- Commissioner Hogan had no comments.
- Chair Rigoni stated that she would feel more comfortable with the rear setback request if the access was coming from the alley directly, meaning a front-loaded garage. In regards to the side yard setback, Rigoni noted that this lot is narrower than the standard R-2.
- Gruba clarified for the Commissioners that the recreational vehicle or camper must meet the standard R-2 setback which is 30 ft. from the rear yard as opposed to 10 ft.
- Commissioner Markunas questioned what utilities would be servicing the garage and how many vehicles parked on the property. The applicant stated that only electrical would be run to the garage and one vehicle would be parked in each garage.
- Commissioner Knierem asked the applicant if he would consider turning the garage. The applicant stated yes, but he would have to take other items into consideration such as cost.
- Chair Rigoni stated that she would like to see the garage turned and reduced in size so the lot coverage variation would not be required.

### **C. Workshop: Olde Stone Village – 1st Addition**

Future Public Hearing Request: Annexation, Rezoning, Final Plat of Re-subdivision to extend Vienna Way to create 16 additional single-family residential lots in the Olde Stone subdivision.

Senior Planner, Christopher Gruba, presented the staff report and provided an overview of the project. Olde Stone Subdivision was originally platted in 2005 and this is the first addition proposed to the western side. A proposal was brought forward in 2018 but did not proceed further. The proposed first addition would require annexation and rezoning. The plans have not been reviewed by the Village's engineering consultant, but the Fire District provided comments about the cul-de-sac to ensure that turn radius requirements were met. The applicant plans for the ability to remove the cul-de-sac in the future if the church property to the north is purchased and a road connection to Wolf Rd. is made. A cell tower is located on the parcel to the west of the subject properties and that a pedestrian easement between two of the proposed lots to this site should be considered. This would allow pedestrian access from this area of the subdivision to

116<sup>th</sup> Ave, but would require approval from Will County, which owns the cell tower parcel. Gruba noted that the Village's Public Works Department does not wish to own or maintain the proposed detention pond or portion of Jackson Creek on Outlots A & B. However, Public Works would maintain the stormwater inlets for the detention ponds.

Chair Rigoni asked the applicant if he wished to speak.

The applicant, Mark Berardelli, stated that since the 2018 proposal, the lot sizes have been increased to address the Commission's concerns. The applicant noted that due to cost, there was not a desire to build a bridge across Jackson Creek to access Wolf Rd. through the sensitive environmental area.

During the Plan Commission Discussion:

- Commissioner Hogan questioned the odd shape of the cul-de-sac but understood the purpose was to be able to remove and reclaim Outlot C for residential use in the future if the church property was acquired. The applicant stated they are in talks with the church to acquire the property, but the church has a process they must follow in order to sell the site;
- Gruba noted for the Commission that lots 8 and 9 would need to be altered slightly to meet the minimum lot width and depth requirements for R-2. The applicant acknowledged this adjustment needs to be made. The applicant also stated that pedestrian walkways could be added should the Village wish to have them on the site;
- Commissioner Hogan stated that ownership of the outlots needs to be addressed and should be the responsibility of the HOA. The applicant stated that they intend to mirror the existing HOA covenants and restrictions for Olde Stone Subdivision, but do not intend to merge the two HOAs.
- Chair Rigoni had concerns that there was not access to the detention pond if Outlot C is built upon in the future. Chair Rigoni wished to see additional information about the lot size comparisons from Olde Stone east and west with this new development. Chair Rigoni was also concerned that there is only one point of access which is not in conformance with the existing regulations. By adding this first addition and sixteen homes, the nonconformity is being increased. Chair Rigoni asked about temporary access for emergency vehicle access. Gruba stated that the Fire District did not express concerns about multiple points of access in their comments. The applicant stated that they would build a road across the church property to Wolf Rd. and eliminate the cul-de-sac if a recapture agreement is in place. Chair Rigoni stated that a recapture agreement would not be within the purview of the Commission, but the applicant should speak with the appropriate individuals at the Village.
- Commissioner Markunas noted that landscaping and engineering work needs to be completed for the plan. Commissioner Markunas asked about the portion of

land that fronts Wolf Rd. The applicant stated it is only how the parcel was configured.

- Commissioner Knierem asked why the proposal did not move forward in 2018. The applicant stated that there were issues with the land purchase moving slowly. The applicant confirmed that he was not the original developer of Olde Stone Subdivision, but only purchased a few lots. Commissioner Knierem asked how many vacant parcels exist in Olde Stone Subdivision. Gruba confirmed that there are approximately 30 undeveloped parcels currently for the east and west portions combined. Commissioner Knierem noted that the detention pond access needs to be addressed and desired to see public access to this area. The applicant stated that if the road is constructed through the church property to Wolf Rd., then the access to the pond would be resolved. The applicant read the portion of the church's annexation agreement requiring a future road connecting to Wolf Rd.

**D. Plat Approval: Lots 143 & 144 Lighthouse Pointe Phase 2 – Gaddam Resubdivision**

Senior Planner, Christopher Gruba, presented the staff report and provided an overview of the lot consolidation. The applicant is requesting to combine lots 143 and 144 to create a larger parcel in order to build a new single-family home. Gruba showed images of the surrounding area during the presentation and noted that this will proceed to the Village Board for final approval.

The Commission noted that the applicant was not present. Gruba stated that the applicant was notified of the meeting.

Chair Rigoni asked the Commissioners if there were questions.

During the Plan Commission Discussion:

- Commissioner Markunas stated that this larger consolidated lot would not be out of character with the area.
- Commissioner Hogan clarified that the image shown was of the neighboring home.
- Commissioners Hogan and Markunas questioned if any potential future variations would be needed for the new residence. Gruba stated that with the proposed site plan as shown, no variances would be required.
- Commissioner Knierem asked if this new residence would be out of scale with the surrounding area. Commissioner Markunas stated that the area is characterized by larger homes. Commissioner Hogan noted that the HOA would review the plans for the proposed home.

- b. Subject to Village approval of the required landscape plan/tree preservation plan;
- c. Subject to preservation of the existing trees and vegetation around the perimeter of the property, specifically that all trees, except those within 100' of the three main buildings, shall not be removed unless they are dead or diseased;
- d. Subject to Village approval of the required site lighting photometric plans for any proposed exterior lighting;
- e. Subject to Cook County Department of Transportation and Highways approval of any necessary permits related to the driveway entrance on Harlem Avenue
- f. The submitted Plat of Survey and Site Sketch Plan shall be the approved site plan for the Planned Unit Development.
- g. There shall be no off-site parking.

Motion by: Markunas

Seconded by: Schaeffer

Approved: (5-0)

**E. Public Hearing: Olde Stone Subdivision 1<sup>st</sup> Addition (Ref #108)**

Chris Gruba presented the staff report.

Chair Rigoni asked the applicant to come forward.

Mark Berardelli and John Garcia approached the podium.

Chair Rigoni asked the Commission if they have any initial questions for staff or the applicant.

Knieriem asked the applicant if there is any detention.

Mark Berardelli responded that it is shown on the screen as Outlot A.

Knieriem asked why the overall parcel is a flag lot.

Mark Berardelli responded that it has always been there.

Knieriem added that it is just an odd shape and wondered if it was there for some reason. What is the plan for it? Will anything go on it? Drain tile, etc.

Mark B. responded no.

Knieriem asked if there is any provision for park or recreation land.

Mark B. responded no, the Park District is requesting cash-in-lieu for this project.

John Garcia added that there is a small park in the existing Old Stone Village.



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

There were none.

Jack Johnson, a nearby resident, approached the podium. He asked if there could be use of recapture or eminent domain to make the road connection to Wolf Road through the church property.

Mark B. responded that they have reached out to the church and the request needs to go through the national church. They are still working on it.

Jack Johnson stated that these new homes will add to the existing traffic already in the neighborhood. He added that he was surprised that the Fire District has not objected to the single point of access. Someone in the neighborhood shared a flyer with him that suggested that the flag portion of the overall parcel should be used to provide a second point of access to Wolf Road.

Chair Rigoni asked who shared the flyer.

He responded that he did not know. It was a tri-fold flyer.

Chair Rigoni asked staff if they have seen this flyer.

Mike Schwarz indicated that they have not.

Jack Johnson stated that he had concerns about the average lot size and came up with 17,995 sf. He stated that there is a big disparity when coming in past the recent lot consolidations. He stated that the back of some of the proposed lots within the public utility and drainage easement should not be used in the average lot size calculation. He suggests that the lots should follow the shape of the drainage easement. The pond on Outlot A should be elongated. He has an issue with an existing easement. He stated that there is nowhere in Olde Stone that has a straight run. There are no hard ninety-degree intersections in Olde Stone. The character is lacking. This is not very unique. There must be a requirement that every provision of the Olde Stone CCR's should be mirrored. Along the FAA tower, the neighborhood has a berm. He did not see a berm along this project. When we met three years ago, Commissioner Petrow suggested to the applicant that maybe they should go for an R-1 zoning. He believes that if this addition goes through, it will negatively affect Olde Stone Village.

Karen Kolovitz, an unincorporated property owner who has lived there 30 years can provide some background on why the flag is there. It was there when they purchased the property. Over the creek the road must accommodate the largest fire trucks. That flag portion of the overall property often floods and it would not be feasible to use it for ingress and egress. The person with the flyer had a good idea but it is not feasible.

Knieriem asked if she is south of the flag.

She stated that is correct. It is a 5 acres parcel.

Vincent Ferro, lives on Vienna Way. He had previously tried to purchase this parcel and works in the construction business. He estimates that the cost to build that bridge along the flag to Wolf Road would cost more than one million dollars and would be cost prohibitive. He estimates there will be hundreds of loads of dirt to raise the site, up to 3,000 cubic yards to bring fill into the site. If there are going to use their existing roads, are they going to pay for the repairs?

Victoria Atkins, president of the HOA, stated that she immediately contacted the HOA management company and they did not know about the proposed subdivision. She requested that there be a tabling in order to allow the attorneys time to review this.

Ms. Gazino stated that she lives on the bend and has three kids. It will not be safe.

They pay a lot of money to maintain their entrances and why should their HOA be able to join them.

Jeff Buric, nearby residents are concerned about construction traffic and pollution. Concerned for safety of kids. Wants to enjoy their homes with dust. Agrees with Jack Johnson that you don't see a straight run of homes in Olde Stone.

Chair Rigoni asked if there were any other members of the audience wishing to make a comment.

There was no response.

Schaeffer made a motion, seconded by Hogan to close the public hearing.

**Motion (#10):** Motion to close the public hearing.

Motion by: Schaeffer                      Seconded by: Hogan

Approved: (5-0)

Chair Rigoni asked the applicant and representatives to approach the podium and begin answering the questions that came up, in no particular order.

Brain Hertz, of MG2A explained the drainage swale and berm along the rear of Lots 5-8.

There was some discussion about whether or not the areas along Lots 5-8 beyond the broken line shown on the plat is usable.

Brian Hertz responded that the Village does not allow any improvements in drainage easements.

There was discussion about the rear of those lots being included in the average lot size calculation.

Commissioner Schaeffer asked if the squares shown within each lot are just the buildable area where a house could sit.

Brian Hertz responded yes.

Chair Rigoni asked if they could respond to the construction traffic.

There was some discussion about whether or not Olde Stone streets have their final top coat or are just binder.

Mike Schwarz stated that staff can review the original Olde Stone annexation agreement to see if there is any language about the timing of the final top coat based on a percentage of homes being built, etc.

Chair Rigoni explained to the audience members that this proposed HOA will be paying for its own detention pond. The Village maintains the Olde Stone Village detention ponds.

Commissioner Knieriem asked the applicant if they are not able to work out an agreement with the church, where do you go from there?

Mark Berardelli stated that the Comprehensive Plan and the original Olde Stone Village Subdivision call for the development of this property. The Village also did a good job with the annexation agreement for the church, which requires the construction of a roadway connection to Wolf Road if the church property is ever developed.

There was some discussion about how the original Olde Stone Village Subdivision was developed without a second point of access and if there were options for achieving a second point of access for the proposed addition, possibly by approaching the county for use of the FAA tower parcel.

Commissioner Hogan commented on the existing situation.

Commissioner Schaeffer stated it would be nice to have another access point, but maybe this can be addressed with a future phase.

Mike Schwarz explained that the annexation agreement will include a provision that addresses Lot 16 being held open for the cul-de-sac until such time that Vienna Way can be extended to Wolf Road through the church property. He added that a note can be added to the plat stating this as well and the plat itself shows that the right-of-way touches the north property line.

Commissioner Markunas stated that he has a problem with the lack of a second point of access. That needs to be in place before anything can happen on this property.

Chair Rigoni stated her concerns with not having a second point of access. She stated that all options need to be explored and exhausted including discussions with the county for use of the FAA tower parcel for emergency access.

Chair Rigoni stated that she has a concern about Outlot D for potential future pedestrian access to the west which runs between Lots 9 and 10.

Mike Schwarz explained the rationale for staff having it on the plat. There was consensus that this be removed as it is only 10 feet wide and the owners of Lots 9 and 10 will claim this area as their own.

Mark Berardelli stated that he supports removal of Outlot D which will allow slightly larger Lots 9 and 10.

Chair Rigoni asked for comments regarding lot sizes.

There was some discussion about the inclusion of the drainage easements along the rear of Lots 5-8 being used in the lot area calculation.

Commissioner Hogan asked the applicant if they considered slightly larger lots.

Mark Berardelli responded that even with slightly larger lots there is not much they can do with the alignment of the street.

There was some discussion about possibly meandering the road or maybe adding an elongated boulevard section that divides the lanes of traffic to lessen the visual impact of the straight alignment.

Mike Schwarz added that a boulevard would need to be vetted with the Department of Public Works.

Chair Rigoni stated that the CCR's must match the original Olde Stone Village CCR's. These should state that all common area maintenance will be the responsibility of the HOA.



There was discussion about the various motions and re-opening the public hearing so that a new notification is not necessary.

**Motion (#11):** Motion to reopen the public hearing.

Motion by: Schaeffer

Seconded by: Markunas

Approved: (5-0)

**Motion (#12):** Motion to table the public hearing until April 14, 2022.

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (5-0)

#### **F. Public Comments**

Chair Rigoni noted that there were no members of the public remaining in attendance so there are no public comments.

#### **G. Village Board & Committee Updates**

Schwarz noted that no matters that previously came before the PC/ZBA were acted upon by the Village Board at its meeting on March 21.

#### **H. Other Business**

Chair Rigoni noted that there was no other business.

#### **I. Attendance Confirmation (April 14, 2022)**

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on April 14<sup>th</sup>.

**Motion (#13):** Adjournment 10:25 p.m.

Motion by: Markunas

Seconded by: Schaeffer

Unanimously approved by voice vote.

Approved April 14, 2022

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

Maura A Rigoni /s/Maura Rigoni, Chair

Christopher Brubaker s/ Secretary



Application for Plan Commission / Zoning Board of Appeals Review  
Amendment Findings of Fact

Article 3, Section D, Part 6 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Plan Commission must use to evaluate every amendment or zoning classification change request. The Plan Commission must consider the following five findings based upon the evidence provided. To assist the Plan Commission in their review of the amendment request(s), please provide responses to the following “Findings of Fact.” Please attach additional pages as necessary.

1. Existing uses of property within the general area of the property in question;  
Single Family Residential
2. The zoning classification of property within the general area of the property in question;  
R-2
3. The suitability of the property in question to the uses permitted under the existing zoning classification;  
Current zoning would allow for large estate lots that are not cohesive with the surrounding properties.
4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification;  
The trend in the surrounding properties is R-2 single family which is being asked for.
5. The change in zoning is in conformance with the comprehensive plan of the Village and its official map.  
Property is in conformance with the comprehensive plan.

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 35 NORTH,  
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

## EXCEPTION

(400°)

EXCEPTION

SCALE: 1" = 100'

P.U.E. - PUBLIC UTILITY EASEMENT  
B.S.L. - BUILDING SETBACK LINE  
D.E. - DRAINAGE EASEMENT  
L.C. - LANDSCAPE COVENANT  
N.F. & L.C. - NO FENCE & LANDSCAPE COVENANT  
N.A.E. - NO ACCESS EASEMENT  
○ - CONCRETE MONUMENT

LANDSCAPE COVENANT NOTE

ON OUTLOTS A, C, D AND N, AND LOTS 1, 2, 3, 4, 10, 11, 16, 17, 18, 19, 20, 21, 22, 41, 42, 43, 64, 65, 72, 73, 78, 79, 80, 81, 90, 91 AND 92: WITHIN THIS STRIP OF LAND NO FENCES SHALL BE ERECTED, EXCEPT FOR THE VILLAGE APPROVED DEVELOPMENT FENCE, AND ALSO A LANDSCAPING BERM AND NATURAL SCREENING, AS SHOWN ON THE APPROVED IMPROVEMENT PLANS, SHALL BE MAINTAINED AT ALL TIMES.

NOTES

THE ZONE A FLOODPLAIN, AS SCALED FROM THE FEMA FLOOD INSURANCE RATE MAP, ENCROACHES ON SEVERAL LOTS AND ARE LISTED AS FOLLOWS: LOTS 22-26, 31-36 AND 38-40. THE VILLAGE OF FRANKFORT ORDINANCE REQUIRES THESE LOTS TO BE COMPLETELY REMOVED FROM THE MAPPED FLOODPLAIN BY LETTER OF MAP REVISION. THE VILLAGE WILL NOT ISSUE A BUILDING PERMIT FOR CONSTRUCTION ON THESE ABOVE LOTS UNTIL THE LETTER OF MAP REVISION IS ISSUED BY FEMA INDICATING THAT SUCH LOTS HAVE BEEN REMOVED FROM THE MAPPED FLOODPLAIN.

OUTLOTS E, F, G, H, J, K, L, M, O, AND P WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

OUTLOTS F, H, K, AND L HAVE 20' RADII, WITH 1,257 SQUARE FEET

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED OVER OUTLOTS E, F, G, H, J, K, L, M, O & P.

STATE OF ILLINOIS )  
COUNTY OF KANKAKEE ) SS

THIS IS TO CERTIFY THAT I, MARK J. SCHIERHOLZ, AN ILLINOIS PROFESSIONAL LAND SURVEYOR,  
DO HEREBY CERTIFY, THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31 AND THE SOUTH 50 ACRES OF THE SOUTH END OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PREMISES: BEGINNING AT A POINT IN THE EAST LINE OF SAID SECTION, 1289.3 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION, 31, 31.1 FEET EAST, 110 FEET SOUTH, 110 FEET WEST, THENCE WEST 110 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID EAST LINE OF SAID SECTION, 370 FEET; THENCE EAST 110 FEET TO THE POINT OF BEGINNING, AND ALSO EXCEPTING THAT PORT DESCRIBED AS FOLLOWS: BEGON AT A POINT ON THE SOUTHERLY CORNER OF SAID SECTION, 31, 110 FEET WEST OF THE POINT OF BEGINNING, THENCE WEST 110 FEET, THENCE NORTH 396 FEET, THENCE EAST 110 FEET, THENCE SOUTH 396 FEET TO THE POINT OF BEGINNING, ALSO EXCEPTING THAT PORT DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION, 31, 400 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, 31, ALSO EXCEPTING THAT PORT DESCRIBED AS FOLLOWS: THAT PART OF THE NORTH 30 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31, LYING WEST OF THE EAST 400 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31, BEING THE EAST 400 FEET OF THE THIRD PRINCIPAL MERIDIAN, IN FRANKFORD TOWNSHIP, WILL COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT

1. PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER (1719700310), EFFECTIVE DATE (SEPTEMBER 6, 1995).
2. THE ACCOMPANIED PLAT IS TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
3. ALL LOTS CORNERS AND POINTS OF CURVATURE HAVE BEEN STAKED 5/8 INCH BY 24 INCH IRON RODS OR MONUMENTED ACCORDING TO THE PLAT ACT AS AMENDED.
4. DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
5. THIS SUBDIVISION CONTAINS 119.41 ACRES.

Dated this 15th day of May, 2006.

Mark J. Schierholz  
Illinois Professional Land Surveyor #035-003105  
License Expires November 30, 2006



VISTANA  
OF FRANKFORT  
DOC. # B2004072211

10°14'53"E 893.30  
E OF THE SE. 1/4  
OF SEC. 31-35-12E-

REVISIONS

BY	DESCRIPTION	DATE
MLZ	REVISIONS PER VILLAGE	1-12-12
MLZ	REVISIONS PER VILLAGE	1-13-12
JWP	REVISIONS PER VILLAGE	2-7-12
RAR	UPDATE	3-10-12
MLZ	UPDATE	4-14-12
RAR	UPDATE	5-18-12
BPH	EASEMENT PER SBC/AT&T	6-29-12
BPH	EASEMENT PER COM-ED	7-25-12
RAR	COMBINED LOT 53 INTO LOT 52	9-06-12



**M. GINGERICH, GERAUX, & ASSOCIATES**  
ENGINEERING \* PLANNING \* SURVEYING

6 ORDERED BY: \_\_\_\_\_

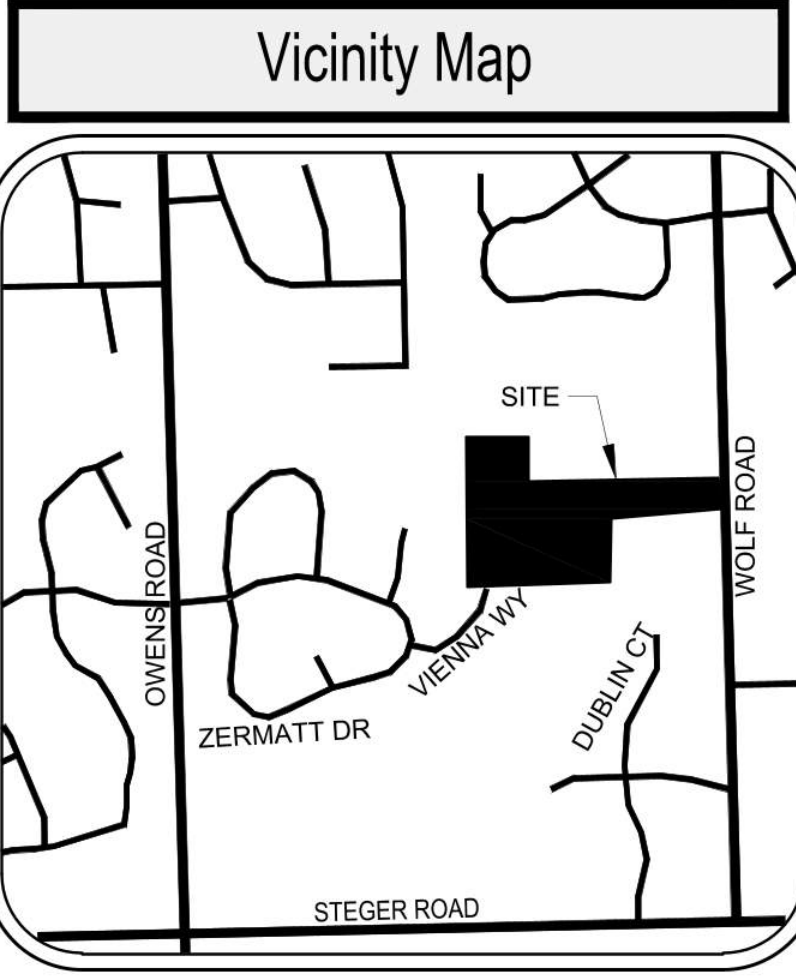
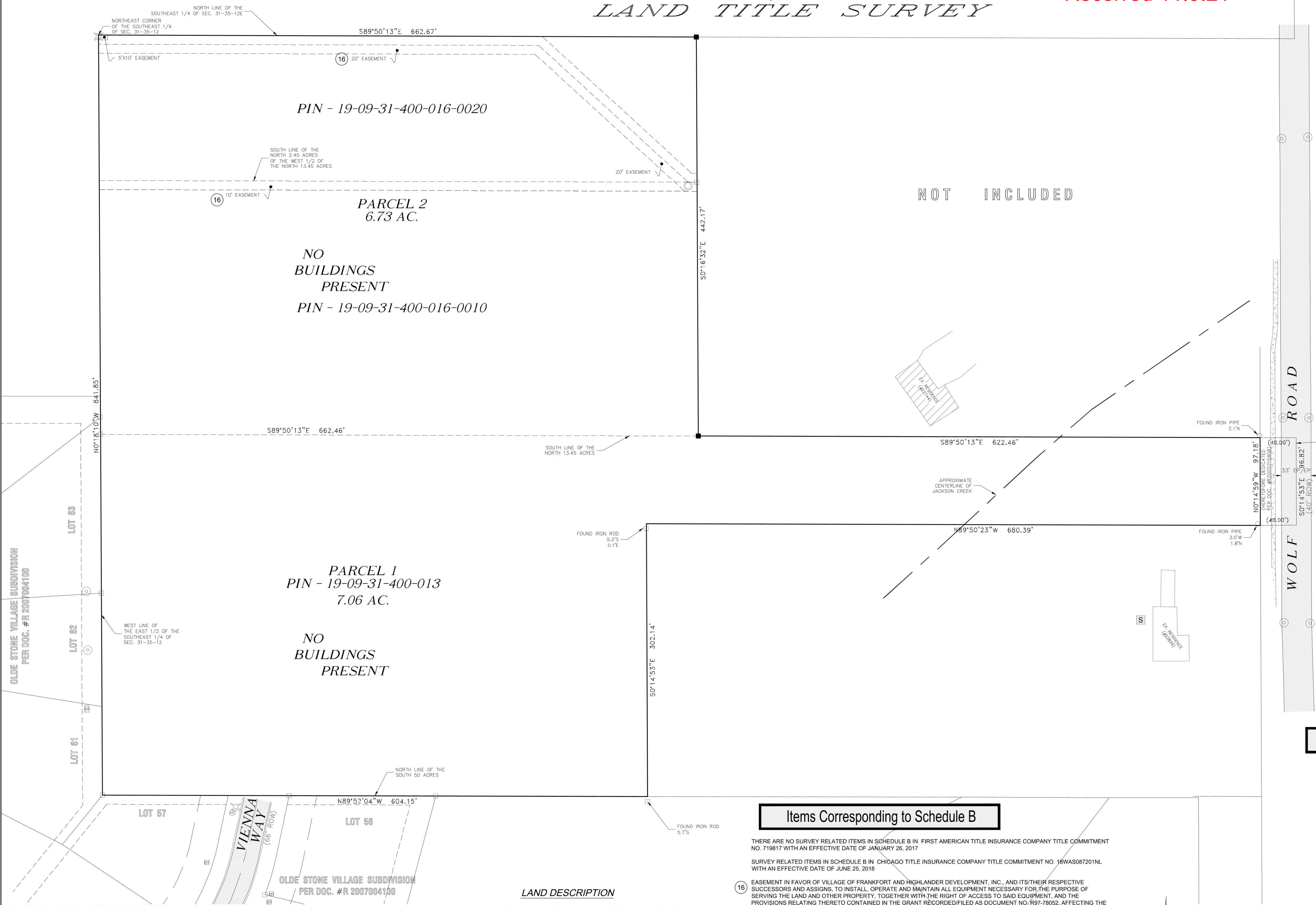
DATE ISSUED:		DR BY: BAR		CK BY: MJS	
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6	JOB NO.: 05-647	SHEET: 1 OF
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ALTA/NSPS  
LAND TITLE SURVEY



Utility Notes

- UN1 THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
- UN2 CALL "J.U.L.I.E." FOR FIELD LOCATIONS OF UNDERGROUND UTILITY LINES 1-800-892-0123

Miscellaneous Notes

- MN1 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
- MN2 AREA = 600,518 SQ. FT. 13.79 ACRES
- MN3 PIN-19-09-31-400-013; 09-31-400-016-0010; 09-31-400-016-0020
- MN4 BEARING BASIS IS ASSUMED

Legend of Symbols & Abbreviations

Items Corresponding to Schedule B

THERE ARE NO SURVEY RELATED ITEMS IN SCHEDULE B IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 719817 WITH AN EFFECTIVE DATE OF JANUARY 26, 2017

SURVEY RELATED ITEMS IN SCHEDULE B IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 16WAS087201NL WITH AN EFFECTIVE DATE OF JUNE 25, 2018

16 EASEMENT IN FAVOR OF VILLAGE OF FRANKFORT AND HIGHLANDER DEVELOPMENT, INC., AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED/FILED AS DOCUMENT NO. R97-78052, AFFECTING THE THAT PART OF THE NORTH 13.45 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS THE STRIP OF LAND 20 FEET IN WIDTH LYING 10 FEET OF EACH SIDE OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF SAID SOUTHEAST 1/4; THENCE ON AN ASSUMED BEARING OF SOUTH 0 DEGREES 23 MINUTES 52 SECONDS EAST, ON THE WEST LINE OF SAID EAST 1/2 10.00 FEET TO THE PINT OF BEGINNING; THENCE SOUTH 89 DEGREES 56 MINUTES 12 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 487.82 FEET TO A POINT 147.84 FEET WEST OF, AS MEASURED PERPENDICULAR TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTH 13.45 ACRES; THENCE SOUTH 47 DEGREES 37 MINUTES 54 SECONDS EAST 224.43 FEET TO A POINT 10.00 FEET WEST OF, AS MEASURED PERPENDICULAR TO SAID EAST LINE, AND ALSO 5 FEET SOUTH OF, AS MEASURED PERPENDICULAR TO THE SOUTH LINE OF THE NORTH 2.45 ACRES OF THE WEST 1/2 OF SAID NORTH 13.45 ACRES; THENCE SOUTH 89 DEGREES 56 MINUTES 12 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID NORTH 2.45 ACRES, 10 FEET, TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTH 13.45 ACRES, FOR THE TERMINUS OF SAID LINE, AND ALSO A STRIP OF LAND 10.00 FEET IN WIDTH, LYING 5.00 FEET ON EACH SID OF THE FOLLOWING DESCRIBED LINE, BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 1/2 OF SAID NORTH 13.45 ACRES; THENCE SOUTH 89 DEGREES 56 MINUTES 12 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTH 2.45 ACRES OF THE EAST 1/2 OF SAID 13.45 ACRES, 662.58 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4; FOR A TERMINUS OF SAID LINE; AND ALSO THE NORTH 5.00 FEET OF THE WEST 10 FEET OF SAID NORTH 13.45 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, OF THE LAND

TO: FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS (-) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 28, 2018.

DATED: 02/28/2018

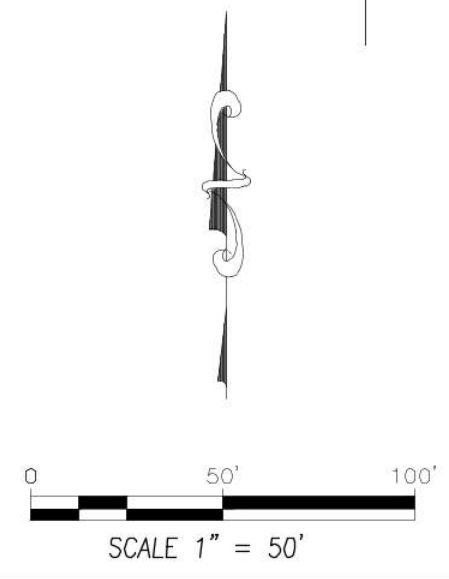
ROBERT F. SLUIS  
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3558  
LICENSE EXPIRES NOVEMBER 30, 2018



**LAND DESCRIPTION**

PARCEL 1: THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 50 ACRES THEREOF AND ALSO EXCEPTING THE NORTH 13.45 ACRES THEREOF) AND ALSO (EXCEPT THE SOUTH 302.14 FEET OF THE EAST 720.62 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AS CONVEYED BY DOCUMENT RECORDED AS R90-27506), IN WILL COUNTY, ILLINOIS.

PARCEL 2: THE WEST 1/2 OF THE NORTH 13.45 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 12 EAST FO THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



REVISIONS			DATE
BY	DESCRIPTION	DATE	
RFS	ISSUED TO CLIENT	3/21/18	
RFS	REVISE R.O.W.	11/03/21	

<b>MG&amp;A</b> CIVIL ENGINEERING SURVEYING	
<b>M GINGERICH GEREAX &amp; ASSOCIATES</b> Professional Design Firm License # 184.005003 P. 815-478-9680 www.mg2a.com F. 815-478-9685 25620 S. GOUGAR RD   MANHATTAN, IL. 60442	
ORDERED BY: <b>MARK BERADELLI</b>	
DATE: 02-28-2018	DR. BY: NIB
JOB NO.: 18-047	PG: 1 of 1



RECEIVED

By Christopher Gruba at 8:41 am, Feb 02, 2022

# PLAT OF ANNEXATION

TO  
THE VILLAGE OF FRANKFORT, ILLINOIS

## LEGEND

77.77' - MEASURED DATA  
(77.77') - RECORDED DATA

EXISTING CORPORATE LIMITS OF THE VILLAGE OF FRANKFORT, ILLINOIS

PARCEL 1:  
THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 50 ACRES THEREOF AND ALSO EXCEPTING THE NORTH 13.45 ACRES THEREOF) AND ALSO (EXCEPT THE SOUTH 302.14 FEET OF THE EAST 720.62 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AS CONVEYED BY DOCUMENT RECORDED AS R90-27506), AND ALSO (EXCEPT THE EAST 40 FEET AS CONVEYED BY DOCUMENT RECORDED AS R2005-215808), IN WILL COUNTY, ILLINOIS.

PARCEL 2:  
THE WEST 1/2 OF THE NORTH 13.45 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 12 EAST FO THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

## SUBMITTED BY:

Old Stone Development  
19363 Victorian Dr  
Mokena, Illinois 60448

## RETURN TO:

Village of Frankfort  
432 West Nebraska Street  
Frankfort, Illinois 60423

OWNERSHIP CERTIFICATE (PIN #19-09-31-400-016 & 19-09-31-400-013)

STATE OF ILLINOIS )  
COUNTY OF ) SS

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE CAPTION TO THE PLAT HEREON DRAWN AND AS SUCH OWNER, SO HEREBY CONSENT TO THE ANNEXATION GRANTED BY THIS DOCUMENT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

OWNER \_\_\_\_\_

## OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "OWNERSHIP CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE EASEMENT PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL IN \_\_\_\_\_ COUNTY, ILLINOIS THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

## PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL COUNTY, ILLINOIS AT A PUBLIC MEETING HELD:

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

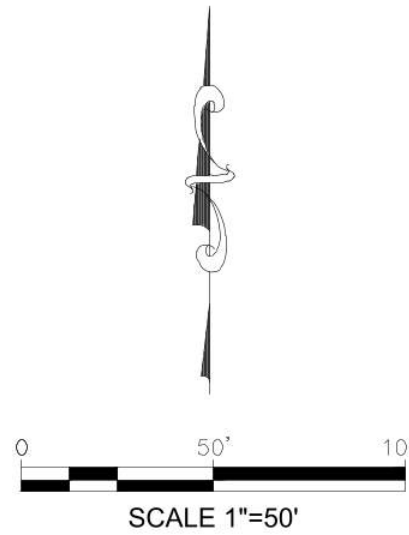
BY: \_\_\_\_\_  
VILLAGE PRESIDENT

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

ORDINANCE NO.: \_\_\_\_\_

DATE \_\_\_\_\_

TOTAL AREA OF ANNEXATION  
= 13.79 ACRES



## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

I, ROBERT F. SLUIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT AS HEREON DRAWN IS A CORRECT REPRESENTATION OF THE PROPERTY DESCRIBED IN THE FOREGOING CAPTION.

FURTHERMORE, I DESIGNATE THE VILLAGE OF FRANKFORT TO ACT AS MY AGENT FOR THE PURPOSES OF RECORDING THIS DOCUMENT.

DATED THIS 3rd DAY OF NOVEMBER, 2021.

BY: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR

LICENSE NO. 035-003558

LICENSE EXPIRES NOVEMBER 30, 2022



## REVISIONS

DATE	BY	DESCRIPTION
11/03/21	RFS	ISSUE FOR REVIEW
1/26/22	RFS	REVISE PER VILLAGE



**M GINGERICH GEREAX & ASSOCIATES**  
Professional Design Firm License # 184.005003  
P. 815-478-9680 www.mg2a.com F. 815-478-9685  
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY: IKON BUILDERS

DATE ISSUED: 3/16/2021  
JOB NO.: 18-047  
DR. BY: MTR  
CK. BY: RFS  
FILE: PG 1 of 1

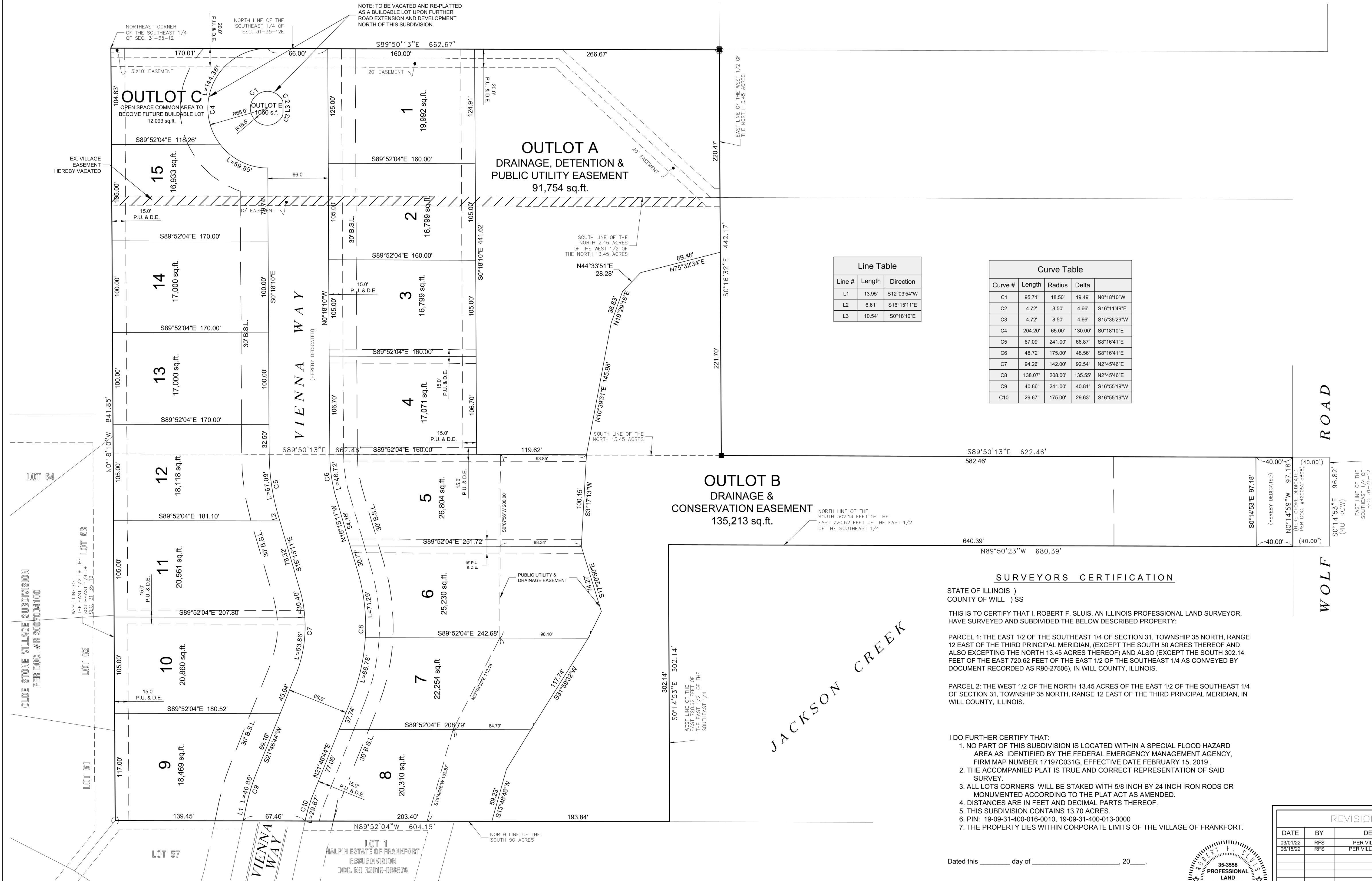


RECEIVED  
By Christopher Gruba at 8:34 am, Jun 16, 2022

# FINAL PLAT of SUBDIVISION of OLDE STONE VILLAGE 1st ADDITION

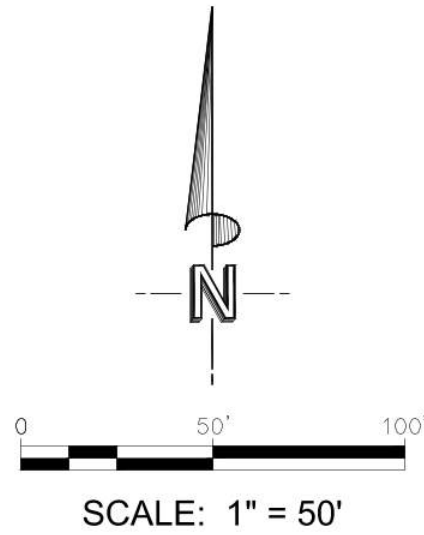
PARCEL 1: THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 50 ACRES THEREOF AND ALSO EXCEPTING THE NORTH 13.45 ACRES THEREOF) AND ALSO (EXCEPT THE SOUTH 302.14 FEET OF THE EAST 720.62 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AS CONVEYED BY DOCUMENT RECORDED AS R90-27506), IN WILL COUNTY, ILLINOIS.

PARCEL 2: THE WEST 1/2 OF THE NORTH 13.45 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



Line Table		
Line #	Length	Direction
L1	13.95'	S12°03'54\"W
L2	6.61'	S16°15'11\"E
L3	10.54'	S0°18'10\"E

Curve Table				
Curve #	Length	Radius	Delta	
C1	95.71'	18.50'	19.49'	N0°18'10\"W
C2	4.72'	8.50'	4.66'	S16°11'49\"E
C3	4.72'	8.50'	4.66'	S15°35'29\"W
C4	204.20'	65.00'	130.00'	S0°18'10\"E
C5	67.09'	241.00'	66.87'	S8°16'41\"E
C6	48.72'	175.00'	48.56'	S8°16'41\"E
C7	94.26'	142.00'	92.54'	N2°45'46\"E
C8	138.07'	208.00'	135.55'	N2°45'46\"E
C9	40.86'	241.00'	40.81'	S16°55'19\"W
C10	29.67'	175.00'	29.63'	S16°55'19\"W



P.U.E. - PUBLIC UTILITY EASEMENT  
D.E. - DRAINAGE EASEMENT  
B.S.L. - BUILDING SETBACK LINE  
○ - CONCRETE MONUMENT

## SURVEYORS CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS  
  
THIS IS TO CERTIFY THAT I, ROBERT F. SLUIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE BELOW DESCRIBED PROPERTY:

PARCEL 1: THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 50 ACRES THEREOF AND ALSO EXCEPTING THE NORTH 13.45 ACRES THEREOF) AND ALSO (EXCEPT THE SOUTH 302.14 FEET OF THE EAST 720.62 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AS CONVEYED BY DOCUMENT RECORDED AS R90-27506), IN WILL COUNTY, ILLINOIS.

PARCEL 2: THE WEST 1/2 OF THE NORTH 13.45 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

- I DO FURTHER CERTIFY THAT:
- NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER 17197C031G, EFFECTIVE DATE FEBRUARY 15, 2019.
  - THE ACCOMPANIED PLAT IS TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
  - ALL LOTS CORNERS WILL BE STAKED WITH 5/8 INCH BY 24 INCH IRON RODS OR MONUMENTED ACCORDING TO THE PLAT ACT AS AMENDED.
  - DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
  - THIS SUBDIVISION CONTAINS 13.70 ACRES.
  - PHIN: 19-09-31-400-016-0010, 19-09-31-400-013-0000
  - THE PROPERTY LIES WITHIN CORPORATE LIMITS OF THE VILLAGE OF FRANKFORT.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Robert F. Sluis  
Illinois Professional Land Surveyor #035-003558  
License Expires November 30, 2022



## REVISIONS

DATE	BY	DESCRIPTION
03/01/22	RFS	PER VILLAGE COMMENTS
06/15/22	RFS	PER VILLAGE STAFF REVIEW



**M GINGERICH GEREAX & ASSOCIATES**  
Professional Design Firm License # 184.005003  
P. 815-478-9680 www.mg2a.com F. 815-478-9685  
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY:

**IKON BUILDERS**

DATE:

02-22-2022

DR. BY NIB

CK. BY RFS

FILE:

JOB NO: 18-047

PG 1 of 2



FINAL PLAT of SUBDIVISION  
of  
OLDE STONE VILLAGE 1st ADDITION

PARCEL 1: THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRO PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 50 ACRES THEREOF AND ALSO EXCEPTING THE NORTH 13.45 ACRES THEREOF) AND ALSO (EXCEPT THE SOUTH 302.14 FEET OF THE EAST 720.62 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AS CONVEYED BY DOCUMENT RECORDED AS R90-27506), IN WILL COUNTY, ILLINOIS.

PARCEL 2: THE WEST 1/2 OF THE NORTH 13.45 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

THIS IS TO CERTIFY THAT \_\_\_\_\_ IKON BUILDERS \_\_\_\_\_ (AND \_\_\_\_\_) IS (ARE) THE OWNER(S) OF THE LAND DESCRIBED IN THE FOREGOING CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED ON THE PLAT, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT THE SAVE ABOVE DESCRIBED PROPERTY IS LOCATED IN SCHOOL DISTRICT(S): FRANKFORT COMMUNITY CONSOLIDATED ELEMENTARY SCHOOL DISTRICT 157C, LINCOLN WAY COMMUNITY HIGH SCHOOL DISTRICT 210 AND JOLIET JUNIOR COLLEGE \_\_\_\_\_, AND THAT I (WE) HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, AS MY (OUR) OWN FREE AND VOLUNTARY ACT AND DEED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_.

OWNER  
\_\_\_\_\_  
IKON BUILDERS \_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_.

NOTARY CERTIFICATION

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

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

GIVEN UNDER MY HAND AND NOTORIAL SEAL IN \_\_\_\_\_ COUNTY, ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_\_.

NOTARY PUBLIC

COUNTY CLERK CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

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

WILL COUNTY CLERK

TAX MAPPING AND PLATTING CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

I, \_\_\_\_\_, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP PAGE #09-31B-E & 09-31D-E AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) 19-09-31-400-016-0010, 19-09-31-400-013-0000

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20 \_\_\_\_\_.

DIRECTOR

RECORDER CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY AFORESAID ON THE \_\_\_\_\_ DAY OF

\_\_\_\_\_, A.D., 20 \_\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

WILL COUNTY RECORDER

PLAN COMMISSION CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

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

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_.

CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL COUNTY, ILLINOIS, THIS DAY OF

\_\_\_\_\_, 20 \_\_\_, A.D.

PRESIDENT

VILLAGE CLERK

MORTGAGEE CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

THE UNDERSIGNED, \_\_\_\_\_, AS MORTGAGEE, UNDER THE

PROVISIONS OF CERTAIN MORTGAGE DATED \_\_\_\_\_ AND RECORDED IN

THE RECORDER'S OFFICE OF \_\_\_\_\_ COUNTY, ILLINOIS, ON \_\_\_\_\_ DAY OF

\_\_\_\_\_, A.D. 20 \_\_\_\_\_, AS DOCUMENT NUMBER \_\_\_\_\_,

HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATE:  
PRINTED NAME AND TITLE: \_\_\_\_\_

ATTEST:  
PRINTED NAME AND TITLE: \_\_\_\_\_

NOTARY CERTIFICATION

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

I, \_\_\_\_\_, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE FOREGOING CERTIFICATE ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL IN \_\_\_\_\_ COUNTY, ILLINOIS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_\_.

NOTARY PUBLIC

COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM APPROVAL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO ALL WILL COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM REQUIREMENTS.

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20 \_\_\_\_\_.

CHIEF ADMINISTRATOR

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF FRANKFORT, A MUNICIPAL CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT, AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, RENEW, REPLACE, OPERATE, INSPECT, REPAIR, AND MAINTAIN WATERMAINS, FIRE HYDRANTS, VALVES, AND WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES, AND SEWER CONNECTIONS, STORM SEWER PIPES, MANHOLES, INLETS, STORM WATER DETENTION AND STORM SEWER SERVICE CONNECTIONS, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEMS, AND SUCH OTHER APPURTENANCES AND FACILITIES AS MAY BE NECESSARY OR CONVENIENTLY RELATED TO SAID WATERMAINS, SANITARY SEWER PIPES, STORM SEWER PIPES, STORM WATER DETENTION, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEM, IN, ON, UPON, OVER, THROUGH, ACROSS, AND UNDER ALL OF THAT REAL ESTATE HEREON DESCRIBED AND DESIGNATED AS WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS. SAID EASEMENTS BEING DESIGNATED BY THE DASHED LINES AND DESIGNATIONS OF WIDTH.

All easements indicated as public utility and drainage easements on the plat are reserved for and granted to the Village of Frankfort and to those public utility companies operating under franchise from the Village of Frankfort, including, but not limited to, Ameritech Telephone Company, Nicor Gas Company, Commonwealth Edison Electric Company, Media One Cable Television Company and their successors and assigns, for perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utilities, transmission and distribution systems including storm and/or sanitary sewers, water mains, valve vaults, and hydrants together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said Village of Frankfort, over, upon, along, under, through said indicated easement, together with right of access across property for necessary men and equipment to do any of the above work; The right is also granted to cut down, trim, or remove trees, shrubs, or other plants on the easement that interfere with the operation of the sewers and other utilities. No permanent buildings, trees or other structures shall interfere with the aforesaid uses or rights. Where an easement is used for both sewer and /or water mains and other utilities, the other utility installations are subject to the ordinances of the Village of Frankfort.

EASEMENT PROVISIONS

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

Commonwealth Edison Company, Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

Their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat 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. Further, any utility company at fault of creating or causing damage to existing field tile drainage systems, damage or disruption of other neighboring utilities, etc. shall be responsible for returning and performing repair or replacement work, at the sole expense of the utility company at fault. No expense or compensation will be provided by the developer for damage or repairs caused by the installation or maintenance of said utilities.

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

An easement for serving the subdivision and other property with cable television is hereby reserved for and granted to an approved cable company, their respective successors and assigns, to install, operate, maintain, and remove, from time to time, facilities used in connection with overhead and underground transmissions and distribution of cable tv signals in all platted easement areas, streets, alleys, other public ways and places shown on this plat, together with the right to install required service connection over or under each lot to serve improvements thereon. No building or other structures shall be constructed or erected in any easement area without the prior written consent of grantee.

REVISIONS		
DATE	BY	DESCRIPTION
03/01/22	RFS	PER VILLAGE COMMENTS
06/15/22	RFS	PER VILLAGE STAFF REVIEW



**M GINGERICH GEREAX & ASSOCIATES**  
Professional Design Firm License # 184.005003  
P. 815-478-9680 www.mg2a.com F. 815-478-9685  
25620 S. GOUGAR RD | MANHATTAN, IL. 60442







PLAN EDITION MILESTONES	
DATE	DESCRIPTION
9/16/2018	ISSUED FOR REVIEW
2/05/2021	ISSUED FOR REVIEW
5/14/2021	ISSUED FOR REVIEW
6/28/2021	PER VILLAGE REVIEW
9/9/2021	REVISE PRELIM
10/26/2021	PER VILLAGE REVIEW
1/26/2022	PER PC REVIEW
6/16/2022	PER VILLAGE REVIEW
9/16/2022	PER VILLAGE REVIEW

CIVIL ENGINEERING  
SURVEYING

**MGA**

**M GINGERICH GEREUX & ASSOCIATES**  
Professional Design Firm License # 184.005003  
P. 815-478-9680 [www.mga.com](http://www.mga.com) F. 815-478-9685  
25620 S. GOUGAR RD. | MANHATTAN, IL 60442

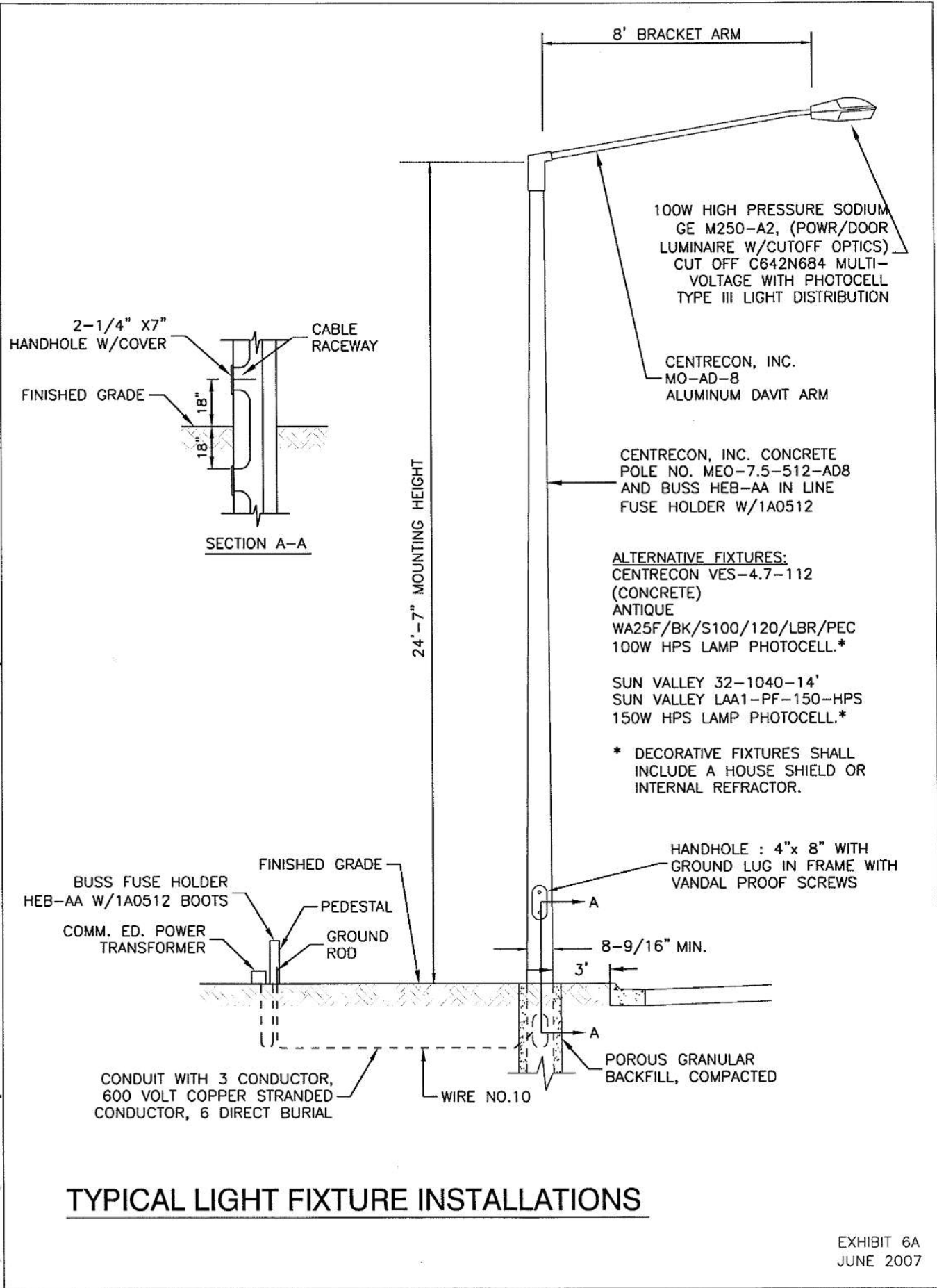
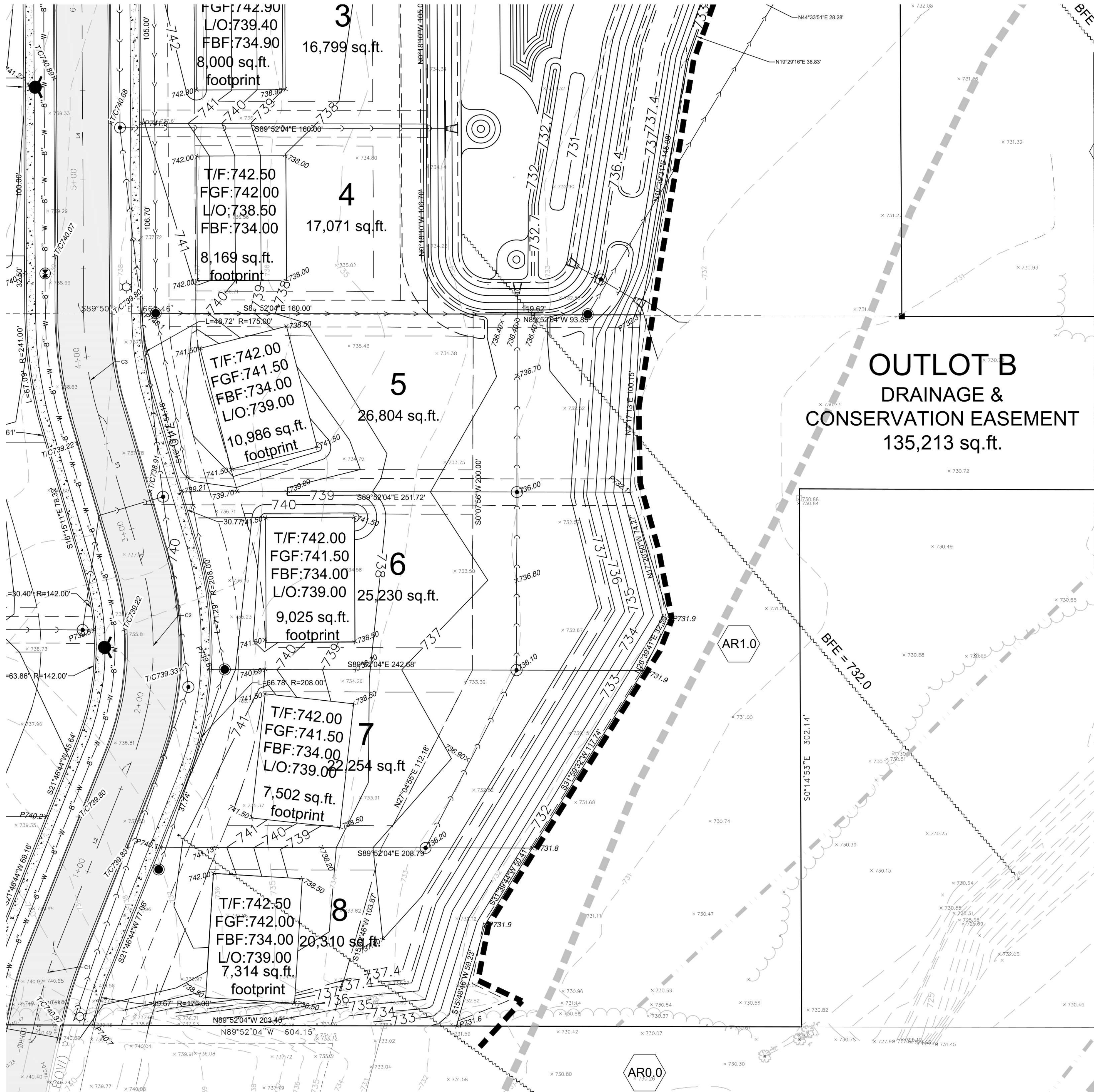
DESIGN: BPH
DRAWING: NIB
CHECKED: BPH
APPROVED: BPH

PROFESSIONAL DESIGN FIRM #184.005003
---

OLDE STONE VILLAGE 1st ADDITION  
FRANKFORT, ILLINOIS

PRELIMINARY PLAT BACKYARD GRADING DETAIL

SHEET NO.
2 OF 2



NOTE: TO MATCH EXISTING STREETLIGHTS IN OLDE STONE VILLAGE

### LEGEND:

- PR. STORM SEWER
- PR. STORM SEWER CURB INLET
- PR. STORM SEWER MANHOLE
- PR. SANITARY SEWER
- PR. SANITARY SEWER MANHOLE
- PR. WATER MAIN
- PR. FIRE HYDRANT
- PR. STREET LIGHT
- PR. OVERLAND FLOW ROUTE





PROJECT

Olde Stone Village

Vienna Way, Lots 1-16 and Outlets A&B  
Frankfort, Illinois 60423



uplandDesign Ltd

Park Planning and Landscape Architecture  
24042 Lockport St, Plainfield, Illinois 60544  
815-254-0091 www.uplanddesign.com

This plan prepared by and reviewed by licensed Landscape Architects Heath A. Wright #157.000994

SHEET TITLE

Tree Survey and Removals Plan

SHEET NUMBER L1.0

DRAW / REVISION

HW/TD	Permit Submittal	22MAR2019

Project Number 692  
Copyright 2019 Upland Design Ltd.

EXISTING TREE LIST

Tag #	Common Name	Botanical Name	Rating	DBH	Proposed Action
1	Cottonwood	Populus deltoides	G	4.7" diameter; > 20' tall	Remove
2	Cottonwood	Populus deltoides	G	4.3"	Remove
3	Cottonwood	Populus deltoides	F	4.8"/4.7"; >20' tall	Remove
4	Cottonwood	Populus deltoides	G	7.5"	Remove
5	Cottonwood	Populus deltoides	G	9.9"	Remove
6	Cottonwood	Populus deltoides	F	6.1"/4.7"	Remove
7	Cottonwood	Populus deltoides	F	2.5"/2.7"	Remove
8	Cottonwood	Populus deltoides	P	7"/7.1"/8.3"	Remove
9	Wild Plum	Prunus americana	F	3.5/5.6"	Remove
10	Mulberry	Morus alba	F	3.8"/6.3"/7"	Remove
11	Mulberry	Morus alba	F	5.5"/3.5'/7.3'/2.4"	Remove
12	Mulberry	Morus alba	F	4.5"/5.6'/6.0'/3"	Remove
13	Malus Species	Malus Species	G	7'/3.5"	Remove
14	Mulberry	Morus alba	F	7.3"	Remove
15	Red Maple	Acer rubrum	P	5.1"	Remove
16	Mulberry	Morus alba	P	5.8"/5"/6.5'/3.5"	Remove
17	Mulberry	Morus alba	F	5.5"	Remove
18	Mulberry	Morus alba	F	11.8"	Remove
19	Mulberry	Morus alba	P	7.2"/5"/4.8'/3.8'/5.2"	Remove
20	Mulberry	Morus alba	F	4.8"	Remove
21	Mulberry	Morus alba	F	4.6"	Remove
22	Mulberry	Morus alba	F	3.2"/9.5"	Remove
23	Dead		D	22.8"; Dead	Remove
24	Mulberry	Morus alba	F	6.6'/4.2"	Remove
25	Mulberry	Morus alba	F	8.2'/3.5'/5.4"	Remove
26	Black Cherry	Prunus serotina	P	6.9"	Remove
27	Mulberry	Morus alba	P	5.9"/8"/8.2"/4.3"	Remove
28	Black Cherry	Prunus serotina	F	6.3"	Remove
29	Mulberry	Morus alba	F	5.6"	Remove
30	Mulberry	Morus alba	F	5.4'/3.6"	Remove
31	Mulberry	Morus alba	F	9.2'/5.8"	Remove
32	Mulberry	Morus alba	P	4.4"/5.3'/3.1"/4.4"/4.5"/4.4"	Remove
33	Black Cherry	Prunus serotina	P	10.3"/9.2"/9"/9.2"/10.5"	Remove
34	Mulberry	Morus alba	F	4.2"/5"	Remove
35	Mulberry	Morus alba	P	8.1"/4.2'/3.3"	Remove
36	Mulberry	Morus alba	P	8.9"/6.5"	Remove
37	Black Cherry	Prunus serotina	P	5.5"	Remove
38	Mulberry	Morus alba	F	5.5'/2.6"	Remove
39	Mulberry	Morus alba	F	5.5'/4.2"	Remove
40	Black Cherry	Prunus serotina	F	7.3'/3"	Remove
41	Mulberry	Morus alba	F	8"	Remove
42	Mulberry	Morus alba	F	7.1"	Remove
43	Black Cherry	Prunus serotina	P	7.1"/7"	Remove
44	Mulberry	Morus alba	F	10.7"/10.9"	Remove
45	Mulberry	Morus alba	F	5.3"	Remove
46	Black Cherry	Prunus serotina	P	9"/10"	Remove
47	Mulberry	Morus alba	F	4.7'/1.7"/9.9'/10"	Remove
48	Black Cherry	Prunus serotina	G	6.8"	Remove
49	Mulberry	Morus alba	P	6.8"/10.3'/7.3"	Remove
50	Black Cherry	Prunus serotina	P	4"/10.4"	Remove
51	Mulberry	Morus alba	P	8.6'/4.9'/5.9"	Remove
52	Black Cherry	Prunus serotina	P	23.3'/21"	Remove
53	Mulberry	Morus alba	F	5.5"	Remove
54	Mulberry	Morus alba	F	9"	Remove
55	Mulberry	Morus alba	F	8.1"/5.7"/6.2'/6.3'/2.4"	Remove
56	Mulberry	Morus alba	F	6.8"/4.3'	Remove
57	Mulberry	Morus alba	F	15.6'/2.2"/3.1'/2.8"/2.5'/1.5"	Remove
58	Black Cherry	Prunus serotina	P	15.4"	Remove
59	Black Cherry	Prunus serotina	F	9.2"	Remove
60	Black Cherry	Prunus serotina	G	5.35"	Remove
61	Black Cherry	Prunus serotina	F	12.8"/14.4"/9.6'/10.5"	Remove
62	Black Walnut	Juglans Nigra	G	6.7"	Remove
63	Black Cherry	Prunus serotina	P	7.8"/8.8"	Remove
64	Mulberry	Morus alba	F	5.6"	Remove
65	Black Cherry	Prunus serotina	F	9'/7.3"	Remove
66	Black Cherry	Prunus serotina	G	11.3"	Remove
67	Black Cherry	Prunus serotina	P	7.8"/4.2'/2.1"	Remove
68	Mulberry	Morus alba	P	4.6'/10"	Remove
69	Mulberry	Morus alba	F	4.6'/9"/10"	Remove
70	Black Cherry	Prunus serotina	P	12.2"	Remove
71	Mulberry	Morus alba	F	7.7"/9.1'/18"	Remove
72	Mulberry	Morus alba	F	11.8"/4.2"	Remove
73	Black Cherry	Prunus serotina	G	8.7"	Remove
74	Black Cherry	Prunus serotina	F	6.5"	Remove
75	Mulberry	Morus alba	F	11.3"	Remove
76	Black Cherry	Prunus serotina	D	9.8"	Remove
77	Black Cherry	Prunus serotina	P	6.8"	Remove
78	Mulberry	Morus alba	F	6.4"	Remove
79	Black Cherry	Prunus serotina	P	7.9'/8.5"	Remove
80	Mulberry	Morus alba	P	6.3'/4.2'/2.2"/9.8"/8.2"/8.5'/5.6"	Remove
81	Mulberry	Morus alba	F	6.6'/2.5'/2.5'/5.3"	Remove
82	Wild Plum	Prunus americana	G	4.2"	Remove
83	Black Cherry	Prunus serotina	G	5.2"	Remove
84	Mulberry	Morus alba	F	5.9"	Remove
85	Mulberry	Morus alba	F	5.1"	Remove
86	Wild Plum	Prunus americana	F	5.2"/1"/1.7"/4.2'/1.7'/1.3'/2.4'/1.3'/4.1"	Remove
87	Mulberry	Morus alba	F	6.9"	Remove
88	Wild Plum	Prunus americana	F	3.5"/8.2"	Remove
89	Wild Plum	Prunus americana	F	10.3"	Remove
90	Wild Plum	Prunus americana	F	5.9"	Remove
91	Black Cherry	Prunus serotina	F	13.9"	Remove
92	Malus Species	Malus Species	F	20"	Remove
93	Wild Plum	Prunus americana	F	5.6"/3.5'/1.8"	Remove
94	Wild Plum	Prunus americana	G	6.9'/2.2'/2.1"	Remove
95	Wild Plum	Prunus americana	G	6.6'/6.6'/5.6"	Remove

Field work performed 3/18/19, winter conditions with no leaves present.  
By: Tom Dvorak and Heath Wright, PLA, ISA Certified Arborist #IL-9435A



SCALE: 1" = 40'-0"



Property Line

Note: Tree #62 species is on the Village Tree Preservation List. This 6.7" diameter tree is proposed for removal and Village staff approval is requested.

TREE SURVEY AND RATING ASSIGNMENT LIMITATIONS / DEFINITIONS

- Unless otherwise stated all trees are surveyed from ground level using non-invasive visual observation. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or covered in ivy or in areas of ground vegetation, or deep snow cannot therefore be expected. The absence of foliage due to fall/winter weather or storm damage may limit the available information.
- Where trees are located wholly or partially on neighboring private land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated.
- Where poison ivy is attached to the tree trunk, stem diameters will be estimated.
- Diameter measurements are made at 4.5 feet above the ground (DBH) as approved via phone with Village Staff.
- Tree locations are approximate based on steel tape, pacing, and aerial photographs.
- Juniperus virginiana that are >5' tall will be removed from part of the site. They were not mapped.

TREE RATING

Explanation of Tree Ratings:

- Good (G) The tree is typical of the species and may have 1 or 2 minor problems that are not imminently lethal to the tree, and no significant decay or structural problems. The tree may need care in order to minimize the impact of future stress and to ensure continued health. Invasive species will not be graded Good, regardless of their current health or structure
- Fair (F) The tree is not typical of the species and/or is an invasive species and/or has significant problems such as ≥ 20 percent deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be imminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.
- Poor (P) The tree is not typical of the species and/or has over 50 percent deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival.
- Dead (D) The tree is 90 percent or more dead. A scratch test of under bark areas might be performed where branches can be reached. Stumps with live sprouts up to 3" diameter are graded Dead or not included on the mapping.

TREE REMOVAL LEGEND



Remove and properly dispose of trees, stump, and grind root mass to a depth of 18" below existing grade or proposed grade which ever is lowest unless otherwise noted on plan



**Project:** Chase Bank – Rooftop Solar Panels  
**Meeting Type:** Public Hearing  
**Request:** Variation  
**Location:** 20801 S. La Grange  
**Applicant:** Breanne Mocaby, Black & Veatch for Pieper Electric  
**Prop. Owner:** JP Morgan Chase Co.  
**Representative:** Applicant

### Site Details

**Lot Size:** 1.72 acres (74,923 square feet)  
**PIN:** 19-09-22-101-027-0000  
**Proposed Zoning:** N/A  
**Existing Zoning:** B-2, Community Business  
**Buildings:** 1 building  
**Building area:** 4,364 square feet  
**Drive-thru canopy:** 2,050 square feet (approximately)  
**Lot Coverage:** 8.6% (approximately)

### Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Bank	Gen. Commercial	B-2
<b>North</b>	Undeveloped	Gen. Commercial	B-4
<b>South</b>	Commercial	Gen. Commercial	B-2
<b>East</b>	Office	Gen. Commercial	B-2
<b>West (County*)</b>	Public School	Public Institutional	R-2*

**Figure 1. Location Map**



### Project Summary

The applicant is proposing to install rooftop solar panels on top of the existing Chase Bank building. The proposed rooftop solar panels would be located on all four sides of the pitched roof, including on top of the pitched roof over the drive-through. Historically, the Village has classified non-residential rooftop solar panels as “mechanical equipment”, which must be screened from view from public rights-of-way, adjoining properties and adjacent residential structures. Most non-residential buildings in the Village are constructed with a flat roof, using parapet walls to screen rooftop mechanical units. Since the existing building has a pitched roof, the applicant is seeking variations to allow for unscreened rooftop equipment. The request requires relief from two sections of the Zoning Ordinance: Article 7, Section A, Part 2 (c) and Article 7, Section A, Part 10, which both relate to screening mechanical equipment.

## **Attachments**

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- Location Map, prepared by staff (VOF GIS) scale 1:4,000
- Location Map, prepared by staff (VOF GIS) scale 1:1,000
- Plat of Survey, prepared by W-T Land Surveying, Inc. rec. 5.11.22
- Proposal Summary Information (Narrative), prepared by applicant, dated 5.10.22
- Photographic simulation provided by applicant, received 5.5.22
- Construction drawings, provided by applicant, rec. 5.5.22
- Variation findings of fact responses, prepared by applicant, rec. 5.19.22
- Photographs of the site, taken by staff 5.13.22
- Google street view images, September, November and December 2021
- Excerpt of the PC-ZBA meeting minutes from May 26, 2022
- Excerpt of page 33 of the 2019 Comprehensive Plan, "Green Initiatives"
- A written response to the PC-ZBA comments from May 26, 2022, rec. 6.3.22 **(new)**
- Manufacturer specifications of the proposed solar panels, rec. 6.3.22 **(new)**
- Pictures of solar panels that have already been installed on other Chase Bank locations, rec. 6.3.22 **(new)**

## **History**

---

A workshop was held on this request on May 26, 2022. A copy of the minutes has been attached to this report. Summarized, the PC-ZBA comments at that time included:

1. Have other technologies been investigated that site closer to the roof and do not look like solar panels?
2. What is the impact on energy savings by installing the solar panels at this location?
3. What is the life cycle of the roof? If the roof is ever replaced, can the new shingle selection match the modules? Can the solar panels be painted to match the roof?
4. Can the panels be relocated to other sides of the roof?
5. Is there a possibility to use a hybrid technology as an alternative?
6. Can the metal conduit be painted to match the roof?
7. Are the proposed solar panels the latest technology?

In response to the workshop comments, the applicant has provided additional information:

1. A written response to the PC-ZBA comments from May 26, 2022
2. Manufacturer specifications of the proposed solar panels
3. Pictures of solar panels that have already been installed on other Chase Bank locations.

## **Analysis**

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1. Per the strict interpretation of the Zoning Ordinance, the rooftop solar panels must be screened from view from all adjacent properties and rights-of-way (all four directions).
2. The site is bordered by mature trees along both road frontages and most of the northern property line.

3. The installation of parapet walls on a building with a sloped roof would not sufficiently screen the rooftop solar panels, unless the parapet walls were raised to the height of the peak of the roof.
4. Screening, including parapet wall screening, may block sunrays from reaching the rooftop solar panels.
5. Rooftop solar panels are exempt from screening on residential structures under 30' tall, per the Homeowner's Solar Rights Act (Public Act 096-1436).

### **Variation Findings of Fact**

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Since there are two separate sections of the Zoning Ordinance that address rooftop equipment screening, the request technically requires two separate variations. The applicant has provided responses to the below findings of fact for variations (attached to this report).

A variance may only be issued when the standards of variation are met.

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.*
2. *That the plight of the owner is due to unique circumstances.*
3. *That the variation, if granted, will not alter the essential character of the locality.*

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;*
2. *That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;*
3. *That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;*
4. *That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;*
5. *That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;*
6. *That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the*

*character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood;*

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

### ***Affirmative Motion***

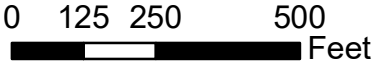
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For the Commission's consideration, staff is providing the following proposed affirmative motions.

1. Recommend the Village Board approve a variation from Article 7, Section A, Part 2 (c) of the Village of Frankfort Zoning Ordinance to permit service/utility areas (rooftop solar panels) that are not screened from view on the existing building located at 20801 S. La Grange Road in accordance with the submitted plans, public testimony, and Findings of Fact.
2. Recommend the Village Board approve a variation from Article 7, Section A, Part 10 of the Village of Frankfort Zoning Ordinance to permit service/utility areas (rooftop solar panels) that are not screened from view on the existing building located at 20801 S. La Grange Road in accordance with the submitted plans, public testimony, and Findings of Fact.

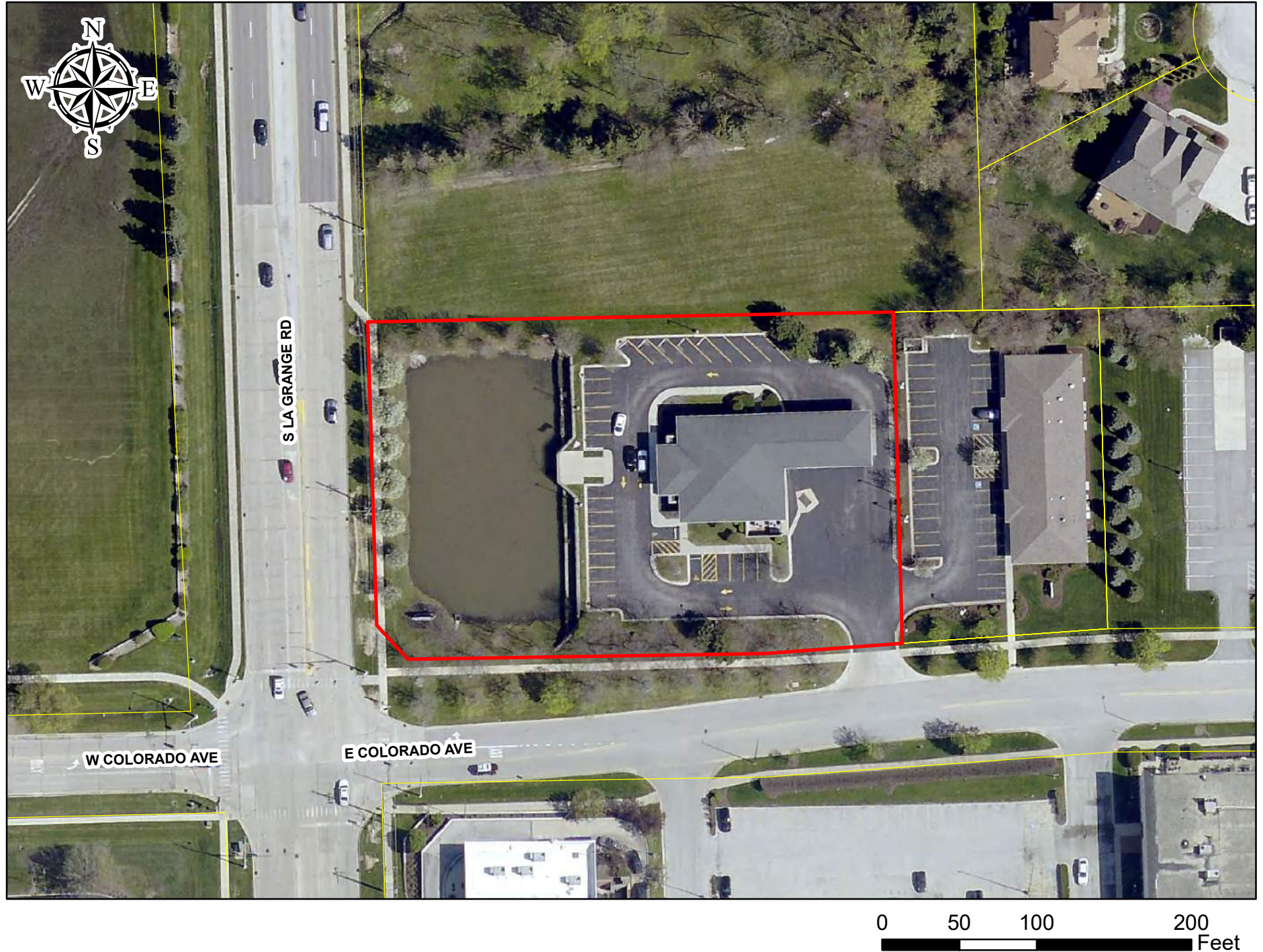


20801 S. La Grange - Chase Bank





# 20801 S. La Grange - Chase Bank







**I. PROPOSAL SUMMARY INFORMATION**

DATE: May 10, 2022

APPLICANT:

Breanne Mocaby with Black & Veatch  
19801 SW 72<sup>nd</sup> Ave Suite 200  
Tualatin, OR 97062

Telephone: 503-443-4462

Email: MocabyB@bv.com

PROPERTY OWNER: JP Morgan Chase

REQUEST: Variance to Article 7, Section A, Part 3 C.7 and Article 7, Section A Part 10 to add solar panels and associated equipment.

PARCEL NUMBER: 19-09-22-101-027-0000

LEGAL DESCRIPTION: LOT 1 IN BANKONE FRANKFORT SUB, A RESUB OF LOT 1 (EX THAT PRT THROF CONVEYED TO IDOT PER R90-051268); AND ALL OF LOT 2 IN COURTYARD SUB UNIT 1, BEING A SUB OF PRT OF THE NW1/4 OF SEC 22, T35N-R12E.

LOCATION: 20801 S La Grange Rd Frankfort, IL 60423

ZONING: B2 Community Business District

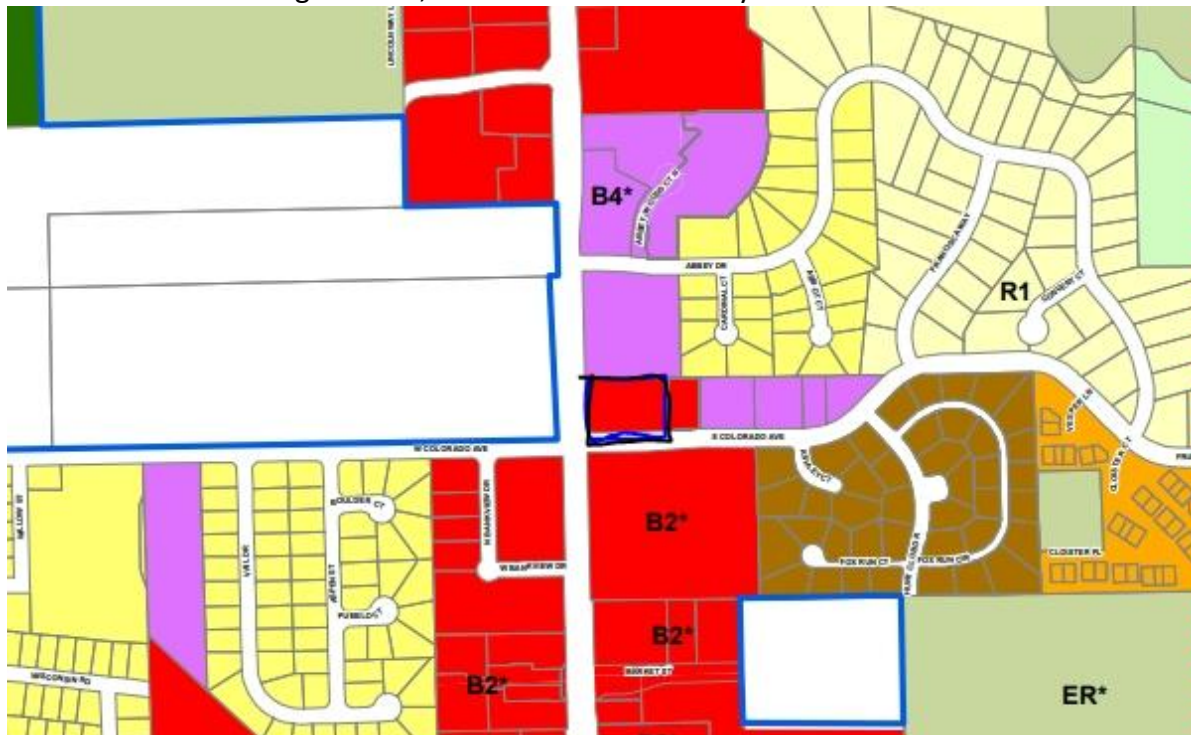




## II. PROJECT DESCRIPTION

JP Morgan Chase is requesting approval to obtain the applicable permits required to install, maintain, and operate (168) Mission Solar Modules on West, East, North and South planes of the pitched asphalt shingle roof. The solar installation will also include (1) Utility Disconnect Switch, (1) combiner panel, (1) Metering and Surge protection cabinet, (1) inverter fused disconnect switch and (2) inverter mounted on the wall of the Northwest side of the building. The new transformer for the installation will be ground mounted directly in front of this equipment

**Surrounding Area-** The proposed rooftop solar installation will be located on an existing bank roof-top. There are no buildings proposed with this solar installation. The parcel is located on the corner of S. La Grange Road and Colorado Ave. The parcel is zoned for B2 Community Business District. The other B2 zoned parcels currently have an office building (east) and large-scale commercial complex (south). The parcel is neighbored to the north by B4 office district which is current vacant land and the parcel across South La Grange Road seems to be a High School, but is not within the city limits of Frankfort.



**Materials & Colors-** The proposed installation has been designed to blend with the design aesthetic of the existing commercial bank building. The solar panels will be flush mounted to the roof and will not exceed the overall height of the building. The proposed solar panels are black with light gray racking. The solar panels have an anti-reflective coating to reduce glare.

The accessory equipment will be placed near existing side mounted building equipment away from the right of way, painted to match the existing brick and buffered by existing landscaping.

Example photos from similar installations:



Photo Simulations of the installation are attached to this application.

### **III. APPLICABLE SECTIONS OF THE VILLAGE ZONING ORDINANCE**

The following sections of Zoning Ordinances are applicable to this application:

#### **Village of Frankfort Zoning Ordinance:**

#### **Article 7, Section A, Part 3, c**

**c. Service/Utility Areas: All service and utility areas which include, but are not limited to, loading docks, exterior storage areas, dumpsters and mechanical equipment such as plumbing vent stacks, HVAC transformers, fans and cooling towers, shall be screened from view by:**

**1. Locating all service/utility areas away from public rights of way and concealing them from building entrances, pedestrian areas and adjacent residential structures.**

Accessory equipment to the solar panels will be located on the NE corner of the building away from public rights of way and with other similar building utility equipment.

**2. Providing for joint use of service areas by multiple adjoining buildings.**

Not applicable to this application

**3. Incorporating trash enclosures into building design.**

Not applicable to this application

**4. Screening utility service areas from public view with building elements/materials similar in appearance to the main structure.**

Accessory equipment to the solar panels (except the invertor) will be painted to blend in with the color of the brick exterior.

**5. Providing below ground utility connections for all new developments.**

Not applicable to this application

**6. Locating mechanical equipment such as air conditioners/exchangers out of view from public rights of way and circulation paths, and away from residential living or sleeping areas.**

Not applicable to this application

**7. Screening rooftop mechanical equipment from view from adjoining properties by building elements such as parapet walls.**

The village of Frankfort does not have code that directly addresses roof-top solar installations. For this application solar panels are being considered mechanical equipment. However, solar panels are aesthetically dissimilar to referenced rooftop mechanical equipment such as cooling towers and HVAC transformers, they are low profile and will be installed flush with the slope of the roof with anti-glare coating and muted colors. Solar panel functionality is also location specific, the square footage covered is proportional to power generated. Solar panels cannot be consolidated in a small area and fully screened as is common with other mechanical equipment. Installation of parapet walls is not structurally possible, would severely limit solar panel functionality due to shading and would create an unusual

architectural appearance. It is not possible to fully screen solar panels on a sloped roof from adjoining properties.

**8. Permanent or temporary exterior storage or display of inventory, business vehicles or personal vehicles is prohibited without the issuance of a permit.**

Not applicable to this application

**9. Providing landscape screening in accordance with the Village of Frankfort Landscape Regulations.**

Not applicable to this application

**Article 7, Section A, Part 10 Screening**

**a. Screening of service yards, utility meters and hardware, mechanical equipment, refuse areas, and/or other potentially unattractive places from public view, shall be accomplished by the use of walls, fencing, planting or combinations of all of the measures that follow. Screening shall be equally effective in the winter and the summer seasons.**

**1. Adjusting the architectural or landscape profile to screen those elements from view;**

**2. Placing those elements on service courts or other locations not usable by the general public; or**

**3. Integrating those elements into the architecture or landscaping of the site.**

The village of Frankfort does not have code that directly addresses roof-top solar installations. For this application solar panels are being considered mechanical equipment. However, solar panels are aesthetically dissimilar to referenced mechanical equipment such as cooling towers and HVAC transformers. Solar panels are low profile and will be installed flush with the slope of the roof with anti-glare coating and muted colors. Solar panel functionality is also location specific, the square footage covered is proportional to power generated. Solar panels cannot be consolidated in a small area moved to the ground and fully screened with walls or fences as is common with other mechanical equipment. The solar panel accessory equipment will be located on the northeast corner of the building away from view from the Colorado Ave and 280 feet away from La Grange Road. It will be placed alongside similar existing building mechanical equipment. It will be painted to match the brick of the building (except the inverter which cannot be painted for safety reasons) and screened by either existing or replacement landscaping. The solar accessory equipment will be screened similarly to existing equipment.

**b. The degree of visibility and screening of service yards, utility meters and hardware, mechanical equipment, refuse areas and/or potentially unattractive places shall be evaluated using the following criteria:**

- 1. The degree of visibility from all adjacent public ways;**
- 2. The architectural compatibility of the design and color of the yards, meters and equipment of the building;**
- 3. Possible visibility from future buildings and public ways; and**
- 4. Internal overall appearance in relation to the site.**

The roof-top solar panels are visible from the adjacent public ways but because they are flush mounted and in a muted color, they are architecturally compatible with the design of the building. It is not possible to fully screen solar panels on a sloped roof from adjacent properties.

#### **Article 3, Section B, Part 3 Standards of Variation**

**A. The Zoning Board of Appeals shall not vary the provisions of this Ordinance as authorized in this Article 3, Section B, unless they have made findings based upon the evidence presented to it in the following cases:**

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

JP Morgan Chase requests a variation to add solar panels to the roof-top of the existing building. Under strict application of the code, solar panels are not allowed on most sloped roof buildings and in the B-2 district flat roofs are discouraged (Article 7, Section B, Part 5,f). Without a variance, JP Morgan Chase has no path forward to install solar on this property. As solar becomes more common, this will impact the resale value of the property. The requested variance will support Comprehensive Plan goal 4.2 "Improve energy efficiency, foster appropriately scaled and located local energy production and increase the use of renewable energy."

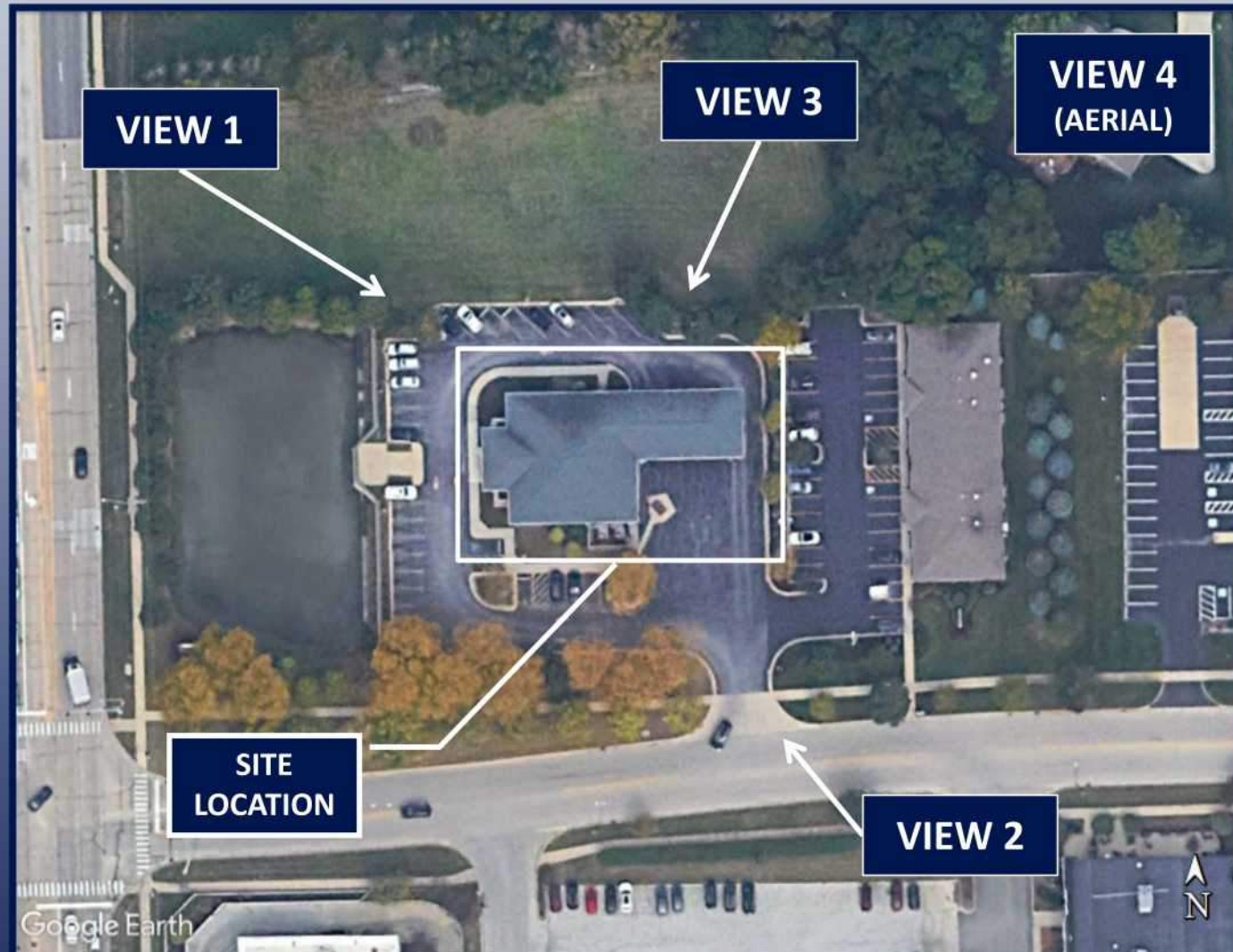
- 2. That the plight of the owner is due to unique circumstances; and**

The unique architectural character of the building; having a sloped roof is encouraged by Village of Frankfort Site Development Regulations but this unique architectural character excludes the installation of solar under strict application of the code.



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

The roof-top solar panel installation has been designed to maximize renewable energy production with minimal aesthetic impacts. The panels are flush mounted with an antiglare coating and the equipment colors are muted. The solar panels will be visible from adjoining properties but they will be heavily buffered by extensive existing landscaping and trees along La Grange Road and Colorado Ave and between parcels. The accessory equipment will be located on the North side of the building, grouped with similar existing equipment and away from the public rights of way. The solar equipment is compatible with the appearance and commercial character of the neighboring properties and supports the community generated comprehensive plan goal of increasing the use of local renewable energy production.



The included Photographic Simulation(s) are intended as visual representations only and should not be used for construction purposes. The materials represented within the included Photographic Simulation(s) are subject to change.

SITE NUMBER:	602100
SITE NAME:	FRANKFORT
SITE ADDRESS:	20801 S. LAGRANGE ROAD FRANKFORT, IL 60423
DATE:	05/04/2022
APPLICANT:	CHASE BANK
CONTACT:	BREANNE MOCABY BLACK & VEATCH (503) 443-4462





VIEW 1



EXISTING CONDITIONS



PROPOSED SOLAR PANELS

PHOTOGRAPHIC SIMULATION





EXISTING CONDITIONS

PROPOSED SOLAR PANELS



PHOTOGRAPHIC SIMULATION





VIEW 3



EXISTING CONDITIONS

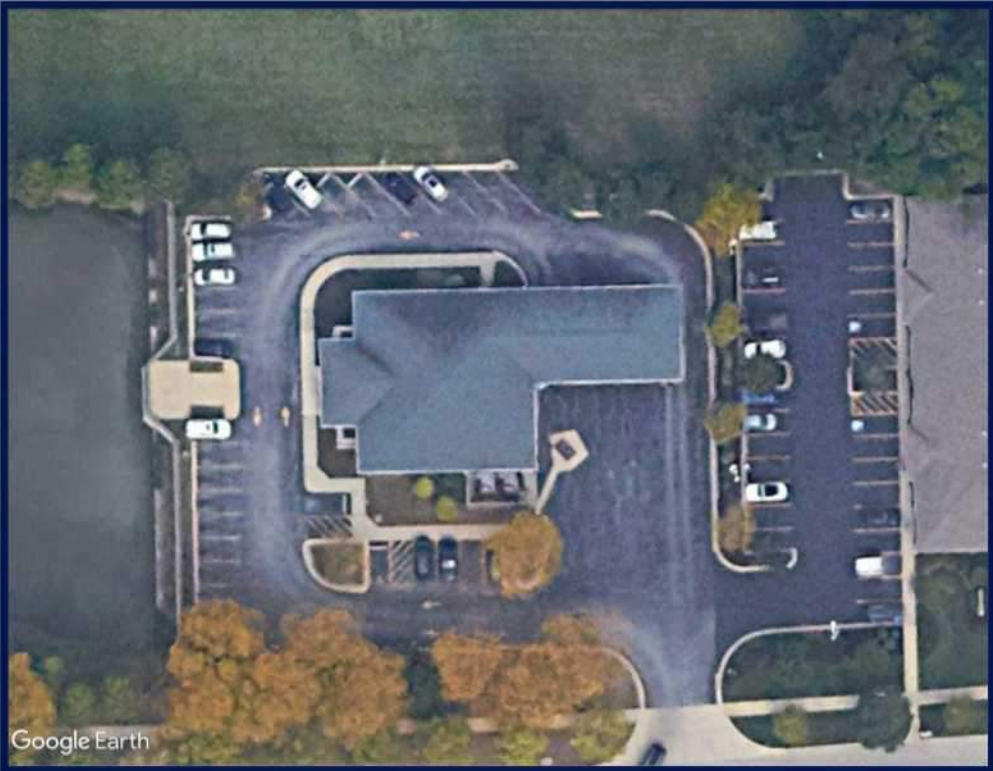


PROPOSED EQUIPMENT

PROPOSED TRANSFORMER

PHOTOGRAPHIC SIMULATION





EXISTING CONDITIONS



PROPOSED SOLAR PANELS

PHOTOGRAPHIC SIMULATION



Received 5.5.22

602100: 63.0 kWp  
J.P. MORGAN CHASE  
20801 S. LaGrange Road  
FRANKFORT, IL 60423-3135  
ASSESSOR'S #: 19-09-22-101-027-0000

DRAWING INDEX	
DRAWING NUMBER	SHEET TITLE
G10	COVER PAGE
G20	SITE PLAN
E10	ELECTRICAL ROOF PLAN
E20	THREE LINE DIAGRAM & BILL OF MATERIALS
E21	ONE LINE DIAGRAM
E30	PLACARDS
REQUIRED STANDARD DRAWING INDEX	
DRAWING NUMBER	SHEET TITLE
SG10	COVER PAGE
SG20	GENERAL NOTES
SG21	GENERAL NOTES
SS20	PITCHED ROOF CONNECTION DETAILS
SS21	PITCHED ROOF CONNECTION DETAILS
SE10	ELECTRICAL DETAILS
SE11	ELECTRICAL DETAILS NEC 2008/2011/2014
SE20	METERING AND SURGE PROTECTION DETAILS 3-PHASE
SE21	AC PANEL DETAILS
SS30	TRANSFORMER FOUNDATION
SR10	THREE PHASE SYSTEM CUTSHEETS
SR25	ELECTRICAL DATA CUTSHEETS
SR26	ELECTRICAL DATA CUTSHEETS
SR30	STRUCTURAL COMPONENT CUTSHEETS

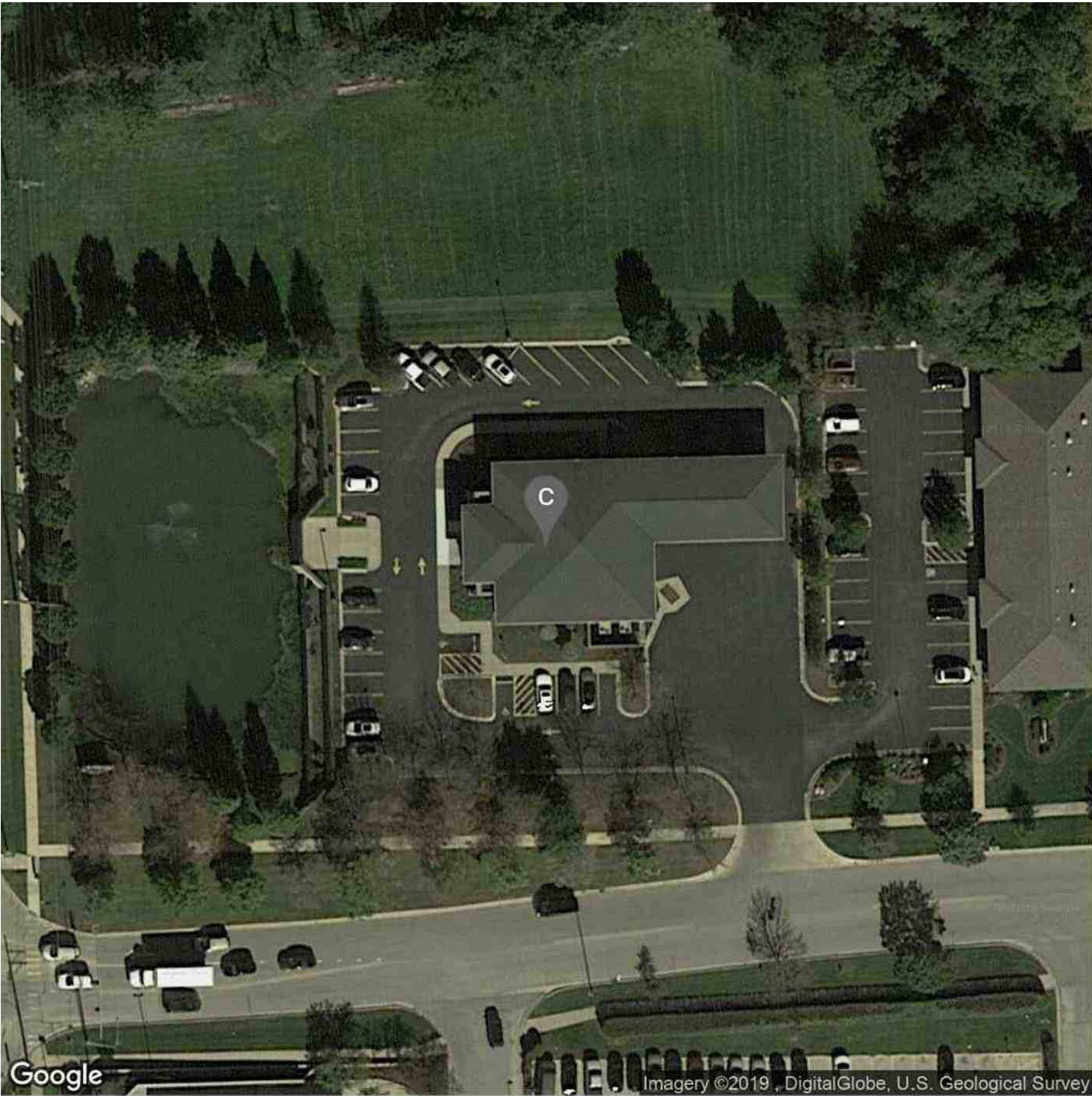
AUTHORITIES HAVING JURISDICTION  
BUILDING: VILLAGE OF FRANKFORT  
ZONING: VILLAGE OF FRANKFORT  
UTILITY: COMED

DESIGN SPECIFICATIONS  
OCCUPANCY: B  
CONSTRUCTION: COMMERCIAL / INDUSTRIAL  
GROUND SNOW LOAD: 34 PSF  
WIND SPEED: 107 MPH

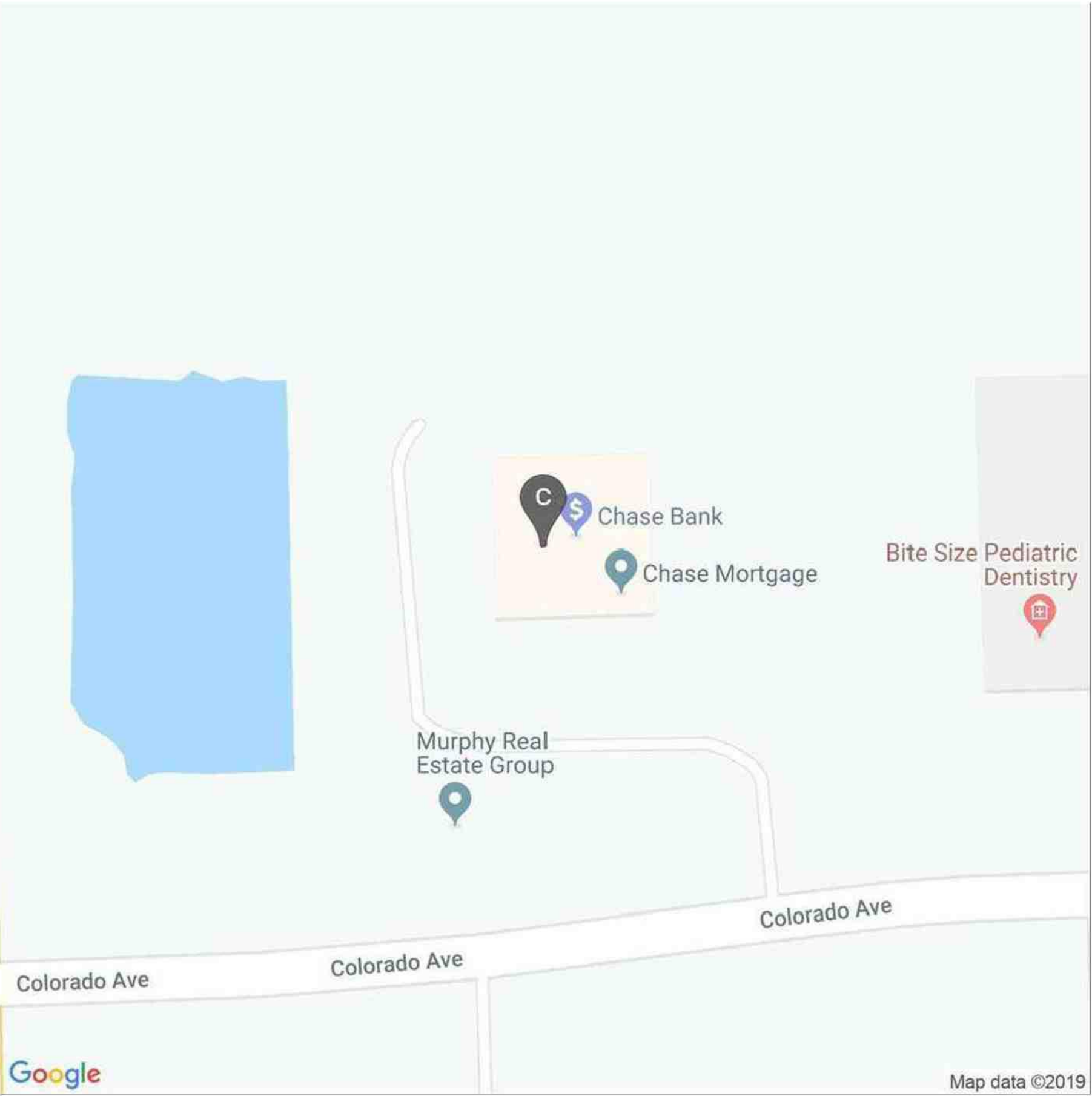
PROJECT INFORMATION

DESIGN SPECIFICATIONS  
RISK CATEGORY: II  
SITE CLASS: D (DEFAULT)  
SEISMIC IMPORTANCE FACTOR: 1.0  
SEISMIC DESIGN CATEGORY: B  
SS: 0.131  
S1: 0.068  
SDS: 0.139  
SD1: 0.109  
ANALYSIS PROCEDURE: NONSTRUCTURAL COMPONENTS

DESIGN CODES & STANDARDS  
BUILDING: IBC 2018  
ELECTRICAL: NEC 2011  
FIRE: IFC 2018



01 AERIAL PHOTO  
NOT TO SCALE



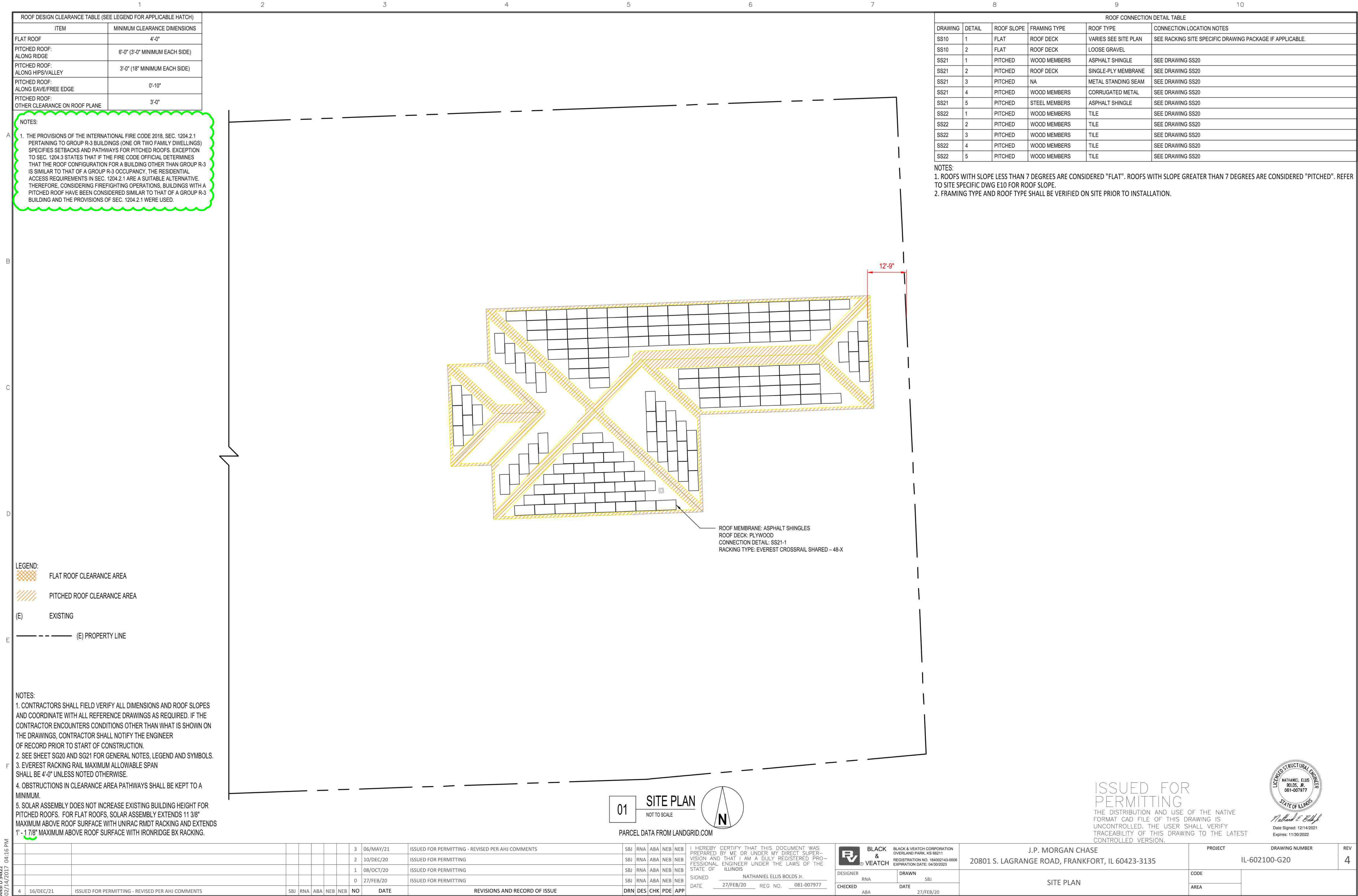
02 VICINITY MAP  
NOT TO SCALE

ISSUED FOR PERMITTING  
THE DISTRIBUTION AND USE OF THE NATIVE  
FORMAT CAD FILE OF THIS DRAWING IS  
UNCONTROLLED. THE USER SHALL VERIFY  
TRACEABILITY OF THIS DRAWING TO THE LATEST  
CONTROLLED VERSION.



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8. ROOF CONNECTIONS SHALL BE STAGGERED BETWEEN ADJACENT RAILS TO DISTRIBUTE LOAD BETWEEN EXISTING ROOF FRAMING MEMBERS/STANDING SEAMS UNLESS NOTED OTHERWISE ON SITE SPECIFIC DESIGN DRAWING G20.

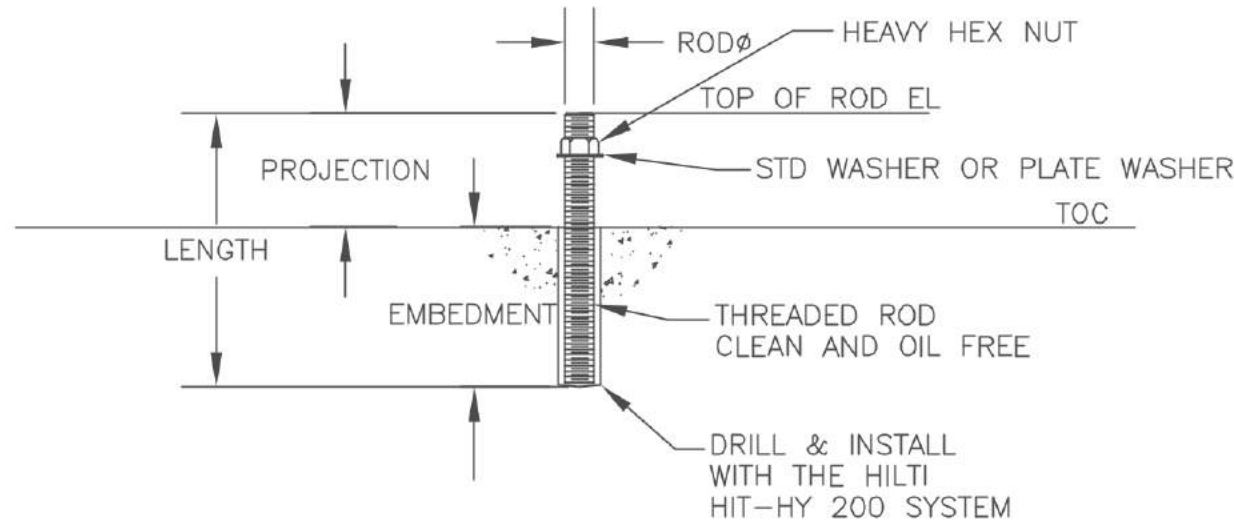
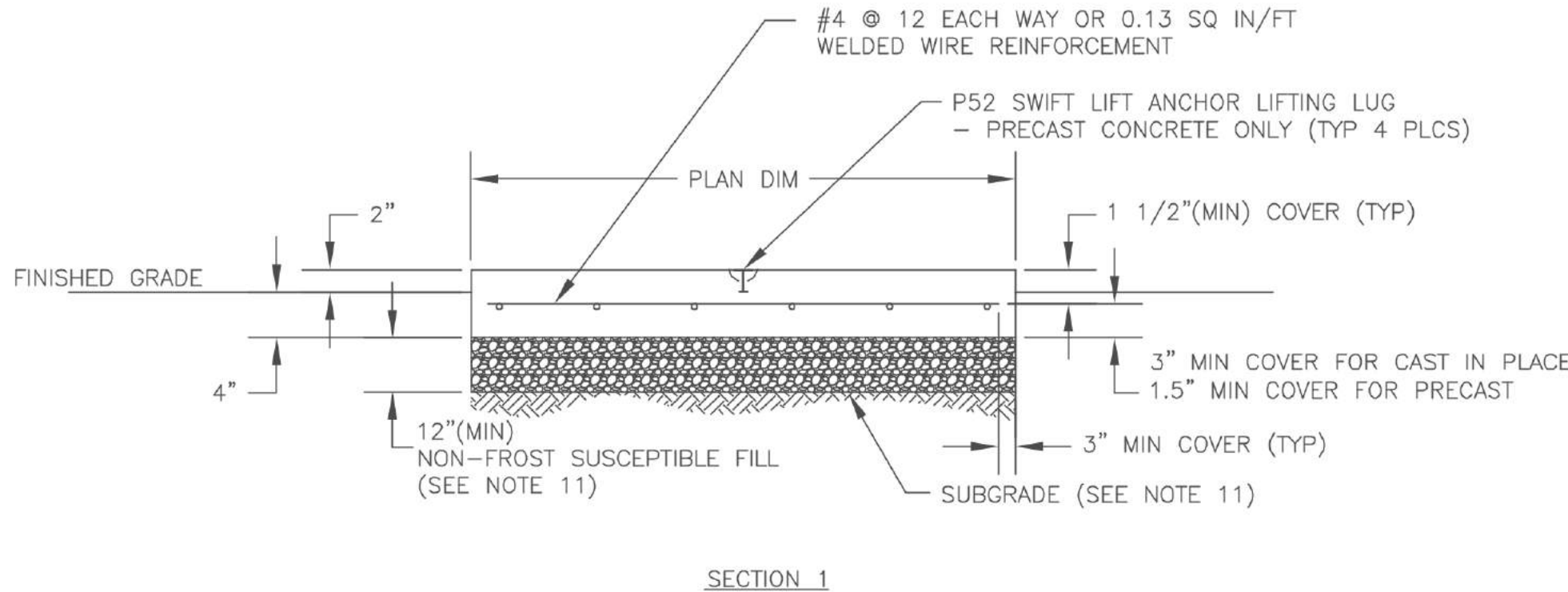
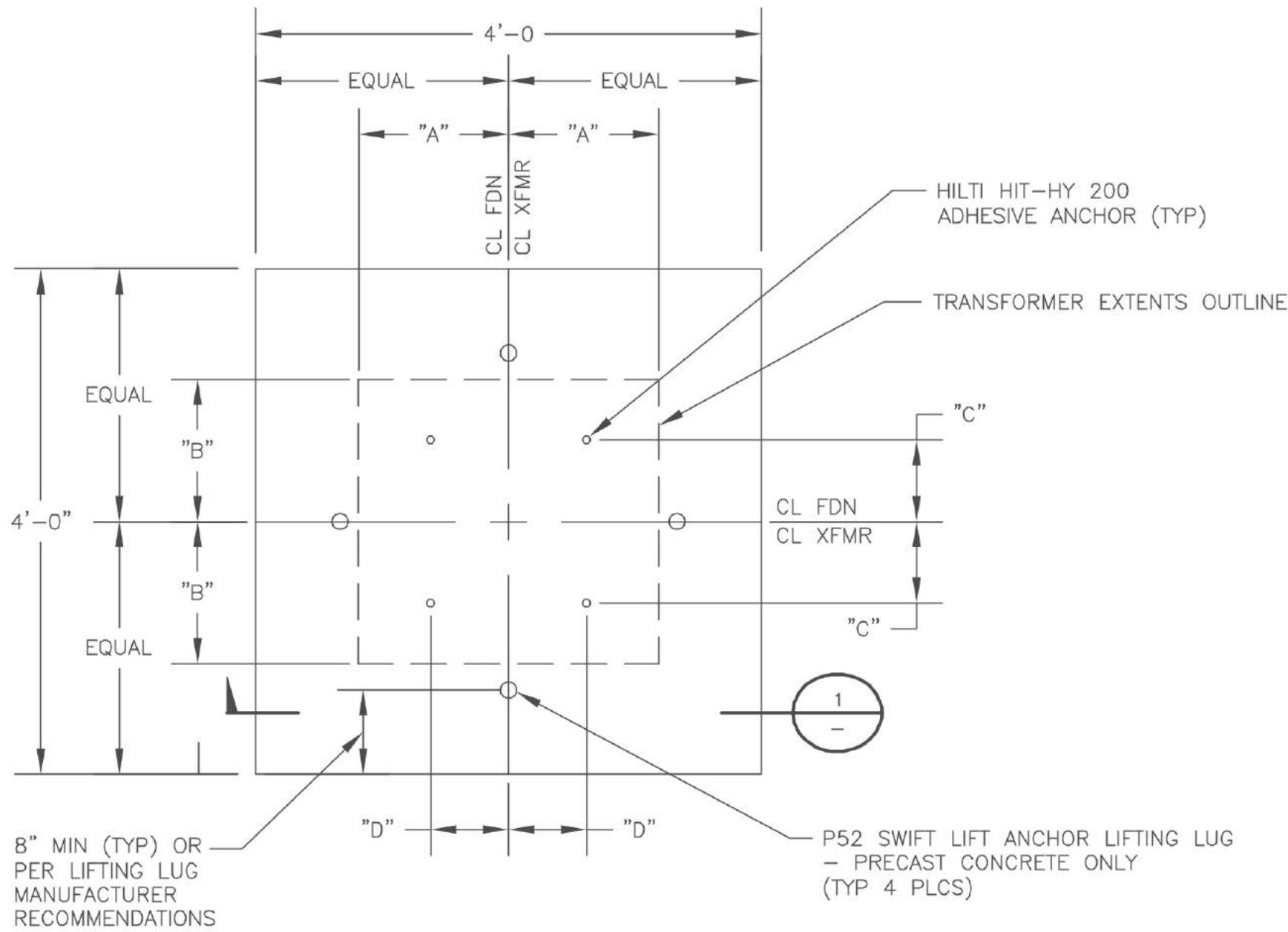
ROOF PLAN – DUAL RAIL SYSTEM TYPICAL ARRAY CONNECTION LAYOUT  
NOT TO SCALE

RE  
3

*Nathaniel E. Ballew*  
Date Signed: 03/04/2021  
Expires: 11/30/2022







GENERAL NOTES:

- SEE SITE SPECIFIC DRAWING E10 FOR GENERAL TRANSFORMER PAD LOCATION.
- SEE SITE SPECIFIC DRAWING E20 FOR GROUNDING DETAILS AND STANDARD DRAWING DRAWING SE10 FOR CONDUIT DETAILS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE PREVAILING UNDERGROUND UTILITY LOCATION SERVICE AND LOCATE ANY UNDERGROUND UTILITIES LOCATED WITHIN OR ADJACENT TO THE AREA IN WHICH EXCAVATION OR FOUNDATION WORK IS PERFORMED.
- CONTRACTOR SHALL EXERCISE DUE CAUTION DURING EXCAVATION AND FOUNDATION WORK.
- MAINTAIN A MINIMUM 1'-6" CLEARANCE FROM THE EXISTING BUILDING WALL AND FOUNDATION TO EDGE OF TRANSFORMER FOUNDATION.
- MAINTAIN A MINIMUM 3'-0" CLEARANCE FROM FIRE HYDRANTS, FIRE ESCAPES, DOORS, WINDOWS, VENTILATION DUCTS, AND SHRUBBERY.
- PRECAST CONCRETE FOUNDATION SHALL BE PLACED TO ALLOW A MINIMUM VERTICAL CLEARANCE OF 8 FEET ABOVE THE PRECAST CONCRETE FOUNDATION.
- TRANSFORMER PAD SHALL NOT BE PLACED WITHIN WATERING DISTANCE OF SPRINKLER SYSTEMS. ANY DEVIATION FROM THIS REQUIREMENT MUST BE APPROVED BY THE OWNERS REPRESENTATIVE.
- IF LOCATION IS SUBJECT TO FLOODING, TRANSFORMER SHALL BE ELEVATED ABOVE WATER LEVEL.
- PRECAST CONCRETE FOUNDATIONS SHALL BE HANDLED WITH CARE TO PREVENT BREAKING, CHIPPING OR OVERSTRESSING DURING SHIPPING, HANDLING, AND PLACEMENT. REJECT AND REMOVE FROM THE SITE ANY UNITS THAT ARE DAMAGED OR DEFECTIVE IN ANY WAY THAT ADVERSELY AFFECTS THE STRENGTH OR SERVICEABILITY OF THE UNITS.
- EXCAVATE BELOW FINISHED GRADE TO A MINIMUM DEPTH PER SECTION 1. SCARIFY, LEVEL AND COMPACT SUBGRADE. A QUALIFIED SOIL TECHNICIAN SHALL VISUALLY INSPECT THE SUBGRADE AND CONFIRM IT IS STABLE WITH NO SOFT OR EXCESSIVELY DISTURBED AREAS PRIOR TO PLACEMENT. GRANULAR BACKFILL SHALL BE A WELL GRADED, NON-FROST SUSCEPTIBLE FILL WITH LESS THAN 10 PERCENT FINES AND SHALL BE IN ACCORDANCE WITH STATE DOT REQUIREMENTS FOR STRUCTURAL BACKFILL. CONTRACTOR SHALL FURNISH A GRADATION SUMMARY OF THE BACKFILL MATERIAL TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. GRANULAR BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557) AND WITHIN +/-2% OF OPTIMUM MOISTURE CONTENT. BACKFILL DENSITY TEST REPORTS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE.
- ALL SPOIL MATERIAL SHALL BE TEMPORARILY LOCATED ON SITE AS DIRECTED BY OWNERS REPRESENTATIVE. THE OWNERS REPRESENTATIVE WILL INSPECT THE SOILS AND DIRECT CONTRACTOR AS TO WHEN AND IF THE MATERIAL MAY BE REMOVED FROM THE SITE. ALL MATERIAL REMOVED FROM THE OWNERS PREMISES SHALL BE DISPOSED OF IN ACCORDANCE WITH REGULATIONS AND GUIDELINES ESTABLISHED BY ALL GOVERNING BODIES HAVING JURISDICTION OVER THE WORK.
- PERFORM EXCAVATION WORK IN ACCORDANCE WITH THE MOST RECENT REVISION OF THE CODE OF FEDERAL REGULATIONS (CFR), OSHA LABOR #29 PART 1926 SUBPART P, "EXCAVATIONS" AND ALL OTHER APPLICABLE GOVERNMENT REGULATIONS.
- EXCAVATED SOIL MATERIAL MAY BE USED AS BACKFILL UNLESS OTHERWISE NOTED. BACKFILL MATERIAL TO BE FREE OF DELETERIOUS SUBSTANCES AND INSPECTED AND APPROVED FOR USE AS BACKFILL BY OWNERS REPRESENTATIVE. PLACE 1'-0" LOOSE LIFTS AND CONSOLIDATE UTILIZING COMPACTION EQUIPMENT.
- DO NOT PLACE FILL AND BACKFILL MATERIAL IN EXCAVATIONS UNTIL INSPECTIONS HAVE BEEN MADE AND MATERIAL PLACEMENT HAS BEEN AUTHORIZED BY THE OWNERS REPRESENTATIVE.
- ANCHORS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F1554 GRADE 36 OR ENGINEER APPROVED EQUAL. ASTM F1554 GRADE 36 ANCHOR RODS AND ASSOCIATED HARDWARE SHALL BE HOT DIP GALVANIZED PER ASTM A123.
- FLAT WASHERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F436 OR ENGINEER APPROVED EQUAL.
- NUTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A563 OR ENGINEER APPROVED EQUAL.
- ANCHORS AND ASSOCIATED HARDWARE SHALL BE FURNISHED BY INSTALLATION CONTRACTOR AND SHALL BE INSTALLED PER MANUFACTURERS GUIDELINES AND REQUIREMENTS. ANCHORS SHALL BE ACCURATELY POSITIONED AND PLACED WITH MAXIMUM TOLERANCE OF 1/4" WITHIN DESIGN LOCATIONS.

TRANSFORMER					ANCHOR RODS						
TRANSFORMER ID	KVA	WEIGHT (LBS)	DIMENSION "A"	DIMENSION "B"	DIMENSION "C"	DIMENSION "D"	DIAMETER	LENGTH	PROJECTION	DETAIL	REMARKS
226428	75	545	14.125"	13.5"	12"	10.75"	1/2"	0-4 3/4"	2"	1	
226429	112	770	14.125"	13.5"	12"	10.75"	1/2"	0-4 3/4"	2"	1	

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TRANSFORMER CONCRETE FOUNDATION PLAN

NOT TO SCALE  
(NOTE: FURNISH AND INSTALL BY SUBCONTRACTOR (75.0730) ALL FOUNDATION COMPONENTS ON THIS DRAWING INCLUDING LIFTING LUGS AND ANCHORS.)

PRECAST CONCRETE AND REINFORCING SPECIFICATIONS:

- TRANSFORMER FOUNDATION CAN BE EITHER PRECAST CONCRETE OR CAST IN PLACE CONCRETE. PRECAST CONCRETE FOUNDATION REQUIRES (4) DAYTON SUPERIOR P52 SWIFT LIFT ANCHOR LIFTING LUGS TYPE 304/316 STAINLESS STEEL OR ENGINEER APPROVED EQUAL. LIFTING LUGS SHALL SUPPORT 1700 LBS TOTAL IN ANY DIRECTION.
- ALL CONCRETE AND CONCRETE WORK SHALL CONFORM TO THE LATEST REVISION OF AMERICAN CONCRETE INSTITUTE (ACI) STANDARDS 301 AND 318 FOR CAST IN PLACE CONCRETE AND PRECAST CONCRETE INSTITUTE (PCI) STANDARDS MNL-116 AND MNL-120 FOR PRECAST CONCRETE.
- ALL REINFORCING STEEL SHALL BE DEFORMED INTERMEDIATE GRADE NEW CARBON STEEL CONFORMING TO ASTM A615 GRADE 60 OR PLAIN WELDED WIRE REINFORCEMENT CONFORMING TO ASTM A1064 GRADE 65 OR ENGINEER APPROVED EQUAL.
- PRECAST CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 5000PSI AT 28 DAYS. CAST IN PLACE CONCRETE SHALL HAVE A MINIMUM STRENGTH OF 3000PSI AT 28 DAYS.
- CONCRETE: READY MIX CONCRETE SHALL CONFORM TO ASTM C94. AIR SHALL BE ADDED PER ASTM C260 TO PRODUCE 3 TO 6 PERCENT ENTRAINED AIR.
- CEMENT: CEMENT SHALL CONFORM TO ASTM C150, LATEST VERSION.
- AGGREGATE: SHALL CONFORM TO ASTM C33 AND THE NOMINAL MAXIMUM SIZE SHALL BE THREE-QUARTERS (0.75) INCHES.
- WATER TO CEMENTITIOUS MATERIAL RATIO SHALL MEET MAXIMUM RATIO OF 0.50.
- MAXIMUM SLUMP SHALL BE 4 INCHES OR 8 INCHES WITH SUPERPLASTICIZER.
- ALL EXPOSED EDGES OF CONCRETE TO HAVE 3/4"x45' CHAMFER.
- MAINTAIN TEMPERATURE OF CAST IN PLACE CONCRETE BETWEEN 40 DEGREES AND 90 DEGREES FAHRENHEIT FOR CAST IN PLACE CONCRETE OR COMPLETE WORK IN ACCORDANCE WITH ACI 305R FOR HOT WEATHER CONCRETE OR ACI 306R FOR COLD WEATHER CONCRETE.
- EQUIPMENT AND POST INSTALLED ANCHORS SHALL BE INSTALLED 7 DAYS AFTER CAST IN PLACE CONCRETE PLACEMENT TO ALIGN WITH 75% CONCRETE STRENGTH ACHIEVED.
- EQUIPMENT AND POST INSTALLED ANCHORS SHALL BE INSTALLED 7 DAYS AFTER CAST IN PLACE CONCRETE PLACEMENT TO ALIGN WITH 75% CONCRETE STRENGTH ACHIEVED.

APPROVED FOR CONSTRUCTION

THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY TRACEABILITY OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.



Date Signed: 03/04/2021  
Expires: 11/30/2022

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solar<sup>edge</sup>

## Power Optimizer for North America P730 / P800p / P850



PV power optimization at the module-level  
The most cost effective solution for commercial and large field installations

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Balance of system cost reduction; 50% less cables, fuses and combiner boxes, over 2x longer string lengths possible
- Fast installation with a single bolt
- Advanced maintenance with module-level monitoring
- Module-level shutdown for installer and firefighter safety
- Compliant with arc fault protection and rapid shutdown NEC requirements (when installed as part of the SolarEdge system)
- Use with two PV modules connected in series or in parallel

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INVERTERS

solar<sup>edge</sup>

## Three Phase Inverters for the 277/480V Grid for North America SE10KUS / SE20KUS / SE30KUS / SE33.3KUS



The best choice for SolarEdge enabled systems

- Specifically designed to work with power optimizers
- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- Superior efficiency (98%)
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.12 and 690.12
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Built-in module-level monitoring
- Internet connection through Ethernet or Wireless
- Small, lightweight, and easy to install outdoors or indoors on provided bracket
- Fixed voltage inverter for longer strings
- Integrated Safety Switch
- Supplied with RS485 Surge Protection Device, to better withstand lightning events

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THREE PHASE INVERTER (PG 1)

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## Power Optimizer for North America P730 / P800p / P850

Optimizer model (typical module compatibility)	P730 (for 2x high power 72-cell PV modules)	P800p (for parallel connection of 2x 96-cell 5" PV modules)	P850* (for 2x high power or bi-facial modules)	
INPUT				
Rated Input DC Power <sup>(1)</sup>	730	800	850	W
Absolute Maximum Input Voltage (Voc at lowest temperature)	125	83	120	Vdc
MPPT Operating Range (Voc at lowest temperature)	12.5 - 100	12.5 - 83	12.5 - 100	Vdc
Maximum Short Circuit Current (Isc)	11	14	12.5	Adc
Maximum DC Input Current	13.75	17.5	15.63	Adc
Maximum Efficiency	99.5	99.5	99.5	%
Weighted Efficiency	98.6	98.6	98.6	%
Overvoltage Category	II	II	II	
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREEDGE INVERTER)				
Maximum Output Current	15	85	18	Adc
Maximum Output Voltage				Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREEDGE INVERTER OR SOLAREEDGE INVERTER OFF)				
Safety Output Voltage per Power Optimizer	1 ± 0.1			Vdc
STANDARD COMPLIANCE				
EMC	FCC Part15 Class B, IEC61000-6-2, IEC61000-6-3			
Safety	IEC62109-1 (Class II safety), UL1741			
Material	UL-94 (5-VIA), UV Resistant			
Surge	Yes			
INSTALLATION SPECIFICATIONS				
Compatible SolarEdge Inverters	Three phase inverters			
Maximum Allowed System Voltage	1000			Vdc
Dimensions (W x L x H)	128 x 152 x 50 / 5 x 5.97 x 1.96	138 x 158 x 59 / 5 x 6.22 x 2.32	138 x 152 x 59 / 5 x 5.97 x 2.32	mm / in.
Weight (including cables)	1064 / 2.34	1090 / 2.4	1064 / 2.34	g / lb.
Input Connector	MC4 Compatible			
Output Wire Type / Connector	Double Insulated MC4 Compatible			
Output Wire Length	2.1 / 6.9	1.8 / 5.9	2.1 / 6.9	m / ft.
Operating Temperature Range <sup>(4)</sup>	-40 ~ +85 / -40 ~ +185			°C / °F
Protection Rating	IP68 / NEMA4P			
Relative Humidity	0 ~ 100			%

PV SYSTEM DESIGN USING A SOLAREEDGE INVERTER <sup>(1)</sup>				
THREE PHASE 208V		THREE PHASE 480V		
Compatible Power Optimizers	P730 <sup>(2)</sup>	P800p, P850 <sup>(3)</sup>	P730	P800p, P850
Minimum String Length	Power Optimizers	8	13	
	PV Modules	16	26	
Maximum String Length	Power Optimizers	80	80	
	PV Modules	60	60	
Maximum Power per String		6000 <sup>(4)</sup>	7200	15300
Parallel Strings of Different Lengths or Orientations	Yes	Yes	Yes	Yes

<sup>(1)</sup> For 208V and 480V systems, the maximum power difference between the strings is up to 1.200W.  
<sup>(2)</sup> For 208V and 480V systems, the maximum power difference between the strings is up to 1.200W.  
<sup>(3)</sup> For 480V systems, the maximum power difference between the strings is up to 1.200W.  
<sup>(4)</sup> For 208V and 480V systems, the maximum power difference between the strings is up to 1.200W.  
<sup>(5)</sup> For 208V and 480V systems, the maximum power difference between the strings is up to 1.200W.

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NEC 2011/2014 THREE PHASE OPTIMIZER (PG 2)

## Power Optimizer For North America P860



PV power optimization at the module-level  
The most cost effective solution for commercial and large field installations

- Specifically designed to work with SolarEdge inverters
- Up to 25% more energy
- Superior efficiency (99.5%)
- Balance of System cost reduction; 50% less cables, fuses and combiner boxes, over 2x longer string lengths possible
- Fast installation with a single bolt
- Advanced maintenance with module-level monitoring
- Module-level voltage shutdown for installer and firefighter safety
- Meets NEC requirements for arc fault protection (AFCI) and Photovoltaic Rapid Shutdown System (PVRSS)
- Use with two PV modules connected in parallel

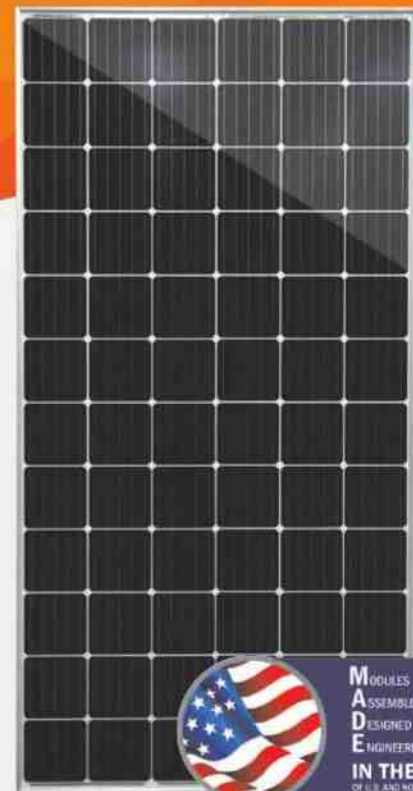
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NEC 2017 THREE PHASE OPTIMIZER (PG 1)

RESIDENTIAL | COMMERCIAL | UTILITY

## MSE PERC 72 High Power PERC Module



**CERTIFIED RELIABILITY**  
Tested to 3X IEC Standards  
PID Resistant

**ADVANCED TECHNOLOGY**  
PERC and 5 busbar drive +18% module efficiency  
Ideal for all applications

**EXTREME WEATHER RESILIENCE**  
5600 Pa snow load (117 psf)  
175 mph wind rating

**BAA COMPLIANT FOR GOVERNMENT PROJECTS**  
Buy American Act  
American Recovery & Reinvestment Act

25-YEAR LINEAR WARRANTY  
12-YEAR PRODUCT WARRANTY

365-375W  
CLASS LEADING POWER OUTPUT

18.89%  
MAXIMUM EFFICIENCY

-0~+3%  
POSITIVE POWER TOLERANCE

CERTIFICATIONS  
IEC 61215 / IEC 61730 / IEC 61701 UL 1703

MISSION SOLAR ENERGY

High-Power, American Quality

Mission Solar Energy is headquartered in San Antonio, TX with module facilities onsite. We produce American quality products ensuring the highest power output and reliability to our customers. Our product line is well suited for residential, commercial and utility applications. Every Mission Solar Energy product is certified and surpasses industry standard regulations, proving excellent performance over the long-term.

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SOLAR PANEL (PG 1)

## Power Optimizer For North America P860

Optimizer Model (Typical Module Compatibility)	P860 (for 2x 72 cell modules)	
INPUT		
Rated Input DC Power <sup>(1)</sup>	860	W
Connection type	Dual Input for independently connected modules	
Absolute Maximum Input Voltage (Voc at lowest temperature)	60	Vdc
MPPT Operating Range (Voc at lowest temperature)	12.5 - 60	Vdc
Maximum Short Circuit Current (Isc)	22	Adc
Maximum DC Input Current per Input (Isc)	11	Adc
Maximum Efficiency	99.5	%
Weighted Efficiency	98.6	%
Overvoltage Category	II	
OUTPUT DURING OPERATION (POWER OPTIMIZER CONNECTED TO OPERATING SOLAREEDGE INVERTER)		
Maximum Output Current	18	Adc
Maximum Output Voltage	85	Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM SOLAREEDGE INVERTER OR SOLAREEDGE INVERTER OFF)		
Safety Output Voltage per Power Optimizer	1 ± 0.1	Vdc
STANDARD COMPLIANCE		
Photovoltaic Rapid Shutdown System	Compliant with NEC 2014, 2017 <sup>(3)</sup>	
EMC	FCC Part15 Class B, IEC61000-6-2, IEC61000-6-3	
Safety	IEC62109-1 (Class II safety), UL1741	
Material	UL-94 (5-VIA), UV Resistant	
Surge	Yes	
INSTALLATION SPECIFICATIONS		
Compatible SolarEdge Inverters	Three phase inverters	
Maximum Allowed System Voltage	1000	Vdc
Dimensions (W x L x H)	128 x 168 x 59 / 5 x 6.61 x 2.32	mm / in.
Weight (including cables)	1064 / 2.34	g / lb.
Input Connector	MC4 Dual Input <sup>(4)</sup>	
Output Wire Type / Connector	Double Insulated MC4	
Output Wire Length	6.9 / 2.1	m / ft.
Operating Temperature Range <sup>(4)</sup>	-40 ~ +85 / -40 ~ +185	°C / °F
Protection Rating	IP68 / NEMA4P	
Relative Humidity	0 ~ 100	%

<sup>(1)</sup> Rated STC power of the module. Module of up to +5% power tolerance allowed.  
<sup>(2)</sup> IEC 62109-1 requires max. open-circuit voltage to not more than 100V.  
<sup>(3)</sup> In a case of odd number of PV modules in one string, it is allowed to install one P860 power optimizer connected to one PV module. When connecting a single module to P860, use the ungrounded input connector with the supplied pair of wires.  
<sup>(4)</sup> For ambient temperature above +70°C / +158°F power de-rating is applied. Refer to Power Optimizers Temperature De-Rating Application Note for more details.

PV System Design Using a SolarEdge Inverter <sup>(1)</sup>	Three Phase 208V <sup>(2)</sup>	Three Phase 480V	
Minimum String Length	Power Optimizers	8	13
	PV Modules	16	26
Maximum String Length	Power Optimizers	80	80
	PV Modules	60	60
Maximum Power per String		7200	15300
Parallel Strings of Different Lengths or Orientations	Yes	Yes	Yes

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NEC 2017 THREE PHASE OPTIMIZER (PG 2)

PERC 72

CLASS LEADING 365-375W

ELECTRICAL SPECIFICATIONS

Electrical Parameters at Standard Test Conditions (STC)

Module Type	MSE365SQ95			MSE375Q95
Power Output	Pmax	Wp	365	370
Module Efficiency	%		18.39	18.60
Tolerance			0+3%	0+3%
Short-Circuit Current	Isc	A	9.705	9.767
Open Circuit Voltage	Voc	V	48.05	48.08
Rated Current	Imp	A	9.236	9.323
Rated Voltage	Vmp	V	39.52	39.59
Fuse Rating			20	20

TEMPERATURE COEFFICIENTS

Normal Operating Cell Temperature (NOCT)	44°C (±2°C)
Temperature Coefficient of Pmax	-0.377%/°C
Temperature Coefficient of Voc	-0.280%/°C
Temperature Coefficient of Isc	0.046%/°C

OPERATING CONDITIONS

Maximum System Voltage	1,500VDC
Operating Temperature Range	-40°C (-40°F) to +90°C (194°F)
Maximum Series Fuse Rating	20A
Fire Safety Classification	Type 1, Class C
Front & Back Load (UL standard)	5600 Pa (117 psf)
Hail Safety Impact Velocity	25mm at 23 m/s

MECHANICAL DATA

Solar Cells	P-type Mono-crystalline Silicon (156.75mm)
Cell orientation	72 cells (6x12), 5 busbar
Module dimension	1937mm x 999mm x 40mm (76.23 in. x 39.33 in. x 1.57 in.)
Weight	21.6 kg (47.6 lb)
Front Glass	3.2mm (0.126 in.) tempered, Low-iron, Anti-reflective coating
Frame	Anodized aluminum alloy
Encapsulant	Ethylene vinyl acetate (EVA)
J-Box	Protection class IP67 with 3 bypass-diodes
Cables	PV wire, 1.2m (47.24 in.), 4mm / 12 AWG
Connector	MC4 or compatible

SHIPPING INFORMATION

Container FT	Pallets	Panels	360 W
40' Double stack	30	780	280.80 kW
53' Double stack	24	624	224.64 kW
Pallet	26	1,400 lbs	45.15' x 45.00' x 78.50"

Mission Solar Energy reserves the right to make specification changes

SOLAR PANEL (PG 2)

APPROVED FOR CONSTRUCTION  
THE DISTRIBUTION AND USE OF THE NATIVE  
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THREE PHASE INVERTER (PG 2)

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

SIGNED JACOB J. AUGSBURGER  
DATE 27/FEB/20 REG NO. 062-071487

BLACK & VEATCH  
BLACK & VEATCH CORPORATION  
OVERLAND PARK, KS 66211  
REGISTRATION NO. 184002143-0006  
EXPIRATION DATE: 04/30/2021

DESIGNER JJA DRAWN AWC  
CHECKED BT DATE 27/FEB/20

J.P. MORGAN CHASE  
TRANCHE 5 - ILLINOIS

THREE PHASE SYSTEM CUTSHEETS

PROJECT DRAWING NUMBER  
IL-STNDRD-SR10

CODE  
AREA

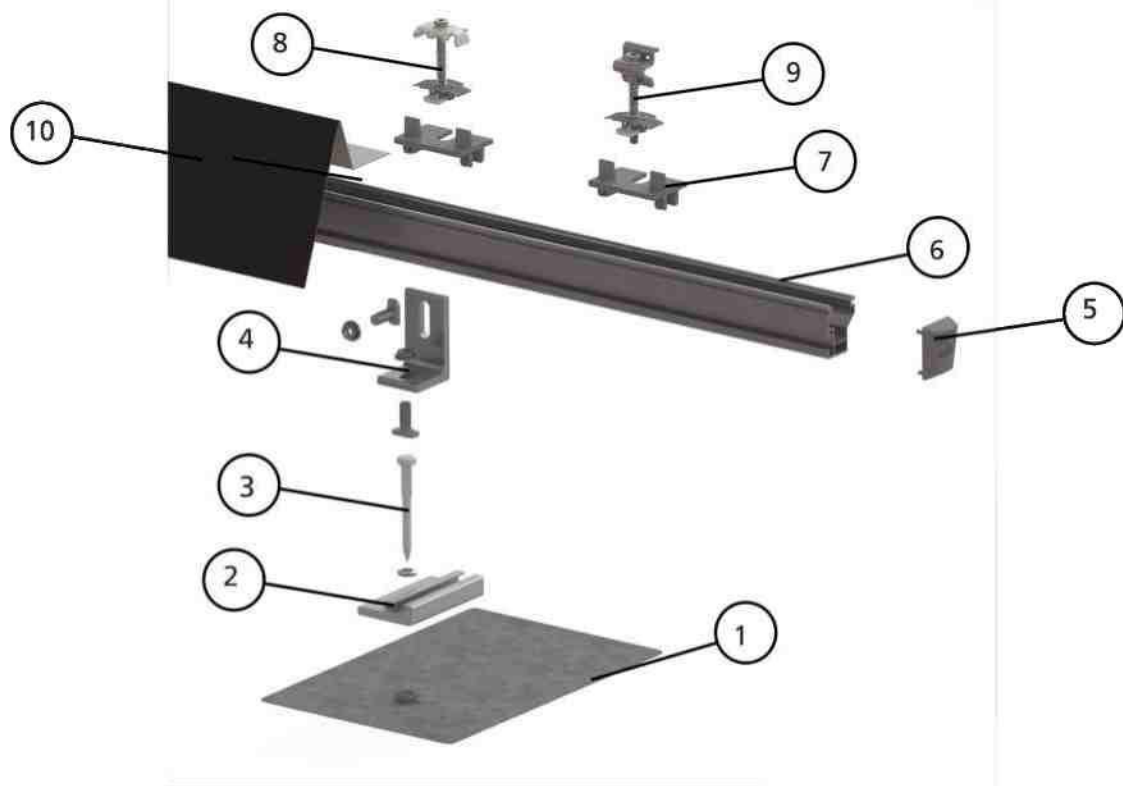
REV  
2



ANSI D 34422 02/14/2017 04:16 PM



## CrossRail and Shared Rail Systems



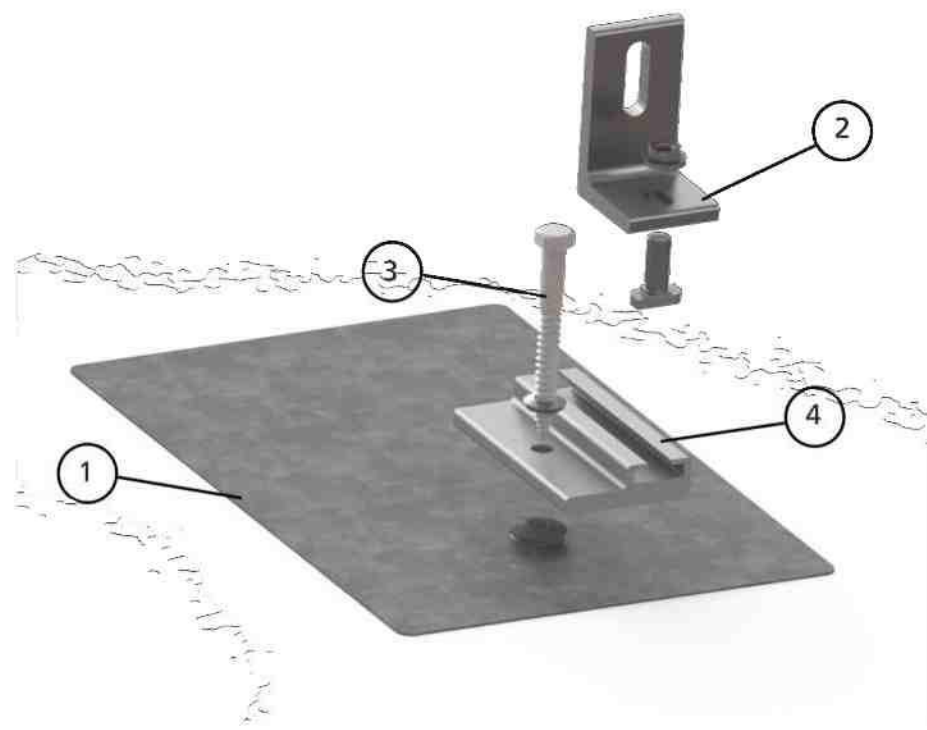
Item No.	Description	Product No.
1	EverFlash eComp Kit, 8x12"	4000366, 4000367
2	Slide Bracket (Shared Rail Only)	4000591
3	5/16 inch Lag Bolt and EPDM Washer	4000359
4	L-Foot with Hardware	4000630, 4000631
5	CrossRail End Cap (48-X, 48-XL shown), 80	4000433, 4001221
6	CrossRail (48-X shown), 48-XL, 80	
7	AddOn, Slide In (Shared Rail Only)	4000632
8	CrossRail Mid Clamp Set	multiple
9	CrossRail End Clamp Set	4000429, 4000430
10	Array Skirt (Shared Rail Only)	4000493

www.everest-solarsystems.com

EVEREST DATASHEET (PG 1)



## EverFlash eComp + SR Slide Kit



Item No.	Description	Product No.
1	EverFlash eComp Kit	4000366, 4000367
2	L-Foot and Hardware	4000630, 4000631
3	5/16" Lag Bolt	4000359
4	Short Slider (EverFlash eComp + SR Slide Kit)	4000591

### Technical data

	EverFlash eComp + SR Slide Kit
Roof Type	Composition Shingle
Material	Aluminum and stainless steel for high corrosion resistance
Finish	Mill
Roof Connection	5/16" lag bolt
Code Compliance	UL 2703
Compatibility	CrossRail 48-X, 48-XL, 80
Warranty	25 years



www.everest-solarsystems.com

EverFlash eComp + SR Slide Kit Technical Sheet US01 | 0119 - Subject to change - Product illustrations are exemplary and may differ from the original.

EVEREST DATASHEET (PG 2)

## DURA-BLOK™ Rooftop Solutions Support



DURA-BLOK™ Supports are made of 100% recycled rubber and are designed to provide an economical way to support pipes, HVAC systems, rooftop walkway systems, ducting, conduit, cable tray, and more.

### Features & Benefits

- Made from 100% recycled rubber
- Qualifies for LEED credits
- Reflective strip on both sides allow for easy product visibility
- Channel is through bolted on all sizes for added strength
- 1" gap between blocks allows water to flow freely around longer assemblies
- No roof penetration required
- Product composition is not sharp or abrasive helping to extend the roof life
- Dampens vibration
- No need for supplemental rubber pad
- Will not float or blow away
- UV resistant
- Suitable for any type roofing material or other flat surface
- For sloped roofs see adjustable hinge fitting (B634) on page 11
- Open ends allows for easier adjustments to DBE, DBR, and DBM series
- Drainage channel through center of block

### Base Only

DURA-BLOK channel support is designed as an economical support for piping systems, cable tray, HVAC equipment and many other applications.



#### Specifications:

**Dimensions** - 4" (101mm) High x 6" (152mm) Wide x 9.6" (244mm) Long (base length)

**Material** - 100% recycled rubber, UV resistant

**Ultimate Load Capacity** - (uniform load) \*

DBP - 500 lbs. (2.22kN) DBM - 200 lbs. (0.89kN)



UPC/Part No.	B-Line Cat. No.	Height	Width	Length	Weight Each
782051 49691	DBP	4" (101mm)	6" (152mm)	9.6" (244mm)	4.48 (2.03kg)
782051 50005	DBM	4" (101mm)	6" (152mm)	4.8" (122mm)	2.35 (1.07kg)

\* For Roof Loading, Consult Roofing Manufacturer or Engineer. As with most commercial roofs, the weakest point may be the insulation board beneath the rubber membrane.

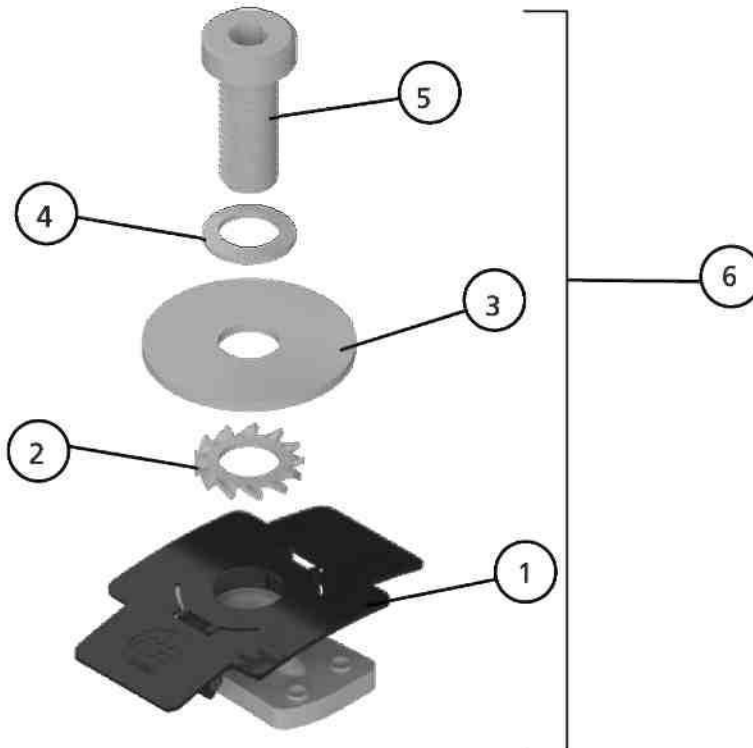
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VERSABRACKET DATASHEET

DURA-BLOK



## Micro-Inverter and Optimizer Mounting Kit



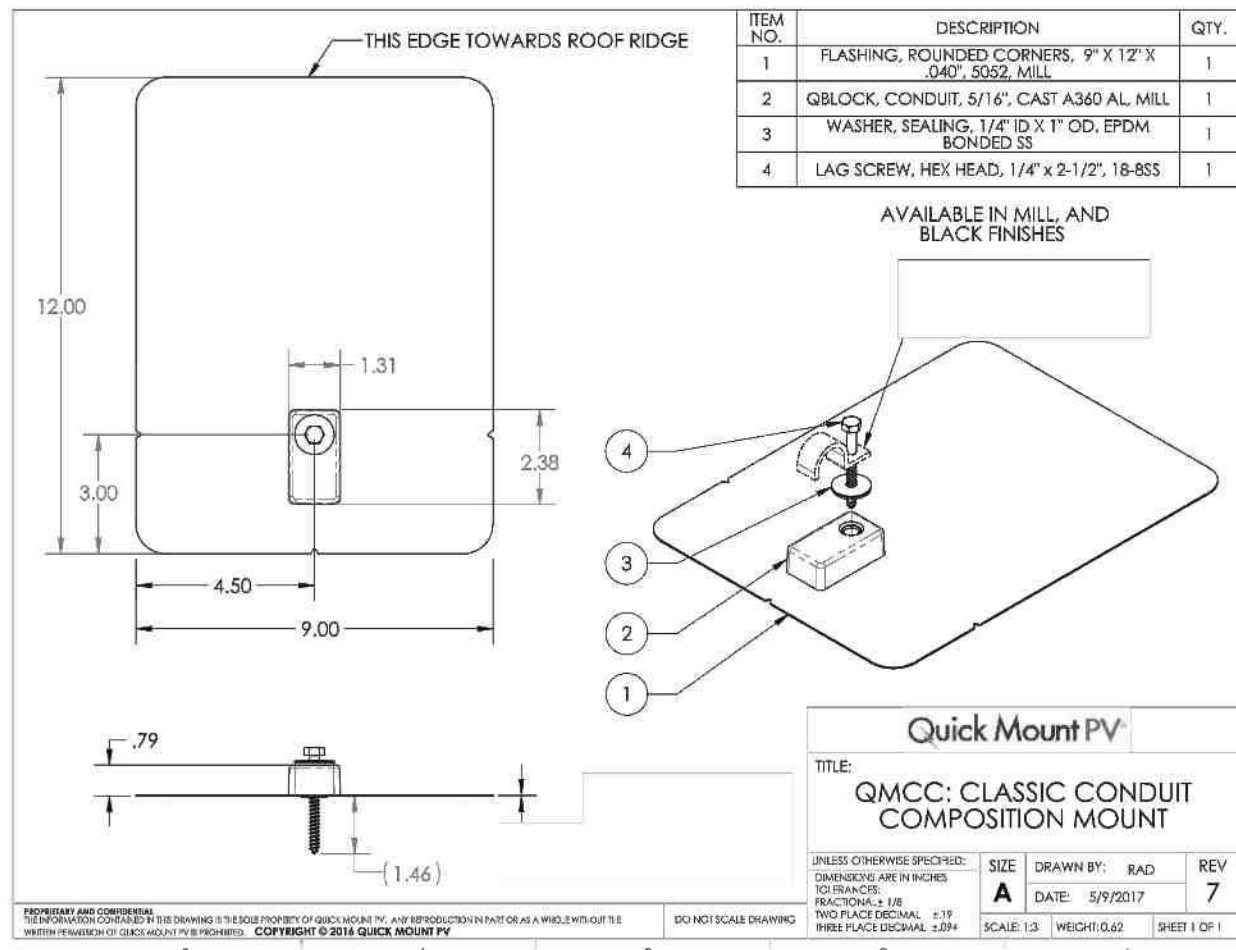
Item No.	Description	Product No.
1	MK3 Slot Nut,w/Clip, SS	4002042
2	Lock Washer, Serrated for SolarEdge Kit	4000626
3	Flat Washer 8, 4x30x1.5mm, SS	4000273
4	Lock Washer S8, 13x8.4x8mm, SS	4000120
5	Allen Bolt M8x20, 5W6 Cap Head Screw	4000190
6	CR Micro, Optimizer & Accs. Mounting Kit	4000629

www.everest-solarsystems.com

EVEREST DATASHEET (PG 3)

## Classic Comp Conduit Mount | QMCC

Elevated Water Seal Technology®



Lag pull-out (withdrawal) design values (lbs) in typical sheathing:			
Lag Bolt Specifications			
	Specific Gravity	1/4" shaft per 1/2" thread depth	1/4" shaft per 1" thread depth
Plywood	.45	72	144
OSB	.45	72	144

Sources: APA - The Engineered Wood Association, TT-051C, 2011

Note: Lag pull-out (withdrawal) ultimate capacity = 350 lbs. in 1/2" plywood or 1/2" OSB.

IMPORTANT: To maintain waterproofing it is important that the aluminum flashing (Item 1) is properly placed under one full course above the mounting block with at least some of the flashing extending up under the course above that as well. See instructions on back.



BI 7.2.3-8

May 2017, Rev 10

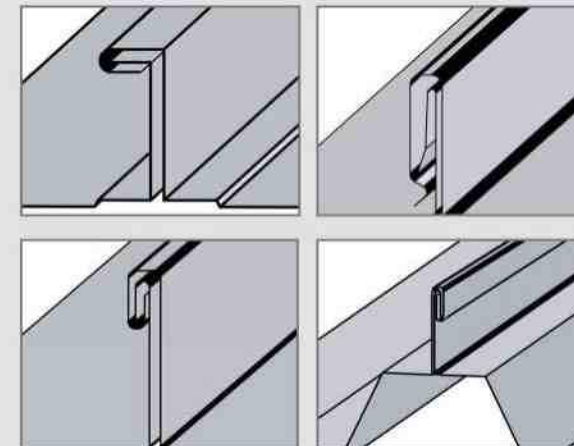


The strength of the S-5-U clamp is in its simple design. The patented setscrews will slightly dimple the metal seam material but not pierce it—leaving the roof manufacturer's warranty intact.

The S-5-U and S-5-U Mini clamps are each furnished with the hardware shown to the right. Each box also includes a bit tip for tightening setscrews using an electric screw gun. A structural aluminum attachment clamp, the S-5-U is compatible with most common metal roofing materials excluding copper. All included hardware is stainless steel. Please visit [www.S-5.com](http://www.S-5.com) for more information including CAD details, metallurgical compatibilities and specifications.

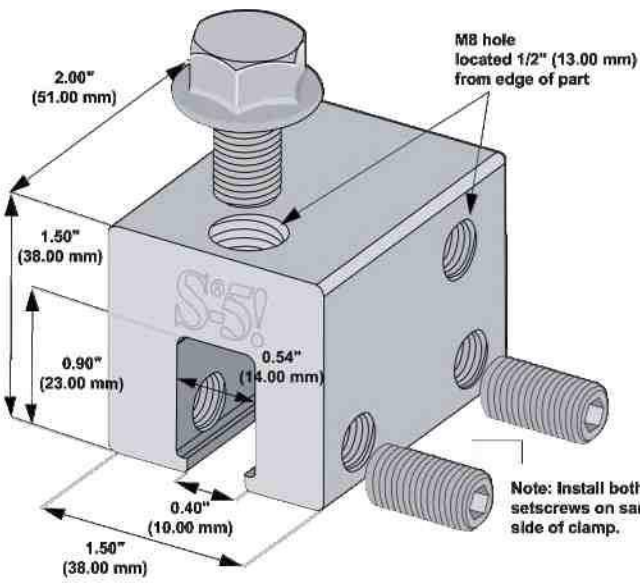
The S-5-U clamp has been tested for load-to-failure results on most major brands and profiles of standing seam roofing. The independent lab test data found at [www.S-5.com](http://www.S-5.com) can be used for load-critical designs and applications. S-5's holding strength is unmatched in the industry.

### Example Profiles

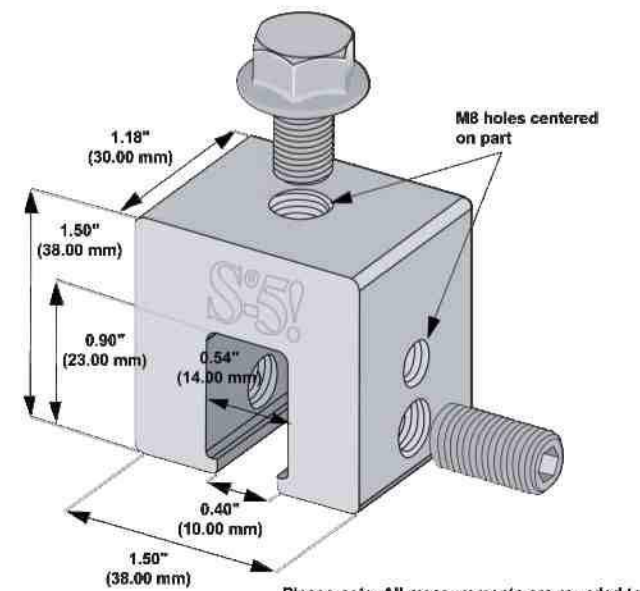


For horizontal seams under 0.65" do not use this clamp. Visit [www.S-5.com](http://www.S-5.com) for more detailed information and proper clamp usage.

### S-5-U Clamp



### S-5-U Mini Clamp



Distributed by

**S-5!** Warning! Please use this product responsibly!  
Products are protected by multiple U.S. and foreign patents. Visit the website at [www.S-5.com](http://www.S-5.com) for complete information on patents and trademarks. For maximum holding strength, setscrews should be tightened and re-tightened at the same interval throughout. Clamp setscrew tension should be verified using a calibrated torque wrench between 100 and 180 inch pounds when used on 22ga steel, and between 130 and 150 inch pounds for all other metals and thinner gauges of steel. Consult the S-5! website at [www.S-5.com](http://www.S-5.com) for published data regarding holding strength.

Copyright 2015, Metal Roof Innovations, Ltd. S-5! products are patent protected. S-5! is a registered service mark, trademark, and copyright. Violations OK.

S-5-U DATASHEET

## APPROVED FOR CONSTRUCTION

THE DISTRIBUTION AND USE OF THE NATIVE FORMAT CAD FILE OF THIS DRAWING IS UNCONTROLLED. THE USER SHALL VERIFY TRACEABILITY OF THIS DRAWING TO THE LATEST CONTROLLED VERSION.



Date Signed: 01/28/2021  
Expires: 11/30/2022

I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF ILLINOIS.

SIGNED: NATANIEL ELLIS BOLDS, Jr.  
DATE: 27/FEB/20 REG NO. 081-007977

DESIGNER	NEB	DRAWN	AWC
CHECKED	SAS	DATE	27/FEB/20

J.P. MORGAN CHASE  
TRANCHE 5 - ILLINOIS

STRUCTURAL COMPONENT CUTSHEETS

PROJECT	DRAWING NUMBER	REV
	IL-STNDRD-SR30	1
CODE		
AREA		



VILLAGE OF  
**FRANKFORT**  
INC • 1879

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

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

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

JP Morgan Chase requests a variation to add solar panels to the roof-top of the existing building. Under strict application of the code, solar panels are not allowed on most sloped roof buildings and in the B-2 district flat roofs are discouraged (Article 7, Section B, Part 5,f). Without a variance, JP Morgan Chase has no path forward to install solar on this property. As solar becomes more common, this will impact the

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

The unique architectural character of the building; having a sloped roof is encouraged by Village of Frankfort Site Development Regulations but this unique architectural character excludes the installation of solar under strict application of the code.

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

The roof-top solar panel installation has been designed to maximize renewable energy production with minimal aesthetic impacts. The panels are flush mounted with an antiglare coating and the equipment colors are muted. The solar panels will be visible from adjoining properties but they will be heavily buffered by extensive existing landscaping and trees along La Grande Road and Colorado Ave and between

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

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

The topographical conditions of the property are not relevant for this application.



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;

This variation is based on the fact that this roof is pitched and does not have a parapet wall to fully screen solar panels. Other properties in this zoning classification with flat roofs and parapets would not require a variation.

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

The purpose of the variation is to increase the use of renewable energy as supported by Comprehensive plan goal 4.2; decreasing carbon footprint.

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

The hardship has not been created by any person presently having interest in the property.

5. That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;

The granting of the variation will not be detrimental to the public welfare or injurious to other properties in the neighborhood. The proposed solar panels will reduce strain on the power grid and provide a sustainable source of power in the neighborhood.

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

The addition of solar panels to the existing roof-top will not lessen the architectural appeal or functional plan of the neighborhood. The panels will be flush mounted and unobtrusive.

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 solar panels will be installed in compliance with all required manufacture specifications and in compliance with local code.



SOUTH PROPERTY LINE NEAR COLORADO ROAD ENTRANCE, LOOKING NORTHWEST



SOUTH PROPERTY LINE, LOOKING WEST ALONG COLORADO ROAD



SOUTH FACADE OF BUILDING



SOUTH AND WEST FACADE OF BUILDING







VIEW FROM INTERSECTION OF COLORADO  
AND LA GRANGE, LOOKING NORTHEAST



VIEW OF WEST FACADE OF BUILDING FROM  
LA GRANGE, BETWEEN TREES

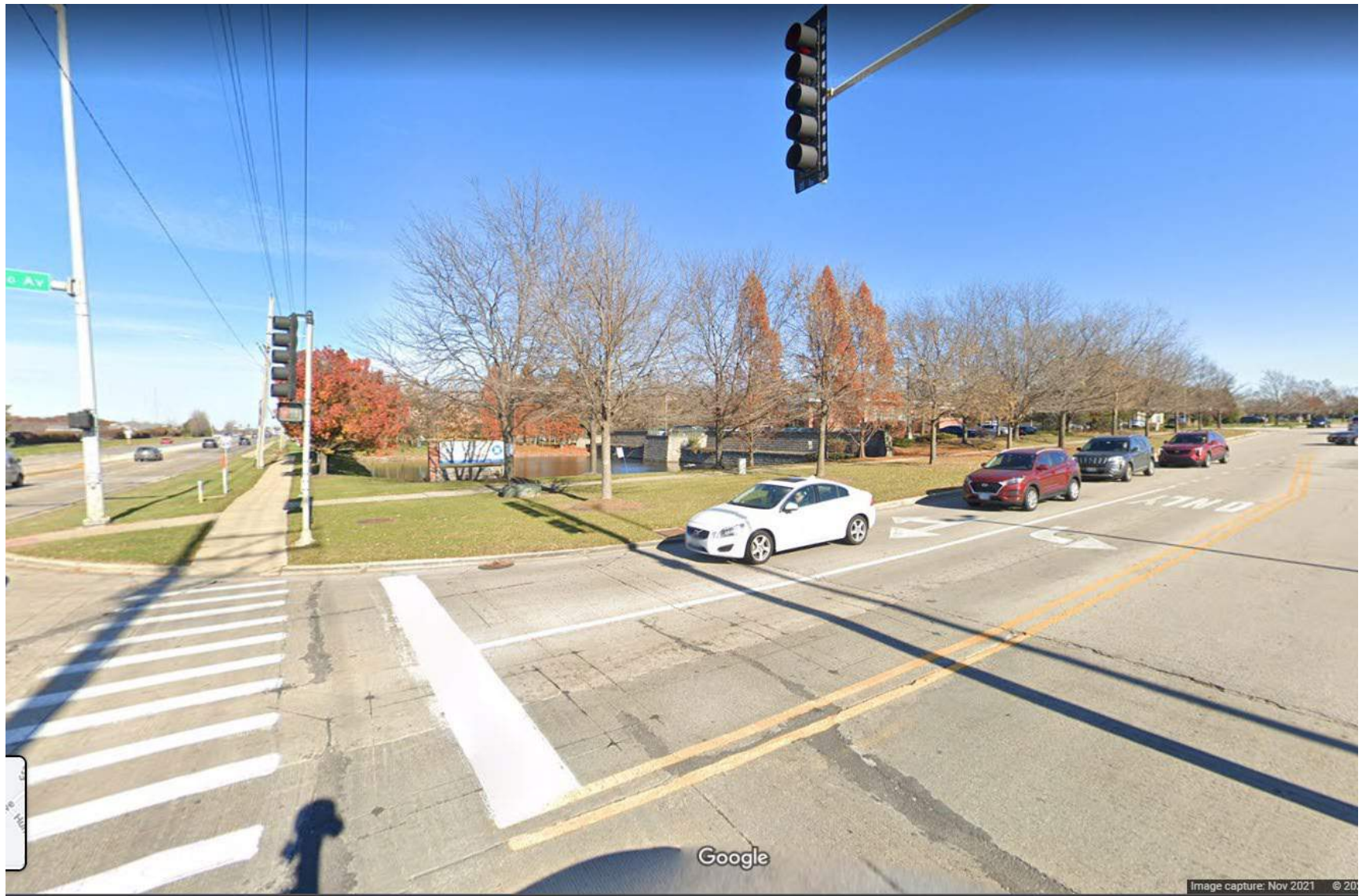


Google Street View, December 2021



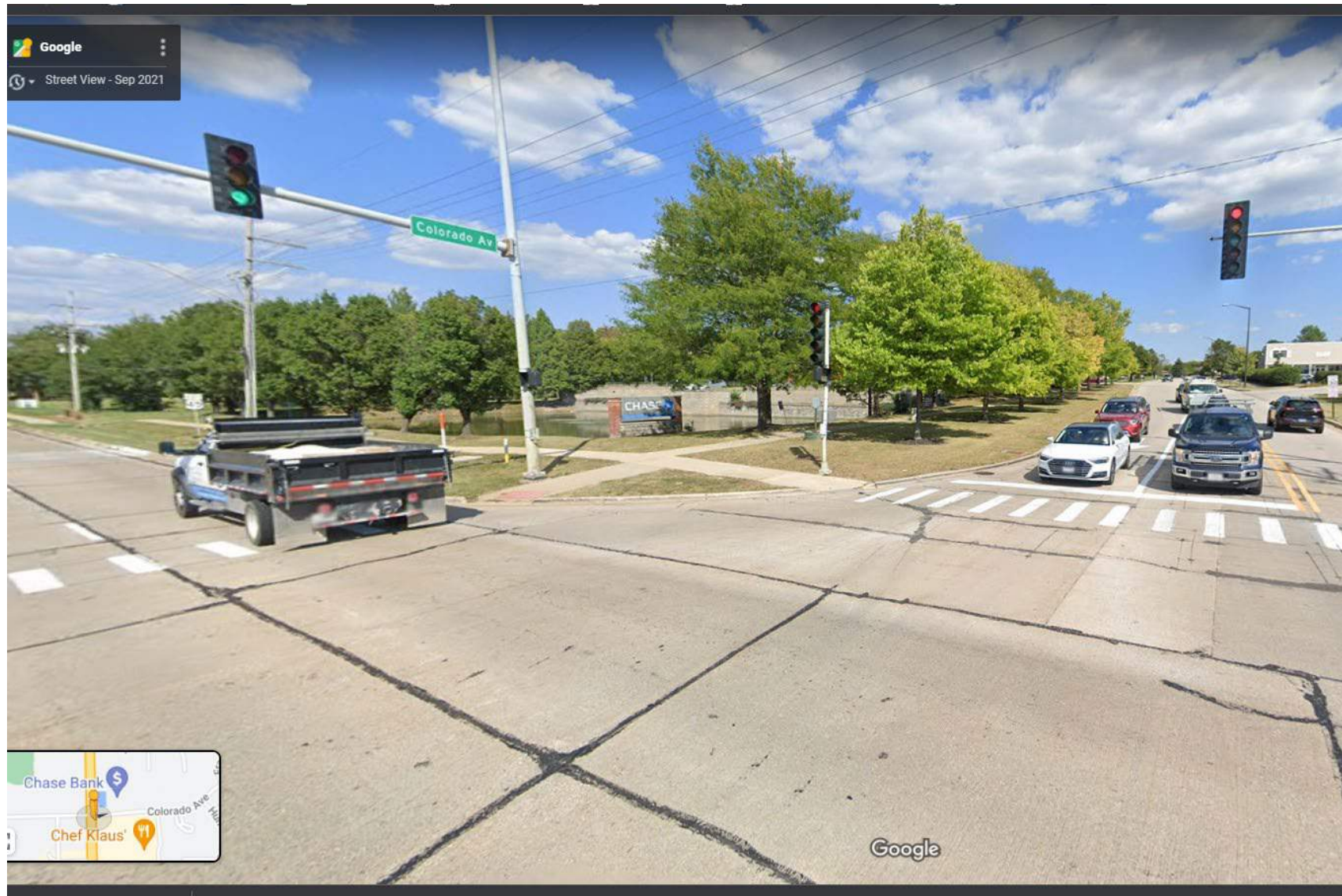


Google Street View, November 2021





Google Street View, September 2021





## **G. Workshop: 20801 S. La Grange Road – Chase Bank**

Chris Gruba summarized the staff report.

Chair Rigoni asked the applicant if she had anything to add to the staff report.

Susan Faber with Black and Veatch on behalf of the applicant approached the podium and stated that she was local and could answer any questions.

Commissioner Knieriem asked if this (rooftop solar panels) was a nationwide initiative for Chase Bank.

Nationwide over 700 locations, in Illinois over 60 locations will also have such rooftop solar panels.

Commissioner James asked if they have looked at other technology that sits closer to the roof and does not look like solar panels.

Susan Faber responded that she has not looked at other technology.

Commissioner Jakubowski asked what impact this will have on energy savings.

Susan Faber responded that she does not have that information but can provide it for the next meeting.

Commissioner Jakubowski asked if the solar panels can be painted to match the color of the shingles or if future shingles can be changed to match the solar panels.

There was some discussion about the colors on the roof.

Susan Faber stated that with most new technology it sticks out visually at first but then we become accustomed to it over time.

Commissioner Knieriem stated that he doesn't have as much concern about the visibility of the rooftop solar panels as other commissioners. He suggested that maybe there is an opportunity to relocate some panels to other sides of the roof.

Chair Rigoni stated that this is one of the nicest buildings in town and we pride ourselves on the architecture in the community. She asked Ms. Faber if there a hybrid possibility with the other alternative technology?

Commissioner Jakubowski stated that maybe there is an opportunity to blend the colors on the roof a little more.

Commissioner Knieriem reiterated that maybe they can come up with other options to address the visibility.



Commissioner James stated that they should paint some of the metal-colored conduit that is exposed to match the roof material colors.

Susan Faber asked about timing of next steps.

Chris Gruba responded.

Chair Rigoni asked Ms. Faber to come back with answers to the questions that have been raised this evening.

#### **H. Workshop: 20879 S. La Grange Road – Facen4Ward event space**

Chris Gruba summarized the staff report.

Chair Rigoni asked the applicants they had anything to add to the staff report.

The applicant, Kristen Facen approached the podium and provided an overview of the proposed business. She stated that the lease is under review by her attorney and she will be funding the improvements to the space. There should be no parking issue. They are not seeking a liquor license. She noted that her application incorrectly stated that the business would be closed on Thursdays and that it would be open from 10 am – 9 pm.

Chair Rigoni asked the PC/ZBA members if they had any questions.

Commissioner Jakubowki asked the applicant if each event will have a chaperone.

Kristen Facen responded yes.

Commissioner Jakubowski asked how many events they will have per week.

Kristen Facen responded that she envisions 1-2 events during the week and up to 4 events on the weekends.

Commissioner James stated that he sees a potential concern about the number of toilets for up to 75 people. He asked if there will be any issues with loitering.

Chair Rigoni asked if one event contract will take up the entire space.

Kristen Facen responded yes.

Chair Rigoni asked if there will be any bands.

Kristen Facen responded that there will not be any bands, but music is typically provided with a Bluetooth speaker.

Commissioner Markunas offered his congratulations on the applicant starting a new business. He said that a lot of his questions were answered by the applicant's overview of the project. He stated that it sounds like any loitering concerns will be monitored. He



### ENERGY

As technology continues to develop, improving energy efficiency community-wide will become easier and more affordable for both the Village and its residents. There are opportunities for both the Village and its residents to produce energy, conserve energy, reduce energy consumption, and eliminate energy waste.

The transition to renewable energies, such as solar, wind, and geothermal, continues to become more cost effective for homes and businesses, and some are already making the switch. There are several incentives and rebate programs in Illinois for residential, commercial and industrial users alike, including renewable energy production tax credits, special tax assessments, and solar energy buy-back programs. As each type of system can create different impacts Frankfort should continually evaluate its regulations to assure a proper balance of renewable energy benefits and the impacts of their installation.

#### SOLAR ENERGY SYSTEMS (SES)

SEs are made up of panels that contain photo-voltaic (PV) cells that convert the sunlight into electricity that is then used to supply renewable energy to a home or business. Solar systems come in many forms, including building-mounted panels that are mounted to the facade or roof of a building, building-integrated systems that replace or substitute an architectural or structural part of the building (i.e. solar roofing materials or solar windows), and ground-mounted systems that are not attached to a building.

#### COMMUNITY SOLAR GARDEN

Through the Community Solar Program, residents and businesses can “subscribe” (lease or purchase) a portion of the electricity produced by a solar installation (a.k.a. community solar garden) within their service area, and in return receive credits on their electric bills. This allows residents and businesses access to solar energy without having to install solar panels on their property. Because the program allows subscribers to simply pay for their energy per kWh, it is great for residents and businesses who do not want—or are not able—to pay the upfront costs of installing solar panels. It is also ideal for consumers who are interested

in using solar power, but are unable to—or cannot—install panels on their property. Given the scale of community solar gardens it is appropriate to consider them as a distinct land use and develop regulations to address their unique visual, environmental, and hydrological impacts.

#### GEOTHERMAL HEATING & COOLING

Geothermal heating and cooling systems circulate fluid through heating or cooling loops which either extract heat from or deposit heat into the ground, taking advantage of the consistent temperatures below the Earth’s surface. While the cost and installation of geothermal systems are more expensive than an HVAC system, they require less energy to operate, saving money on utility bills. These systems are generally considered to be one of the most efficient systems, extending cost savings of 30 - 70% on monthly utility bills.

#### WIND ENERGY

Wind Turbines use wind to generate electricity, which is transferred to the power grid and then distributed by utility providers to customers. There are two main types of wind energy that can be used installed on land: utility-scale wind and “small” wind. Utility-scale wind is created by large turbines, ranging in size from 100 kilowatts (kW) to several megawatts (MW). Small wind turbines produce less than 100 kWh and are generally not connected to the power grid, providing the energy directly to a home, farm or small business. In considering regulations for wind energy systems the Village should consider potential visual and noise impacts and develop appropriate buffering requirements from residential uses.

**GOAL: Promote energy efficiency, foster appropriately scaled land located local energy production and increase the use of renewable/ alternative energy.**





6/2/2022

Dear Village of Frankfort Plan Commission:

We are writing in response to the (paraphrased) comments made during the Zoning Board of Appeals Meeting on May 26, 222 for Project 602100 at 20801 S. La Grange Road. We hope that this response and associated documents will address your comments.

**ZONING COMMENTS**

1. Have other technologies been investigated sit closer to the roof and don't look like solar panels.

*B&V Response: The solar module and racking solution selected provides a low profile that only protrudes from the roof surface by less than 5.5". Solar modules are an industry-proven, reliable, and more efficient solar solution when compared to more recent solar shingle alternatives.*

2. What is the impact on energy savings by installing solar roof at this location?

*B&V Response: The solar installation will generate roughly 49% of the current annual energy consumption at this facility.*

3. What is the life cycle of the roof? If the roof is ever replaced, can the new shingle selection match the modules? Can the solar panels be painted to match the roof?

*B&V Response: The roof is 10-15 years old and, after inspection, was found to be in good condition. The property manager is not currently planning to replace the roof. The solar panels cannot be painted to match the existing shingles.*

4. Can we relocate panels to the other side of the roof?

*B&V Response: No. All other roof planes have been optimized for module density while also adhering to the code-required setbacks and fire access pathways.*

5. Is the possibility of using a hybrid technology as an alternative?

*B&V Response: The Owner of the facility specifically requested PV solar to be installed at this branch. While alternative sustainable energy solutions, other than PV solar, do exist; they fall outside the scope of this installation.*

6. Can we paint the metal conduit to match the roof.

*B&V Response: Yes*

7. Please demonstrate that the solar panels we are using are the most up to date technology.

*B&V Response: Please see attached Mission Solar module cut sheet. Mission Solar is a reputable solar module manufacturer of high quality, made in America, solar modules. The modules being used for this program are industry proven, reliable and are on par with the latest module technology.*





Best Regards,

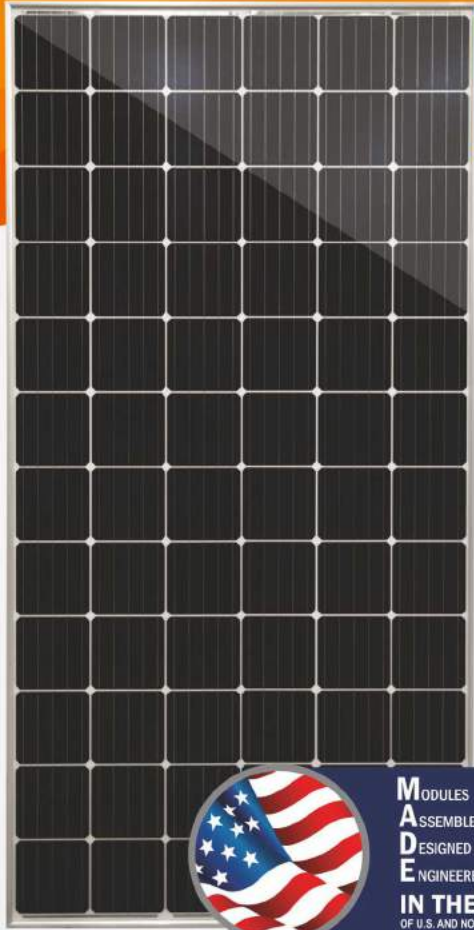
A handwritten signature in black ink, appearing to read 'ZB' with a long horizontal flourish extending to the right.

Zach Brinker  
Engineering Manager  
Black & Veatch Corporation



# MSE PERC 72

## High Power PERC Module

**RECEIVED**
*By Christopher Gruba at 3:11 pm, Jun 03, 2022*


### CERTIFIED RELIABILITY

- › Tested to UL1703 & IEC standards
- › PID Resistant



### ADVANCED TECHNOLOGY

- › PERC and 5 busbar drive >18% module efficiency
- › Ideal for all applications



### EXTREME WEATHER RESILIENCE

- › 5631 Pa snow load (117 psf) tested load to UL1703
- › 185 mph wind rating\*



### BAA COMPLIANT FOR GOVERNMENT PROJECTS

- › Buy American Act
- › American Recovery & Reinvestment Act

**25-YEAR**

LINEAR WARRANTY

**12-YEAR**

PRODUCT WARRANTY

# 365-375W

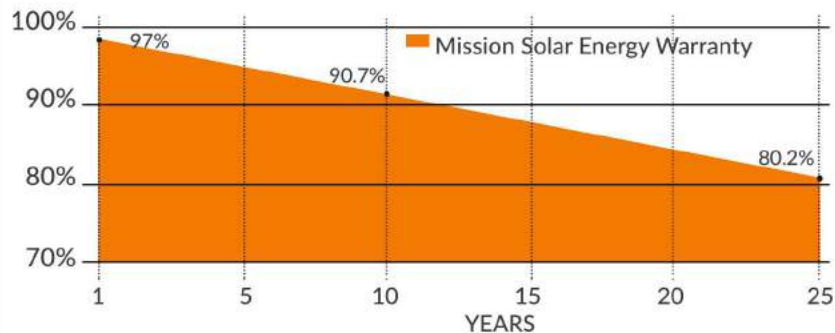
CLASS LEADING POWER OUTPUT

# 18.89%

MAXIMUM EFFICIENCY

# -0~+3%

POSITIVE POWER TOLERANCE



### CERTIFICATIONS

IEC 61215/ IEC 61730/ IEC 61701 UL 1703



CEC

\*As there are different certification requirements in different markets, please contact your local Mission Solar Energy sales representative for the specific certificates applicable to the products in the region in which the products are to be used.

\*185 mph wind rating based upon installation at 30° or less fixed tilt mount

### High-Power, American Quality

Mission Solar Energy is headquartered in San Antonio, TX with module facilities onsite. We produce American quality products ensuring the highest power output and reliability to our customers. Our product line is well suited for residential, commercial and utility applications. Every Mission Solar Energy product is certified and surpasses industry standard regulations, proving excellent performance over the long-term.





## ELECTRICAL SPECIFICATIONS

Electrical Parameters at Standard Test Conditions (STC)

Module Type			MSE365SQ9S	MSE370SQ9S	MSE375SQ9S
Power Output	P <sub>max</sub>	Wp	365	370	375
Module Efficiency		%	18.39	18.64	18.89
Tolerance			0~+3%	0~+3%	0~+3%
Short-Circuit Current	I <sub>sc</sub>	A	9.705	9.767	9.826
Open Circuit Voltage	V <sub>oc</sub>	V	48.05	48.08	48.16
Rated Current	I <sub>mp</sub>	A	9.236	9.323	9.432
Rated Voltage	V <sub>mp</sub>	V	39.52	39.69	39.76
Fuse Rating			20	20	20

## TEMPERATURE COEFFICIENTS

Normal Operating Cell Temperature (NOCT)	46.43°C (±2°C)
Temperature Coefficient of P <sub>max</sub>	-0.375%/°C
Temperature Coefficient of V <sub>oc</sub>	-0.280%/°C
Temperature Coefficient of I <sub>sc</sub>	0.045%/°C

## OPERATING CONDITIONS

Maximum System Voltage	1,500VDC or 1000VDC
Operating Temperature Range	-40°C (-40°F) to +85°C (185°F)
Maximum Series Fuse Rating	20A
Fire Safety Classification	Class C
Front & Back Load (UL standard)	5631Pa (117 psf) Tested to UL1703 standard
Hail Safety Impact Velocity	25mm at 23 m/s

## MECHANICAL DATA

Solar Cells	P-type Mono-crystalline Silicon (156.75mm)
Cell orientation	72 cells (6x12), 5 busbar
Module dimension	1987mm x 999mm x 40mm (78.23 in. x 39.33 in. x 1.58 in.)
Weight	21.6 kg (47.6 lb)
Front Glass	3.2mm (0.126 in.) tempered, Low-iron, Anti-reflective coating
Frame	Anodized aluminum alloy
Encapsulant	Ethylene vinyl acetate (EVA)
J-Box	Protection class IP67 with 3 bypass-diodes
Cables	PV wire, 1.2m (47.24 in.), 4mm <sup>2</sup> / 12 AWG
Connector	MC4

## SHIPPING INFORMATION

Container FT		Pallets	Panels	360 W	
53'	Double stack	30	780	280.80 kW	
40'	Double stack	24	624	224.64 kW	
		Panels	Weight	Height	Width
Pallet		26	1,325lbs	45.50"	45.50"
					79.50"

## CERTIFICATIONS &amp; TESTS

IEC

61215 / 61730 / 61701

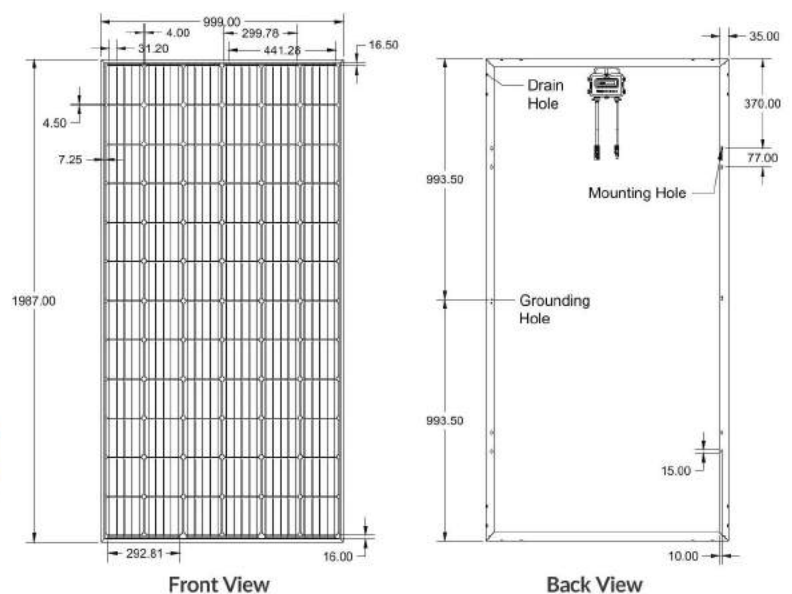
UL

UL 1703 listed

MSE370SQ9S: 370WP, 72CELL SOLAR MODULE  
CURRENT-VOLTAGE CURVE

Current-voltage characteristics with dependence on irradiance and module temperature

## BASIC DESIGN (UNITS: mm)





Example photos from other sites:

**RECEIVED**

By Christopher Gruba at 3:31 pm, Jun 03, 2022





Frankfort Site photos:

From the roof facing west towards S. Lagrange Road



From the roof facing south towards Colorado Ave



Existing Condition of the roof





**Project:** Misty Creek Townhomes  
**Meeting Type:** Pre-Workshop  
**Requests:** Rezoning, PUD, Final Plat of Resubdivision  
**Location:** Northwest corner of Laraway Road and 116<sup>th</sup> Ave  
**Applicant:** Flaherty Builders, Inc.  
**Prop. Owner:** Laraway 157 C, LLC  
**Representative:** Michael Flaherty

### Site Details

**Gross Area:** 422,532 sq. ft. (9.7 acres)  
**Net Area** 257,004 sq. ft. (5.9 acres)  
**PIN(s):** 19-09-30-300-011-0000  
**Existing Zoning:** E-R  
**Proposed Zoning:** R-4  
**Future Land Use:** General Commercial  
**Buildings:** 14 buildings (duplexes & triplexes)  
**Units:** 32

### Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Undeveloped	General Comm.	E-R
<b>North</b>	Middle School	Public/Institutional	E-R
<b>South</b>	Single Fam. Res.	Single Fam. Detached Res.	R-2
<b>East</b>	Single Fam. Res.	Single Fam. Detached Res.	R-2
<b>West</b>	Undeveloped	General Comm.	B-4

Figure 1. Location Map



### Project Summary

The applicant, Flaherty Builders, Inc., is proposing a 32-unit townhome development for “Misty Creek”, located immediately to the south of Hickory Creek Middle School. The 32 units would be in the form of four (4) triplexes and eleven (10) duplexes. The project would require rezoning the property from E-R (Estate Residential) to R-4 (Attached Single-Family Residential) and obtaining a Special Use Permit to allow development of the site as a PUD. Duplexes and triplexes are permitted uses in the R-4 zone district. Each townhome will be located on a private lot within the development, very similar to the recent Plat of Resubdivision for Lighthouse Pointe Phase 3 (also zoned R-4 with a PUD overlay). A new public road (Misty Creek Lane) is proposed through the center of the development, connecting to both Laraway Road and 116<sup>th</sup> Ave. PUD developments are intended to “provide a maximum of design freedom by permitting the developer an opportunity to more fully utilize the physical characteristics of the site...” and “should only be employed in instances where a benefit for the community can truly be derived from its use”. As such, the PUD allows the applicant to seek “exceptions” from Zoning Ordinance regulations, instead of requesting variances. To offset the requested exceptions, the PUD development should offer a higher quality development with amenities for the enjoyment of the residents of the development and the Village overall.



## **Attachments**

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1. Aerial Photographs, Village of Frankfort GIS (large scale and small scale)
2. Plat of Survey, received January 27, 2022
3. Existing Topography map, received May 25, 2022
4. Plan Commission meeting minutes excerpt, March 10, 2022
5. PUD Findings of Fact, provided by applicant, received May 25, 2022
6. 2019 Comprehensive Plan excerpt, land use percentages
7. Improvement and Berm Agreement (berm shared with school), April 8, 2005
8. Traffic Assessment, prepared by KLOA, received May 25, 2022
9. Street Sign detail, received May 25, 2022
10. Light Pole detail, received May 25, 2022
11. Photographs of property, taken by staff March 1, 2022
12. Preliminary Site Plan, received May 25, 2022
13. Preliminary Plan, received June 6, 2022
14. Preliminary PUD Plan, received June 6, 2022
15. Landscape Plan and details, received May 25, 2022
16. Vehicle Turning Exhibit, received May 25, 2022
17. Architectural Elevations, floorplans and building materials, received May 25, 2022

## **Background**

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The Plan Commission reviewed this project as a preliminary workshop on March 10<sup>th</sup>, 2022. At that time, two different versions of the plan were presented: A 31-unit plan with an arced turn in Misty Creek Lane and a 34-unit plan with a 90° turn in Misty Creek Lane. The Plan Commission preferred the road layout with a 90° turn, which would also comply with the Village's Design Standards for roads and sidewalks. Once the road layout was selected, the plan was reviewed again by the Village's engineering consultant, in which it was discovered that the size of the detention pond would need to be enlarged. The resulting plan before the Commission is a 32-unit plan with a 90° turn in Misty Creek Lane. On March 10<sup>th</sup>, the Plan Commission requested a 2<sup>nd</sup> workshop for this project.

The Plan Commission also made several comments and recommendations during the March 10<sup>th</sup> workshop. A copy of the meeting minutes has been attached to this report, but summarized here:

1. The Commission was generally in favor of the use of the property for single-family attached units, despite the property being planned for "General Commercial" in the Future Land Use Map of the 2019 Comprehensive Plan.
2. The proposed residential use would have less of a negative impact on the existing traffic patterns in the vicinity, especially considering the school traffic.
3. The Commission requested that a landscape berm be installed along 116<sup>th</sup> Avenue, which is reflected on the current plans.
4. The Commission did not prefer that the dog park be located at the intersection of Laraway Road and 116<sup>th</sup> Avenue and asked for other options to be explored. The applicant relocated the "pet park" to the west side of the detention pond.
5. The Commission requested that there be more color variation on the buildings. The materials board has been amended to include two different trim options for the buildings.

**The following information will be required prior to scheduling a public hearing for the project:**

1. A Yield Plan will be required (page 30). A Yield Plan is required for PUD developments to determine the "base density" of a project. The Yield Plan should illustrate the number of **dwelling units** that could be fit on the site if developed under the R-4 zone district regulations without a PUD overlay.



2. Any ground-mounted mechanical units should be illustrated on the Site Plan and Landscape Plan.
3. A common open space management plan will be required (page 28).

## ***Analysis***

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### 2019 Comprehensive Plan

1. The Comprehensive Plan illustrates the subject property as “General Commercial”. This designation does not encourage property to be rezoned for residential purposes, as is proposed. However, an argument could be made in favor of a rezoning to R-4 (Attached Single-Family Residential):
  - a) The subject property is located adjacent to an existing middle school. If the property were rezoned to B-2, a zone district recommended by the Comprehensive Plan, it would permit dry cleaners, restaurants and many types of general retail businesses by-right. Other uses, such as gas stations, auto repair, auto sales, car washes and taverns would be permitted if granted a Special Use Permit. These commercial uses could be viewed as less compatible with the existing school.
  - b) An undeveloped, 4.3-acre property exists immediately to the west of the subject property and is zoned B-4 (Office). Further west of that, at the northeast corner of Laraway Road and Elise Boulevard, is a 2.5-acre undeveloped parcel, zoned B-2 (Community Business). The loss of commercial zoning on the subject property would not result in a complete absence of commercially zoned property in the immediate area.
  - c) Considering that the area and intersection near the school can be busy during school hours, the additional traffic added to this intersection as part of a commercial development may be undesirable.

During the March 10<sup>th</sup> workshop, the Commission expressed approval of the residential use as proposed.

Should the property be rezoned to R-4, staff recommends amending the 2019 Comprehensive Plan’s Future Land Use Map to reflect the change and reclassify the property as “Single-Family Attached Residential”.

### Zoning

1. The subject property is currently zoned E-R, Estate Residential. The applicant is proposing rezoning the property to R-4 (Attached, Single-Family Residential), with a Special Use Permit to develop the site as a PUD. The R-4 zone district permits duplexes and triplexes by-right. The PUD overlay would allow “exceptions” from the Zoning Ordinance, instead of requesting several variances. These exceptions are intended to be offset by offering “tangible benefits”, including but not limited to, recreational amenities, open space, enhanced landscaping and enhanced building materials. A list of requested exceptions and tangible benefits have been listed at the end of this report.

### Site Plan

#### General Comments:

1. The R-4 zone district allows a maximum residential density of up to 5 dwelling units/acre. The applicant is proposing a density of 5.42 dwelling units/acre, requiring an exception under the PUD Special Use Permit. The original site plan for the first workshop did not exceed the 5 dwelling units/acre, but due to the enlargement of the detention pond, which subtracts from the net buildable area, the density now exceeds this regulation.



2. The hatched rear squares attached to each dwelling unit indicate *optional* enclosed sunrooms. Unhatched rectangles attached to the rear of a dwelling units indicates an unroofed, unenclosed patio only. All of the dwelling units, except for units 1-6 would be permitted an optional sunroom.
3. No fences, walls or retaining walls are proposed as part of this development other than for the pet park. A 4' tall, faux wrought iron style black aluminum fencing is proposed to enclose the dog run area within the pet park. The majority of the pet park will be unfenced.
4. In discussions with Public Works, the streetlights may be the acorn-style fixtures, but the lighting element must be LED. Staff also recommends installing reflectors at the top of the acorn fixture to help minimize light pollution, although this is not a requirement in the Zoning Ordinance. Streetlights without cut-off fixtures, as in this case, cannot exceed 12' tall within the R-4 zone district. The proposed light poles are 14.67' measured to the top of the light fixture, requiring an exception as part of the PUD Special Use Permit.
5. Per the Public Works Department, sections of the existing sidewalk along Laraway Road that are overgrown with grass must be unearthed and washed. Sections of sidewalk that are shattered or have an elevation change between sections of more than 1" must be replaced.

#### Dimensional Table

	<b>R-4</b>	<b>Proposed</b>	<b>Notes</b>
<b>Minimum Lot Size*</b>	Min 28,500 sq. ft., or 5,000 sq. ft. per dwelling unit	2,870-5,018 sq. ft	Exception required as part of PUD
<b>Density</b>	5 units/net ac.	5.42 units/net ac.	Exception required as part of PUD
<b>Front Yard Setback (east)</b>	40' min	32'	Exception required as part of PUD
<b>Corner Side Yard Setback (south)**</b>	40' min	50' +/-	
<b>Side Yard Setback (north)</b>	15' min	20.59'	
<b>Rear Yard Setback (west)</b>	40' min	31.3'	Exception required as part of PUD
<b>Building side-to-side separation</b>	30' min	30.1'	
<b>Setback from HWL of detention pond</b>	40' min	80' +/-	
<b>Building Height</b>	35' max	30.5'	
<b>Floor Area Ratio (FAR)</b>	0.25 max	0.19	
<b>Lot Coverage</b>	50% max	18.5%	
<b>Impervious Lot Coverage</b>	50% max	43.7%	

**\*Min lot size:** The smallest lot is 2870 square feet (Lot 2) and the largest lots are 5,018 square feet (Lots 25, 27-30 and 32). Smaller lot sizes can be created as part of a PUD, as was done for Lighthouse Point Phase 3.

**\*\*Setback from Laraway Road:** There is no 125' building setback requirement from the centerline of Laraway Road for the R-4 zone district. Coincidentally, the closest building on Lot 1 is approximately 125' from the centerline of Laraway Road.

#### Parking & Loading

1. Each dwelling unit is required to provide a two-car garage (page 121). Every unit will have a 2-car garage, meeting this requirement.



2. Each dwelling unit is required to provide 0.5 off-street guest parking spaces for each dwelling unit (page 121). There are 32 units, requiring 16 parking spaces. In addition, each dwelling unit is required to provide 0.5 off-street guest parking spaces for each 1,200 square feet of floor area (page 154). There is a total floor area of 67,050 square feet, requiring 28 parking spaces. The total required off-street guest parking required is 44 spaces. Driveways over 25' long may satisfy this requirement (page 121). There are at least 23 driveways that are at least 25' long, meeting this requirement. Each driveway is approximately 20' wide, allowing for 2 cars each.
3. Although not counted toward the guest parking requirements, Misty Creek Lane will be constructed as a public road, and parking would be permitted on both sides of the street.

#### Circulation

1. Misty Creek Lane will be constructed as a public, "local access road", with a 66' right-of-way and 32' roadway pavement width. The road complies with the Village's Design Standards.
2. A traffic study is required for PUD developments (page 39). A traffic assessment has been provided and prepared by KLOA, received May 25, 2022. The assessment concludes that the proposed development "will have a limited impact on the existing area roadway conditions".
3. Most of the traffic is anticipated to enter/exit from Laraway Road. The intersection at 116<sup>th</sup> would be right-in, right-out only.
4. Misty Creek Lane would align with Ledgestone Way, on the south side of Laraway Road.
5. Laraway Road will soon be widened by the County; this plan takes this into account. The project has received approval from Will County to allow for a full-access drive onto Laraway Road.
6. Laraway Road is classified as a "Regional Arterial Road". 116<sup>th</sup> Avenue is classified as a "Major Collector". These designations affect the landscaping (berming) required along each road frontage.

#### Building Elevations and Floorplans

1. Each dwelling unit shall be at least 90% masonry on the first floor and 50% on the second floor (page 148). The first floors are 100% masonry, and the second floors have some brick with also composite shake siding, composite lap siding for variety, exceeding this requirement.
2. Building design in the R-4 zone district shall be original and unique (page 148). The applicant is proposing a mix of materials and masonry along the entire first floor of every unit.
3. Each unit is required to have a separate front and rear exit (page 120). Only Unit C has front and rear access. Units A and B have *side* and rear access only, requiring an exception as part of a PUD development.
4. Mechanical equipment will be on the ground next to the units, not on rooftops. These units should be illustrated on the Landscape Plan prior to a public hearing.



5. Each unit shall provide a basement at least 80% of the area of the footprint (page 120). Although there are no basement floorplans submitted, this requirement is noted on the Preliminary Site Plan. A basement floorplan will be required prior to a future public hearing for this project.
6. The minimum square footage for a 2-bedroom unit is 1,200 SF (page 117). Units A & B are two-bedroom units and measure 2,028 & 2,133 square feet respectively. The minimum square footage for a 3-bedroom unit is 1,600 SF. Unit C is a three-bedroom unit and measures 2,199 square feet.

#### Stormwater & Drainage

1. Robinson Engineering has completed preliminary engineering review of the site plan. The plan has been modified to accommodate a larger on-site detention pond than was originally proposed.
2. According to the National Wetlands Inventory maps, there are no wetlands or floodplains on the subject property.

#### Landscaping

The Zoning Ordinance (page 27) states:

*b. Landscape Screening. In accordance with the regulations of Village of Frankfort Landscape Regulations, screening at the edges of the planned unit development shall be regulated as follows:*

*1. Fences, walls or vegetation screening shall be provided along the edges of the planned unit development where needed to protect residents from undesirable views, lighting, noise or other off-site influences, or to protect occupants of adjoining residential districts from similar adverse influences within the planned unit development.*

#### General Comments:

1. There are no trees on the subject property and a tree survey was not required.
2. A revised Landscape Plan was provided. Staff has not performed a tree and shrub count analysis, although the proposed landscaping appears to meet the requirements of the Landscape Ordinance and may even exceed the requirements, especially along Laraway Road and 116<sup>th</sup> Avenue. A full analysis of the Landscape Plan will be provided prior to a future public hearing.
3. Street trees are required on both sides of Misty Creek Lane at a rate of 1 overstory tree for every 35'. Misty Creek Lane is approximately 1,100' linear feet, requiring 32 trees on each side of the road. The Landscape Plan meets this requirement.
4. A landscape berm, approximately 3' tall is located between the proposed townhomes and the school, located mostly on the school property. An agreement exists between the school and the townhome property that this berm remain in perpetuity. Per the Landscape Ordinance, landscape berms are required when two "incompatible uses" abut one another. No definition exists of "incompatible use", although it could be argued that the school and the proposed townhomes are compatible uses, therefore not requiring a landscape berm (although it's already in place). The berm may have been installed when the subject property was designated as commercial on the Future Land Use Map.
5. Arterial Roads (Laraway Road) require a landscaped area at least 25' wide, with plantings and a berm at least 3' tall. A landscape berm, approximately 3' tall, would be located along Laraway Road in front of lots 25-32 and Lot 1, meeting this requirement.

6. Collector Roads (116<sup>th</sup> Ave) require a landscaped area at least 18' wide, with plantings and a berm at least 2.5' tall. A 2.5' berm is proposed along 116<sup>th</sup> Avenue, meeting this requirement.
7. **Staff recommends exploring the option to replace the 6' wide asphalt path along the north and west property lines with additional, enhanced landscaping (trees and shrubs). The reasons being are that the walking path open space area is less than 20' wide, making it ineligible to be counted toward "common, usable open space". Instead, enhanced landscaping along the west property line would create a visual buffer between the dwelling units and the ComEd overhead powerlines, as well as any future commercial development that may occur on the 4.3-acre, commercially zoned (B-4) parcel to the west. The Zoning Ordinance also specifically notes that increased landscaping, beyond what is required, may count as a "tangible benefit" toward a PUD development. Increased landscaping along the existing berm that is shared with the school, beyond what is currently proposed, may also be more beneficial to the townhome residents, creating a buffer between their units and the school sports field and vehicle queue drive aisle. Lastly, the residents may not want pedestrians (and non-residents) walking along a path that will be approximately 10' from their sunroom or patio.**

#### Open Space

*Zoning Ordinance, Page 28: Designation of Recreational Amenities and Permanent Common Open Spaces. At least 20% of the net acreage of PUDs that contain only residential uses, and at least 20% of the net acreage of the residential portion of mixed-use PUDs, shall be usable common open space.*

*Usable common open space shall be defined as follows:*

*Active or Passive. Usable common open space may include active open space and/or passive open space, as defined in Article 12.*

*Parcel Size: Each parcel of common open space used for active recreation shall be at least 10,000 square feet with a minimum width of 125 feet. For trail purposes the minimum open space width shall be 20 (twenty) feet.*

**At least 20% of the development shall be usable common open space.**

1. As per the above definitions, the total usable common open space provided is 20,000 square feet, or 12.85%, requiring an exception for the PUD development. As such, the area highlighted in green on the Preliminary Site Plan cannot all be counted toward common usable open space and should be revised prior to the public hearing.
2. The walking path along the west property line and along the north property line adjacent to Lot 6 is less than 20' wide, making it ineligible to be counted as common, usable open space.
3. The Zoning Ordinance specifically requires a "tot lot" within PUD developments. However, the applicant is proposing a pet park instead, to better fit the anticipated demographic. The pet park was originally proposed as public during the first workshop but is now proposed as private. This change would require an exception for the PUD development.
4. The proposed pet park area is 10,590 square feet. The dog run within the pet park is approximately 2,000 square feet and will be enclosed by a fence. PUD developments require that open spaces such as this



measure at least 10,000 square feet and at least 125' wide in any direction. The pet park is not at least 125' wide in both directions and technically cannot be counted toward common, usable open space.

#### Other

1. The Fire District has reviewed the proposed site plan and does not have any additional comments at this time.
2. A draft copy of the Covenants and Restrictions has been submitted.
3. An EcoCAT clearance letter has been submitted which states that there no significant natural resources that would be impacted by the proposed development.
4. A SHPO clearance letter has been provided which states that there are no significant cultural resources that would be impacted by the proposed development.
5. The builder has spoken with the two school districts and Frankfort Park District and each taxing body has agreed to accept cash donations in lieu of any land dedication.

#### ***Exceptions and Tangible Benefits (PUD)*** ---

##### Exceptions (normally variance requests)

1. The minimum lot area in the R-4 zone district is 5,000 square feet (page 116). All lots except for six are under 5,000 square feet. The smallest lot is 2870 square feet (Lot 2) and the largest lots are 5,018 square feet (Lots 25, 27-30 and 32).
2. The Maximum Net Density in the R-4 zone district is 5 dwelling units/acre, with 5.43 proposed (page 116).
3. The minimum common, usable open space provided for a residential PUD development is 20% of the net area (page 26). The net area of the site is 5.9 acres, requiring 51,611 square feet, with only 20,000 square feet provided. The only area that meets the definition of usable, common open space is the 20' wide strip of walking trail along the north property line, adjacent to Lots 7 – 24.
4. The minimum front yard setback for the R-4 zone district is 40' (page 116). The front yard is defined as the yard adjacent to 116th Ave. Building 24 is set back 32' from the front property line, requiring an exception.
5. The minimum rear yard setback for the R-4 zone district is 40' (page 116). The rear yard is defined as the yard adjacent to the west property line. Both buildings along the west property line do not meet the 40' setback, with the closer building located 31.3' from the rear property line.
6. A front and rear pedestrian entrance is required for each unit (page 120). Units A and B have front and side entrances, requiring an exception.
7. A tot lot is required, with a pet park proposed (page 32), requiring an exception.
8. Streetlights cannot exceed 12' max height if no-cutoff fixtures are used. Overall streetlights are 14.67' as proposed, requiring an exception.

### Tangible Benefits (to offset the exceptions)

*Modifications in zoning, subdivision, and other applicable regulations are privileges and will be considered by the Village only in direct response to the tangible benefits received from the planned unit development to the Village or the neighborhood in which it would be located. These benefits shall be in the form of exceptional amenities; outstanding environmental, landscape, architectural or site design; or the conservation of special man-made or natural features of the site. (page 24)*

1. A 10,590 square foot pet park is proposed. Technically, this area cannot be counted toward “common, usable open space” because it is less than 125’ wide in both directions (page 26).
2. A 6’ wide asphalt walking trail is proposed along west and north property lines, within a greenspace area at least 20’ wide along the north property line and approximately 19’ wide along the west property line. Technically, the walking trail along the west property line cannot be counted toward “common, usable open space because it is less than 20’ wide (page 26).
3. A 100% masonry building façade is proposed, whereas 90% is required (page 148).
4. Off-site landscaping is proposed on school property on the shared landscape berm.

### ***Special Use Request (PUD)***

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The following findings of fact are used to judge the merit of a special use permit request.

#### **Findings of Fact:**

1. No special use shall be recommended by the Plan Commission, unless such Commission shall find:
2. 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.
3. 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.
4. 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.
5. 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.
6. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
7. 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.



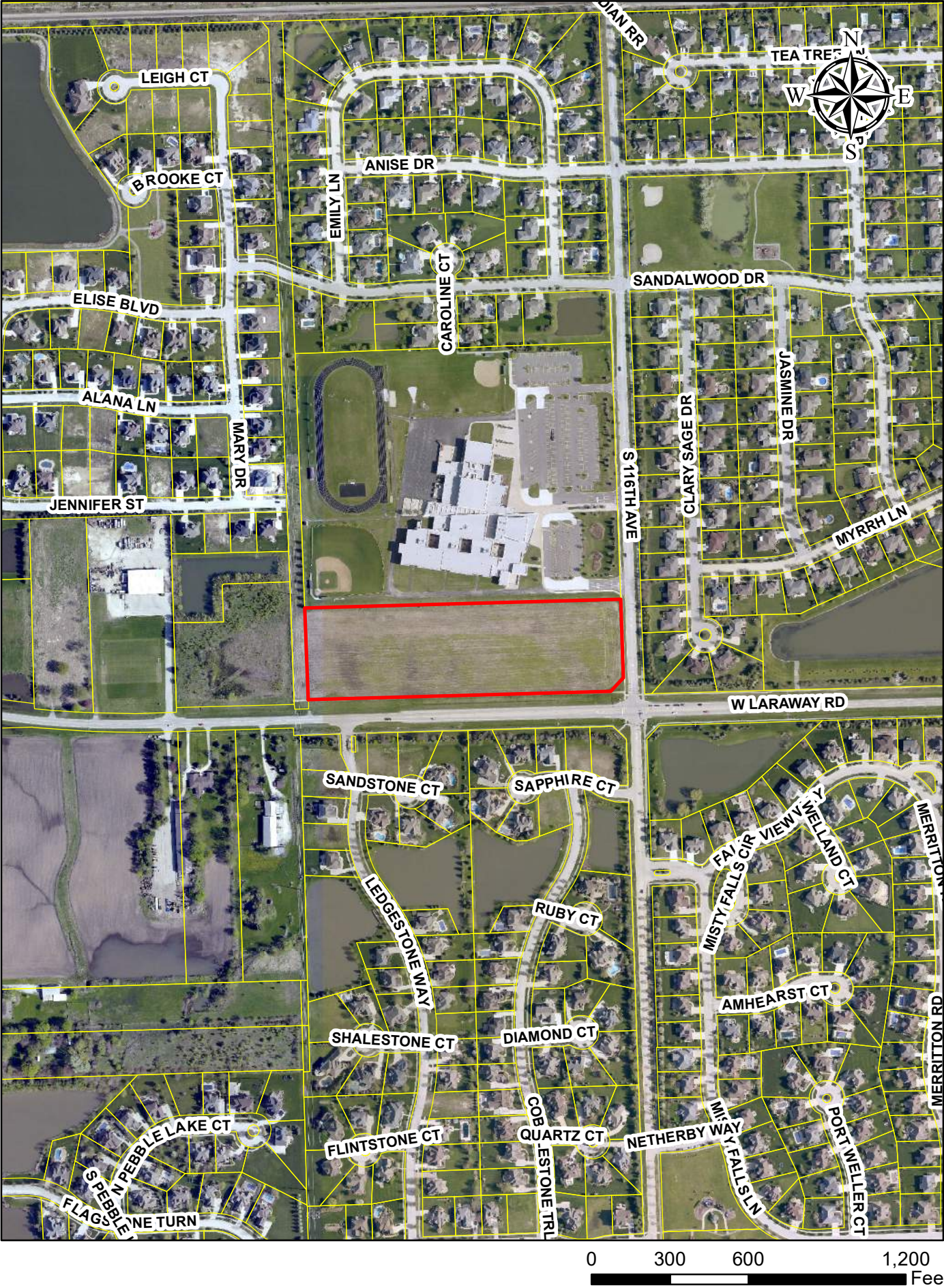
8. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

**PUD Objectives:**

1. *In addition to the general purpose of this Ordinance, the purpose of this section is to establish standards and procedures for Planned Unit Developments, in order that the following objectives may be obtained:*
  - a. *Encourage variety and flexibility in land development that is necessary to meet the best interests of the entire Village;*
  - b. *Regulate the allocation, maintenance and permanent preservation of common open space, recreation areas and facilities to offer recreational opportunities close to home and to enhance the appearance of neighborhoods by the conservation of natural resources;*
  - c. *Provide for a variety of housing types to accommodate the life stages and lifestyle choices of a range of persons, by allowing development that would not be possible under the strict application of the other sections of this Ordinance;*
  - d. *Preserve natural vegetation, topographic and geologic features, and other natural resources and amenities, and improve air and water quality;*
  - e. *Use a creative approach to the use of land and related physical facilities that results in better design and provision of exceptional amenities;*
  - f. *Prioritize an efficient use of land, resulting in more economic networks of utilities, streets, schools, public grounds and buildings and other community facilities;*
  - g. *Support land use which promotes the public health, safety, comfort and welfare; and*
  - h. *Encourage innovations in residential, commercial and industrial development so that growing demands of the population may be met by greater variety in type, design and layout of space ancillary to said buildings.*

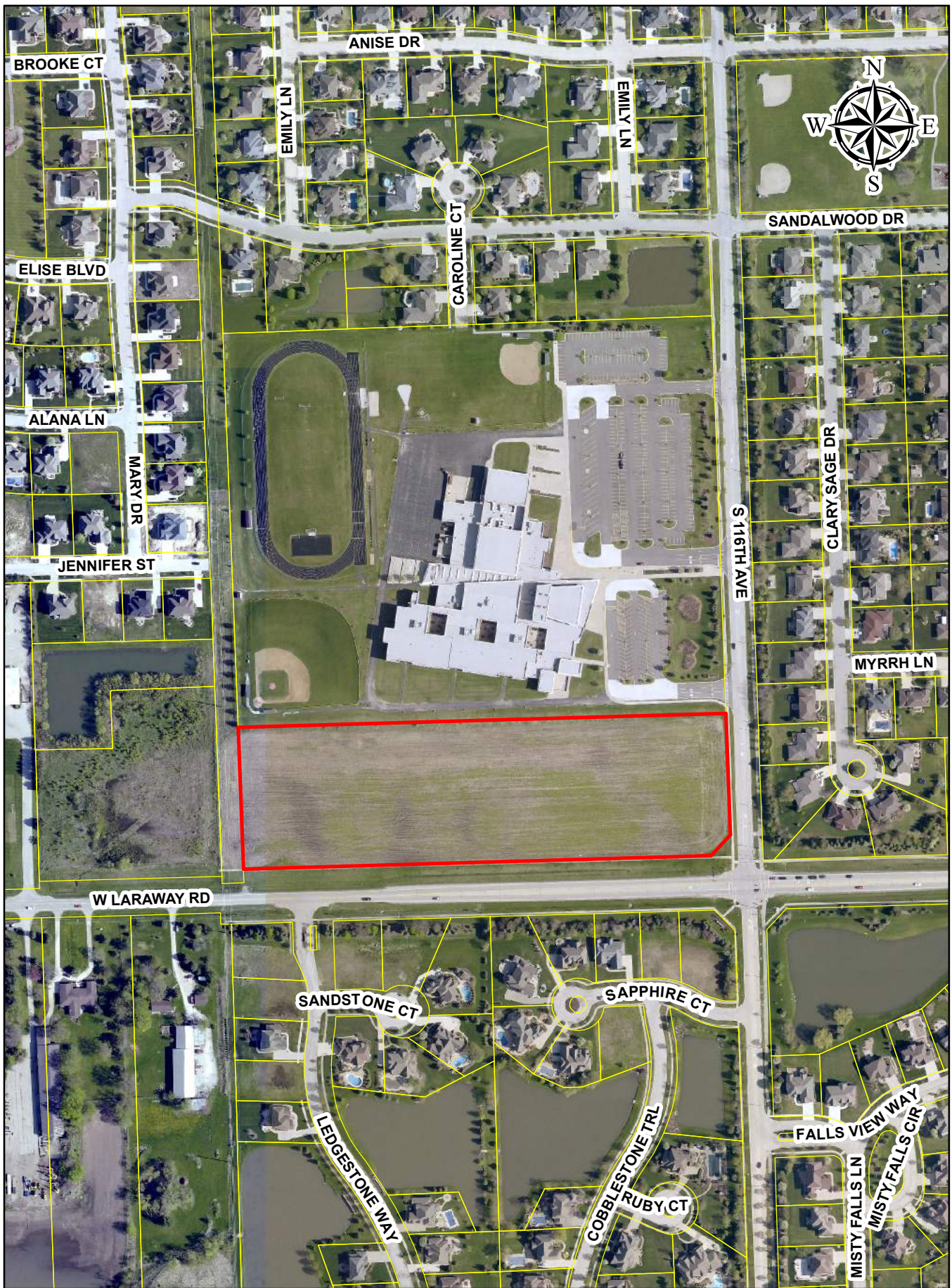


# Misty Creek Townhomes





# Misty Creek Townhomes



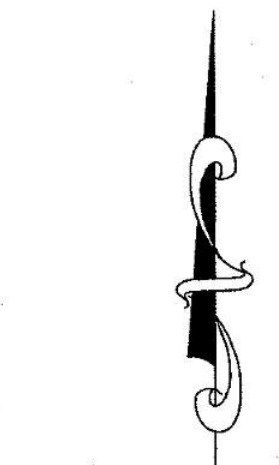
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By Christopher Gruba at 8:30 am, Jan 27, 2022

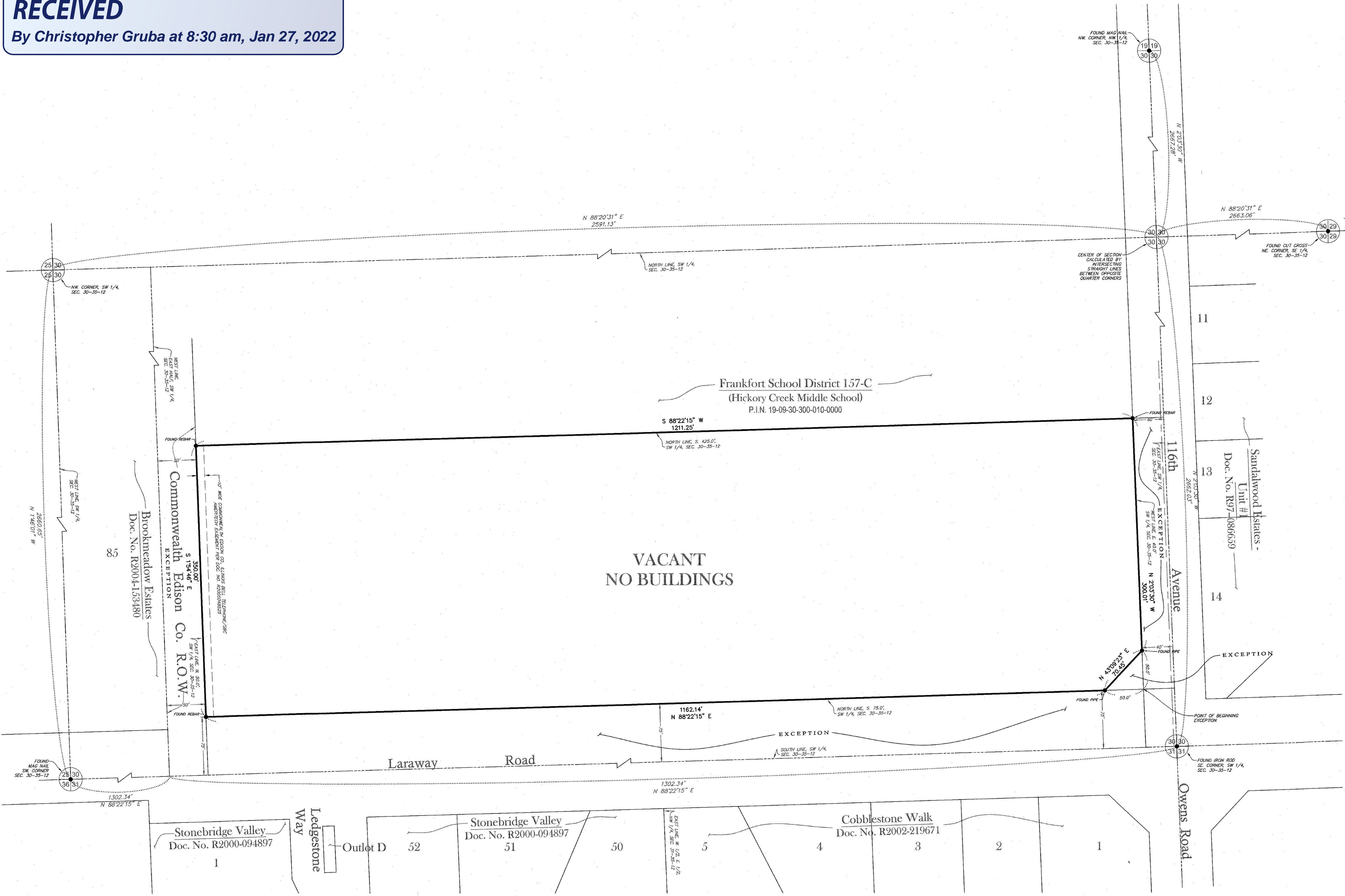
PLAT OF SURVEY

LEGAL DESCRIPTION  
THE SOUTH 425 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 50 FEET, THE SOUTH 75 FEET, THE EAST 40 FEET AND ALSO EXCEPTING THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH 75 FEET AND THE WEST LINE OF SAID EAST 40 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST 40 FEET, A DISTANCE OF 50.00 FEET; THENCE SOUTH 45 DEGREES 03 MINUTES 23 SECONDS WEST 70.44 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 75 FEET THAT IS 50.00 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 43 MINUTES 36 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH 75 FEET, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.



GRAPHIC SCALE  
( IN FEET )  
1 inch = 60 ft.  
BASIS OF BEARINGS IS THE  
ILLINOIS STATE PLANE COORDINATE SYSTEM  
EAST ZONE (NAD83)

LEGEND  
meas. MEASURED  
rec. RECORDED  
calc. CALCULATED  
● FOUND SURVEY MONUMENT  
■ SET 5/8" REBAR UNLESS OTHERWISE NOTED  
— SUBJECT BOUNDARY LINE  
— ADJACENT BOUNDARY LINE  
— SECTION LINE  
— EASEMENT LINE



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.  
FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

STATE OF ILLINOIS )  
COUNTY OF WILL )  
RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-001251, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.  
SURVEY FIELD WORK COMPLETED 8-17-2021  
GIVEN UNDER MY HAND AND SEAL THIS 11TH DAY OF SEPTEMBER, 2022  
BY [Signature]  
ILLINOIS PROFESSIONAL LAND SURVEYOR & CIVIL ENGINEER No. 184-001251  
TO ENSURE AUTHORITY OF THIS DRAWING, IT MUST BEAR THE SURVEYOR'S SEAL OR OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THE DRAWING.

LOT AREA = 9.707 ACRES more or less			
REVISIONS			
No.	DATE	DESCRIPTION	BY

<b>RT &amp; A</b>	<b>Ruettiger, Tonelli &amp; Associates, Inc.</b>		
	Surveyors • Engineers • Planners • Landscape Architects • GIS Consultants		
	129 CAPISTA DRIVE • SHOREWOOD, ILLINOIS 60404		
	PH. (815) 744-6600 FAX (815) 744-0101 website: www.ruettiger-tonelli.com		
DATE: 1-10-2022	SCALE: 1" = 60'	DRAWN BY: ech	CHECKED BY: DJZ
PREPARED FOR:	FLAHERTY BUILDERS 9485 BORNET DRIVE MOKENA, ILLINOIS 60448		FIELD BOOK: 20201513 B1 PAGE: 1-3 DRAWING No.: 320-1513-LS
DRAWING TITLE:	PLAT OF SURVEY		320-1513-LS



*By Christopher Gruba at 1:57 pm, May 25, 2022*

ASPHALT

51

Circumstance	Percentage (%)
Self-defense	85
To protect others	75
To protect property	65
To protect the community	55
To protect the environment	45

[illegible]



- Generally cleaning up the property.

Chair Rigoni asked Mr. Smith to work with staff.

**D. Workshop: Misty Creek Townhomes – Northwest Corner of Laraway Road and 116<sup>th</sup> Avenue – Zoning Map Amendment (Rezoning); Special Use Permit for PUD; Preliminary and Final Plat of Subdivision**

Chris Gruba presented the staff report.

Chair Rigoni asked the applicant to come forward.

Mike Flaherty, the applicant, approached the podium. He explained why they decided to pursue townhomes. The property is not viable for commercial development. He stated that they sat down with the school district this morning and they want cash-in-lieu of land and were happy with the project. He stated that there is a berm easement agreement in place that if the school builds the berm, the developer will landscape the berm. He stated that the County wants three southbound traffic movements at the Laraway and 116th Avenue intersection. The developer will donate an additional 8 feet along 116th Avenue to accommodate the County's intersection plan.

Mike Flaherty explained the desired roadway geometry and stated that the goal is to avoid cut-through traffic.

Mike Flaherty stated that they measured the existing sidewalk on Laraway and it is 6 feet wide but it is overgrown so it looks to be less than 6 feet.

Chair Rigoni asked Gruba what option they should be looking at.

Chris Gruba responded Option 1.

Chair Rigoni stated that with Option 1 there would be a need for an exception on the 30-foot corner side yard setback.

Chair Rigoni asked the members to start with commenting on the deviation from the Comprehensive Plan.

Commissioner Schaeffer stated that she is in favor of the deviation.

Commissioner Markunas stated that being a parent of a student at Hickory Creek, he thinks it fits better as residential than commercial. He likes the fact that parents could walk their students to school.

Commissioner Knieriem stated that he agrees that residential is more appropriate.

Chair Rigoni stated that residential is more appropriate.

Commissioner Hogan stated that he agrees with residential. He suggested that there be a wiffleball field instead of a dog park.



Commissioner Guevara stated that from a traffic standpoint residential makes more sense. He asked if there have been any sales interest over the years.

Mike Flaherty stated that there was just one inquiry several years ago.

Commissioner Guevara asked about the landscaping.

Commissioner Guevara asked about the west yard setback.

Mike Flaherty responded it would be 32 feet.

Chair Rigoni asked if there will be a berm along 116th Street.

Mike Flaherty responded that they can add it to the plan.

Commissioner Schaeffer asked what some units are skewed.

Mike Flaherty responded that slight turns among the building orientation creates more visual interest.

Commissioner Schaffer asked if the path around the park will be continuous.

Mike Flaherty responded yes.

Commissioner Markunas stated he has no other comments.

Commissioner Knieriem asked if there will be turn lanes along 116th Avenue.

Mike Flaherty responded yes, these will eventually be added on Laraway.

Commissioner Knieriem stated that he likes the idea of a dog park but questions the location. Is it better suited to the back side?

Mike Flaherty responded that this is a good question. Their thought was to make it available to the public.

Chair Rigoni stated that the Village likes to avoid having fences on prominent corners. Knieriem stated that the dog park should be set back in the area where townhome units #23 and #24 are located.

Chair Rigoni stated that this could be a very popular dog park.

There was some discussion about relocating the dog park to the northwest corner of the site, in the location of townhome units 4, 5, and 6, where it would be primarily used by the townhome residents.

Schaeffer asked if this would be a 55 and over community.

Mike Flaherty responded no.

Chair Rigoni asked if they could discuss the architecture.

The architect approached the podium.

Chair Rigoni asked the other members if there should be any variety in colors.

The architect stated that there will be some subtle architectural distinctions between units, possibly the trim color.

Schaeffer agreed that she desired to see some variation in color.

Knieriem asked if they could provide some material and color samples.

There was some discussion about whether there would need to be any on-street parking restrictions.

There was consensus that Option 1 is the preferred street layout to slow traffic.

Chair Rigoni recognized a resident to approach the podium.

Jack Johnson, a nearby resident, cited a PUD requirement that 30 percent of the units shall be side load garages.

Chris Gruba added that he should have mentioned that.

Jack Johnson stated that he thinks it is getting a little dense for the area. He also has concerns about the view of all the garage doors. He also has a concern that the view of the rear of so many big flat roofs from 116th Street is not desirable, even above the berm.

There was a question about the 3-unit building elevations.

Chris Gruba stated it is not in the packet but will be added for the public hearing.

Commissioner Schaeffer stated that there will be landscaped berms along both Laraway Road and 116th Street but what will they look like?

Chair Rigoni stated that the berms will be similar to those they are along the existing nearby developments.

Jack Johnson, asked about the setback exceptions.

Chair Rigoni responded that the interior setbacks will comply with R-4 requirements, but there is a need for an exception on one unit due to the 8-foot dedication along 116th Avenue.

Jack Johnson added that the sunrooms will bring the buildings closer to the rear lot lines to the point that they are very close and too dense. He added that there will not be very much private green space on each lot and where will the stormwater go?

Chair Rigoni stated that the engineering review will address this.



Jack Johnson asked if there will be a path in the middle of the townhomes to the school property.

Chair Rigoni stated she would not support that. There was consensus from the other members not to have such a connection.

There was some discussion about whether or not street signs could be added to state “local traffic only”.

Chris Gruba responded this would be a question for the Department of Public Works.

Jack Johnson commented that this project seems to be needing numerous exceptions and that is not the intent of the PUD regulations.

Knieriem asked Mr. Johnson if he was interested in being on the PC/ZBA since he brought up some very valid points.

Rita Starkey, a nearby resident, approached the podium and stated her concern about the location of the proposed dog park. She will have more comments on the next agenda item.

Chair Rigoni summarized the issues to be considered:

- Landscape Plan
- Architecture
- Dog Park location

Commissioner Knieriem asked Mr. Flaherty what his timeframe is for the project.

Mr. Flaherty responded that he hoped to break ground yet this year.

Mike Schwarz stated that when this matter is presented for the public hearing and staff provides suggested motions, it would be appropriate for the first motion to be a recommendation from the PC/ZBA to the Village Board to amend the Comprehensive Plan as there seems to be consensus to do so, and this would be consistent with past practice for such deviations.

**Workshop: 8531 W. Lincoln Highway – Special Use Permit for an assisted living facility (Oasis Senior Living)**

Chris Gruba presented the staff report.

Chair Rigoni asked the applicant to come forward.

Tom Carrol of Geotech Inc., on behalf of Oasis Senior Living, stated that he did not have anything to add to the staff report, as it was very thorough.

Commissioner Knieriem asked Mr. Carrol if the driveway around the building was required by the Fire Department.

Tom Carrol responded yes.



Application for Plan Commission / Zoning Board of Appeals Review  
Planned Unit Development (PUD) Standards

Article 3, Section F, Part 4 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Plan Commission must use to evaluate every PUD Preliminary Plan and Final Plan. The Plan Commission must consider the extent to which the proposal fulfills the following seven standards. To assist the Plan Commission in their review of the PUD request, please provide responses to the following “Review Standards.” Please attach additional pages as necessary.

1. The plan is designed to protect the public health, welfare and safety.
  
  
  
  
  
  
  
  
  
  
2. The proposed development does not cause substantial injury to the value of other property in the immediate area.
  
  
  
  
  
  
  
  
  
  
3. The plan provides for protection of the aesthetic and function of the natural environment, which shall include, but not be limited to, flood plains, streams, creeks, lakes, ponds, wetlands, soil and geologic characteristics, air quality, vegetation, woodlands, and steep slopes.
  
  
  
  
  
  
  
  
  
  
4. The plan provides for and ensures the preservation of adequate recreational amenities and common open spaces.



5. Residential use areas may provide a variety of housing types to achieve a balanced neighborhood.
6. The planned unit development provides land area to accommodate cultural, educational, recreational and other public and quasi-public activities to serve the needs of the residents thereof.
7. The proposed development provide for the orderly and creative arrangement of all land uses with respect to each other and to the entire Village.

Article 3, Section F, Part 5, letter 'd' of the Village of Frankfort Zoning Ordinance lists two additional "findings" or "standards" related specifically to residential or mixed-use PUDs to permit uses that are otherwise not permitted in the underlying zoning district. For these specific types of proposals, the Plan Commission must also find the following. Please provide responses to the following additional "Review Standards."

1. That the uses permitted by such exceptions are necessary or desirable and are appropriate with respect to the primary purpose of the planned unit development;
2. That the uses permitted by such exception are not of such a nature or so located as to exercise a detrimental influence on the surrounding neighborhood;

### FUTURE LAND USE PLAN MAP

The Future Land Use Plan Map is a guide to development and a tool used to evaluate the appropriateness of a zoning change. Zoning is the legal mechanism that controls the use of land. The Future Land Use Plan and is not intended to indicate precise boundaries between uses. For example, the boundary between two different land uses could vary somewhat from the boundary illustrated on the Future Land Use Plan when it is time to apply specific zoning to a parcel of land. Zoning decisions should be based on how a specific proposal relates to existing uses, the physical conditions of the property, existing zoning, and to this plan. The Village will consider proposals for land development that varies from the plan. If the proposal will enhance the Village, Frankfort may amend the Future Land Use Plan Map, and the related zoning map, to approve the proposed use.

Table 8.1 summarizes the land area coverage of the future land uses depicted on the Future Land Use Plan map. Total residential land uses comprise about 54% of total land area, with Single-Family Detached making up the greatest percentage of all land uses (29%). Out of all non-residential land uses, Business Park areas comprise the most land area at 12% with Agriculture (10%), Parks and Open Space (10%), and Industrial (7%) following. General Commercial had one of the lesser total areas at 5%.

**Table 8.1 | Frankfort Future Land Use Acreage**

LAND USE	ACRES	PERCENT
Mixed Use	260	1%
Single-Family Attached	650	2%
Public Institutional/Utility	790	2%
Commercial	1,580	5%
Industrial	2,170	7%
Parks/Open Space	3,210	10%
Agriculture	3,290	10%
Business Park	3,730	12%
Rural Residential	7,370	23%
Single-Family Detached	9,320	29%
<b>TOTAL</b>		



**RECEIVED**

By Christopher Gruba at 1:55 pm, May 25, 2022

*CYC 880001478*  
After Recording Mail to: *+ prepared by:*  
Laraway 157C, LLC  
9585 Bormet Drive  
Mokena, IL 60448

Frankfort School District 157-C  
Business Manager  
10482 Nebraska Avenue  
Frankfort, IL 60423

LAURIE MCPHILLIPS 11P R 2005074521  
Will County Recorder Page 1 of 11



SKH Date 05/05/2005 Time 09:59:01  
Recording Fees: 25.00

### IMPROVEMENT AND BERM AGREEMENT

THIS AGREEMENT is made this 28<sup>TH</sup> day of April, 2005, by and between LARAWAY 157C, LLC, an Illinois limited liability company ("Laraway") and the BOARD OF EDUCATION OF FRANKFORT COMMUNITY CONSOLIDATED SCHOOL DISTRICT 157C OF WILL COUNTY, ILLINOIS ("School District").

#### WITNESSETH:

**WHEREAS**, Laraway, as assignee of Flaherty Builders, Inc., was high bidder for the real estate described on Exhibit "A" attached hereto and made a part hereof ("Real Estate"), pursuant to the Memorandum of Sale dated January 12, 2005;

**WHEREAS**, the School District owns an adjoining parcel of real property to the north of the Real Estate ("School District Parcel") as described on Exhibit "B" attached hereto and made a part hereof;

**WHEREAS**, Laraway and the School District, as adjoining property owners, agree that each party has or may have continuing obligations to each other and to the Village of Frankfort ("Village");

**NOW, THEREFORE**, in consideration of the aforesaid premises and for other good and valuable consideration the receipt and sufficiency of which are hereby mutually acknowledged, the

265262.3

*1 of 11*

parties do hereby agree as follows;

1. Preambles. The preambles set forth above are hereby incorporated and made a part of this Agreement.

2. School District Requirements under Annexation Agreement. The School District entered into an Annexation Agreement dated May 3, 2004, and a First Amendment to Annexation Agreement dated February 7, 2005 (collectively "Annexation Agreements") with the Village of Frankfort. The School District represents and warrants the following in connection with the Annexation Agreements:

- A. The recapture obligations specifically itemized in Paragraph 9 of the Annexation Agreement, including the Jackson Creek Lift Station, the 21" interceptor sewer, the 12" oversized sewer, 25% of the Laraway and 116<sup>th</sup> intersection improvements, and 17.17% of the sanitary sewer interceptor are the responsibility of the School District, have been satisfied, and Laraway will not be required to contribute any such recapture fees contemplated and itemized in the Annexation Agreement, provided, however, that the School District shall have no responsibility to pay for any recapture fees owed by other parties subject to other agreements;
- B. The roadway dedications and improvements described in Paragraph 7 of the Annexation Agreement are the responsibility of the School District, unless modified by other existing agreements, and Laraway will not be required to contribute to the construction of same;
- C. The School District has installed the water main along 116<sup>th</sup> Avenue as required by Paragraph 6 of the Annexation Agreement and Laraway will not be required to contribute to same; and
- D. The School District agrees to indemnify and hold harmless Laraway from any obligations in connection with the terms of this Paragraph 2, provided that, Laraway shall be responsible for any sewer and water tap-on fees assessed by the Village of Frankfort that it incurs as a result of its development of the Real Estate.

3. Berm. The School District intends to construct a berm along the southern boundary of the School District Parcel to serve as a buffer between the School District Parcel and the Real Estate. The School District intends to seed the berm, but does not intend to install other plantings. In the event the Village requires other planting or other work when the Real Estate is developed, the parties agree to the following:

- A. If necessary, the School District shall grant Laraway a temporary easement



over the berm portion on the southern boundary of the School District Parcel for a period of no more than 10 consecutive days for the limited purpose of performing the work on the berm required by the Village including regrading and/or installing additional plantings;

- B. Laraway shall provide the School District thirty (30) days written notice prior to commencing any work on the berm portion of the School District Parcel;
- C. Prior to performing any work on the berm portion of the School District Parcel, Laraway and its subcontractors shall deliver to the School District a certificate(s) of insurance naming the School District as an additional insured in accordance with the Standard Subcontract Agreement Insurance Rider attached hereto as Exhibit "C" provided, however, the School District and Laraway shall be substituted in all places on Exhibit "C" for "Flaherty Builders, Inc."; and
- D. The School District shall contribute fifty per cent (50%) of the cost of the work on plantings required on the berm by the Village, provided, however, the School District's share shall not exceed the sum of FIFTEEN THOUSAND AND 00/100 DOLLARS (\$15,000.00).

4. Temporary Detention on Real Estate. In the event that the School District must enter the Real Estate in order to perform any of its obligations under the Annexation Agreements or is required by the Village of Frankfort to install temporary detention on the Real Estate, the parties agree to the following:

- A. If necessary, Laraway shall grant the School District a temporary easement over the Laraway Parcel to perform the necessary work;
- B. The School District shall give Laraway thirty (30) days written notice of any intended work; and
- C. Prior to performing any work on the Real Estate, the School District and its subcontractors shall deliver a certificate(s) of insurance to Laraway naming Laraway as an additional insured in accordance with the Standard Subcontract Agreement Insurance Rider attached hereto as Exhibit "C" provided, however, the School District and Laraway shall be substituted in all places on Exhibit "C" for "Flaherty Builders, Inc.".

5. Indemnification. In connection with the work, if any, to be performed by Laraway on the berm portion of the School District Parcel or the School District on the Real Estate, the non-owning party agrees to hold harmless and indemnify the owner from any and all claims, actions or causes of action, including reasonable attorney's fees and costs resulting from the work of the non-

owning party or its agents of the respective owner's real estate.

6. Attorney Fees. In the event of litigation by either party to enforce the terms of this Agreement, the prevailing party shall be entitled to reimbursement of its attorney's fees and costs incurred in such litigation.

7. Notices. Any notice, demand or other communication which any party may desire or may be required to give to any other party shall be in writing and shall be deemed given: (i) if and when personally delivered; (ii) upon receipt if sent by a nationally recognized overnight courier addressed to a party at his/its address set forth below; (iii) on the second (2nd) Business Day after being deposited in United States registered or certified mail, postage prepaid, addressed to a party at his/its address set forth below, or to such other address as the party to receive such notice may have designated to all other parties by notice in accordance herewith:

**LARAWAY:**

Laraway 157C, LLC  
9585 Bormet Drive  
Mokena, IL 60448  
Facsimile: 708-479-0055  
Attn: Michael G. Flaherty

**WITH COPY TO:**

Goldstine, Skrodzki, Russian, Nemec and Hoff, Ltd.  
835 McClintock Drive  
Second Floor  
Burr Ridge, IL 60527  
Facsimile: 630-655-9808  
Attn: Thomas P. Russian

**SCHOOL DISTRICT:**

Board of Education of Frankfort Community  
Consolidated School District 157C of  
Will County, Illinois  
10482 Nebraska Avenue  
Frankfort, IL 60423  
Facsimile: 815-469-8988  
Attn: Business Manager

**WITH COPY TO:**

Franczek Sullivan, P.C.  
300 South Wacker Drive  
Suite 1400  
Chicago, IL 60606  
Facsimile: 312-986-9192  
Attn: Brian P. Crowley

or at such other address or to such other party which any party entitled to receive notice hereunder



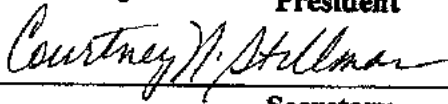
designates to the other in writing.

8. Binding. This Agreement shall be binding upon the successors and assigns of each party.


IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the date first above written.

**BOARD OF EDUCATION OF  
FRANKFORT COMMUNITY  
CONSOLIDATED SCHOOL DISTRICT  
157C OF WILL COUNTY, ILLINOIS**

By:   
President

Attest:   
Secretary

**LARAWAY 157C, LLC**

By:   
MICHAEL G. FLAHERTY, Manager

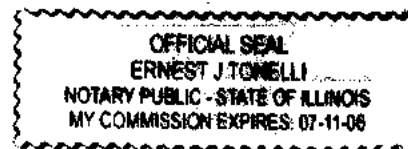
STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF WILL )

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Albert Krusemark, personally known to me to be the President of the BOARD OF EDUCATION OF FRANKFORT COMMUNITY CONSOLIDATED SCHOOL DISTRICT 157C OF WILL COUNTY, ILLINOIS, and Courtney Stillman, Secretary of said School District, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary, they signed and delivered the said instrument as their free and voluntary act for the uses and purposes herein set forth.

GIVEN under my hand and Notarial Seal this 18 day of April, 2005.

*Ernest J. Tonelli*  
\_\_\_\_\_  
Notary Public

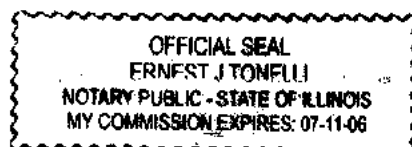
STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF WILL )



The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that MICHAEL G. FLAHERTY, personally known to me to be the Manager of LARAWAY 157C, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument and caused the corporate seal of said Illinois limited liability company to be affixed thereto, pursuant to authority given by the \_\_\_\_\_ of limited liability company, as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28 day of April, 2005.

*Ernest J. Tonelli*  
\_\_\_\_\_  
Notary Public





**EXHIBIT "A"**  
**TO AGREEMENT BY AND BETWEEN**  
**LARAWAY 157C, LLC, AND BOARD OF EDUCATION**  
**OF FRANKFORT COMMUNITY CONSOLIDATED**  
**SCHOOL DISTRICT 157C OF WILL COUNTY, ILLINOIS**

**Legal Description:**

THE SOUTH 425 FEET OF THE EAST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 50 FEET, THE SOUTH 75 FEET, THE EAST 40 FEET AND ALSO EXCEPTING THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH 75 FEET AND THE WEST LINE OF SAID EAST 40 FEET; THENCE NORTH  $00^{\circ}09'38''$  WEST, ALONG THE WEST LINE OF SAID EAST 40 FEET, A DISTANCE OF 50.00 FEET; THENCE SOUTH  $45^{\circ}03'23''$  WEST 70.44 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 75 FEET THAT IS 50.00 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE SOUTH  $89^{\circ}43'36''$  EAST, ALONG THE NORTH LINE OF SAID SOUTH 75, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

**PIN: 09-30-300-009**

**EXHIBIT "B"**  
**TO AGREEMENT BY AND BETWEEN**  
**LARAWAY 157C, LLC, AND BOARD OF EDUCATION**  
**OF FRANKFORT COMMUNITY CONSOLIDATED**  
**SCHOOL DISTRICT 157C OF WILL COUNTY, ILLINOIS**

**Legal Description:**

THE SOUTH 40 ACRES OF THE FOLLOWING DESCRIBED PARCEL: THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, IN TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE EAST 40.00 FEET, THE SOUTH 425.00 FEET AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: THE WEST 50 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, CONVEYED BY DEED RECORDED IN BOOK 1263, PAGE 275, AS DOCUMENT No. 660307), IN WILL COUNTY, ILLINOIS.

PIN: 09-30-300-009



**EXHIBIT "C"**  
**TO AGREEMENT BY AND BETWEEN**  
**LARAWAY 157C, LLC, AND BOARD OF EDUCATION**  
**OF FRANKFORT COMMUNITY CONSOLIDATED**  
**SCHOOL DISTRICT 157C OF WILL COUNTY, ILLINOIS**

**STANDARD SUBCONTRACT AGREEMENT**  
**SPECIMEN HOLD HARMLESS / INDEMNIFICATION AGREEMENT**  
**INSURANCE RIDER**

**1. Primary vs. Excess Insurance (Sample Wording)**

Such insurance as provided by the Subcontractor is primary and shall not be excess over other valid insurance and collectible insurance and it shall not be contributory with any other insurance that is carried by or for the benefit of Flaherty Builders, Inc.

**2. Waiver of Subrogation (Sample Wording)**

Such insurance as provided by the Subcontractor shall provide a waiver of subrogation in favor of Flaherty Builders, Inc. for workmen's compensation and general liability.

**3. Indemnification Agreement (Sample Wording)**

- A. To the fullest extent permitted by law, the Subcontractor shall protect, defend, hold harmless, and indemnify Flaherty Builders, Inc., their respective successors, heirs and assigns, and their directors, officers, employees, architects, engineers and space planners, (hereinafter referred to as indemnitees) from and against all claims, actions, liabilities, damages, losses, costs and expenses, including but not limited to attorney's fees and all costs of litigation through and including post judgment and appellate proceedings, if any, arising out of or resulting from the performance of the work of Subcontractor or any of their subcontractors, provided that any such claims, sickness disease of liabilities, damages, costs or expense (1) are attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom, and (2) are caused in whole or in part by the negligent act or omission of the Subcontractor, any of their subcontractors, any material man employed by any of them, or any one directly or indirectly, for whose acts any of them may be liable. Such obligation shall not be construed to negate, abridge, or otherwise reduce any right or obligation of the indemnity which would otherwise exist as to any party or person described in this paragraph.
- B. In any and all claims against the indemnitees or by any employee of the Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this article shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Subcontractor under Workers' or Workman's Compensation acts, disability benefit acts, or other employee benefit acts.
- C. The provision of this article shall not be construed to provide any indemnification which would as a result thereof make the provision of this article void, or to eliminate or reduce any other indemnification or right which the Subcontractor or Flaherty Builders, Inc. has by law.

**STANDARD SUBCONTRACT AGREEMENT  
INSURANCE RIDER**

**4. The following are the minimum insurance coverages to be carried by all Subcontractors:**

**A. Worker's Compensation Insurance - as required by law:**

**I. Employer's Liability:**

\$500,000 each accident  
\$500,000 disease policy limit  
\$500,000 disease employee limit

**B. Comprehensive General Liability Insurance including:**

**I. Combined Single Limit of Liability:**

\$1,000,000 each occurrence  
\$2,000,000 general aggregate  
\$1,000,000 aggregate products and completed operations  
\$1,000,000 aggregate for personal injury liability

**II. Coverage Endorsements:**

Completed Operations  
Independent Contractor Liability  
Completed Products and Operations Liability  
Contractual Liability Insurance (Blanket Coverage - Broad Form)  
Personal Injury Liability Insurance (Hazards A, B, C and D) with Exclusion (A) deleted  
Broad Form Property Damage Liability Insurance (including completed operations)  
Incidental Medical Malpractice Liability Insurance  
Blanket X, C and U Coverage  
Railroad Protective Liability Insurance (if required)

**C. Comprehensive Automobile Liability Insurance covering all owned, non-owned or hired vehicles, including the loading or unloading thereof, with limits no less than:**

**I. Combined Single Limit of Liability:**

\$1,000,000 each person  
\$1,000,000 each occurrence

**D. Umbrella Excess Liability Insurance in the amount of \$1,000,000 (minimum) shall be carried by all Roofing and Mason Subcontractors.**



**STANDARD SUBCONTRACT AGREEMENT  
INSURANCE RIDER**

5. Contractor shall cause to be purchased and maintained until the date of Substantial Completion of the Project an "All Risk" type of Builder's Risk Policy of Insurance upon the entire Work to be performed by Contractor at the site to the full insurable value thereof. This insurance shall include the interest of the General Contractor, Owner, Subcontractors, and Sub-subcontractors in the Work, and shall insure against the perils insured against in such policy. Such insurance excludes (in any event) all property not to be incorporated in the work such as tools, scaffolding, forms, etc. Such policy may contain a "deductible loss" provision not to exceed \$1,000 per occurrence, and any such deductible loss insured by Subcontractor shall be paid for by Subcontractor.
- A. In the event of a single claim, group Subcontractors' loss, payment for this "deductible loss" shall be shared by these Subcontractors in amounts proportionate to each Subcontractor's respective loss.
- B. Subcontractors waive all rights against Contractor for damages to person or property caused by fire or other casualty.

\_\_\_\_\_  
SUBCONTRACTOR

By:

**Flaherty Builders, Inc.  
CONTRACTOR / OWNER**

By:

\_\_\_\_\_  
Michael G. Flaherty, President

MEMORANDUM TO: Mr. Michael Flaherty  
Flaherty Builders, Inc.

FROM: Michael A. Werthmann, P.E., PTOE  
Principal

DATE: March 30, 2022

SUBJECT: Preliminary Traffic Assessment  
Residential Development  
Frankfort, Illinois

This memorandum summarizes the results and findings of a preliminary traffic assessment prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed residential development to be located in Frankfort, Illinois. The site, which is vacant, is located in the northwest quadrant of the intersection of Laraway Road with Owens Road. As proposed, the development is to consist of 34 townhomes with access provided via a full access drive on Laraway Road and a right-turn in/right-turn out access drive on Owens Road. A copy of the site plan is located in the Appendix.

The purpose of this assessment is to estimate the volume of traffic to be generated by the proposed development and to review the access to the development. **Figure 1** shows an aerial view of the development site.

### Trip Generation Estimates

The number of peak hour vehicle trips estimated to be generated by the proposed residential development was estimated based on the "Multifamily Housing (Low Rise)" (Land-Use Code 220) trip rates published in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition. It should be noted that the ITE Manual provides rates based (1) on the average of all the surveys and (2) on a fitted curve equation. **Table 1** shows the estimated vehicle trips to be generated by the 34 townhomes during the weekday morning and evening peak hours and per day based on both rates. The traffic volumes estimated based on the average trips rates represents the lower possible traffic volumes to be generated by the development and the traffic volumes estimated based on fitted curve equation represents the higher possible traffic volumes to be generated by the development. From Table 1 it can be seen that the proposed development is projected to generate a low volume of peak hour traffic and daily traffic. As such, the development will have a limited impact on the existing area roadway conditions.





**Aerial View of Site**

**Figure 1**

Table 1

## PROJECTED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Daily	
	In	Out	In	Out	In	Out
<b>34 Townhomes</b>						
• Average Rates	3	11	11	6	115	115
• Fitted Curve Equation	8	25	22	13	147	147

### Site Access

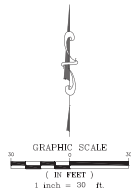
Access to the development is proposed to be provided via the following two access drives:

- The *Laraway Road access drive* is to be located on the north side of the road opposite Ledgestone Way or approximately 1,100 feet west of Owens Road and will provide full access to and from the development. The access drive is proposed to have one inbound lane and one outbound lane with the outbound lane under stop sign control. It is important to note that the Will County Division of Transportation, who has jurisdiction over Laraway Road, has conceptually approved the location and design of the access drive.
- The *Owens Road access drive* is to be located on the west side of the road approximately 200 feet north of Laraway Road and will be restricted to right-turn in/right-turn out movements only. The access drive is proposed to provide one inbound lane and one outbound lane channelized and signed to prohibit left-turn movements. The outbound lane will be under stop sign control.

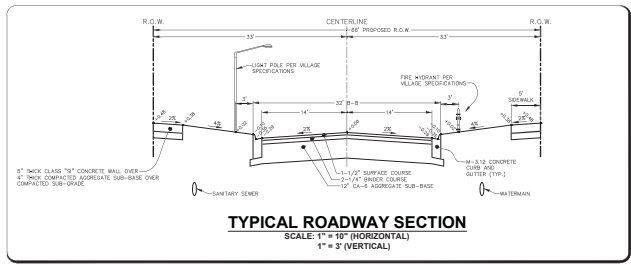
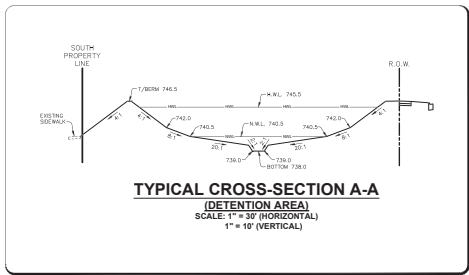
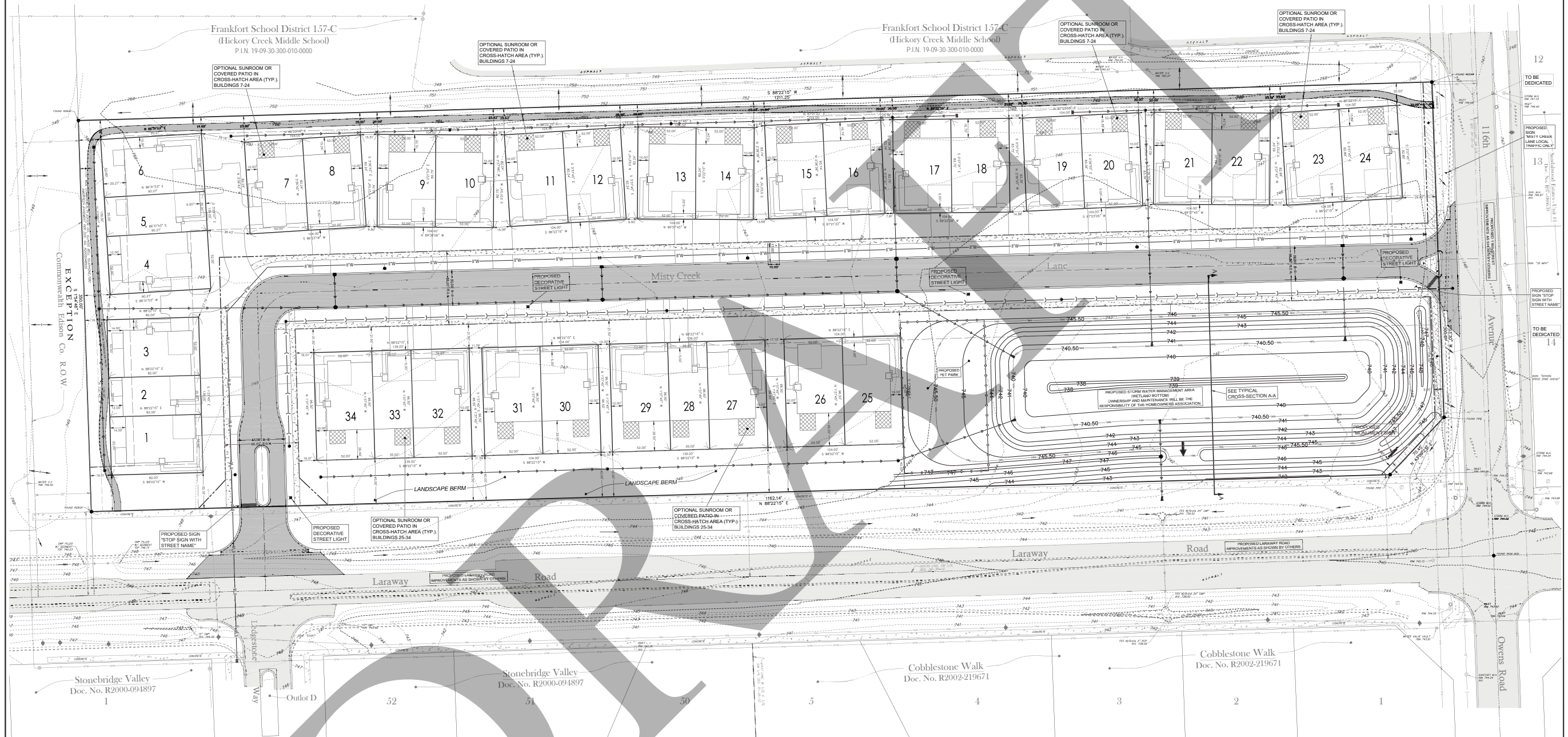
Given the low volume of traffic to be generated by the proposed 34 townhomes and the location and design of the access system, the access drives will provide efficient and orderly access to and from the development with limited impact on the roadway system.



P.U.D.  
OF  
MISTY CREEK  
PROPOSED TOWNHOUSE DEVELOPMENT



LEGAL DESCRIPTION  
THE SOUTH 425 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 33 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 50 FEET, THE SOUTH 75 FEET, THE EAST 40 FEET AND ALSO EXCEPTING THAT PART THEREOF DESCRIBED AS FOLLOWS, BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH 75 FEET AND THE WEST LINE OF SAID EAST 40 FEET, THENCE NORTH 40 DEGREES 59 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST 40 FEET, A DISTANCE OF 50.00 FEET; THENCE SOUTH 45 DEGREES 03 MINUTES 23 SECONDS WEST 70.44 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 75 FEET THAT IS 50.00 FEET WESTERLY OF THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 43 MINUTES 36 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH 75 FEET, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

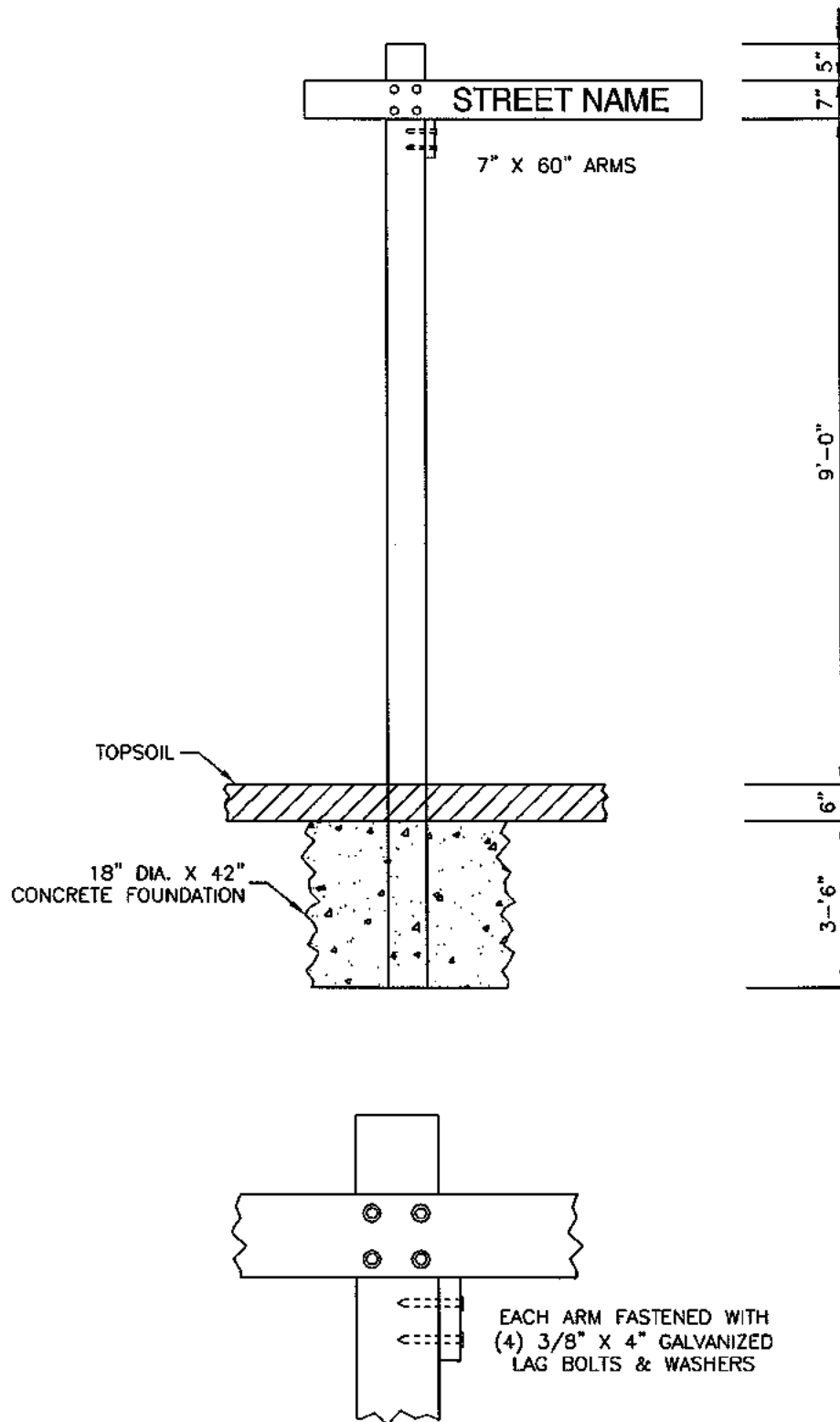


REVISIONS			
No.	DATE	DESCRIPTION	BY
1	11-08-2021	Revised Per Review	R.P.
2	11-20-2021	Revised Per Review	R.P.
3	12-01-2021	Revised Per Review	R.P.
4	12-02-2021	Revised Per Review	R.P.

DATE: 11-08-2021	SCALE: 1" = 30'	DRAWN BY: R.P.	CHECKED BY: J.K.
PREPARED FOR: FLAMBERTY BUILDERS 8465 BARNETT DRIVE MOKENA, ILLINOIS 60448	FIELD BOOK: 20201513 Bk1 PAGE: 11-3	DRAWING NO.: 420-1513-P.U.D.	

**RECEIVED**

By Christopher Gruba at 1:52 pm, May 25, 2022



## STREET SIGN DETAIL

EXHIBIT 6C  
JUNE 2007



**LUMINAIRE:** ONE PIECE HIGH IMPACT CLEAR PATTERNED POLYCARBONATE DIFFUSER PROVIDED WITH DECORATIVE FINIAL, AND CAST ALUMINUM FITTER.

**LAMP HOLDER:**MOGUL BASE PORCELAIN

**LAMP:** 150 W. H.P.S.

**BALLAST:** H.P.F./C.W.A. AUTOTRANSFORMER, -20° STARTING TEMPERATURE. (MULTI-TAP VOLTAGE.)

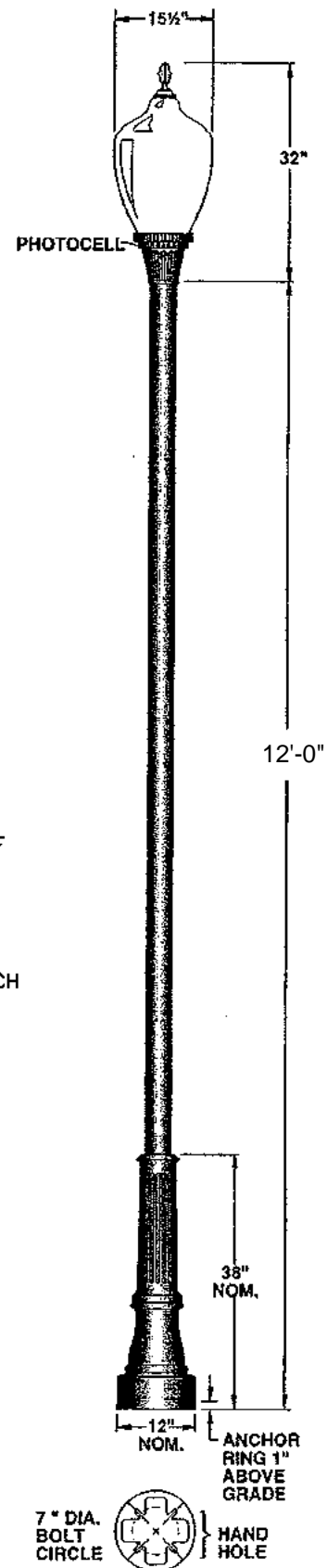
**SHAFT:** 4" DIA. EXTRUDED FROM 6063 ALLOY ALUMINUM. SHAFT IS HEAT TREATED TO PRODUCE A T6 TEMPER, .25 WALL THICKNESS.

**BASE:** ONE PIECE CORROSION RESISTANT, DURABLE CAST ALUMINUM CONSTRUCTION. MINIMUM .220 WALL THICKNESS. BASE CONSISTS OF A SMOOTH, STEPPED BOTTOM SECTION WITH FLUSH HAND HOLE AND A DECORATIVE TAPERED FLUTED SECTION CONSISTING OF EVENLY SPACED, HIGHLY DETAILED RAISED VERTICAL FLUTES. HAND HOLE COVER SUPPLIED WITH TAMPER RESISTANT HARDWARE. GROUNDING LUG PROVIDED INSIDE BASE OPPOSITE HAND HOLE.

**ANCHORAGE:** (4) 3/4"x18" FULLY GALVANIZED ANCHOR BOLTS, EACH BOLT SUPPLIED WITH TWO NUTS AND TWO WASHERS.

**FINISH:** ELECTROSTATICALLY APPLIED BAKED ON TEXTURED ACRYLIC ENAMEL. (COLOR: BLACK)

\*INCLUDE HOUSE SHIELD OR INTERNAL REFRACTOR.



## ORNAMENTAL LIGHT FIXTURE

OVERALL SITE - LOOKING NORTHWEST FROM INTERSECTION



116th Ave Sidewalk, looking north





Laraway Road Sidewalk, looking west



Existing berm adjacent to school property



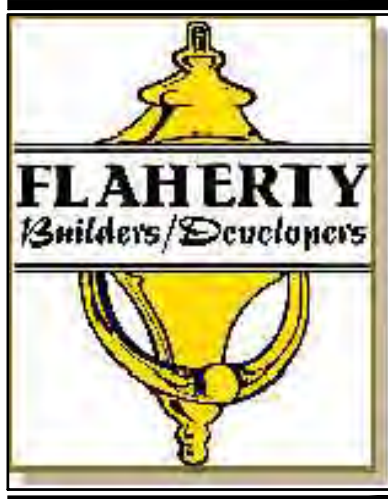


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By Christopher Gruba at 1:44 pm, May 25, 2022



ARCHITECTURE  
LAND PLANNING  
INTERIOR ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
10100 ORLAND PARKWAY SUITE 110  
ORLAND PARK, ILLINOIS 60467  
(708) 799-4400  
WWW.LINDENGROUPINC.COM



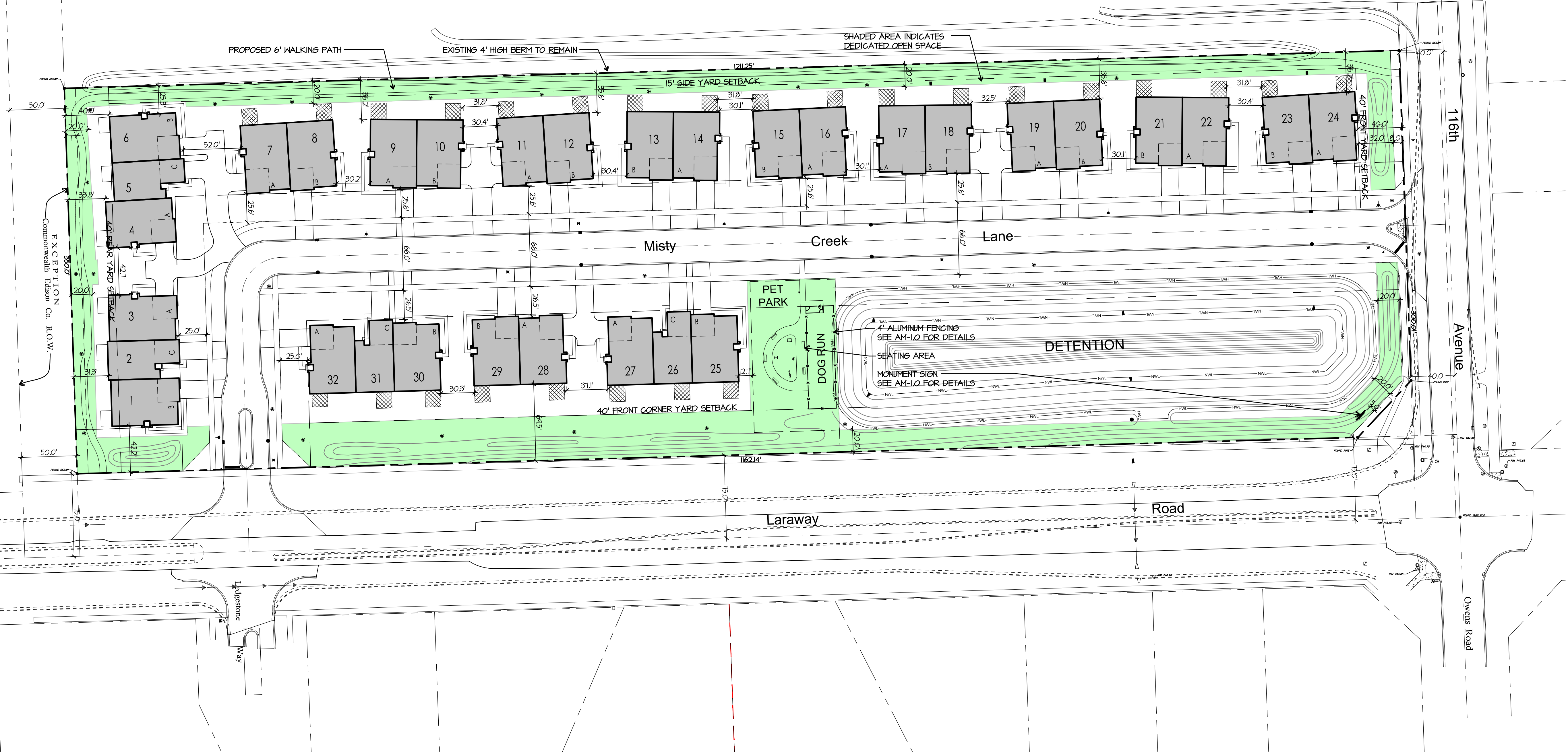
PROPOSED TOWNHOMES AT  
*Misty Creek*  
LARAWAY & 116TH  
Frankfort, Illinois

DATE	DESCRIPTION	COORDINATION OF REVIEW COMMENTS
2/28/2022	DATE	COORDINATION OF REVIEW COMMENTS
3/17/2021	DATE	COORDINATION OF REVIEW COMMENTS
4/12/2022	DATE	COORDINATION OF REVIEW COMMENTS
5/12/2022	DATE	COORDINATION OF REVIEW COMMENTS

2020-0217  
PROJECT NUMBER  
5-20-2022  
DATE  
SF  
DRAWN BY  
FINAL REVIEW

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AND OTHER INFORMATION ARE HEREBY TO BE KEPT CONFIDENTIAL  
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WRITTEN AUTHORIZATION OF LINDEN GROUP INC.

SHEET NAME  
**S-1.0**  
SHEET



SITE DATA BASED ON R-4 ZONING		
TOTAL LAND AREA	PROPOSED 422,149.8 SF	REQUIRED 110,000 SF (5,000 SF PER UNIT)
NET BUILDABLE AREA	258,055.96 SF	
UNIT COUNT	32	
DENSITY (OVERALL)	3.3 DU/AC	
DENSITY (NET)	5.42 DU/AC	
YARDS		5 DU/NET BUILDABLE ACRE
FRONT	40 FEET	40 FEET
CORNER SIDE	42 FEET	40 FEET
SIDE	20 FEET	15 FEET
REAR	40 FEET	34 FEET
PARKING		
INSIDE	64 CARS	
OUTSIDE	64 CARS	
TOTAL	128 CARS	
BUILDING COVERAGE	10,345 SF	10.5%
GREEN SPACE	199,424.88 SF	47.2%
IMPERVIOUS LOT COVERAGE	112,961.7 SF	43.7%
REAR YARD AREA	11,805.76	
REAR YARD COVERAGE	4,097.46	29.3%
DEDICATED OPEN SPACE	11,755.86 SF	30.13%
DOG PARK AREA	10,590 SF	
BUILDING HEIGHT	30'-6"	35'-0"
FAR	0.19	0.25

INDICATES OPTIONAL SUNROOM OR COVERED PATIO LOCATION  
INDICATES DEDICATED OPEN SPACE  
NOTE: BASEMENT AREA WILL BE A MINIMUM OF 80% OF THE BUILDING FOOTPRINT

0 25 50 100  
SCALE: 1"=50'-0"  
PRELIMINARY SITE PLAN  
1"=50'-0"



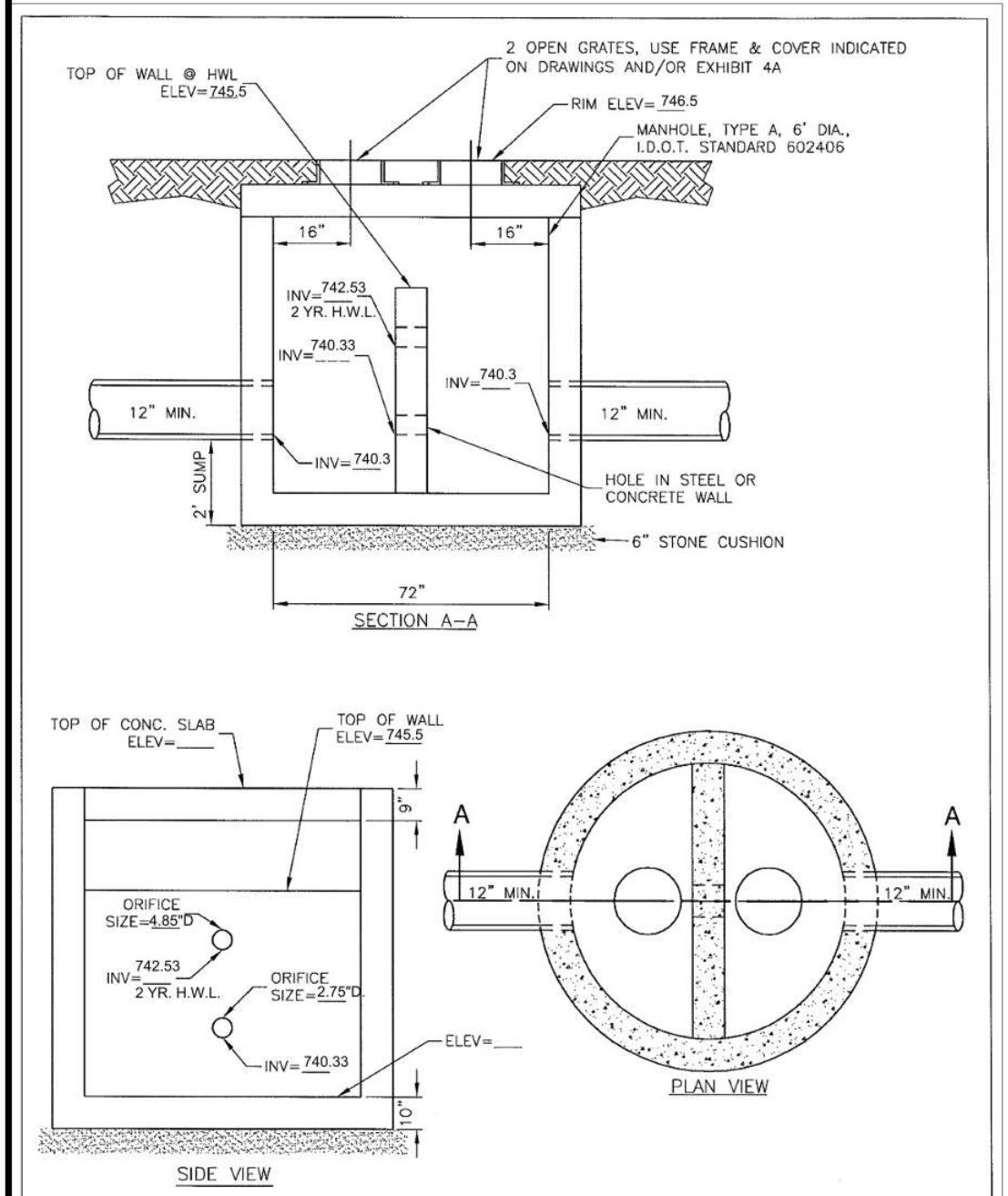
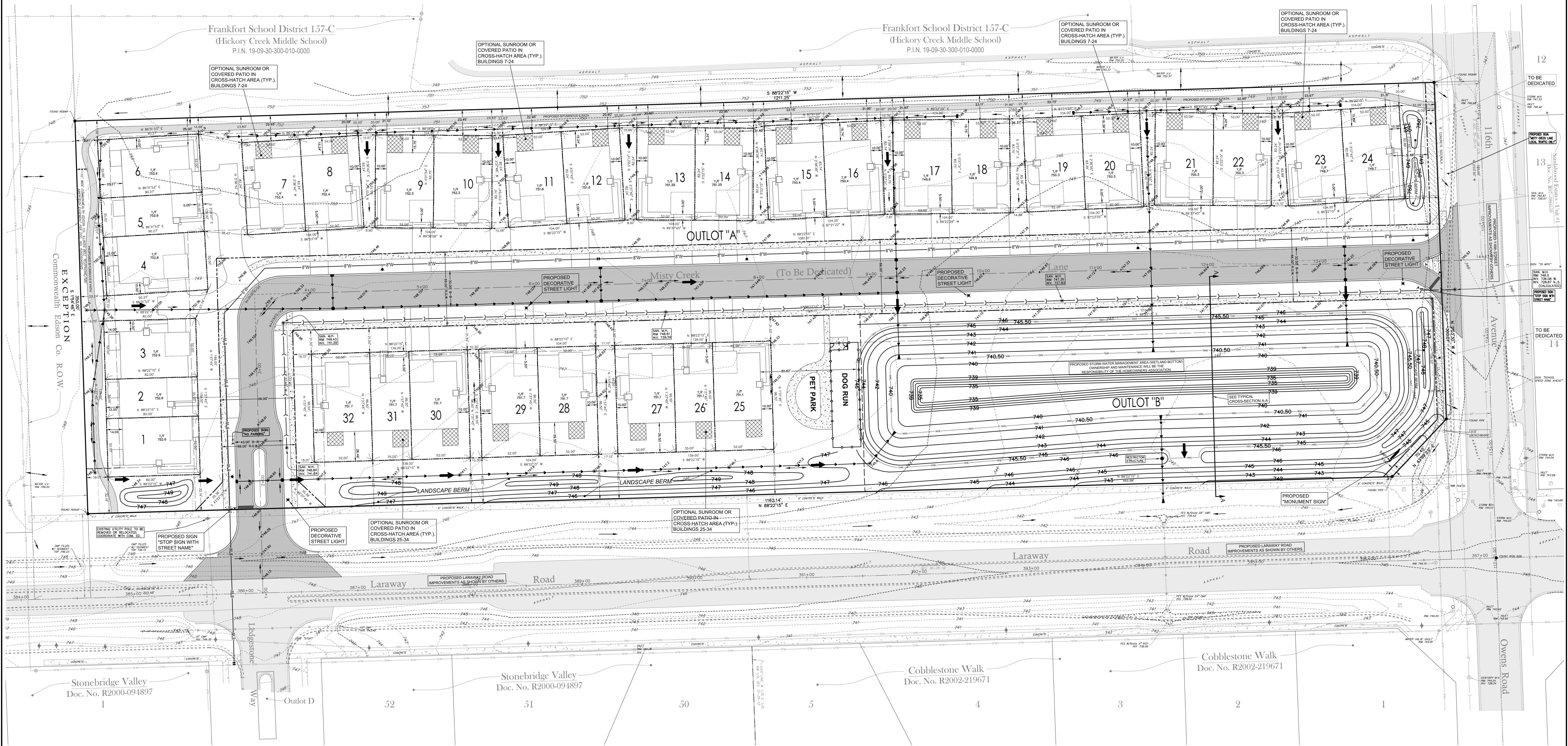
RECEIVED

By Christopher Gruba at 1:09 pm, Jun 06, 2022

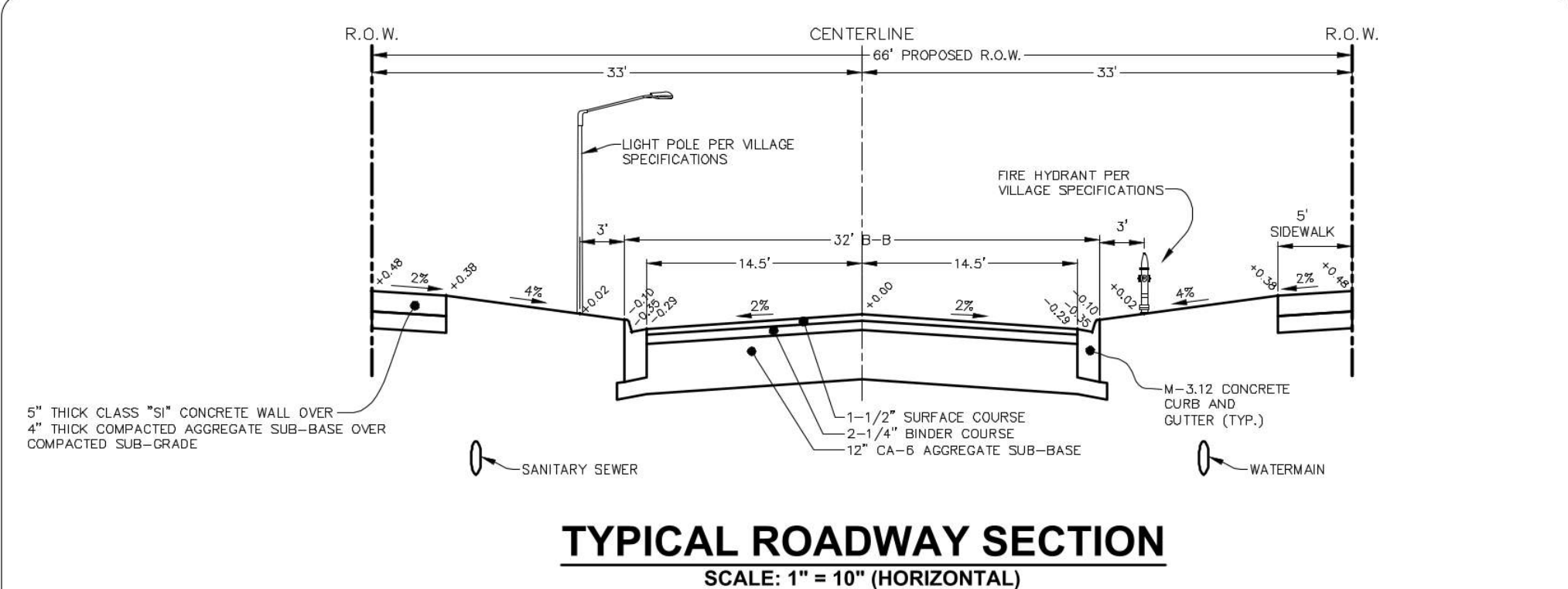
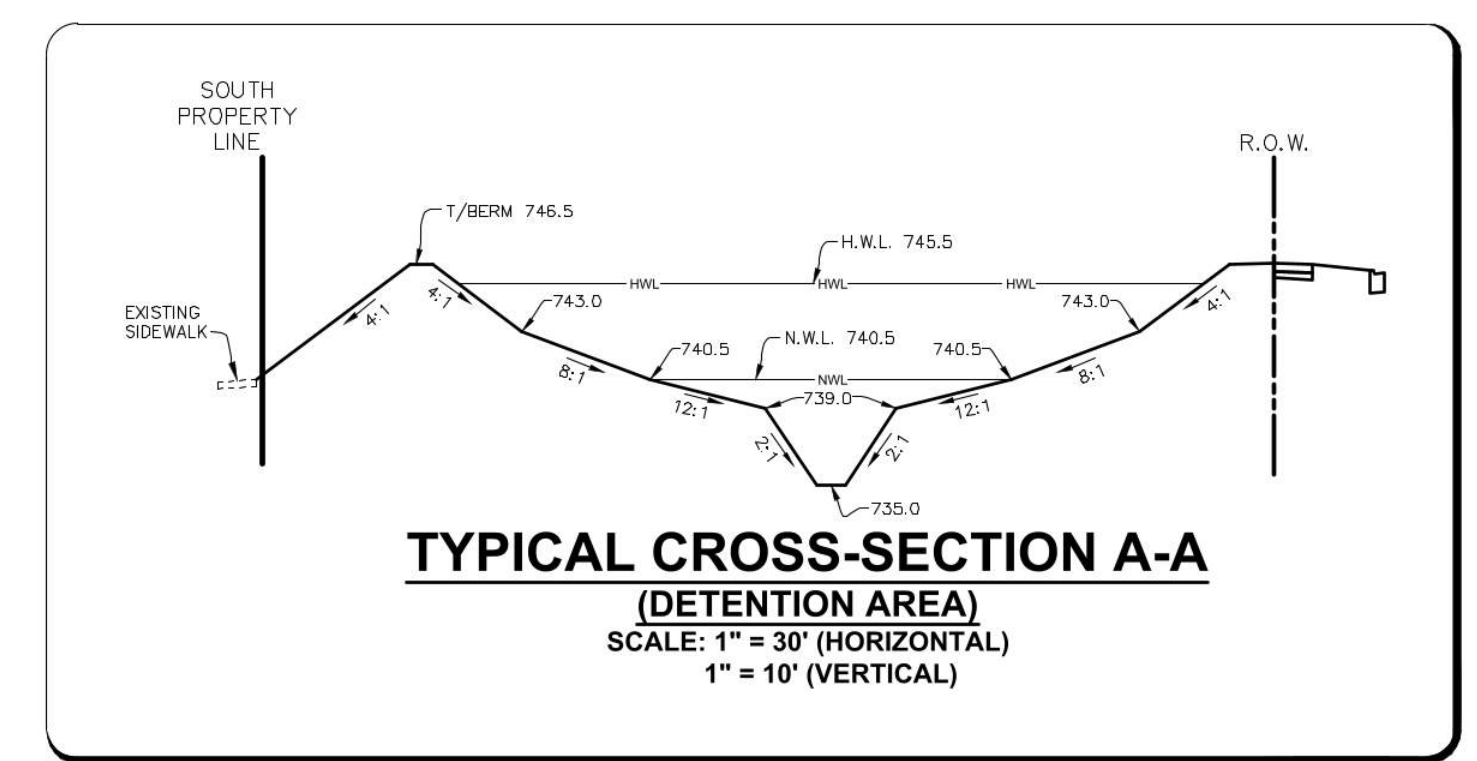
PRELIMINARY PLAN  
OF  
MISTY CREEK  
PROPOSED TOWNHOUSE DEVELOPMENT

LEGAL DESCRIPTION  
THE SOUTH 425 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 50 FEET, THE SOUTH 75 FEET, THE EAST 40 FEET AND ALSO EXCEPTING THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH 75 FEET AND THE WEST LINE OF SAID EAST 40 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST 40 FEET, A DISTANCE OF 50.00 FEET; THENCE SOUTH 45 DEGREES 03 MINUTES 23 SECONDS WEST, 76.44 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 75 FEET THAT IS 50.00 FEET WEST OF THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 43 MINUTES 36 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH 75 FEET, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

P.I.N.: 09-30-300-011



PROPOSED STORMWATER MANAGEMENT STORAGE VOLUME				
Elevation	Area (sq. ft.)	Area (Acres)	Volume (cu. ft.)	Volume (cu. ft.)
745.50	25421	0.584	0.314	0.314
741.00	29346	0.674	0.765	1.079
742.00	37498	0.861	0.967	2.037
743.00	46052	1.057	1.108	3.144
744.00	50480	1.159	1.210	4.355
745.00	55008	1.263	0.846	5.001
745.50	57552	1.321		
TOTAL STORAGE PROVIDED (ac-ft) = 5.001			TOTAL STORAGE REQUIRED (ac-ft) = 4.500	



VILLAGE OF FRANKFORT:  
432 W. NEBRASKA STREET  
FRANKFORT, ILLINOIS 60423  
Ph. (815) 469-2177

LAND SURVEYOR / CIVIL ENGINEER:  
RUETTIGER, TONELLI & ASSOCIATES, INC.  
129 CAPITA DRIVE  
SHOREWOOD, ILLINOIS 60404  
Ph. (815) 744-6600

OWNER:  
FLAHERTY BUILDERS  
9485 BORMET DRIVE  
MOKENA, ILLINOIS 60448  
CONTACTS: MIKE FLAHERTY, JOSEPH DUFFY  
Ph. (708) 479-4497

PLANNER / ARCHITECT:  
LINDEN GROUP ARCHITECTS  
10100 ORLAND PARKWAY - SUITE 110  
ORLAND PARK, ILLINOIS 60467  
CONTACTS: STEVEN M. FRANCIS  
Ph. (708) 799-4400

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	1-10-2022	Revised Per Review	R.T.
2	1-20-2022	Revised Per Review	R.T.
3	2-11-2022	Revised Per Review	R.T.
4	2-24-2022	Revised Per Review	R.T.
5	4-19-2022	Revised Per Review	R.T.
6	5-10-2022	Revised Per Review	R.T.
7	5-24-2022	Revised Per Review	R.T.
8	6-03-2022	Revised Per Review	R.T.

DATE: 11-08-2021 SCALE: 1" = 30' DRAWN BY: R.P. CHECKED BY: J.H.  
PREPARED FOR: FLAHERTY BUILDERS FIELD BOOK: 20201513 BK1  
PAGE: 1-3  
DRAWING TITLE: PRELIMINARY PLAN



RECEIVED

By Christopher Gruba at 1:10 pm, Jun 06, 2022

PRELIMINARY P.U.D.

OF

MISTY CREEK

PROPOSED TOWNHOUSE DEVELOPMENT

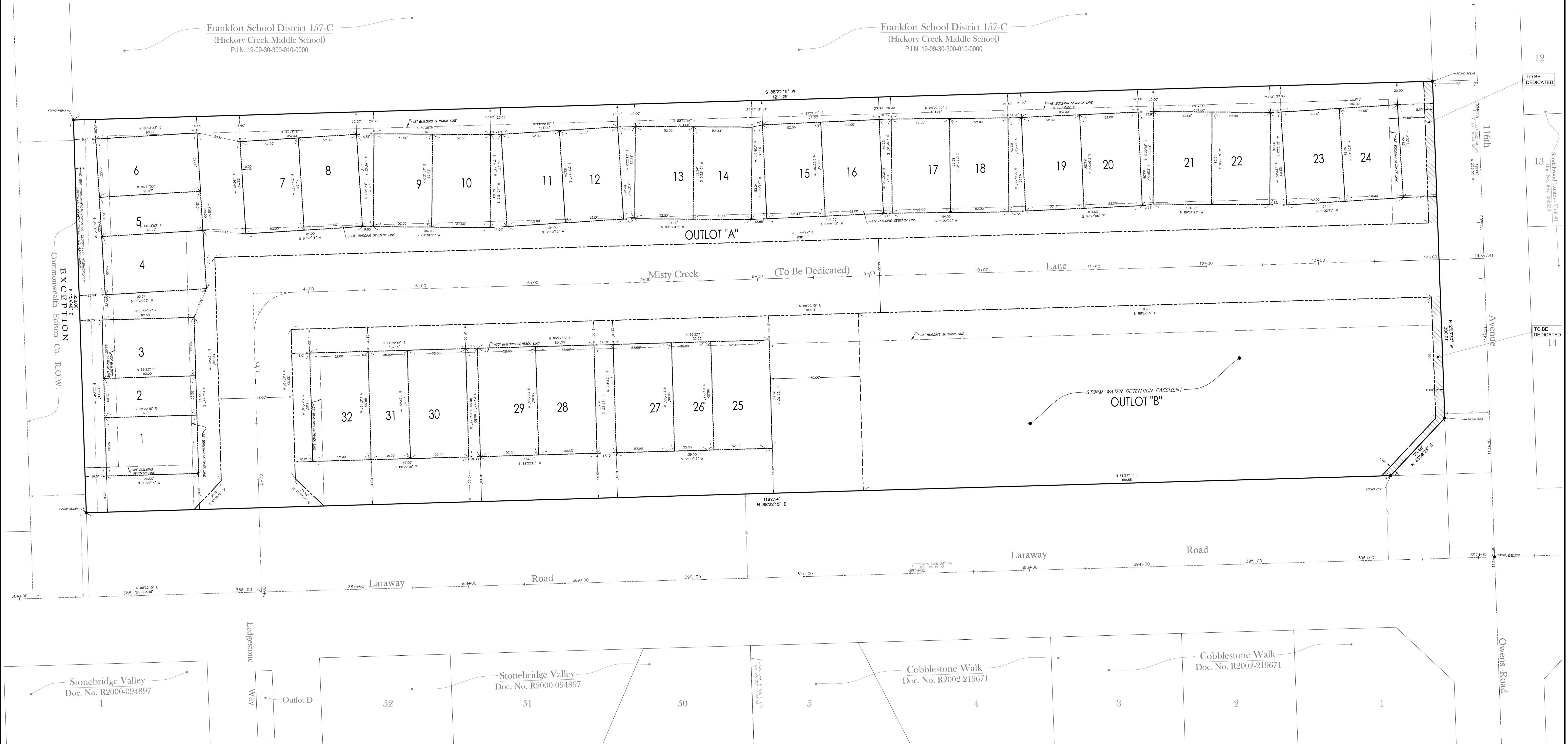
LEGAL DESCRIPTION

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P.I.N.: 09-30-300-011

Frankfort School District 157-C  
(Hickory Creek Middle School)  
P.I.N. 19-09-30-300-010-0000

Frankfort School District 157-C  
(Hickory Creek Middle School)  
P.I.N. 19-09-30-300-010-0000



LOT AREA TABLE			
LOT No.	Lot Area (s.f.)	LOT No.	Lot Area (s.f.)
1	4,264	18	4,355
2	2,870	19	4,336
3	4,264	20	4,336
4	4,694	21	4,276
5	3,160	22	4,276
6	4,694	23	4,310
7	4,276	24	4,310
8	4,276	25	5,018
9	4,303	26	3,378
10	4,303	27	5,018
11	4,276	28	5,018
12	4,276	29	5,018
13	4,276	30	5,018
14	4,276	31	3,378
15	4,354	32	5,018
16	4,354	OUTLOT "A"	122,213
17	4,355	OUTLOT "B"	77,039

VILLAGE OF FRANKFORT:  
432 W. NEBRASKA STREET  
FRANKFORT, ILLINOIS 60423  
Ph. (815) 496-2177

LAND SURVEYOR / CIVIL ENGINEER:  
RUETTIGER, TONELLI & ASSOCIATES, INC.  
129 CAPISTA DRIVE  
SHOREWOOD, ILLINOIS 60404  
Ph. (815) 744-6600

OWNER:  
FLAHERTY BUILDERS  
9485 BORMET DRIVE  
MOKENA, ILLINOIS 60448  
CONTACTS: MIKE FLAHERTY, JOSEPH DUFFY  
Ph. (708) 479-4497

PLANNER / ARCHITECT:  
LINDEN GROUP ARCHITECTS  
10100 ORLAND PARKWAY - SUITE 110  
ORLAND PARK, ILLINOIS 60467  
CONTACTS: STEVEN M. FRANCIS  
Ph. (708) 799-4400

REVISIONS			
No.	DATE	DESCRIPTION	BY
1	1-10-2022	Revised Per Review	BDH
2	1-20-2022	Revised Per Review	BDH
3	2-11-2022	Revised Per Review	RJP
4	2-24-2022	Revised Per Review	RJP
5	4-19-2022	Revised Per Review	RJP
6	5-18-2022	Revised Per Review	RJP
7	5-24-2022	Revised Blotlines & Path Location	RJP
8	6-06-2022	Revised Sheet Notes & Building Setbacks	RJP

RT Ruettiger, Tonelli & Associates, Inc.  
Surveyors/Engineers/Planners/Landscape Architects/G.I.S. Consultants  
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404  
TEL: (815) 744-6600 FAX: (815) 744-6000  
website: www.ruettigertoni.com

DATE: 11-08-2021 SCALE: 1" = 30' DRAWN BY: RJP CHECKED BY: J.H.  
PREPARED FOR: FLAHERTY BUILDERS  
9485 BORMET DRIVE  
MOKENA, ILLINOIS 60448  
DRAWING No.: 420-1513  
DRAWING TITLE: PRELIMINARY P.U.D.



LANDSCAPE PLAN FOR:

# MISTY CREEK

Frankfort, IL

RECEIVED

By Christopher Gruba at 1:49 pm, May 25, 2022

## Site Location Map



### LANDSCAPE CALCULATIONS

**DOUBLE FRONTAGE - 637 FEET**  
Landscape Area Adjacent to an Arterial ROW  
Required: 128 Plant Units (PU) per 100 Feet  
637 divided by 100 = 6.4  
Required PU: 128 x 6.4 = 819 PU

Plants Material	Qty.	PU	Total
Overstory Tree	16	10	160
Understory Tree	21	5	105
10' Evergreen Tree	30	8	240
6' Evergreen Tree	22	5	110
Large Shrub	58	2	116
Small Shrub	90	1	90
<b>TOTAL</b>			<b>821</b>

**STORMWATER DETENTION - 1,168 FEET**  
Required: 20 Plant Units (PU) per 100 Feet  
1,168 divided by 100 = 11.7  
Required PU: 20 x 11.7 = 234 PU

Plants Material	Qty.	PU	Total
Overstory Tree	13	10	130
6' Evergreen Tree	17	5	85
Large Shrub	15	2	30
<b>TOTAL</b>			<b>245</b>

**EAST PROPERTY LINE (Front Yard) - 350 FEET**  
Front Yard Area: 350 x 40 = 14,000 Sq Ft  
Required: 10 Plant Units (PU) per 1,500 Sq Ft  
14,000 divided by 1,500 = 9.3  
Required PU: 10 x 9.3 = 93 PU

Plants Material	Qty.	PU	Total
Overstory Tree	6	10	60
6' Evergreen Tree	4	5	20
<b>TOTAL</b>			<b>100</b>

**NORTH PROPERTY LINE (Side Yard) - 1211.3 FEET**  
Front Yard Area: 1211 x 25 = 30,275 Sq Ft  
Required: 10 Plant Units (PU) per 1,500 Sq Ft  
30,275 divided by 1,500 = 20.2  
Required PU: 10 x 20.2 = 202 PU

Plants Material	Qty.	PU	Total
Overstory Tree	17	10	170
Understory Tree	8	5	40
6' Evergreen Tree	22	5	110
<b>TOTAL</b>			<b>320</b>

**WEST PROPERTY LINE (Rear Yard) - 350 FEET**  
Front Yard Area: 350 x 30 = 10,500 Sq Ft  
Required: 5 Plant Units (PU) per 1,500 Sq Ft  
10,500 divided by 1,500 = 7.0  
Required PU: 5 x 7.0 = 35 PU

Plants Material	Qty.	PU	Total
Overstory Tree	3	10	30
6' Evergreen Tree	6	5	30
<b>TOTAL</b>			<b>60</b>

Architect:  
Linden Group Architects  
10100 Orland Parkway, Suite 110  
Orland Park, IL 60467  
708.799.4400

Engineer:  
Ruettiger & Tonelli, Inc  
129 Capista Drive  
Shorewood, IL 60404  
815.744.6600

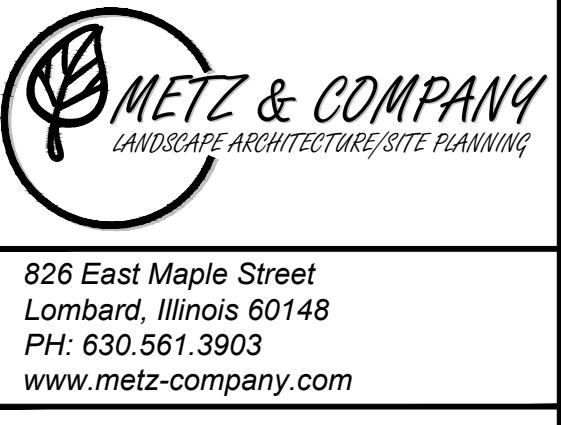
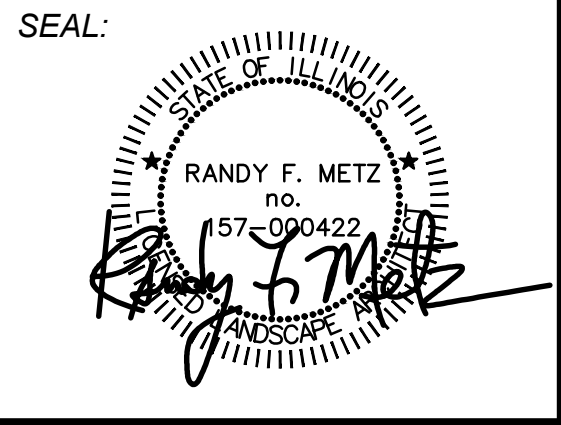
Landscape Architect:  
Metz & Company  
826 E. Maple Street  
Lombard, IL 60148  
630.561.3903

## SHEET INDEX

SHEET	DESCRIPTION
L-0.0	COVER SHEET
L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE PLAN
L-3.0	LANDSCAPE PLAN
L-4.0	PET PARK EQUIPMENT & DETAILS
L-5.0	NATIVE LANDSCAPE SPECIFICATIONS
L-6.0	LANDSCAPE SPECIFICATIONS

REVISIONS		
2	New Site Plan	5-20-22
1	Updated Site Plan	2-7-22

MISTY CREEK  
116th & LARAWAY ROAD  
FRANKFORT, ILLINOIS



TITLE  
COVER SHEET

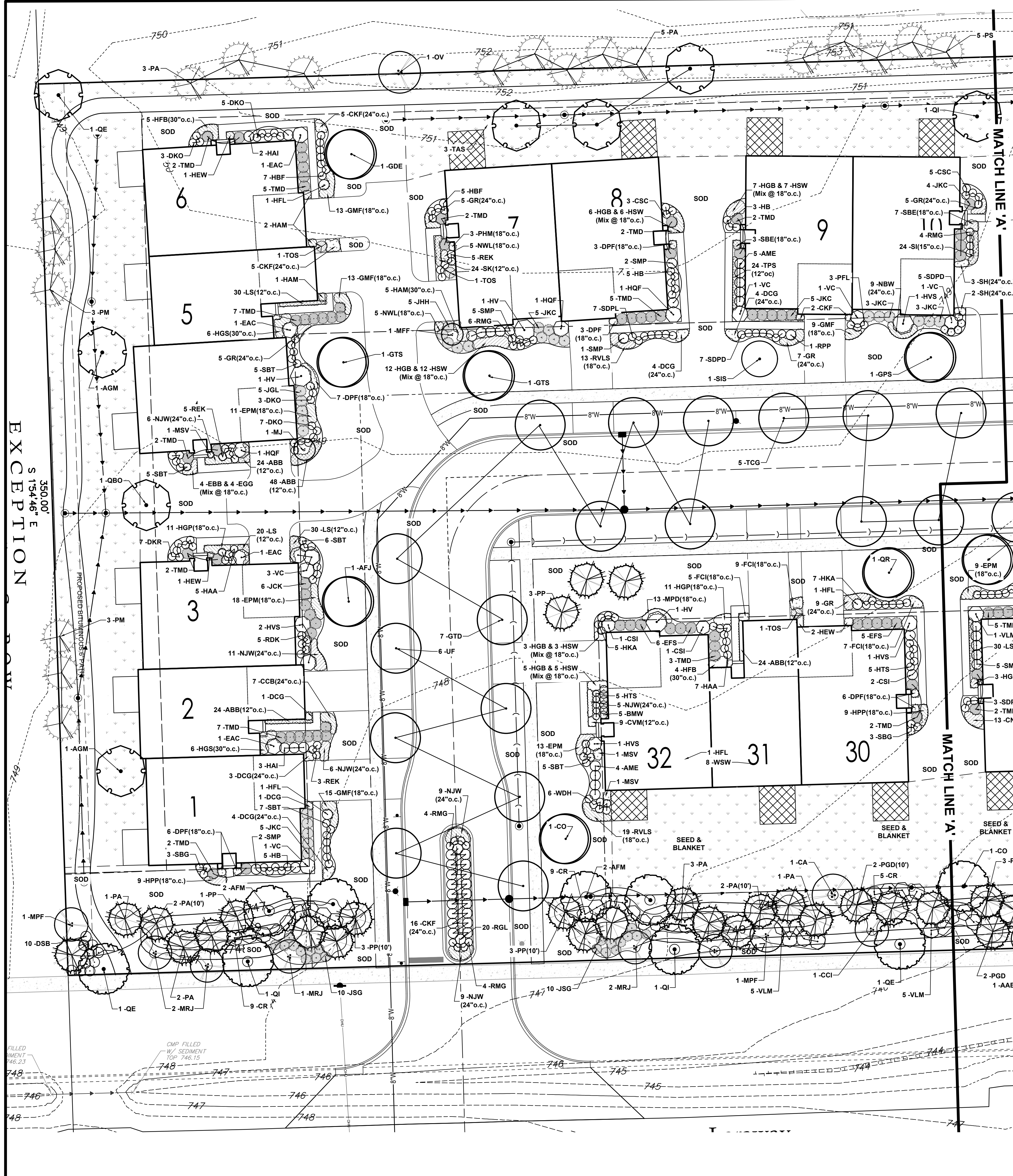
PROJECT NO.:  
22-184  
DATE: 01-14-2022  
SCALE: 1"=20'

SHEET  
L-0.0



Know what's below.  
Call before you dig.





PLANT LIST		COMMON NAME		SIZE/	HF	12	Blue Festival St. Johnswort	#3/19"
KEY	QTY	BOTANICAL NAME		TYPE	PGW	12	Ginger Wine Ninebark	#5/24"
DECIDUOUS SHADE TREES								
AFJ	9	Acer f. 'Jeffersred'	Autumn Blaze Freeman Maple	2.5" BB	RDK	27	Happy Face Yellow Potentilla	#5/24"
AFM	6	Acer f. 'Marmo'	Marmo Freeman Maple	2.5" BB	RPP	3	Gro-Low Sumac	#5/24"
AGM	4	Acer s. 'Green Mountain'	Sumac Maple	2.5" BB	SBG	50	Easy Elegance Kashmir Rose	#3/24"
CS	4	Catalpa speciosa	Northern Catalpa	2.5" BB	SBT	39	Easy Elegance My Girl	#3/24"
CO	15	Celtis occidentalis	Hackberry	2.5" BB	SDPD	38	Double Knockout Shrub Rose	#3/18"
GPS	3	Ginkgo b. 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" BB	SDPL	38	Purple Pavement Rose	#5/24"
GTD	13	Gleditsia l. 'Draves'	Street Keeper Honeylocust	2.5" BB	SMP	26	Goldflame Spirea	#5/24"
GTS	11	Gleditsia l. 'Skyline'	Skyline Honeylocust	2.5" BB	VC	10	Birchleaf Spirea	#5/24"
GDE	8	Gymnocladus d. 'Espresso'	Espresso Kentucky Coffeetree	2.5" BB	VLM	28	Double Play Double Spirea	#3/18"
QB	4	Quercus bicolor	Swamp White Oak	2.5" BB	WDH	14	Painted Lady Double Play Spirea	#3/18"
QE	5	Quercus ellipsoidalis	Hill's Oak	2.5" BB			Dwarf Korean Lilac	#5/24"
QI	5	Quercus imbricaria	Shingle Oak	2.5" BB			Koreanspice Viburnum	#5/24"
QBO	2	Quercus macrocarpa	Burr Oak	2.5" BB			Mohican Viburnum	#3/18"
QRO	8	Quercus rubra	Red Oak	2.5" BB			Dark Horse Weigela	#3/18"
QRP	4	Quercus Prince English Oak	Regal Prince English Oak	2.5" BB	JCL	41	Gold Lace Juniper	#5/24"
TSB	5	Taxodium d. 'Nickelson'	Shawnee Brave Bald Cypress	2.5" BB	JJC	37	Kellys Compact Juniper	#5/24"
TAS	6	Tilia a. 'American Sentry'	American Linden	2.5" BB	JSG	40	Sea Green Juniper	#24/15"
TCG	14	Tilia c. 'Greenspire'	Greenspire Littleleaf Linden	2.5" BB	JHH	5	Hughes Juniper	#24/15"
UF	12	Ulmus 'Frontier'	Frontier Elm	2.5" BB	JVH	7	Hillspire Juniper	#4/8"
UA	7	Ulmus 'Morton'	Accolade Elm	2.5" BB	TMD	115	Dense Yew	#5/18"
					TOS	4	Emerald Green Arborvitae	#4/8"
EVERGREEN TREES								
PA	25	Picea abies	Norway Spruce	6" BB	BMW	10	Wintergreen Bowwood	#5
PA	7	Picea abies	Norway Spruce	10" BB	EFS	14	Sarcove Eonymus	#5
PGD	16	Picea g. 'Densata'	Black Hills Spruce	6" BB				
PGD	10	Picea g. 'Densata'	Black Hills Spruce	10" BB				
PP	23	Picea pungens	Colorado Green Spruce	6" BB				
PP	10	Picea pungens	Colorado Green Spruce	10" BB	OKF	28	Feather Reed Grass	#1
PS	11	Pinus strobus	Eastern White Pine	6" BB	DFP	37	Pole Fountain Tufted Hair Grass	#1
PS	4	Pinus strobus	Eastern White Pine	10" BB	DCG	33	Deschampsia c. 'Pike Fountain'	#1
PM	7	Syringasuga menziesii	Douglas Fir	6" BB	DCJ	48	Deschampsia c. 'Cool as Ice'	#1
DECIDUOUS ORNAMENTAL TREES								
ARB	4	Amelanchier g. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6" BBd.	SH	25	Sporobolus heterolepis	#1
CRB	4	Cercis canadensis	Eastern Redbud	6" BBd.				
CA	3	Comus alternifolia	Pagoda Dogwood	6" BBd.				
CCI	11	Crataegus c. inermis	Thornless Cockspur Hawthorn	6" BBd.				
IJ	1	Magnolia x 'Jane'	Jane Magnolia	6" BBd.				
MRJ	5	Malus 'Red Jewel'	Red Jewel Crabapple	2.0" BB	CNN	36	Calamintha n. nepeta	#1
MPF	4	Malus 'Prairie Fire'	Prairie Fire Crabapple	6" BBd.	CNB	14	Coreopsis 'Crème Brûlée'	#1
MPF	1	Malus s. 'Select A'	Sargent Firebird Crabapple	2.0" BB	CVM	18	Coreopsis v. 'Moonbeam'	#1
MRR	3	Malus 'JFS-KWS'	Royal Raindrop Crabapple	2.0" BB	EBB	10	Echinacea 'Balsomburn'	#1
OV	4	Ostrya virginiana	American Hophornbeam	2" BB	EGG	10	Echinacea 'Balsomburn'	#1
SIS	4	Syringasuga menziesii	Ivory Silk Tree Lilac	2.0" BB	EPM	69	Echinacea x. 'CBG Cone Z'	#1
DECIDUOUS SHRUBS & SHRUB ROSES								
AME	24	Aronia m. 'Elate'	Black Chokeberry	#5/30"	HCB	63	Hemerocallis 'Gong Bananas'	#1
CSC	43	Clethra a. 'Sixteen Candles'	Sixteen Candles Summersweet	#5/24"	HHR	31	Hemerocallis 'Happy Returns'	#1
CRS	12	Clethra a. 'Ruby Spice'	Ruby Spice Summersweet	#5/24"	HSW	31	Hemerocallis 'Summer Wine'	#1
CR	38	Comus racemosa	Grey Dogwood	3" BB	HGP	45	Heuchera 'Georgia Peach'	#1
CB	10	Comus s. 'Bailey'	Redtwig Dogwood	3" BB	HPP	18	Heuchera 'Purple Petticoats'	#1
CSI	16	Comus s. 'Isanti'	Redosier Dogwood	#3/30"	HAM	8	Hosta 'August Moon'	#1
CAH	2	Corlyus americana	American Hazelnut	3" BB	HEW	6	Hosta 'Empress Wu'	#3
DKO	2	Diervilla r. 'G2X8541'	Orange Kodak Diervilla	#3/18	HFB	38	Hosta 'Fragrant Bouquet'	#1
DKR	17	Diervilla r. 'G2X8541'	Red Kodak Diervilla	#3/18	HGS	12	Hosta 'Gold Standard'	#1
DSB	50	Diervilla s. 'Butterfly'	Butterfly Bush Honeysuckle	#5/24"	MPD	39	Monarda d. 'Pette Delight'	#1
EAC	4	Eunymus a. 'Compactus'	Dwarf Burning Bush	#5/30"	NBW	45	Nepeta r. 'Blue Wonder'	#1
HV	6	Hamamelis vernalis	Osark Witch Hazel	3" BB	NJW	71	Nepeta f. 'Noonday'	#1
HAA	40	Hydrangea a. 'Annabella'	Annabelle Hydrangea	#5/24"	NVL	17	Nepeta f. 'Walker's Low'	#1
HAI	11	Hydrangea a. 'Aebelo'	Incrediball Hydrangea	#5/24"	RVL	63	Rudbeckia h. 'Vette's Little Suzy'	#1
HB	32	Hydrangea p. 'ILVOBO'	Bobo Hydrangea	#3/18"	SAF	51	Sedum 'Autumn Fire'	#1
HLL	14	Hydrangea p. 'Jane'	Little Lime Hydrangea	#3/18"	SBE	67	Stachys b. 'Big Ears'	#1
HPL	3	Hydrangea p. 'Limelight'	Limelight Hydrangea	#5/30"				
HFL	3	Hydrangea p. 'SMHPFL'	Fire Light Hydrangea	#5/24"				
HQF	3	Hydrangea p. 'Bulk'	Quick Fire Hydrangea	#5/30"				
HVS	9	Hydrangea p. 'Renhy'	Vanilla Strawberry Hydrangea	#5/24"	ABB	7	Ajuga r. 'Bronze Beauty'	#1
HTS	20	Hydrangea s. 'SMNMAKTSR'	Red Tuff Stuff Hydrangea	#3/18	LS	15	Lilipoe spicata	#1
HKA	24	Hypericum k. 'Ames'	St. Johnswort	#3/18	SI	4	Sedum 'Immurgunchen'	#1
GROUNDCOVERS & VINES								
					TPS	3	Tiarella 'Pink Skyrocket'	#1

## LEGEND

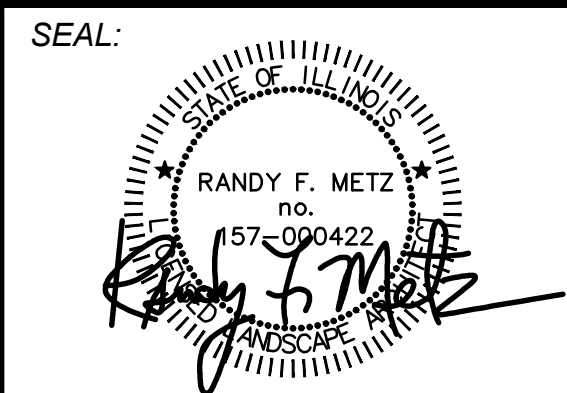
- EMERGENT PLUG MIX
- WETLAND SEED MIX
- WET/MESIC PRAIRIE SEED MIX
- ECONOMY PRAIRIE SEED MIX
- TURF GRASS SEED MIX

REVISIONS	
2	New Site Plan
1	Updated Site Plan

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# MISTY CREEK

## 116th & LARAWAY ROAD FRANKFORT, ILLINOIS

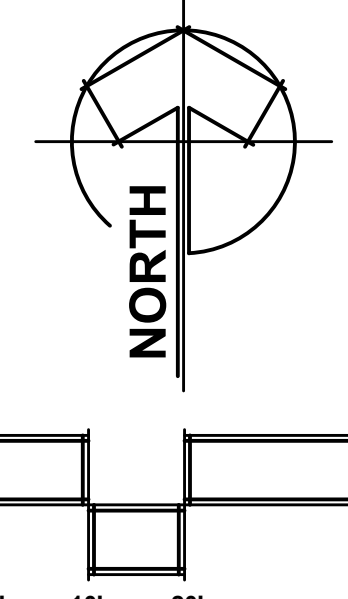
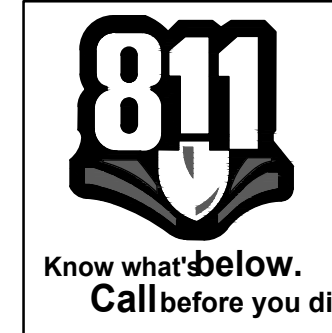


**METZ & COMPANY**  
LANDSCAPE ARCHITECTURE/SITE PLANNING  
826 East Maple Street  
Lombard, Illinois 60148  
PH: 630.561.3903  
www.metz-company.com

## LANDSCAPE PLAN

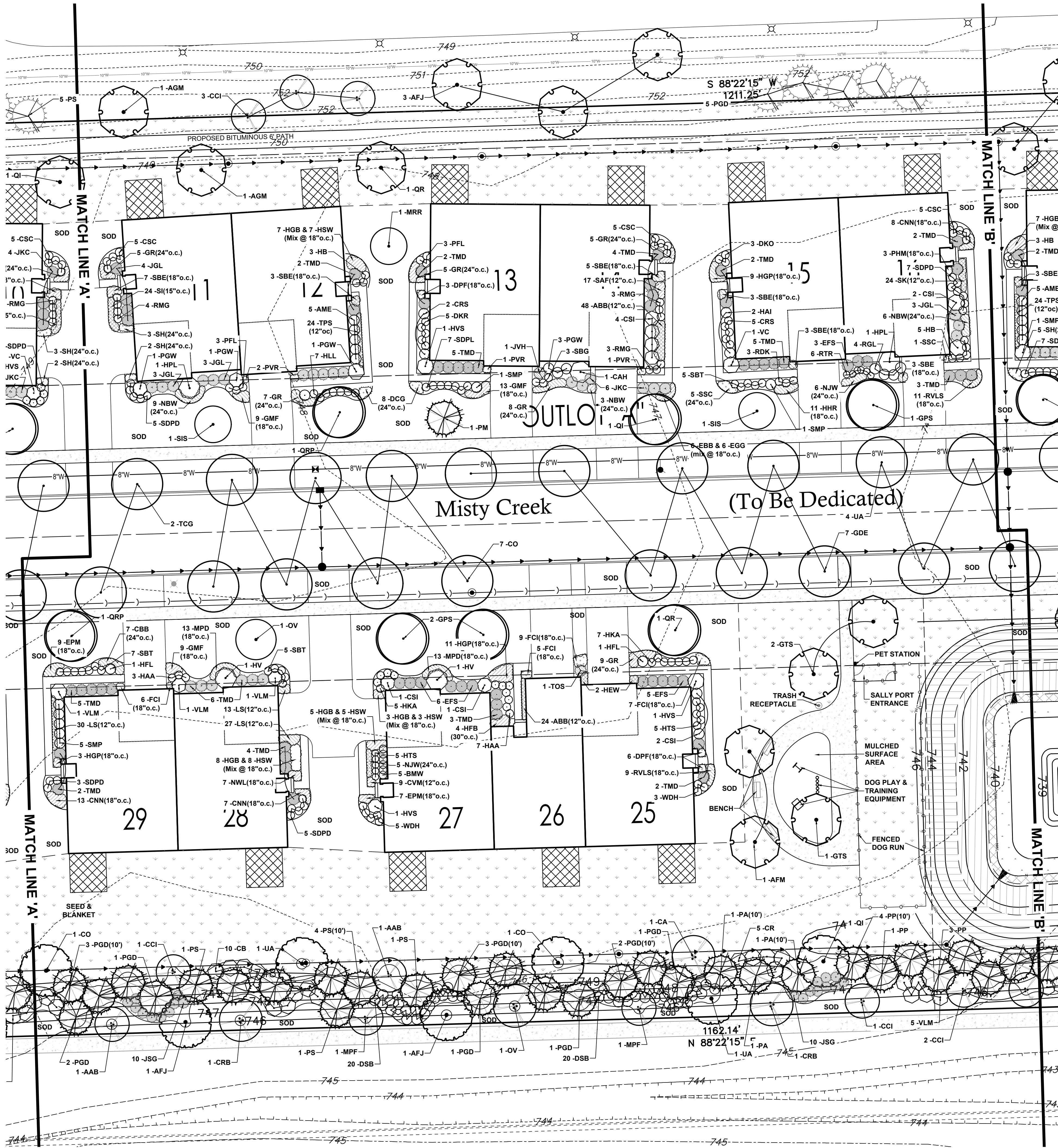
PROJECT NO.: 22-184  
DATE: 01-14-2022  
SCALE: 1"=20'

SHEET  
L-1.0





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GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

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 for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consist of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with a two inch (2") layer of southern pine bark fines mulch.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

Mulch beds at the time of planting shall extend a minimum of two feet (2') beyond the center of a shrub.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

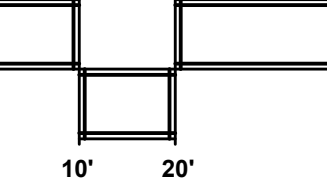
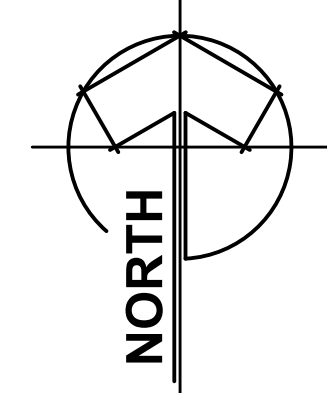
Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

Trees and shrubs shall not be located closer than six (6) feet to fire hydrants, transformers or above ground utilities, and fifteen (15) feet from any street light. No parkway tree shall be planted closer to that thirty (30) feet from the right-of-way line at an intersection nor closer than eight (8) feet from a driveway or alley way.

LEGEND

- EMERGENT PLUG MIX
- WETLAND SEED MIX
- WET/MESIC PRAIRIE SEED MIX
- ECONOMY PRAIRIE SEED MIX
- TURF GRASS SEED MIX

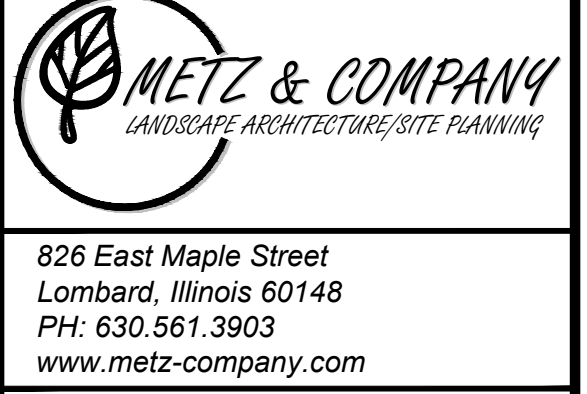


REVISIONS

NO.	DESCRIPTION	DATE
2	New Site Plan	5-20-22
1	Updated Site Plan	2-7-22

MISTY CREEK  
116th & LARAWAY ROAD  
FRANKFORT, ILLINOIS

SEAL:



TITLE

LANDSCAPE  
PLAN

PROJECT NO.:

22-184

DATE:

01-14-2022

SCALE:

1"=20'

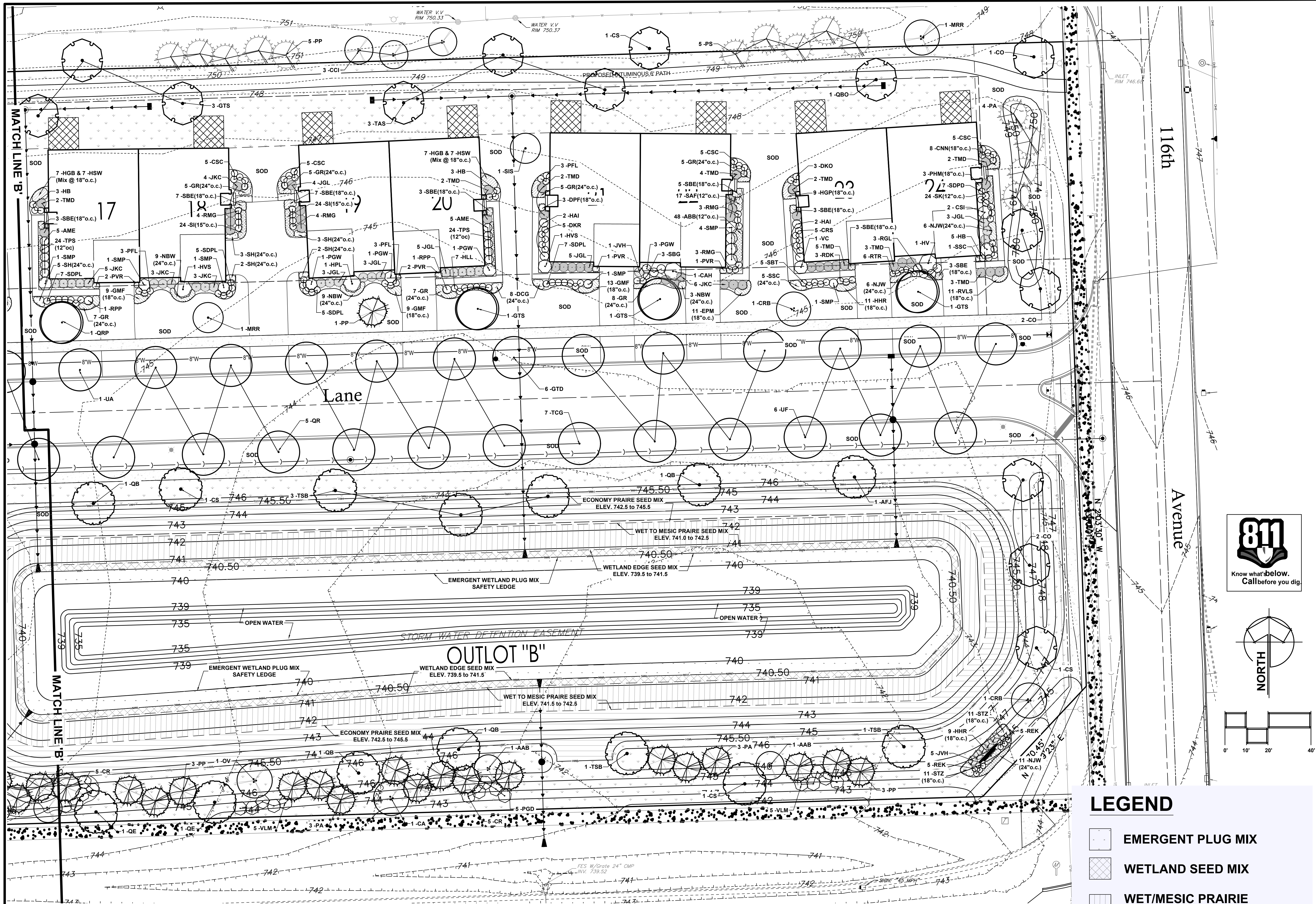
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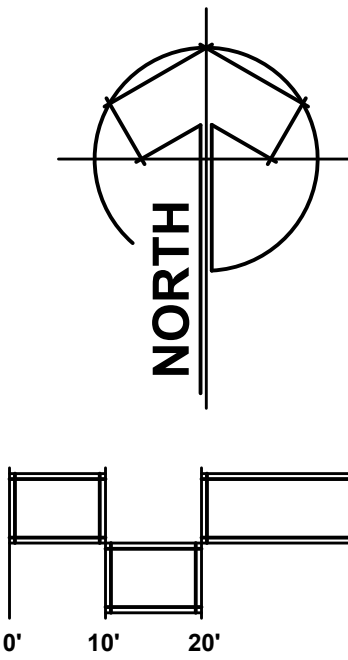
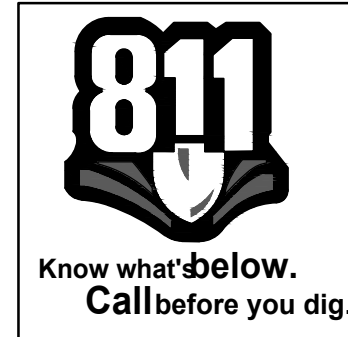


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## LEGEND

- EMERGENT PLUG MIX
- WETLAND SEED MIX
- WET/MESIC PRAIRIE SEED MIX
- ECONOMY PRAIRIE SEED MIX
- TURF GRASS SEED MIX



REVISIONS	
2	New Site Plan 5-20-22
1	Updated Site Plan 2-7-22

# MISTY CREEK

## 116th & LARAWAY ROAD

### FRANKFORT, ILLINOIS

SEAL:



## TITLE

### LANDSCAPE PLAN

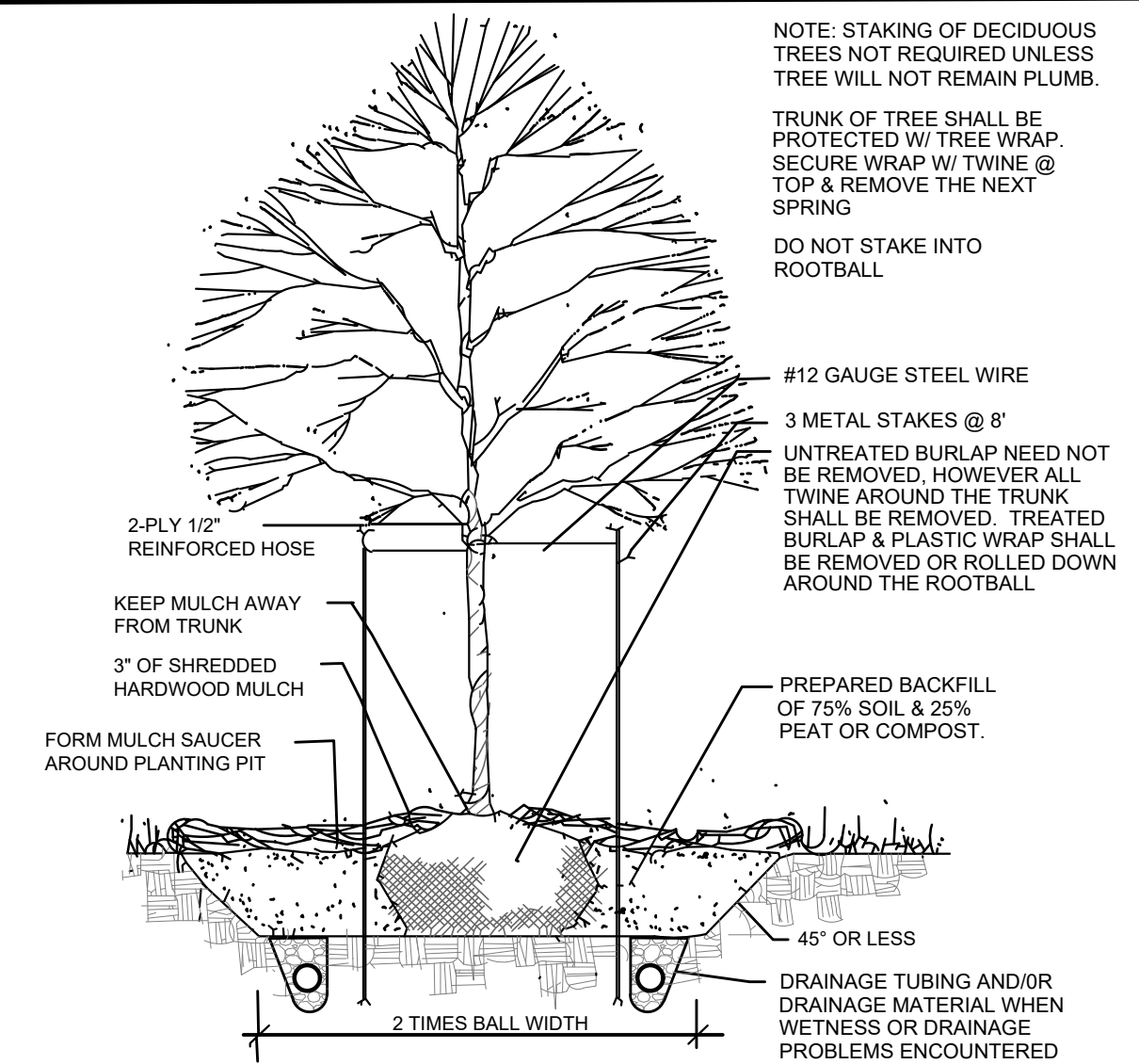
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DATE: 01-14-2022  
SCALE: 1"=20'

SHEET

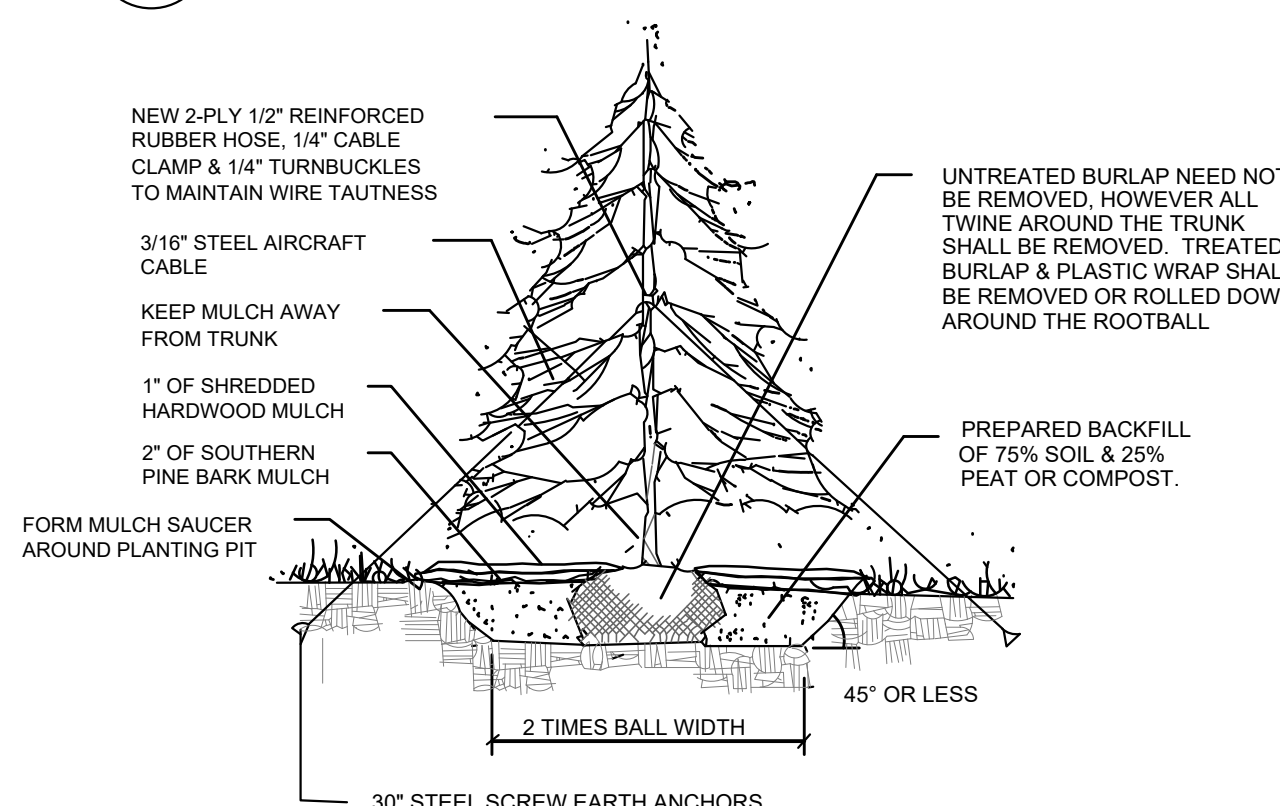
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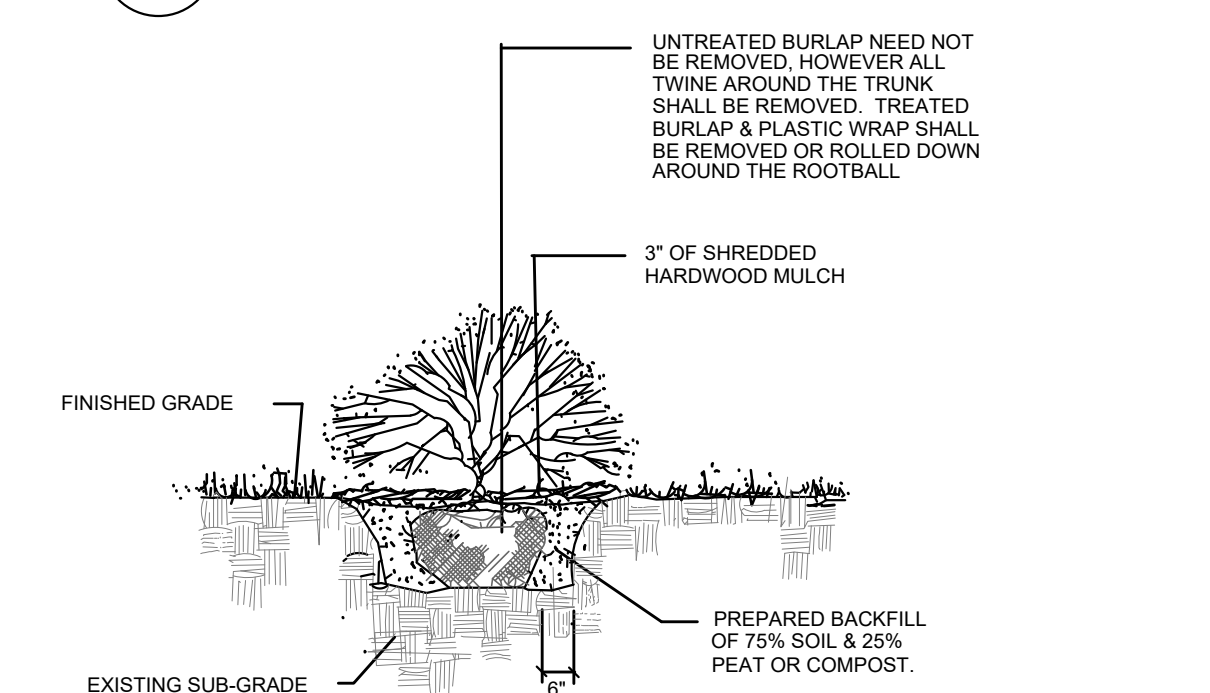




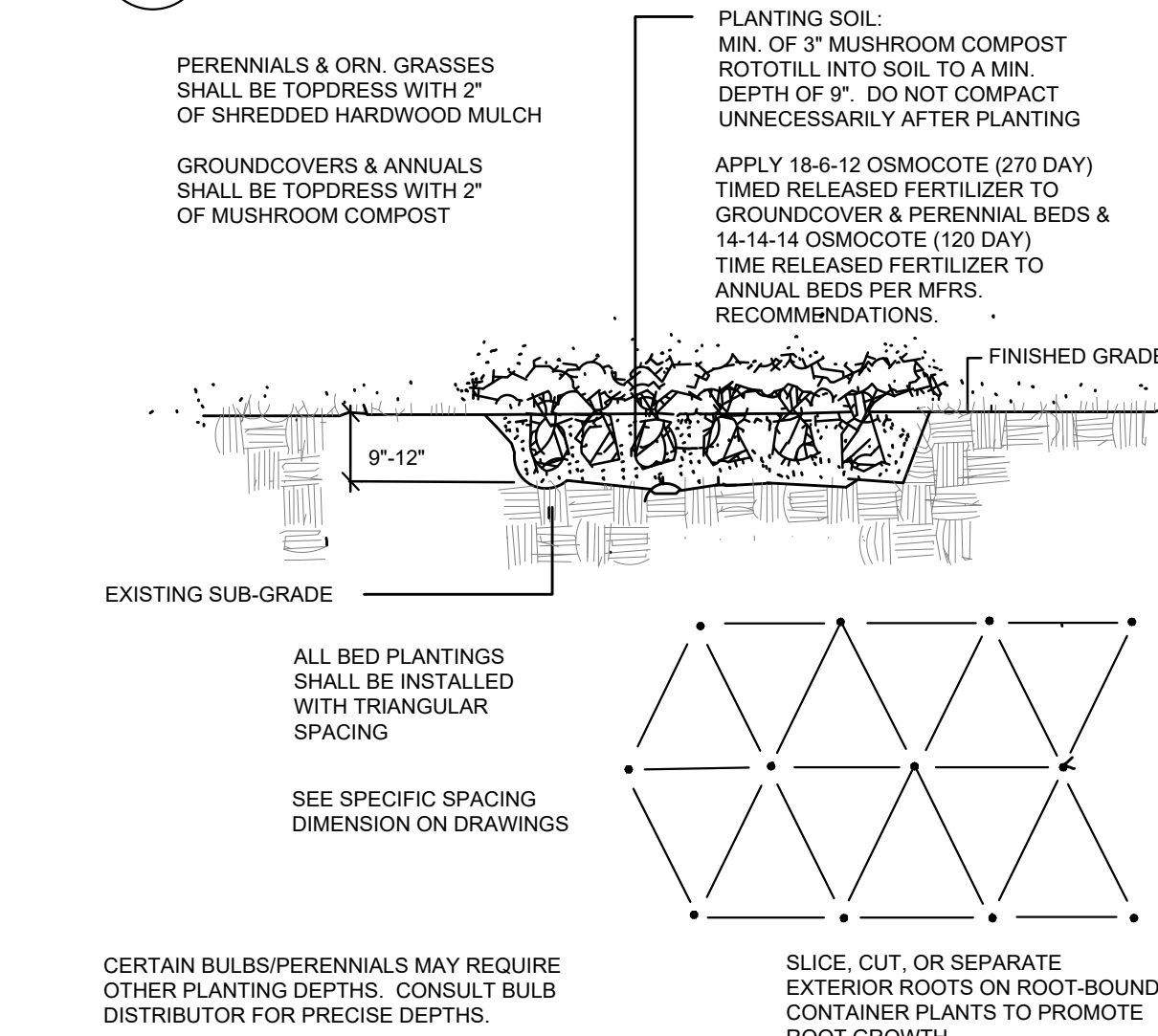
DECIDUOUS TREE  
NTS



EVERGREEN TREE  
NTS



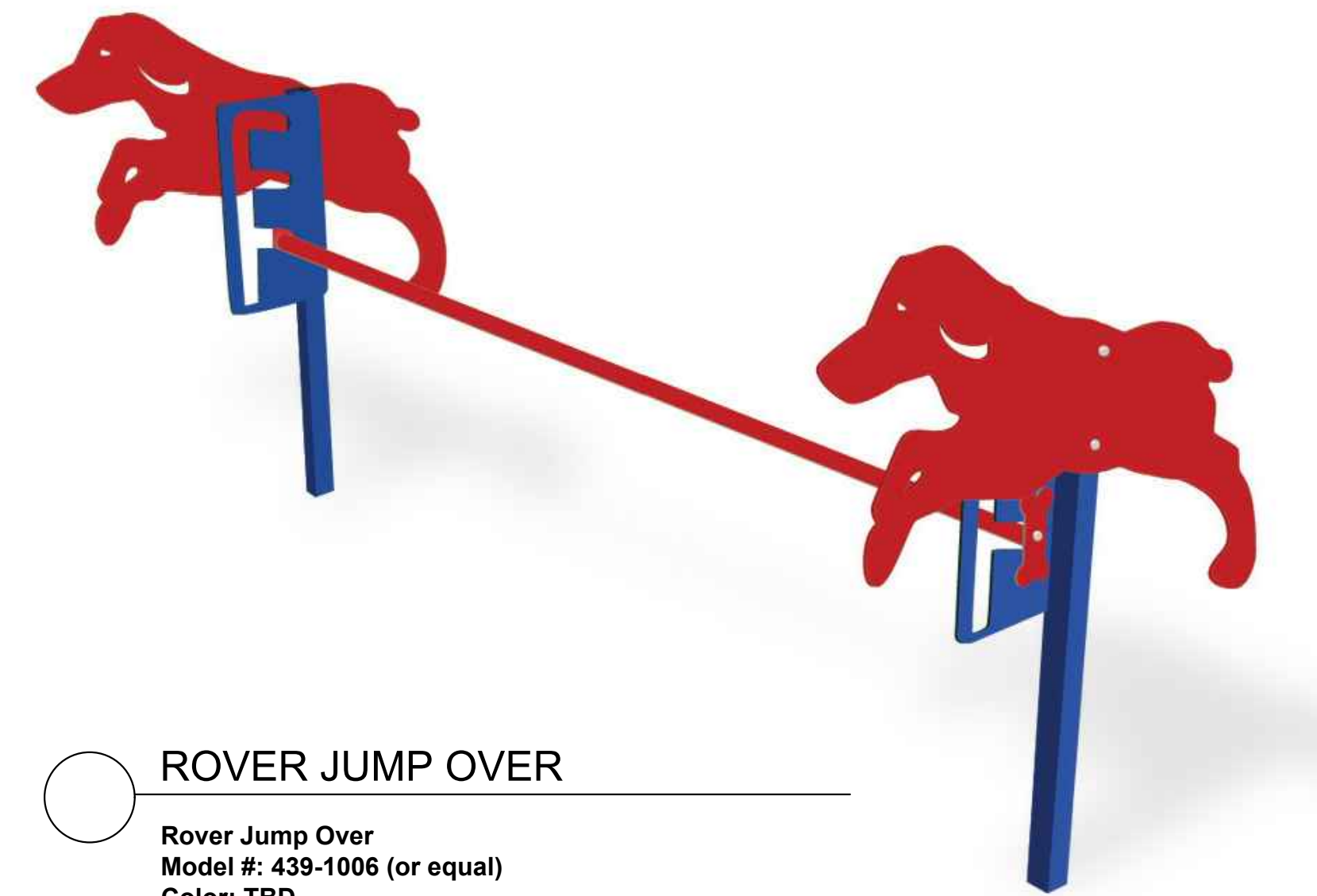
SHRUBS  
NTS



BED PLANTING DETAIL  
(PERENNIALS, ORNAMENTAL GRASSES  
VINES, GROUNDCOVERS & ANNUALS)  
NTS



6' BENCH  
Deluxe Bench  
Model #: 439-1012 (or equal)  
Color: TBD  
Provided by:  
Barco Products PH: 855-337-4808



ROVER JUMP OVER  
Rover Jump Over  
Model #: 439-1006 (or equal)  
Color: TBD  
Provided by:  
Barco Products PH: 855-337-4808



TRASH RECEPTACLE LE  
Trash Receptacle  
Model #: 439-1013 (or equal)  
Color: TBD  
Provided by:  
Barco Products PH: 855-337-4808



PET STATION  
Aluminum Header Pak Pet Station w/ Sign  
Model #: 135-1027 (or equal)  
Color: TBD  
Provided by:  
Barco Products PH: 855-337-4808



CRAWL TUNNEL  
Rover Doggie Crawl  
Model #: 439-1007 (or equal)  
Color: TBD  
Provided by:  
Barco Products PH: 855-337-4808



STEPS  
Stepping Paws  
Model #: 439-1009 (or equal)  
Color: TBD  
Provided by:  
Barco Products PH: 855-337-4808

REVISIONS	
2	New Site Plan 5-20-22
1	Updated Site Plan 2-7-22

MISTY CREEK

116th & LARAWAY ROAD  
FRANKFORT, ILLINOIS

SEAL:

METZ & COMPANY  
LANDSCAPE ARCHITECTURE/SITE PLANNING

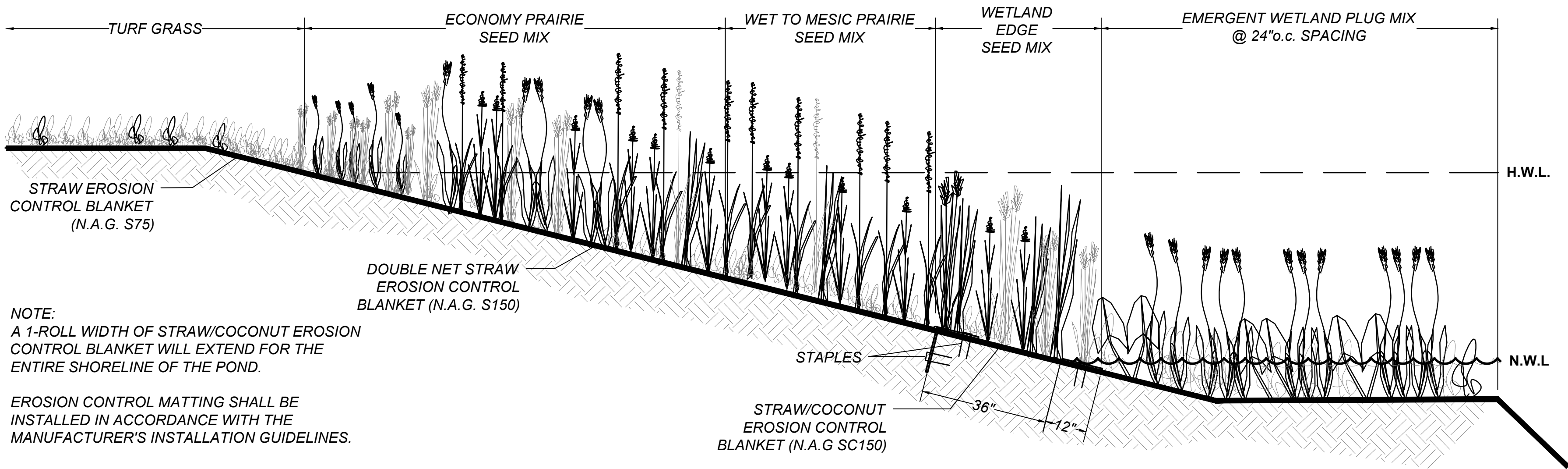
826 East Maple Street  
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PH: 630.561.3903  
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TITLE  
PET PARK  
EQUIPMENT  
& DETAILS

PROJECT NO.:  
22-184  
DATE: 01-14-2022  
SCALE: NTS

SHEET  
L-4.0





## SECTION - STORMWATER DETENTION SHORELINE TREATMENT

Wet-to-Mesic Prairie Seed Mix Apply @ 36.19 PLS pounds per acre		
Botanical Name	Common Name	PLS Ounces/Acre
<b>Permanent Grasses:</b>		
<i>Andropogon gerardii</i>	Big Bluestem	16.00
<i>Calamagrostis canadensis</i>	Bluejoint Grass	1.00
<i>Carex lurida</i>	Bottlebrush Sedge	3.00
<i>Carex stricta</i>	Common Tussock Sedge	1.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	1.00
<i>Elymus virginicus</i>	Virginia Wild Rye	24.00
<i>Juncus canadensis</i>	Canadian Rush	0.50
<i>Panicum virgatum</i>	Switch Grass	2.00
<i>Scirpus cyperinus</i>	Wool Grass	0.50
<i>Sorghastrum nutans</i>	Indian Grass	8.00
<i>Spartina pectinata</i>	Prairie Cord Grass	3.00
<b>Total</b>		<b>60.00</b>
<b>Temporary Cover:</b>		
<i>Avena sativa</i>	Common Oat	512.00
<b>Total</b>		<b>512.00</b>
<b>Forbs:</b>		
<i>Asclepias syriaca</i>	Common Milkweed	2.00
<i>Baptisia alba</i>	White Wild Indigo	1.00
<i>Chamaecrista fasciculata</i>	Partridge Pea	10.00
<i>Coreopsis lanceolata</i>	Sand Coreopsis	4.00
<i>Coreopsis tripteris</i>	Tall Coreopsis	2.00
<i>Desmodium illinoense</i>	Illinois Tick Trefoil	0.50
<i>Doellingeria umbellata</i>	Flat-Top Aster	0.50
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	4.00
<i>Eryngium yuccifolium</i>	Rattlesnake Master	2.00
<i>Helenium autumnale</i>	Sneezeweed	2.00
<i>Helianthus grosseserratus</i>	Sawtooth Sunflower	0.50
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	1.50
<i>Liatris spicata</i>	Marsh Blazing Star	1.00
<i>Monarda fistulosa</i>	Wild Bergamot	1.00
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	1.00
<i>Parthenium integrifolium</i>	Wild Quinine	1.00
<i>Physostegia virginiana</i>	Obedient Plant	0.25
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	0.50
<i>Ratibida pinnata</i>	Yellow Coneflower	4.00
<i>Rudbeckia hirta</i>	Black-Eyed Susan	4.00
<i>Rudbeckia laciniata</i>	Wild Golden Glow	1.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	0.50
<i>Senna hebecarpa</i>	Wild Senna	2.25
<i>Silphium integrifolium</i>	Rosin Weed	1.00
<i>Silphium laciniatum</i>	Compass Plant	2.00
<i>Silphium perfoliatum</i>	Cup Plant	2.00
<i>Silphium terebinthinaceum</i>	Prairie Dock	3.00
<i>Solidago juncea</i>	Early Goldenrod	0.25
<i>Solidago rugosa</i>	Rough Goldenrod	0.25
<i>Symphoricarum novae-angliae</i>	New England Aster	0.50
<i>Tradescantia ohienis</i>	Common Spiderwort	1.25
<i>Vernonia fasciculata</i>	Common Ironweed	3.00
<i>Veronicastrum virginicum</i>	Culver's Root	0.25
<i>Zizia aurea</i>	Golden Alexanders	1.00
<b>Total</b>		<b>61.00</b>

Wetland Edge Seed Mix Apply @ 33.00 PLS pounds per acre		
Botanical Name	Common Name	PLS Ounces/Acre
<b>Permanent Grasses/Sedges:</b>		
<i>Bolboschoenus fluviatilis</i>	River Bulrush	2.00
<i>Carex comosa</i>	Bristly Sedge	1.50
<i>Carex cristatella</i>	Crested Oval Sedge	0.50
<i>Carex frankii</i>	Bristly Cattail Sedge	4.00
<i>Carex stricta</i>	Common Tussock Sedge	0.50
<i>Carex vulpinoidea</i>	Brown Fox Sedge	2.00
<i>Eleocharis palustris</i>	Great Spike Rush	0.50
<i>Elymus virginicus</i>	Virginia Wild Rye	16.00
<i>Glyceria striata</i>	Fowl Manna Grass	1.00
<i>Juncus effusus</i>	Common Rush	0.50
<i>Leersia oryzoides</i>	Rice Cut Grass	0.50
<i>Schoenoplectus pungens</i>	Chairmaker's Rush	1.00
<i>Schoenoplectus tabernaemontani</i>	Great Bulrush	2.50
<i>Scirpus atrovirens</i>	Dark Green Rush	1.00
<i>Scirpus cyperinus</i>	Wool Grass	0.50
<b>Total</b>		<b>34.00</b>
<b>Temporary Cover:</b>		
<i>Avena sativa</i>	Common Oat	512.00
<b>Total</b>		<b>512.00</b>
<b>Forbs:</b>		
<i>Acorus americanus</i>	Sweet Flag	1.00
<i>Alisma subcordatum</i>	Common Water Plantain	2.00
<i>Asclepias incarnata</i>	Swamp Milkweed	2.00
<i>Bidens spp.</i>	Bidens Species	2.00
<i>Boehmeria cylindrica</i>	False Nettle	1.00
<i>Doellingeria umbellata</i>	Flat-Top Aster	0.25
<i>Eupatorium perfoliatum</i>	Common Boneset	1.00
<i>Helenium autumnale</i>	Sneezeweed	1.00
<i>Iris virginica v. shrevei</i>	Blue Flag	4.00
<i>Lobelia cardinalis</i>	Cardinal Flower	0.25
<i>Lobelia siphilitica</i>	Great Blue Lobelia	0.25
<i>Lycopus americanus</i>	Common Water Horehound	0.25
<i>Mimulus ringens</i>	Monkey Flower	0.50
<i>Penthorum sedoides</i>	Ditch Stonewort	0.50
<i>Persicaria spp.</i>	Pinkweed Species	2.00
<i>Rudbeckia laciniata</i>	Wild Golden Glow	1.00
<i>Sagittaria latifolia</i>	Common Arrowhead	2.00
<i>Senna hebecarpa</i>	Wild Senna	2.00
<i>Sparganium eurycarpum</i>	Common Bur Reed	4.00
<i>Symphoricarum puniceum</i>	Bristly Aster	1.00
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	0.50
<i>Verbena hastata</i>	Blue Vervain	1.50
<i>Verbesina alternifolia</i>	Wingstem	2.00
<i>Vernonia fasciculata</i>	Common Ironweed	2.00
<b>Total</b>		<b>34.00</b>

Economy Prairie Seed Mix Apply @ 37.70 PLS pounds per acre		
Botanical Name	Common Name	PLS Ounces/Acre
<b>Permanent Grasses:</b>		
<i>Andropogon gerardii</i>	Big Bluestem	12.00
<i>Bouteloua curtipendula</i>	Side-Oats Grama	16.00
<i>Carex spp.</i>	Prairie Sedge Species	3.00
<i>Elymus canadensis</i>	Canada Wild Rye	24.00
<i>Panicum virgatum</i>	Switch Grass	2.50
<i>Schizachyrium scoparium</i>	Little Bluestem	32.00
<i>Sorghastrum nutans</i>	Indian Grass	12.00
<b>Total</b>		<b>101.50</b>
<b>Temporary Cover:</b>		
<i>Avena sativa</i>	Common Oat	360.00
<b>Total</b>		<b>360.00</b>
<b>Forbs:</b>		
<i>Asclepias syriaca</i>	Common Milkweed	1.00
<i>Asclepias tuberosa</i>	Butterfly Weed	1.00
<i>Chamaecrista fasciculata</i>	Partridge Pea	10.00
<i>Coreopsis lanceolata</i>	Sand Coreopsis	6.00
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	8.00
<i>Helopsis helianthoides</i>	False Sunflower	0.25
<i>Monarda fistulosa</i>	Wild Bergamot	0.50
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	1.00
<i>Ratibida pinnata</i>	Yellow Coneflower	4.00
<i>Rudbeckia hirta</i>	Black-Eyed Susan	8.00
<i>Solidago speciosa</i>	Showy Goldenrod	0.50
<i>Symphoricarum laeve</i>	Smooth Blue Aster	1.00
<i>Symphoricarum novae-angliae</i>	New England Aster	0.50
<b>Total</b>		<b>41.75</b>

Emergent Plug Mix Plug Spacing @ 24" o.c.			
Botanical Name	Common Name	%	Quantity
<i>Calamagrostis canadensis</i>	Blue Joint Grass	1.50	22
<i>Carex comosa</i>	Bristly Sedge	5.00	72
<i>Carex lacustris</i>	Common Lake Sedge	2.00	29
<i>Carex lupulina</i>	Common Hop Sedge	1.50	22
<i>Carex stricta</i>	Common Tussock Sedge	2.00	29
<i>Carex trichocarpa</i>	Hairy-fruited Lake Sedge	5.00	72
<i>Carex vulpinoidea</i>	Brown Fox Sedge	5.50	79
<i>Juncus effusus</i>	Common Rush	1.00	14
<i>Leersia oryzoides</i>	Rice Cut Grass	2.00	29
<i>Schoenoplectus acutus</i>	Hardstem Bulrush	1.00	14
<i>Schoenoplectus tabernaemontani</i>	Great Bulrush	3.00	43
<i>Scirpus pungens</i>	Chairmakers Rush	5.00	72
<i>Scirpus atrovirens</i>	Dark Green Rush	1.00	14
<i>Scirpus cyperinus</i>	Wool Grass Rush	2.00	29
<b>Grass/Sedge/Rush Subtotal</b>		<b>37.50</b>	<b>538</b>

<i>Acorus calamus</i>	Sweet Flag	3.00	43
<i>Alisma subcordatum</i>	Common Water Plantain	1.00	14
<i>Asclepias incarnata</i>	Swamp Milkweed	3.00	43
<i>Eutrochium maculatum</i>	Spotted Joe Pye Weed	2.00	29
<i>Hibissus moscheutos</i>	Swamp Rosemallow	3.00	43
<i>Iris virginica shrevei</i>	Blue Flag	12.00	172
<i>Lobelia cardinalis</i>	Cardinal Flower	2.00	29
<i>Lycopus americanus</i>	Waterhorehound	1.50	22
<i>Lythrum alatum</i>	Winged Loosestrife	2.00	29
<i>Mimulus ringens</i>	Monkey Flower	3.00	43
<i>Pontederia cordata</i>	Pickereelweed	2.00	29
<i>Sagittaria latifolia</i>	Common Arrowhead	13.00	187
<i>Solidago patula</i>	Swamp Goldenrod	2.00	29
<i>Sparganium eurycarpum</i>	Great Bur Reed	13.00	187
<b>Wildflower Subtotal</b>		<b>62.50</b>	<b>897</b>
<b>SEED MIX TOTAL</b>		<b>100.00</b>	<b>1435</b>

### THREE-YEAR MANAGEMENT PERIOD ACTIVITIES

- The work consists of the Contractor conducting routine ecological management activities during the three-year management and monitoring period in the naturalized planting areas as shown on the landscape plan to assist the Contractor in meeting required performance standards.
- During the first two (2) growing seasons of the three-year period the Contractor shall high-mow the vegetation in the Prairie and/or Wet/Mesic Prairie areas several times during the growing season to ensure the vegetation does not exceed eighteen inches (18") in height. A rotary or flail type mower shall be used. During high-mowing, the vegetation shall be cut no lower than 6 to 9 inches so the native seeding are unharmed. Selective weed whipping can also be used if conditions are unfit (i.e., too wet) for a tractor, or if only small isolated areas of vegetation required cutting. In addition, cutting the inflorescence prior to seed set of many biennial species including teasel and sweet clover is an effective control method that can be utilized.
  - Application Period One (early spring):** problematic species such as, but not limited to, reed canary grass, red/white cover, cattails.
  - Application Period Two (late spring to mid-summer):** problematic species such as, but not limited to, reed canary grass, while/yellow sweet cover, cattails, wild carrot, purple loosestrife and common reed.
  - Application Period Three (mid to late summer):** problematic species such as, but not limited to, reed canary grass, ragweed, cattails, purple loosestrife and common reed.
  - Application Period Four (late summer to early fall):** problematic species such as, but not limited to, reed canary grass, red/white cover, common reed.
- The Contractor shall conduct chemical and/or mechanical weed control activities in all of the naturalized seeded areas for a three-year period following planting/seeding. The Contractor shall conduct four annual weed control application periods (total of twelve (12) for the three-year period). The Contractor is responsible to achieve a 95% kill of reed canary grass, purple loosestrife, thistle and common reed and 80% kill of other problematic, nuisance species to successfully complete each of the application periods specified below.
  - Application Period One (early spring):** problematic species such as, but not limited to, reed canary grass, red/white cover, cattails.
  - Application Period Two (late spring to mid-summer):** problematic species such as, but not limited to, reed canary grass, while/yellow sweet cover, cattails, wild carrot, purple loosestrife and common reed.
  - Application Period Three (mid to late summer):** problematic species such as, but not limited to, reed canary grass, ragweed, cattails, purple loosestrife and common reed.
  - Application Period Four (late summer to early fall):** problematic species such as, but not limited to, reed canary grass, red/white cover, common reed.
- Natural regeneration of cattails in the stormwater management facilities will likely occur following construction. As required by these planting specifications pre-planting weed control will be conducted if any problematic species are present. As for cattails, hand pulling cattails can be conducted when the cattails are small enough to ensure that the entire root is removed. Off-site disposal of cattails will be required. Larger cattails will require herbicide applications. Aggressive cattail control will be required after planting throughout the three-year management period to ensure plant establishment. After planting the hand-wick application method to control cattails shall be required.
- If permitted, the Contractor shall conduct a prescribed burn in the prairie areas during the third growing season. The Contractor shall obtain all the required burn permits from the Illinois Environmental Protection Agency, City or Village, and local fire protect district and prepare all necessary documents required for the permit including a Burn Plan.
- The Contractor shall irrigate all plant plugs as needed to achieve the survivorship requirements.
- The Contractor shall remove and dispose of all planting enclosures during the second year of the management period.

### PERFORMANCE CRITERIA

- Within three (3) months of seed installation, at least 90% of the seeded area, as measured by aerial coverage, shall be vegetated. A minimum 90% vegetative coverage shall be maintained throughout and at the end of the three-year maintenance period for these areas. This standard does not apply to wetland plug areas (if planted).
- At the end of the second growing season, a minimum of 75% vegetative coverage in the wetland plug area(s) shall be achieved and maintained throughout the end of the three-year maintenance period (if planted).
- The stormwater management facilities shall not contain any rills greater than four inches (4") deep throughout and at the end of the three-year maintenance period.
- At the end of the second and third growing seasons, no area greater than 1.0 square meters on slope areas shall be devoid of vegetation.
- At the end of the second growing season, 30% seed mix presence for the prairie seed mix areas shall be achieved. At the end of the third growing season 50% seed mix presence for the prairie seed mixes shall be achieved.
- At the end of the third growing season, the top three dominate species based on aerial coverage shall NOT be non-native species, cattail or reed grass
- Relative coverage (determined by ocular estimation) of cattail shall be less than 10% throughout, and at the end of the three-year maintenance period.
- Relative coverage (determined by ocular estimation) of common reed, reed canary grass, and loosestrife in aggregate shall be less than 5% throughout, and at the end of the three-year maintenance period.
- Relative coverage (determined by ocular estimation) of thistle and teasel shall be less than 5% throughout, and at the end of the three-year maintenance period.
- Plugs (if planted) must achieve 90% survivorship one (1) year from plant installation.

The Contractor shall water plant plugs (if planted) as needed in order to meet the performance criteria. The cost to irrigate is incidental to the contract and shall be included in the Contractor's bid price. The Contractor shall also perform vegetative management for three years following planting as specified under the section "Three-year Monitoring and Reporting Activities" to assist with meeting the Contractor Performance Criteria. If performance criteria are not achieved, Contractor is responsible to conduct additional activities, which may include supplemental seeding, supplemental planting and additional years of vegetation management to rectify areas at no additional cost to the Owner to achieve performance.

### LONG-TERM MANAGEMENT ACTIVITIES

- Following competition of the initial Three-year maintenance program the following Long-term maintenance shall be performed on a regular basis:
  - Prescribed burning will be performed every one to three years for established native prairie plantings and naturalized detention basins. Burning requires a permit from the Illinois EPA and notification of the local fire district and the Village of Frankfort.
  - Late fall or early winter mowing to a height of six to twelve inches (6"-12"), hay and debris shall not be removed, and will be performed in alternate years where burning is not practical or conditions are not conducive to burning.
  - Applications of herbicide to control invasive will be required if burning or mowing does not control or eliminate said problematic or nuisance species. Those species shall include, but not limited to, reed canary grass, purple loosestrife, cattail, thistle and common reed. All herbicide applications shall be performed by a certified and licensed applicator. Herbicides shall be non-toxic to animals and aquatic life and will be applied in an appropriate manner to prevent the killing of desirable native species.

### REVISIONS

1	Updated Site Plan	2-7-22
2	New Site Plan	5-20-22

**MISTY CREEK**  
**116th & LARAWAY ROAD**  
**FRANKFORT, ILLINOIS**

SEAL:



**TITLE**  
**NATIVE**  
**LANDSCAPE**  
**SPECIFICATIONS**

PROJECT NO.:

**22-184**

DATE: **01-14-2022**

SCALE: **N/A**

SHEET

**L-5.0**



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PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

- A. American National Standards for Tree Care Operations, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
- B. American Standard for Nursery Stock, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
- C. Hortus Third, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
- D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL

The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE

The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE

Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, heeled-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES

The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE

Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and heeled in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS

Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION

All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL

Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

- A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
- B. pH: No lower than 5.0 nor higher than 8.0.
- C. TEXTURE: No more than 25 percent clay.
- D. SOLUBLE SALT: No more than 1000 ppm
- E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.9 MULCH

Mulch shall consist of the following:

- A. MUSHROOM COMPOST  
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
- B. SHREDDED HARDWOOD BARK (general mulching)  
Shredded hardwood bark shall consist of finely shredded hardwood bark, free of sticks and leaves.

2.10 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

- A. Shrubs  
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
- B. Roses
  - 1. Woodace (14-3-3) slow-release briquettes
  - 2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
- C. Perennials, Groundcover, Ornamental Grasses & Vines  
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
- D. Annual Flowers  
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
- E. Bulbs  
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
- F. Deciduous & Evergreen Trees  
No fertilizer required

2.11 TREE WRAPPING MATERIAL

- A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
- B. Tags for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.12 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscape shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unseasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor from the guarantee provisions of these specifications.

PLANTING SEASON ACCEPTABLE TIME PERIOD

- 1. SPRING
  - a. From time soil is workable to June 15 with the following exception:
    - 1) Bare root materials (if any) shall cease on May 31
- 2. FALL
  - a. Sept. 1 to Nov. 15 with following exceptions:
    - 1) Evergreen Shrub planting to cease Oct. 31
    - 2) Evergreen Tree planting to cease Oct. 15
    - 3) Perennial & Ornamental Grass planting to cease Oct. 15

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. The use of drip irrigation tree bags are encouraged (e.g., galibrugs). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE

Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE

The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, resetting of damaged planting saucers, and any other procedure consistent with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Under the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

B. CONTINUED MAINTENANCE

For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.4 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE

Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:

- 1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
- 2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE

Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below. On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The Inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.5 GUARANTEE

During the guarantee period, the Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced. These guarantees shall be in accordance with the following:

A. ONE-YEAR PERIOD

The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.

B. REPLACEMENTS & DAMAGES

The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.

C. EXCLUSIONS

The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.

D. GUARANTEE PERIOD INSPECTION

During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

- 1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
- 2. pH: No lower than 5.0 nor higher than 8.0.
- 3. TEXTURE: No more than 25 percent clay.
- 4. SOLUBLE SALT: No more than 1000 ppm.
- 5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH

The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:

- 1. PRIOR TO SEEDING AND/OR SODDING 6-24-24
  - Nitrogen..... 6%
  - Phosphorous..... 24%
  - Potash..... 24%

2. AFTER SEEDING AND/OR SODDING 18-5-9

- Nitrogen..... 18%
- Phosphorous..... 5%
- Potash..... 9%

- a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
- b) Available phosphoric acid shall be derived from super-phosphate having a minimum guaranteed analysis of 20% of available phosphate.
- c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)

Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT TYPE OF GRASS

- 1. CONVENTIONAL TURF GRASS MIX (if specified)
  - 60% ..... KENTUCKY BLUEGRASS (blend of 3 cultivars)
  - 30% ..... PERENNIAL RYEGRASS (blend of 2 cultivars)
  - 10% ..... CREEPING RED FESCUE  
(Apply at 7 lbs./1,000 S.F. for mechanical seeding)

- 2. SALT TOLERANT MIX (if specified)
  - 40% ..... "FULTS" ALKALI GRASS (PUCCINELLIA DISTANS)
  - 30% ..... CREEPING RED FESCUE
  - 20% ..... KENTUCKY BLUEGRASS
  - 10% ..... PERENNIAL RYEGRASS  
(Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

1. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

- 1. STRAW BLANKET (if specified)
  - a. S-75 Straw Blanket (North American Green)
  - b. AEC Premier Straw Blanket (American Excelsior Company)
  - c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)

- a. SC-150 Straw/Coconut Blanket (North American Green)
- b. AEC Premier Straw/Coconut Blanket (American Excelsior Company)
- c. or equivalent

2.5 HYDROMULCH (if specified)

SoilCover Hydraulic Wood Mulch by Profile distributed by ERO-TEX (866)437-6839

2.6 SOD (if specified)

Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one half (1 1/2) inches thick having well-matted roots. The root zone shall be of good, fertile, natural mineral soil free from stones and debris. Peat sod will not be acceptable. The turf shall contain no bent or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper ten (10%) percent of the section.

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect, reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality to said samples, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply suitable material in its place.

1. BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.

2. SALT SOD (if specified) shall be a blend of Kentucky Bluegrass, "Fults" Alkali Grass (Puccinellia Distans), Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral base.

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS SPRING FALL

- Turf grass April 1<sup>st</sup> to May 31 Aug. 15 to Sept. 30
- \* or as soon as the soil is free of frost and in a workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 SOD - The accepted seasons for laying sod shall be as follows:

- 1. SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen sod becomes available to June 15.
- 2. FALL SODDING shall be performed from August 15 to October 31.

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unseasonable and will require the approval of the Landscape Architect or Owner.

3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are grouted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

- 1. The Contractor shall water all newly seeded areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.
- 2. The Contractor shall water all newly installed sod immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

B. MOWING

- 1. The Contractor shall mow all seeded areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2 1/2". At no time should more than 1/3 of the leaf blade be removed by any mowing.
- 2. The Contractor shall mow all sodded areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3") At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

- 1. Seeded areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs./ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.
- 2. Sodded areas after completion of the required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs./ac.) to all turf areas using a mechanical spreader and by making two passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect. Acceptance shall be granted upon conformance with the following:

- 1. Grass shall display a reasonably uniform distribution of grass plants.
- 2. Grass shall display vigorous growth and be green and healthy in appearance.
- 3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Kentucky Bluegrass Sod

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch Additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of a one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may be required.

2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule-of-thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering personnel shall routinely probe the sodded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out as during the initial 2-3 weeks subsequent to laying, dryness will cause shrinkage leaving unwanted open gaps between bales.

3. Depending on conditions, sod may take 1-3 weeks to root into the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied once a week is generally acceptable except during hot periods.

B. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

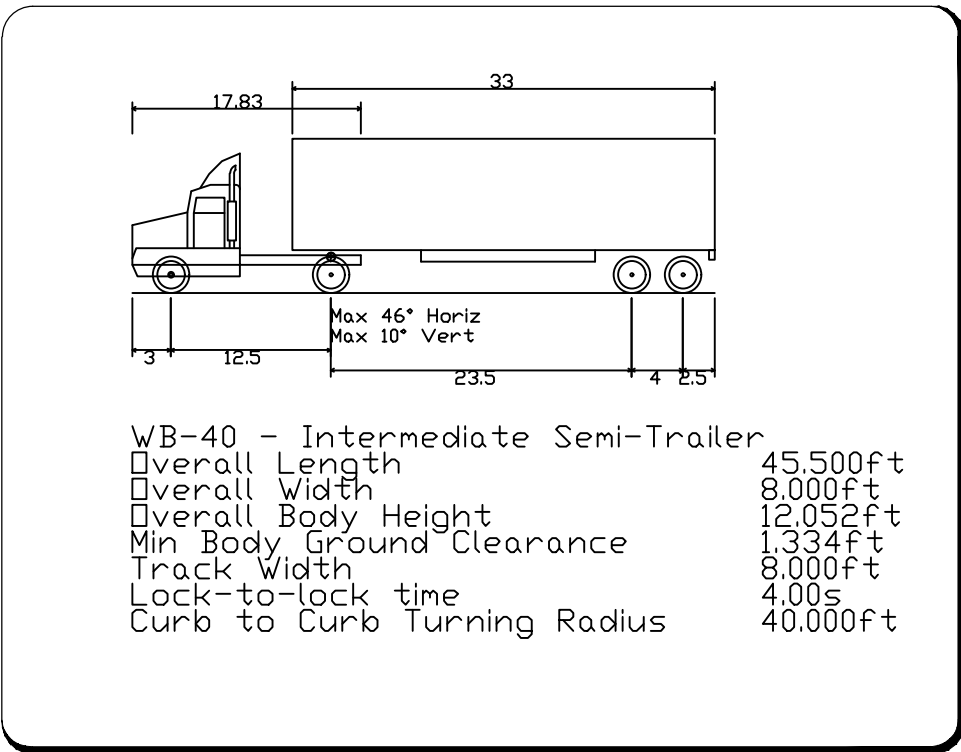
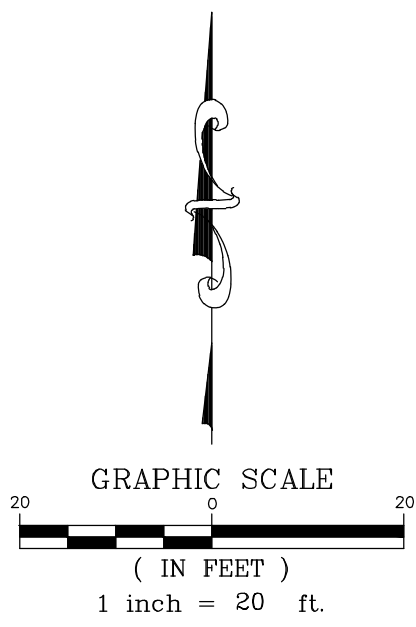
3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

C. Plant Material Watering

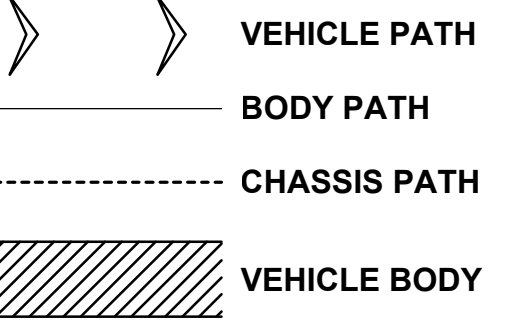
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By Christopher Gruba at 1:51 pm, May 25, 2022



VEHICLE PATH LEGEND



NOTES

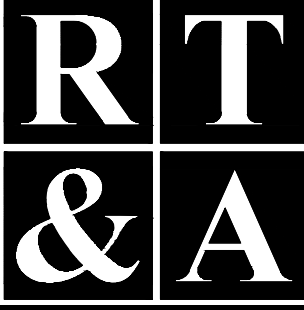
FOR REFERENCE ONLY. CONFIRM WITH MANUFACTURER FOR VEHICLE DETAILS AND/OR FIELD VERIFY.

ALL TURNING SIMULATIONS HAVE BEEN RUN AT A CONTINUOUS SPEED OF 5 M.P.H..

VEHICULAR MANEUVER SIMULATION COMPLETED WITH AUTODESK VEHICLE TRACKING 2019.

REVISIONS					
No.	DATE	DESCRIPTION	BY	No.	DATE
0	3-17-2022	THIS EXHIBIT CREATED	R.P.		

DOCUMENTATION:  
PROJECT No.: 20201513.00  
DATE: 3-17-2022  
FIELD BOOK: 20201513 Book 1  
DRAWN BY: R.P.  
CHECKED BY: J.H.



Ruettiger, Tonelli & Associates, Inc.  
Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants  
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404  
PH. (815) 744-6600 FAX (815) 744-0101  
website: www.ruettigertonelli.com

PROJECT TITLE:  
**MISTY CREEK  
TOWNHOUSE DEVELOPMENT**  
116th & LARAWAY ROAD  
FRANKFORT, ILLINOIS

DRAWING TITLE:  
**VEHICLE TURNING EXHIBIT  
(WB-40)**

DRAWING No.  
320-1513-E03  
SCALE:  
AS NOTED  
**SHEET 1 OF 1**

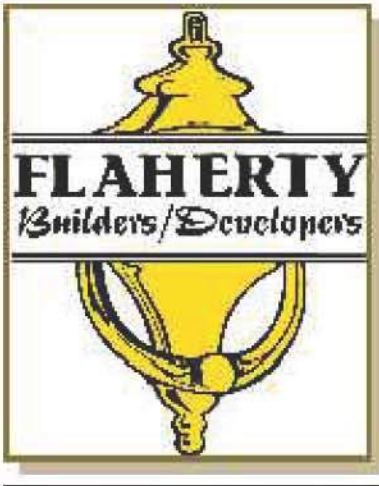


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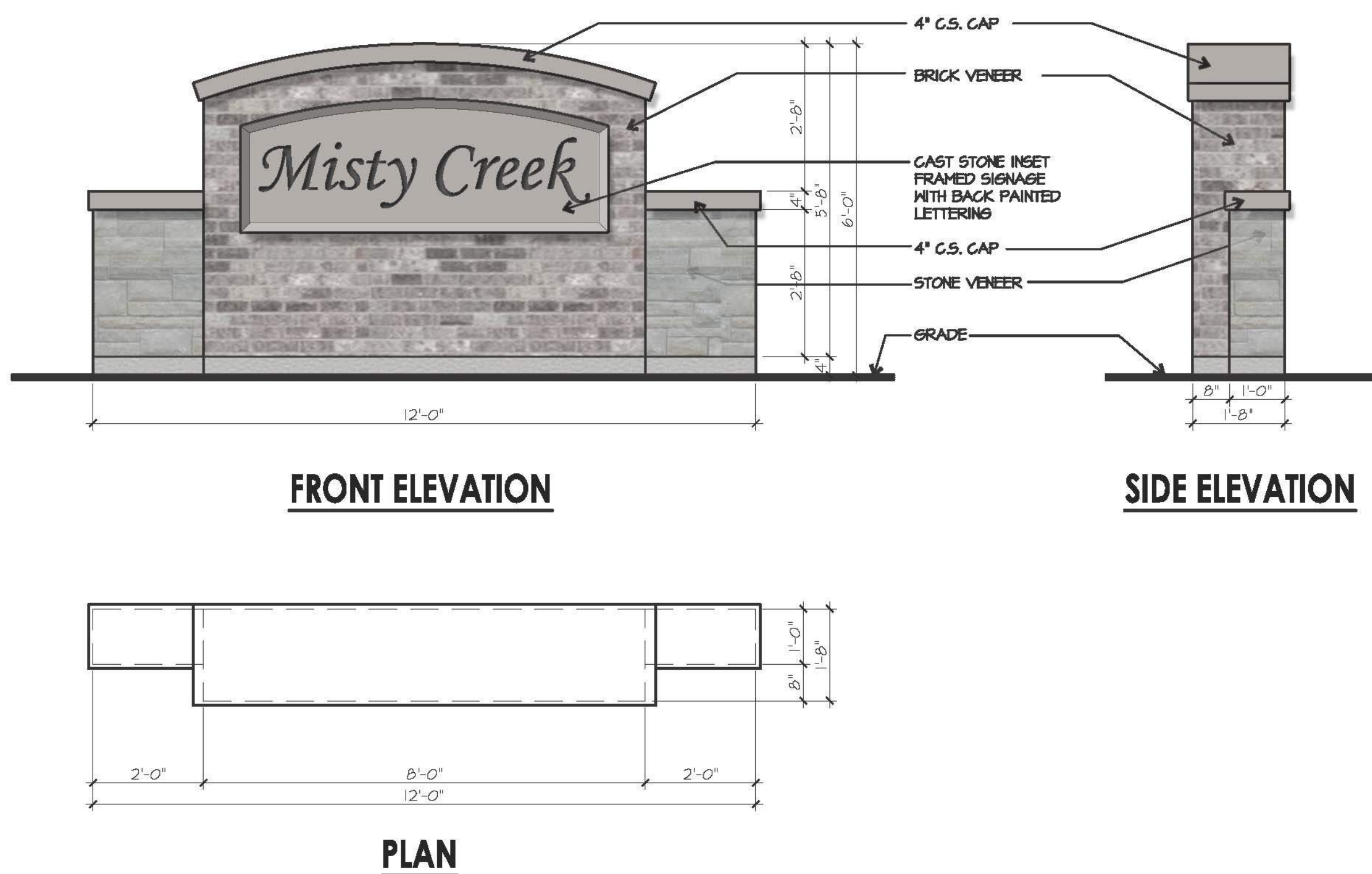
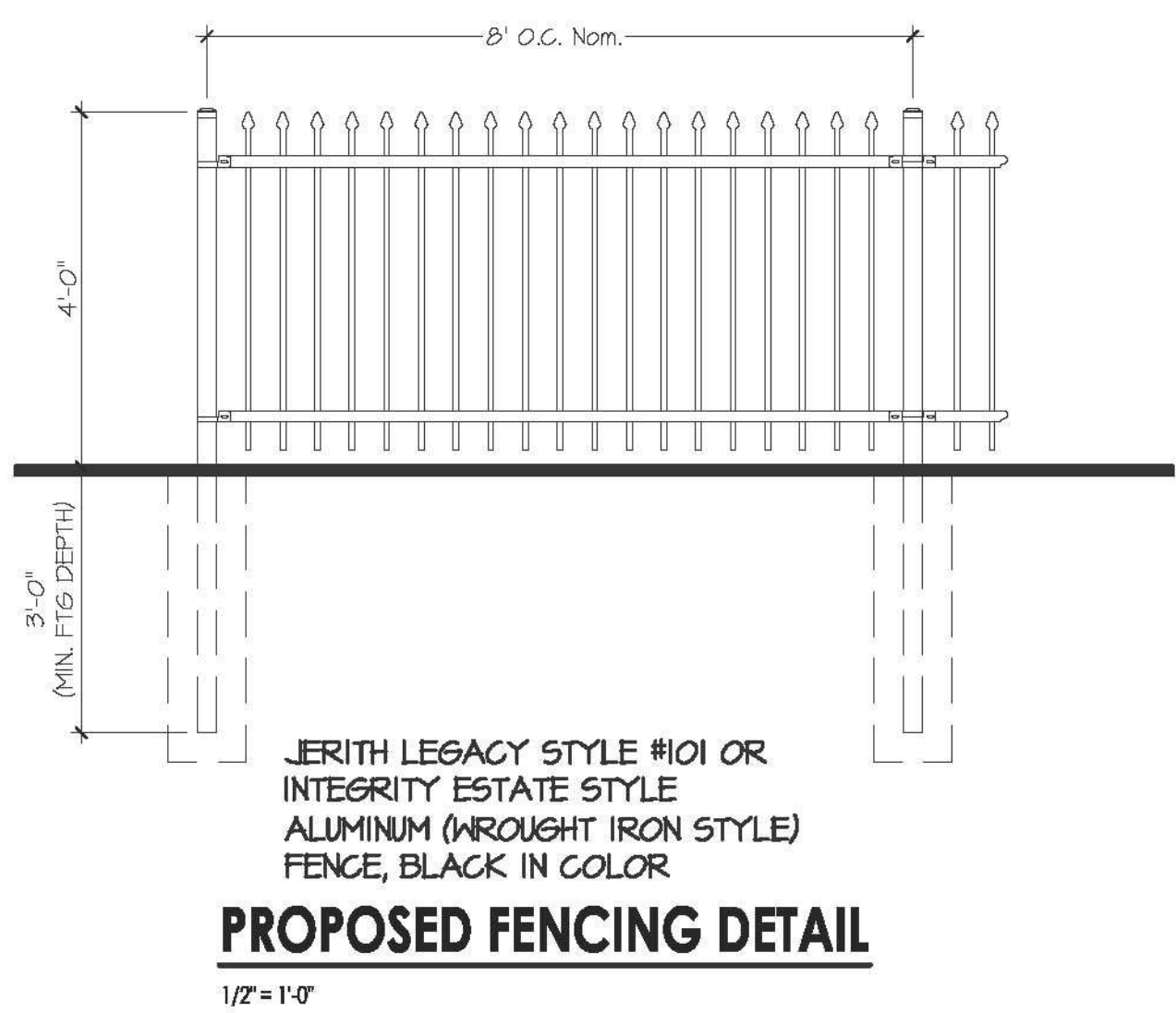
By Christopher Gruba at 1:44 pm, May 25, 2022



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PROPOSED TOWNHOMES AT  
*Misty Creek*  
LARAWAY & 116TH  
Frankfort, Illinois



DATE	DRAWN	DESCRIPTION
12-04-2020	SF	DUPLICATE REVISIONS
01-14-2021	SF	OWNER REVISIONS
09-30-2021	SF	OWNER REVISIONS
10-12-2021	SF	OWNER REVISIONS
11-03-2021	SF	OWNER REVISIONS
11-12-2021	SF	PUD PACKAGE

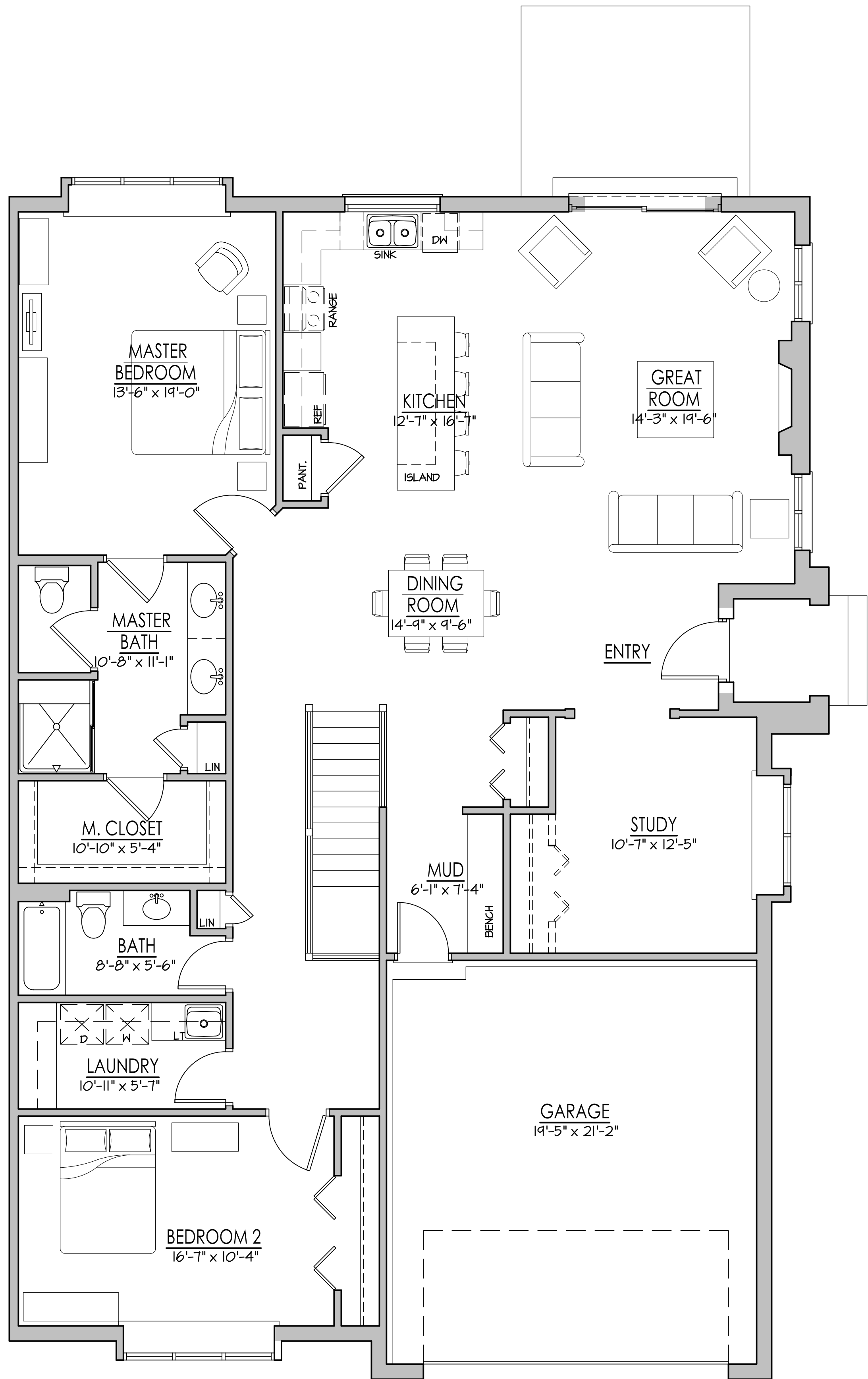
2020-0217  
PROJECT NUMBER  
11-16-2021  
DATE  
SF  
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FINAL REVIEW

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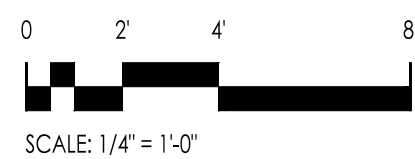
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comment, LINDEN GROUP INC.



2,028.0 SQ. FT.  
UNIT A - FLOOR PLAN



NOTE: BASEMENT AREA WILL BE A MINIMUM  
OF 80% OF THE BUILDING FOOTPRINT



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PROPOSED TOWNHOMES AT  
*Misty Creek*  
LARAWAY & 116TH  
Frankfort, Illinois

DATE	DRAWN	DESCRIPTION	COORDINATION OF REVIEW COMMENTS
2-28-2022	SF	COORDINATE SITE PLANS	
3-17-2021	SF	ALTERNATE SITE PLANS	
4-12-2022	SF	CIVIL COORDINATION	
5-18-2022	SF	REVISED SUBMITTAL	

2020-0217  
PROJECT NUMBER

5-17-2022  
DATE

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UNIT - A

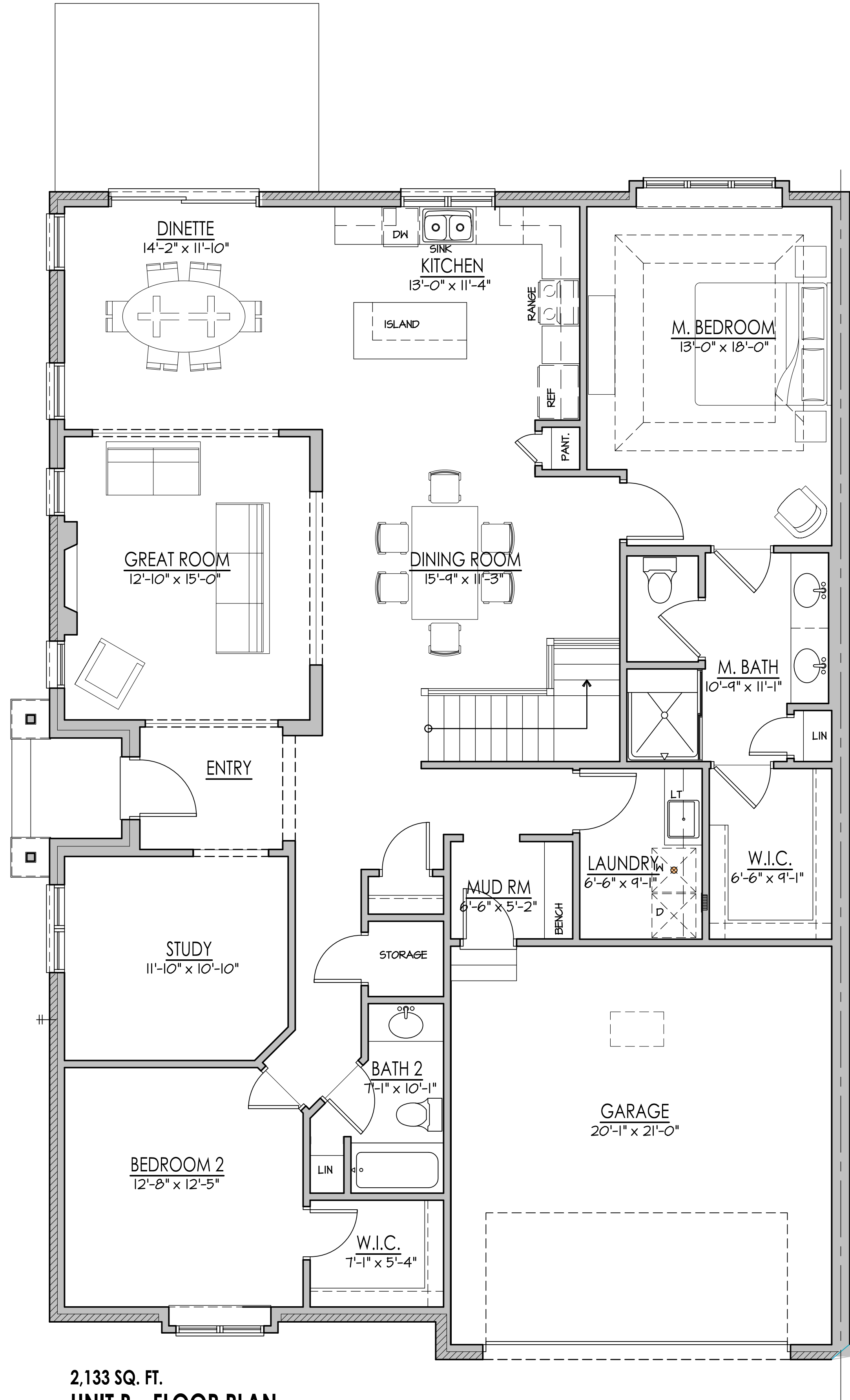
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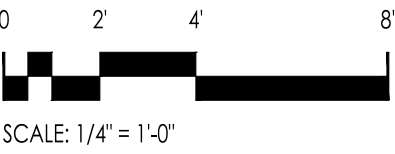
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LINDEN GROUP INC.



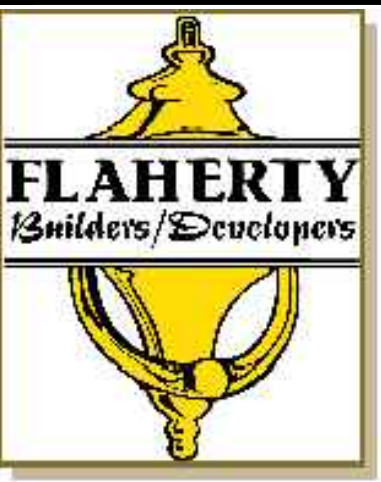
2,133 SQ. FT.  
UNIT B - FLOOR PLAN



NOTE: BASEMENT AREA WILL BE A MINIMUM  
OF 80% OF THE BUILDING FOOTPRINT



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PROPOSED TOWNHOMES AT  
*Misty Creek*  
LARAWAY & 116TH  
Frankfort, Illinois

DATE	DRAWN	DESCRIPTION	COORDINATION OF REVIEW COMMENTS
2-28-2022	SF	ALTERNATE SITE PLANS	COORDINATION OF REVIEW COMMENTS
3-17-2021	SF	CIVIL COORDINATION	ALTERNATE SITE PLANS
4-12-2022	SF	REVISED SUBMITTAL	CIVIL COORDINATION
5-18-2022	SF		REVISED SUBMITTAL

2020-0217  
PROJECT NUMBER

5-17-2022  
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UNIT - B

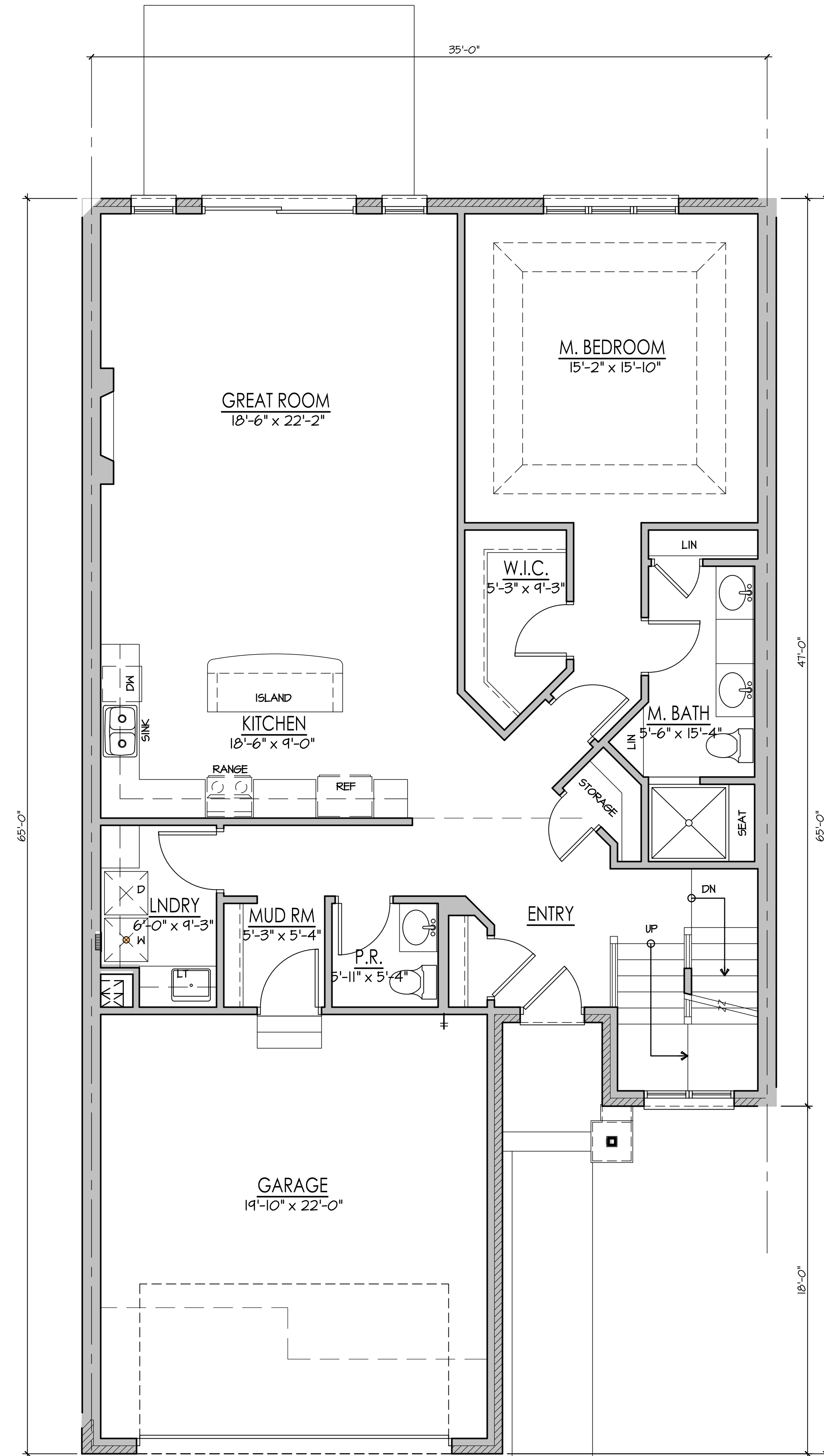
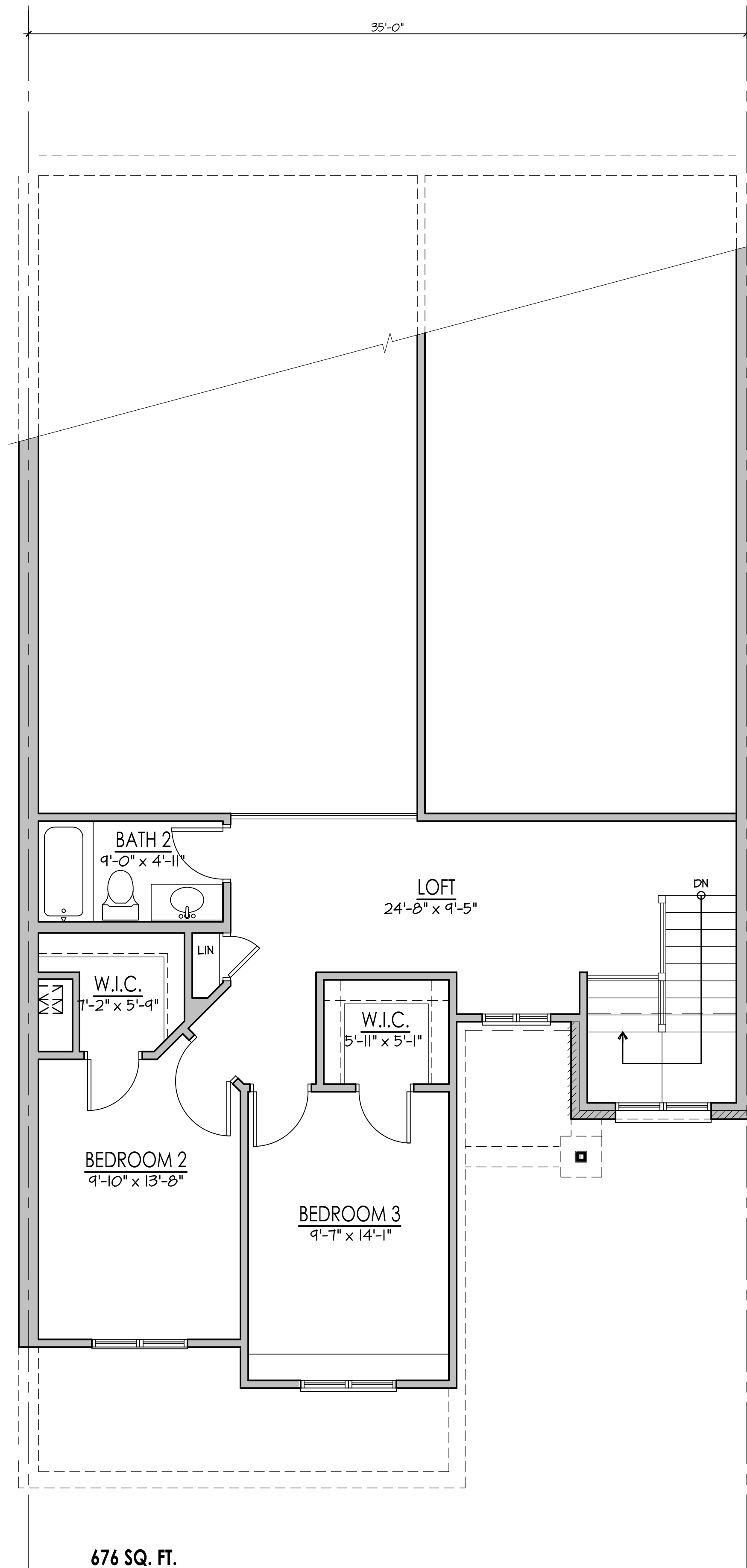
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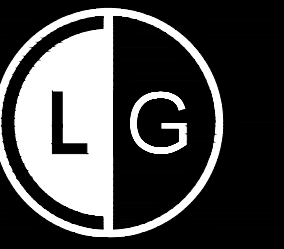
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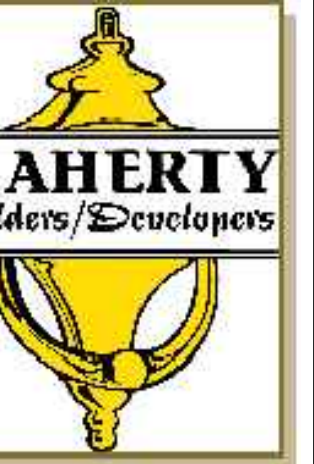
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OF 80% OF THE BUILDING FOOTPRINT



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PROPOSED TOWNHOMES AT  
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DATE	DRAWN	DESCRIPTION	COORDINATION OF REVIEW COMMENTS
2-28-2022	SF	COORDINATION OF REVIEW COMMENTS	COORDINATION OF REVIEW COMMENTS
3-17-2022	SF	ALTERNATE SITE PLANS	ALTERNATE SITE PLANS
4-12-2022	SF	CIVIL COORDINATION	CIVIL COORDINATION
5-16-2022	SF	REVISED SUBMITTAL	REVISED SUBMITTAL

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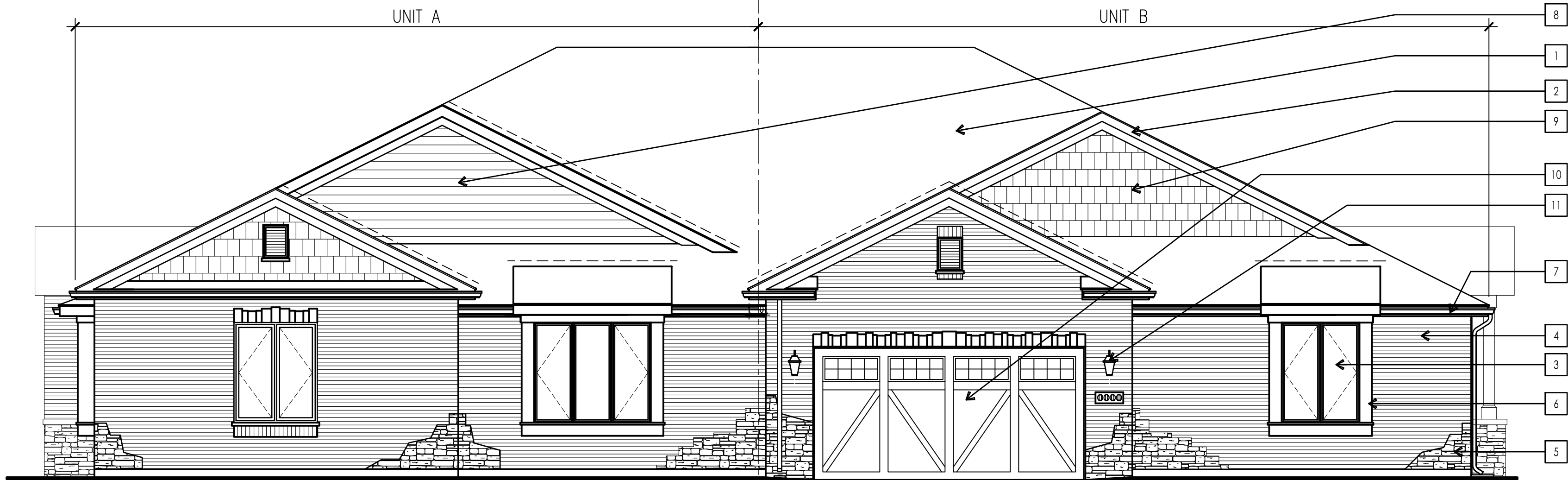
UNIT - C1

SHEET NAME

C-1.0

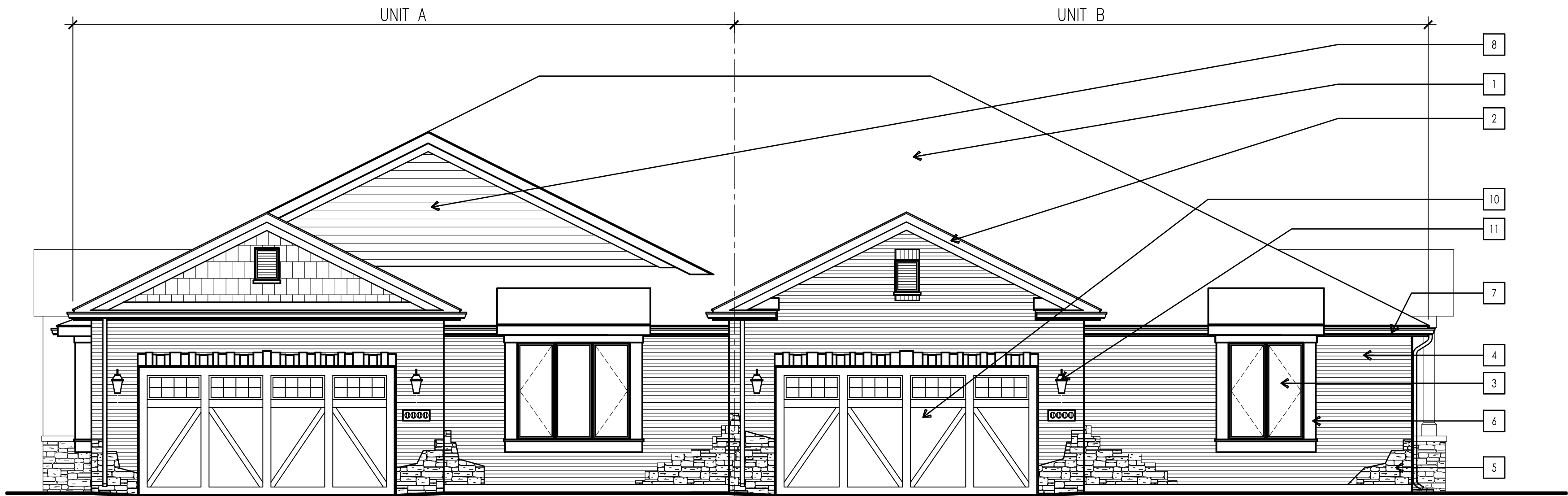
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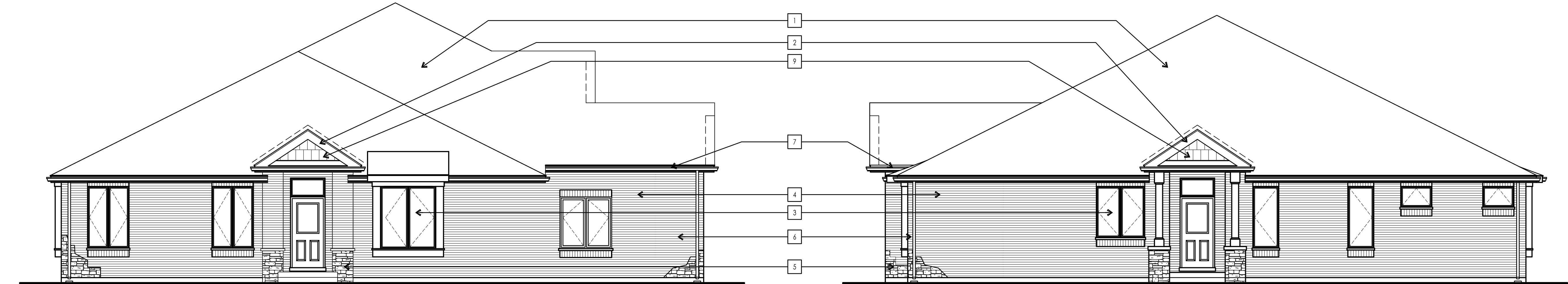
FRONT ELEVATION - UNIT "A-B" WITH SIDE LOAD GARAGE

3/16" = 1'-0"



FRONT ELEVATION - UNITS "A-B"

3/16" = 1'-0"



SIDE ELEVATION - UNIT "A"

3/16" = 1'-0"

ELEVATION - UNIT "B"

3/16" = 1'-0"

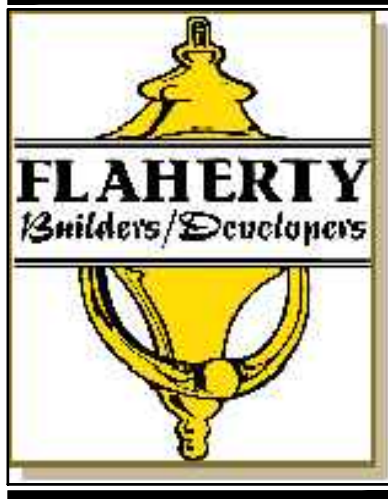
# Misty Creek

Frankfort, Illinois

ELEVATION KEY NOTES	
1	ASPHALT SHINGLES
2	1X8 ALUMINUM WRAPPED FASCIA
3	CLAD CASEMENT WINDOWS
4	BRICK VENEER
5	STONE VENEER
6	COMPOSITE WINDOW & CORNER TRIM
7	PRE-FINISHED ALUMINUM GUTTER ON 1X8 ALUMINUM WRAPPED FASCIA
8	COMPOSITE LAP SIDING W/6" EXPOSURE
9	COMPOSITE SHAKE SIDING
10	PREFINISHED INSULATED OVERHEAD DOOR
11	WALL-MOUNTED LIGHT FIXTURE
12	INSULATED ENTRY DOOR WITH SIDELITE



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(708) 799-4400  
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PROPOSED TOWNHOMES AT  
*Misty Creek*  
LARAWAY & 116TH  
Frankfort, Illinois

DATE	DRAWN	DESCRIPTION
2-28-2022	SF	COORDINATION OF REVIEW COMMENTS
3-17-2022	SF	ALTERNATE SITE PLANS
4-12-2022	SF	CIVIL COORDINATION
5-18-2022	SF	REVISED SUBMITTAL

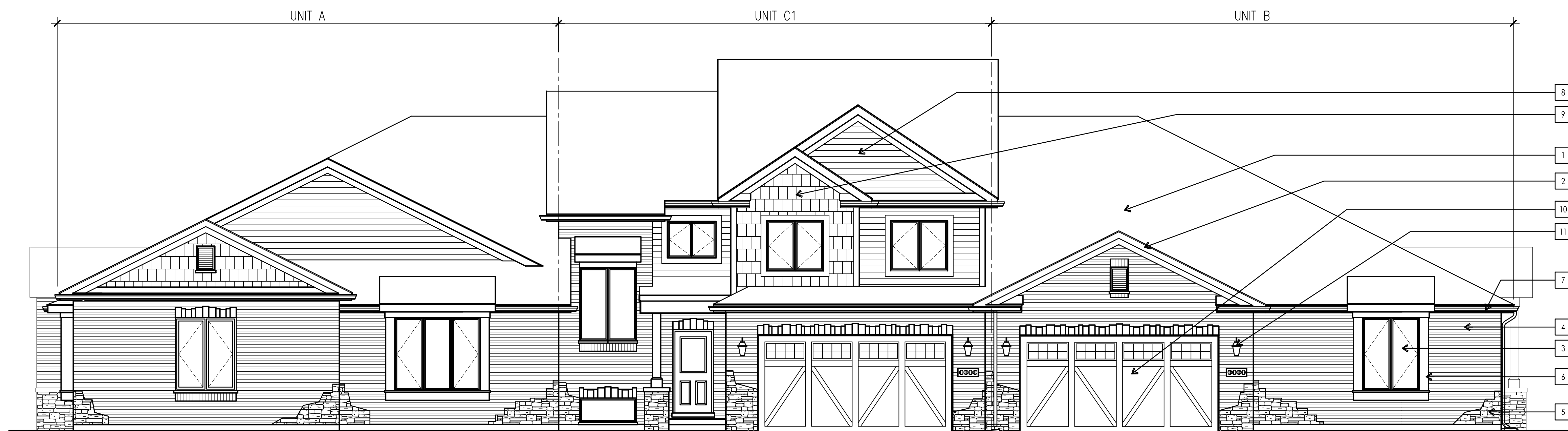
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5-19-2022  
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SHEET NAME  
**A-4.0**  
SHEET

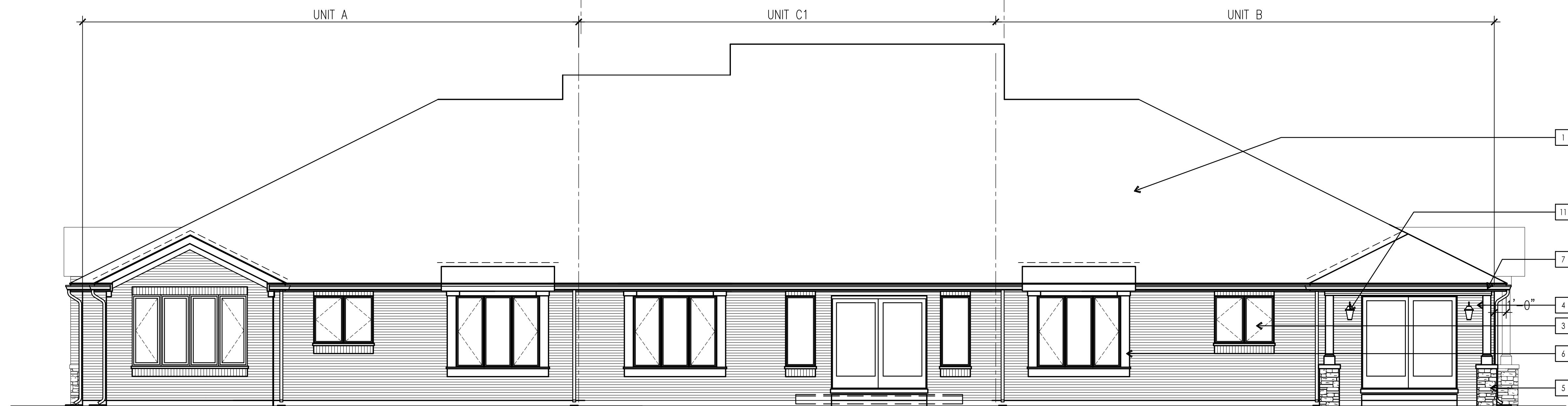


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**FRONT ELEVATION - UNITS "A-C-B"**

3/16" = 1'-0"

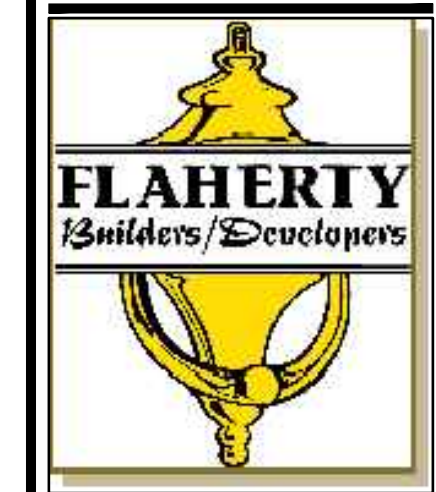


**REAR ELEVATION - UNITS "A-C-B" - SHOWN WITH OPTIONAL SUNROOM/COVERED PORCH**

3/16" = 1'-0"



ARCHITECTURE  
LAND PLANNING  
INTERIOR ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
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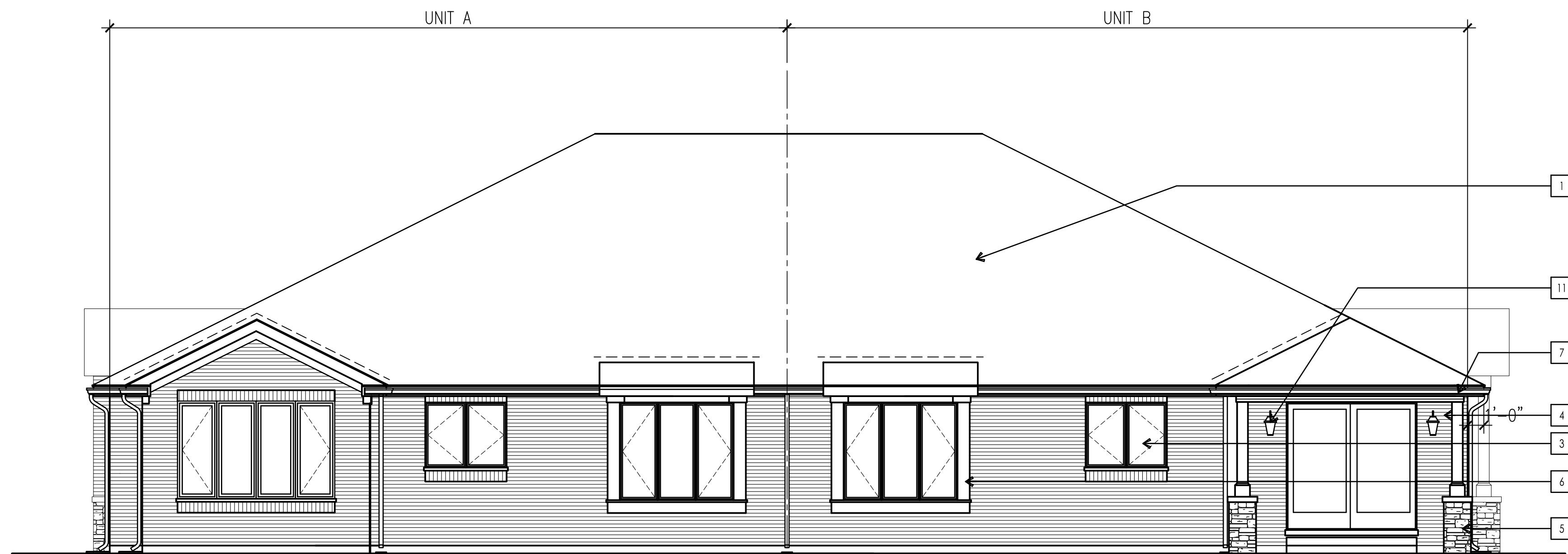
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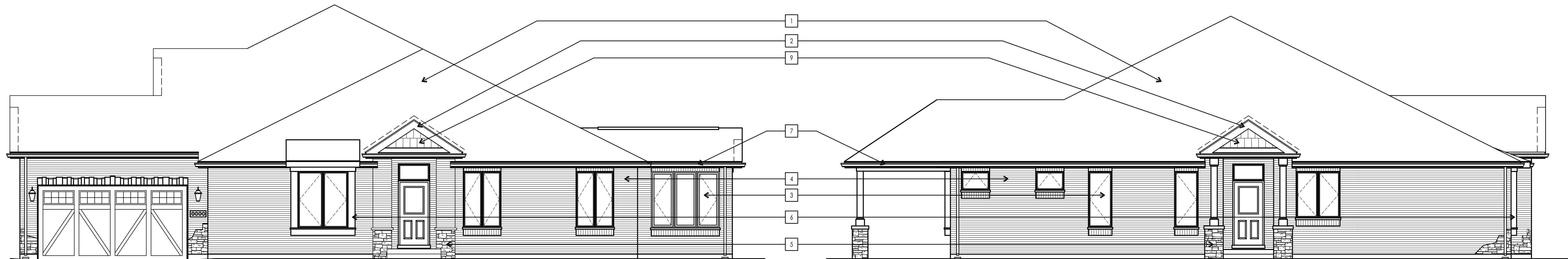


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LINDEN GROUP INC.



**REAR ELEVATION - UNITS "A-B" - SHOWN WITH OPTIONAL SUNROOM/COVERED PORCH**

3/16" = 1'-0"

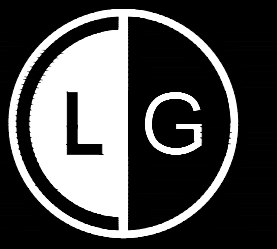


**SIDE ELEVATION UNIT A - OPTIONAL SUNROOM**

3/16" = 1'-0"

**SIDE ELEVATION UNIT B - OPTIONAL COVERED PORCH**

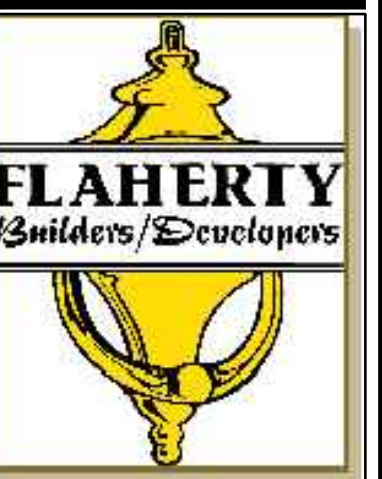
3/16" = 1'-0"



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LANDSCAPE ARCHITECTURE

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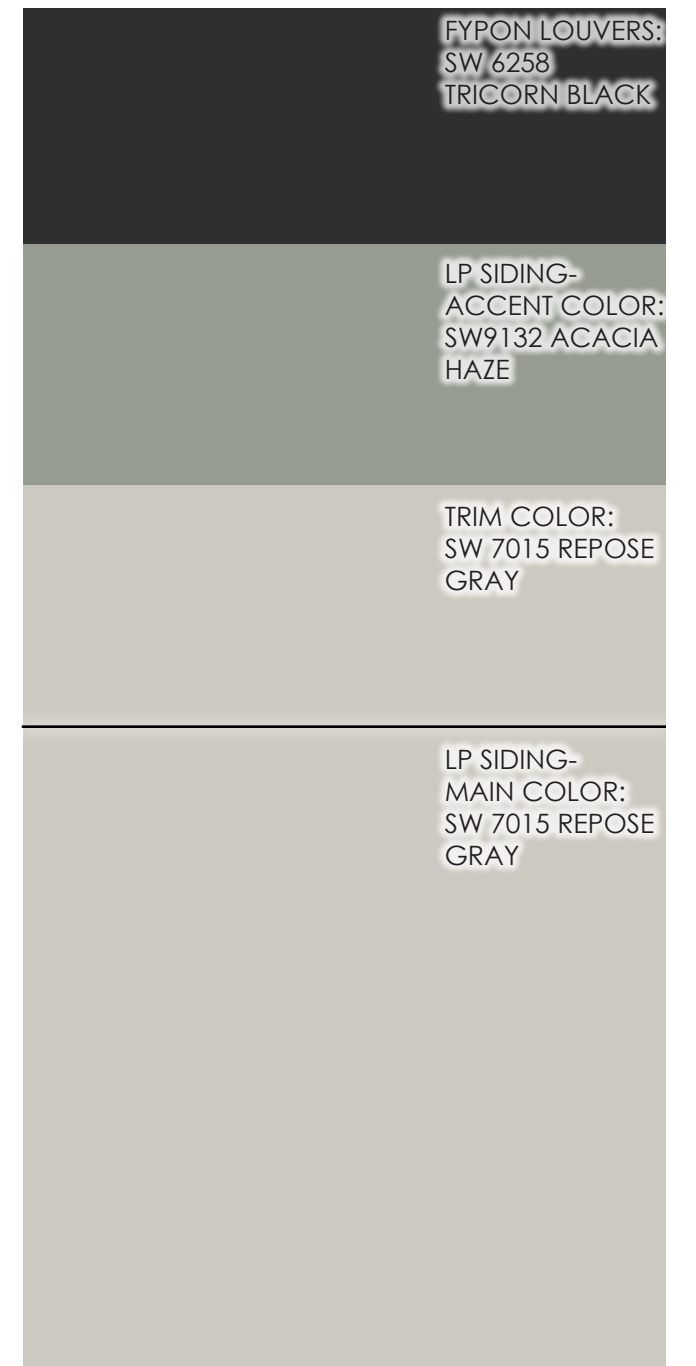




BASE PACKAGE



TRIM OPTION 1



TRIM OPTION 2

*Misty Creek*

**LINDENGROUP**  
ARCHITECTS

**FLAHERTY**  
*Builders/Developers*

## MATERIAL BOARD

REVISION DATE: 05-18-2022  
PROJECT NO.: 2020-0217





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