

PLAN COMMISSION / ZONING BOARD OF APPEALS AGENDA

Thursday, October 27, 2022 6:30 P.M.

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

- 1. Call to Order
- 2. Roll Call
- 3. Approval of Minutes of October 13, 2022
- 4. Public Hearing: Misty Creek (Ref #105)

Public Hearing Request: Rezoning from E-R to R-4 with a Special Use for a PUD for a 32-unit townhome development. Other Requests: Preliminary Plat of Subdivision, including Plat of Dedication for 116th Ave and Misty Creek Lane (PIN: 19-09-30-300-011-0000).

5. Public Hearing: 213 Nebraska Street – Plantz Residence (Ref #106)

Public Hearing Request: Remodeling of an existing single-family home for the property located at 213 Nebraska Street, zoned R-2, requiring 7 variances. Other: Plat of Subdivision. (PIN: 19-09-28-204-005-0000)

6. Public Hearing: 9500 W. Lincoln Highway – Tiny Tots Play Café (Ref #107)

Public Hearing Request: Special Use Permit for Indoor Recreation for a children's indoor playroom business in the B-2 Community Business District, located at 9500 W. Lincoln Highway, Suites 5, 6, and 7, Frankfort, IL 60423 (PIN: 19-09-22-100-066-0000).

7. Workshop: 7654 W. Lincoln Highway - Circle K Redevelopment

Future Public Hearing Request: Proposed Annexation (via an Annexation Agreement); Zoning Map Amendment (Rezoning) from the default E-R to B-2 (currently Will County C-4); Special Use Permits for an automobile fueling station, accessory liquor sales, and extended hours of operation (24 hours); and Variations related to front and rear yard building setbacks, front landscape yard setback, plant quantities, signage, and cross-access.

8. Workshop: 7 N. White Street – Integrus Development Multi-Tenant Commercial Building

Future Public Hearing Request: Special Use for a restaurant, full service, with liquor sales (for Senso Sushi); Special Use for outdoor seating associated with a permitted restaurant (for Senso Sushi); Special Use for a restaurant, carry-out (for Nautical Bowls); Variations (if any); Preliminary and Final Plat of Subdivision to subdivide the overall property into two (2) lots.

- 9. Public Comments
- 10. Village Board & Committee Updates
- 11. Other Business
- 12. Attendance Confirmation (November 10, 2022)

13. Adjournment

All applicants are advised to be present when the meeting is called to order. Agenda items are generally reviewed in the order shown on the agenda, however, the Plan Commission/Zoning Board of Appeals reserves the right to amend the agenda and consider items in a different order. The Commission may adjourn its meeting to another day prior to consideration of all agenda items. All persons interested in providing public testimony are encouraged to do so. If you wish to provide public testimony, please come forward to the podium and state your name for the record and address your comments and questions to the Chairperson.

MINUTES



MEETING OF VILLAGE OF FRANKFORT PLAN COMMISSION / ZONING BOARD OF APPEALS

October 13, 2022-VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

Call to Order: Chair Rigoni called the meeting to order at 6:32 PM

Commissioners Present: Chair Maura Rigoni, Brian James, Will Markunas, Nichole

Schaefer, Dan Knieriem, David Hogan

Commissioners Absent: Jessica Jakubowski

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 September 8, 2022

Mike Schwarz noted that the draft minutes required a few minor corrections, specifically on Pages 2 and 5. On the top of Page 2, the word "architect" should be changed to "applicant". In the middle of Page 5, in Paragraph 6, the word "staff" should be changed Chris Gruba, "Code Official" should be capitalized, and the phrase "which was assumed to be...in this case" can be deleted for clarification.

Chair Rigoni asked if there were any questions from members of the Plan Commission. There were none.

Motion (#1): Approval of the minutes, as amended, from September 22, 2022

Motion by: Knieriem Seconded by: Schaeffer

Approved: (5-0, Commissioner Hogan abstained)

Chair Rigoni noted that there would be no swearing-in of the public in attendance because there were no public hearings scheduled for the meeting.

B. Workshop: 9500 W. Lincoln Highway – Tiny Tots Play Café

Drew Duffin presented the staff report.

The applicant, Matthew Coello, approached the podium. Chair Rigoni asked him to explain his business model. He noted that the business would be open from 10 am - 4 pm, every day. There would be a \$15 admission fee per child but that adults get in free. Parents or guardians would purchase coffee or snacks at a snack bar inside. All play inside would be included with the \$15 admission fee. He noted that there may be special events such as birthday parties, pictures with Santa or the Easter Bunny.

Chair Rigoni asked if a parent could come in at 10 am and stay until 4 pm. Mr. Coello responded that they could and that there are no time slots or fees per hour. He noted that the average stay of parents and children is 1-2 hours.

The applicant was asked about how much parking would be generated by the use. Mr. Coello noted that at most, 20 cars would be in the parking lot. He followed by saying that sometimes one parent can come in with 15 children. Typically, there are no more than 25 children using the space at any one time. He also noted that the business is busiest around noon.

Commissioner Markunas asked how the size of the proposed tenant space in Frankfort compares to the existing business in Naperville. He noted that the Naperville space is approximately 4,000 square feet, while the Frankfort space would be approximately 3,600 square feet.

Commissioner Knieriem asked if parents could come in and drop off children. The applicant responded that children must be accompanied by an adult. Commissioner Knieriem asked if the proposed business would be a franchise. The applicant responded that no, this would be their first business and that their wives would assist with the business.

The applicant noted that they sanitize the play equipment and bathrooms twice a day and that allowing children to play together helps their mental growth, especially after a period of being isolated during the coronavirus pandemic. He noted that sometimes grandparents or babysitters will bring children and supervise them.

Commissioner Knieriem asked when they would like to open their business. Mr. Coello responded that they hoped to be open by January 2023. Commissioner Knieriem asked what the maximum staff size would be. The applicant responded that there are typically 2-3 employees working at a time.

Commissioner Hogan asked about the proposed bathrooms. The applicant noted that they would be constructing 2 bathrooms and one changing/lactation room. The bathrooms would be single occupancy bathrooms.

Commissioner Hogan asked if the private events would be conducted during the normal hours of 10 am - 4 pm. The applicant responded in the affirmative. Commissioner Hogan noted that not being open after 4 pm would be good for the parking situation in this parking lot.

Commissioner Markunas asked whether patrons and employees could exit from the back as well as the front. The property owner, Greg Iser Jr., approached the podium and indicated that yes, people could exit from the back of the building as well.

Commissioner Markunas asked if there was a safe walking path from the back parking area to the front parking area. He asked the applicant if he had thought about installing a set of stairs from the back of his parking lot to the Mariano's parking lot, so that during busy times, additional customers could park in the Mariano's parking lot. Mr. Iser responded that they had installed some stairs between his property and the Walgreens property, because they had noticed pedestrians jumping down from the wall as they crossed from building to building. However, he noted that the Village requested that the stairs be removed and that pedestrians should use the sidewalk crossings instead.

Commissioner Markunas asked if there would be any alcohol sales. The applicant responded there would not be, either now or in the future.

Commissioner James asked if other businesses use their back doors as well. Mr. Iser noted that yes, they all do, including the nail salon and Sorriso's.

Chair Rigoni noted that the proposed operating times for Tiny Tots seemed to be offset from the peak parking demand in the evenings in this location. She asked the other commissioners if they agreed, and all nodded in agreement. She noted that conditions could be placed on the Special Use Permit request limiting the operating hours to avoid conflict with peak parking demand in the evenings. She noted that if the applicant wished to be open later than 4 pm for certain days for special events, that the applicant should specify those exact dates at the future public hearing.

Mr. Iser asked if they were able to secure a shared parking agreement [with Walgreens or Mariano's], if they could be open for business later than 4 pm. Chair Rigoni responded that they would consider it.

Commissioner Shaeffer asked how many times per year would they want to have special events. The applicant noted that Easter, Thanksgiving and Christmas were the main days, but that if business is good, they'd also like to have events such as "movie night" once a month.

Commissioner Hogan asked about the flow of traffic into and out of the commercial plaza. He noted that it's a particularly dangerous exit from the plaza, allowing only a right-in, right-out. If extended hours are granted for evenings during rush hour, distracted parents with children in the vehicle could be a safety concern.

Mr. Iser noted that the tenant spaces are empty right now and that they want to occupy them, also generating sales tax revenue and jobs for the community.

Chair Rigoni noted that she appreciated that the applicant had given the building a facelift, which is older and needed attention.

Drew Duffin asked the commissioners for clarity regarding the amount of parking required for the proposed use, which is unique. Mike Schwarz clarified by noting that the PC-ZBA recently reviewed the Special Use Permit request for Pic & Plā pickleball and assigned a specific number of parking spaces for the use, and that a similar action could be taken for Tiny Tots. Commissioner Knieriem stated that he believed that the use would generate up to 25 cars, not including employees; the other commissioners agreed.

Mike Schwarz noted that the public hearing for this Special Use Permit had already been noticed in the newspaper and will be held on October 27th.

C. Workshop: 10211 W. Lincoln Highway – Rhumbar

Mike Schwarz presented the staff report.

The applicant, Joji Tirumalareddy approached the podium. He noted that there would not be any enclosure of the existing patio, nor would the mezzanine level be expanded.

Commissioner Hogan noted that the applicant was requesting to be open for breakfast, lunch and dinner and then turned to the issue of parking in this commercial plaza. He noted that restaurant as proposed would have a very large number of seats, perhaps being the largest restaurant in the Village.

Commissioner Knieriem noted that there is so little parking in the plaza currently that cars are being parked in the drive-through area and on the patio. He asked if the applicant were willing to transform the front patio area into some parking spaces. The applicant responded that he would not because the patio dining is very important for the business.

Commissioner Markunas asked when the restaurant would be open. The applicant responded 7 am - 11 pm. Mike Schwarz noted that the PC-ZBA could condition the hours of operation as part of the Special Use Permit request.

Chair Rigoni noted that the parking situation is significantly better after 5 or 6 pm. She noted that the restaurant immediately to the west recently came before the PC-ZBA for a Major PUD Change and the owner willingly offered to curtail their operating hours by opening later at 3 pm. She recommended something similar for Rhumbar.

Commissioner Schaeffer noted that the amount of parking generated by the restaurant is dependent on the number of seats proposed. She suggested further reducing the number of seats to help alleviate the parking deficiency. Alternatively, the applicant could approach Avanti Furniture to the west to explore the option of overflow/shared parking. She asked if the drive-through lane could be removed and converted into a few additional parking spaces.

Commissioner Knieriem asked the applicant if he was willing to only be open after 4 pm to help alleviate the parking demand in the plaza. The applicant responded that he would not. Commissioner Knieriem noted that parking is extremely limited in the plaza and that even if the restaurant were demolished, the parking lot would still be at-capacity. He felt that a new restaurant being open for the entire day, every day, would be hard to support.

Commissioner Hogan noted that if patrons come to the restaurant and find parking very difficult, that they might not come back. He recommended that the applicant speak with neighboring property owners to explore the option of shared parking. He noted that it would be hard to support the project as proposed without any shared parking agreement in place.

Chair Rigoni asked for more information when the restaurant was initially constructed. In particular, she asked for the seating capacity or floorplan of the restaurant as it was initially approved. She noted that the building was constructed as a restaurant, but that seating capacity and shared parking should be considered. She believed that even one more seat in the restaurant than was originally approved would be too much.

Commissioner Markunas noted that the parking situation is awful, but that this was not necessarily the fault of the applicant. He noted however, that the applicant should look for creative solutions to the parking problem, including things which could also help the business be successful. He noted that a lot of people would not go to the restaurant if parking were severely limited.

Commissioner James said that being open for breakfast on weekdays would be problematic but could potentially work for weekends when most of the other businesses were closed. He recommended adding more parking, perhaps in the area of the patio or the drive-through lane. He noted that even though such an action might add only 6-7 more parking spaces, it would be a good gesture.

Commissioner Knieriem noted that the existing greenhouse/glass enclosure area was in very poor condition and needed to be rebuilt. He noted that since it would likely need to be demolished anyway, this area could be used for an outdoor patio instead, and the existing patio area could be used for additional parking. In this scenario, the outdoor seating area would be set back further away from busy Route 30. The applicant noted that he was not open to this idea and had already hired a contractor to repair the glass enclosure area.

Chair Rigoni reiterated the need for creative solutions. She then asked for comments regarding the proposed drive-through.

Commissioner Hogan noted that the proposed drive-through would be problematic in a parking lot at maximum capacity. The applicant noted that he wanted to keep the drive-through window and operation, as the coronavirus pandemic had changed the nature of the restaurant business.

Commissioner James inquired about the proposed solar-powered wall-mounted lamps. He was concerned that if each light were powered by its own battery, that they would vary in brightness. The applicant explained that while they were individually powered, they were hard-wired to the building so that there would be uniform lighting. Commissioner James also noted the proposed rope lights which had the appearance of a casino. The applicant responded by saying that the light source within the rope light would not be visible because it would be recessed under the awnings and that only reflected light would be visible. Mike Schwarz noted that persons under the awning itself would be able to directly see the rope lights.

Commissioner Schaeffer asked if the rope lights would be placed under the lip of the awning. The applicant responded in the affirmative and added that he may also add can lights beneath the awning. Commissioner Schaeffer asked about the proposed brick on the tower element of the building and whether it would match the rest of the brick on the building. The applicant responded that the new brick would match the existing brick. Commissioner Schaeffer said that the color rendering of the building made the brick on the tower appear very different than the rest of the brick on the building and that she would prefer a contrasting brick instead of a somewhat matching brick. Chair Rigoni requested that a sample board be left at the site so that the commissioners could see the exact contrast in the field.

Commissioner Knieriem also voiced a preference for a brick on the tower that contrasted more with the existing brick. He also cautioned the use of rope lighting because it is not typically used on high-end properties. He recommended using LED or can lights instead of rope lights.

Commissioner Markunas stated his opposition to rope lighting, which would give the building an appearance of a tiki bar. He noted that once the applicant selects an architect prior to the next meeting, they should bring in a sample of the rope lights, if they are insistent upon using them.

Chair Rigoni expressed her opposition to new rope lights on the building.

Commissioner Markunas asked if the applicant was proposing an indoor stage and if so, what it would be used for. The applicant responded that they were proposing a stage and that they may use it for piano, karaoke or open mic night, among other possible things. Chair Rigoni noted that piano and karaoke engender different atmospheres and asked that the applicant decide exactly what they'd like to use the stage for, prior to the next meeting. She noted that live entertainment could increase the demand for parking.

Chair Rigoni recognized that there were several members in the audience and that although it was not a public hearing, she would permit comment. An unidentified male approached the podium and noted that the mezzanine appears to be an extension of the bar, giving the business more of a feeling of a bar than a restaurant. He noted that the menu proposed by

the applicant appeared to be nearly identical to the menu for Republic Gastropub in Oklahoma City.

An unidentified female approached the podium. She recommended that the applicant consider the commissioner's comments because in doing so, it would help his business. She also recommended adjusting the plans to create more parking spaces, perhaps by removing the outdoor seating area. She also recommended having the restaurant remain closed inside for breakfast and lunch, but only offering take-out through the drive-through only during those times to help alleviate the parking demand.

Mary Willcamp approached the podium. She said that people park on Johnson Avenue between Washington Parkway and Mulberry Road on the north side of the street. She noted that there's a school bus stop at Mulberry and Johnson and that if there is increased traffic and parking in the residential subdivision that it could be a safety concern. Chair Rigoni suggested to staff that this concern may merit a discussion with the Traffic Advisory Committee.

A second unidentified female approached the podium and noted that she lives on Johnson Avenue. She was concerned about the noise but was a little less concerned if the restaurant would close at 11 pm.

Commissioner Knieriem asked that when the applicant returns to the PC-ZBA, that he be prepared with a specific plan about his business model, including the use of the indoor stage. Mike Schwarz reminded the applicant that plans prepared by an architect are required prior to any future meeting.

D. Public Comments

There were none.

E. Village Board & Committee Updates

Mike Schwarz noted that the following matters that previously came before the PC/ZBA were reviewed by the Village Board at its meeting on October 3rd, 2022:

- Three of the four variances for the proposed new home at 240 Center Road were approved by the Board. The metal roof variance was denied.
- The Special Use Permit for indoor recreation for Pic & Plā pickleball at 21800 S. La Grange, Unit B, was approved unanimously by the Board.
- The Major PUD Change for the patio enclosure and new outdoor patio for Opa restaurant at 10235 W. Lincoln was tabled at the request of the applicant. The applicant may return to the Board in the spring of 2023.

Mr. Schwarz also noted that the sale of 2 Smith Street was discussed at the Committee of the Whole meeting on October 12th.

F. Other Business

1. Notification of a Minor Change

Drew Duffin noted that staff approved a Minor PUD Change to the apartments at Kaffel's Plank Trail PUD to allow for a new gazebo. Minor PUD changes can be approved by staff and no action was needed by the Plan Commission.

Dawn Shields, the HOA president of Kaffel's Plank Trail PUD, approached the podium. She asked why staff was able to approve new construction without the Plan Commission's approval. She noted that the property owner, Pete Bernal, is not maintaining what is currently on the property.

2. Approval of the 2023 PC-ZBA meeting dates.

The PC-ZBA expressed approval of the proposed meeting dates for 2023.

G. Attendance Confirmation (October 27th, 2022)

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on October 27th, and to notify staff once they knew they could not attend.

Commissioner Knieriem asked if staff or the Village should explore the idea of limiting the amount of time members of the public can speak, in the spirit of making meetings more efficient. Mr. Schwarz noted that he believed that time limits could be imposed, but if done, they would need to be administered fairly. In other words, the specific time limit would apply to all members of the public. Chair Rigoni noted that she attends other public meetings in other communities and that Frankfort's meetings are not unusually lengthy. She thought it may be difficult to administer time limits fairly. Chair Rigoni thanked her fellow commissioners for the professionalism and respect they showed for one another during the meetings.

Motion (#14): Adjournment 8:56 P.M.			
Unanimously approved by voice vote.			
Approved October 27 th , 2022			
As Presented As Amended			
/s/ Maura Rigoni, Chair			
/s/ Secretary			



Project: Misty Creek Townhomes

Meeting Type: Public Hearing

Requests: Rezoning, Planned Unit Development (PUD) **Location:** Northwest corner of Laraway Road and 116th Ave

Applicant: Flaherty Builders, Inc.

Prop. Owner: Laraway 157 C, LLC

Representative: Michael Flaherty

Site Details

 Gross Area:
 422,750 sq. ft. (9.7 acres)

 Net Area
 271,059 sq. ft. (6.2 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
Subject Property	Undeveloped	General Comm.	E-R
North	Middle School	Public/Institutional	E-R
South	Single Fam. Res.	Single Fam. Detached Res.	R-2
East	Single Fam. Res.	Single Fam. Detached Res.	R-2
West	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 ten (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 Planned Unit Development (PUD). Duplexes and triplexes are permitted uses in the R-4 zone district by-right. Each townhome would 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 116th 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, referred to in the Zoning Ordinance as "tangible benefits". The Zoning Ordinance requires that PUD developments first receive "preliminary plan review" approval from the Plan Commission and then Village Board, before returning to both the Plan Commission and Village Board for "final plan review" approval.

Attachments

- 1. Aerial Photographs, Village of Frankfort GIS (large scale and small scale)
- 2. Tax Assessment Map, Will County
- 3. Photographs of property, taken by staff March 1, 2022
- 4. PC-ZBA meeting minutes excerpt, March 10th and June 23rd, 2022
- 5. Findings of Fact for rezoning and PUD requests, provided by applicant, received October 19, 2022
- 6. Light Pole detail, received September 2, 2022
- 7. Street Sign detail, received May 25, 2022
- 8. 2019 Comprehensive Plan excerpt, land use percentages
- 9. Preliminary Traffic Assessment, prepared by KLOA, received September 2, 2022
- 10. Improvement and Berm Agreement (berm shared with school), April 8, 2005
- 11. Plat of Survey, received January 27, 2022
- 12. Existing Topography map, received May 25, 2022
- 13. Preliminary Site Plan, received September 2, 2022
- 14. Preliminary Plan, received September 2, 2022
- 15. Preliminary PUD Plan, received September 2, 2022
- 16. Landscape Plan and details, received September 2, 2022
- 17. Architectural Elevations, floorplans and building materials, received September 2, 2022
- 18. Yield Plan, received October 5, 2022
- 19. Vehicle Turning Exhibit, received September 2, 2022

History -

The Plan Commission held two previous workshops on this project, on March 10th and June 23rd, 2022. The plans have gone through several iterations based upon comments from the PC-ZBA, staff and the Village's engineering consultant. Below is a bullet-point list of the major changes that have been made throughout the review process:

- The Village's engineering consultant has granted preliminary engineering approval of the proposed Misty Creek Lane right-of-way and road design. As such, the proposed site plan included with the packet reflects an appropriate right-of-way width and physical design of the road itself within the right-of-way. Most notably, the road pavement has been widened at the 90° turn. The intersection at Laraway Road would be full-access and the intersection at 116th Avenue would be limited access (right-in, right-out only).
- The Village's engineering consultant has granted preliminary engineering approval of the proposed detention pond. The size of the pond was the largest factor when determining residential density.
- Former iterations of the plans reflected a range of 31-34 dwelling units. The current site plan illustrates 32 dwelling units.
- The location of the pet park (with the dog run) was relocated from the intersection of Laraway Road and 116th Avenue to the west side of the detention pond. Although the pet park is now closer to a residential lot (Lot 25), the dog run within the pet park is still separated from the nearest building by approximately 65'.
- The 6' wide asphalt walking path, formerly proposed along the north and west sides of the development, has been removed and replaced with additional landscaping, at the recommendation of the PC-ZBA. The landscape plan illustrates a continuous row of 6' tall "Green Giant Arborvitae" along the west property line adjacent to the ComEd right-of-way. The landscape plan also illustrates additional landscaping along the berm adjacent to the school property, beyond what was formerly proposed at the previous workshops. Additional landscaping may be counted as a "tangible benefit", just as the former walking path was counted.

2019 Comprehensive Plan

- 1. The Future Land Use Map in the 2019 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 50' to the west of the subject property and is zoned B-4 (Office). Farther 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) In general, commercial uses generate more traffic than residential uses. 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 10th and June 23rd workshops, the Commission expressed approval of the residential use as proposed, even though it deviates from the Future Land Use Map.

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.

Density

- 1. The R-4 zone district permits a maximum of 5 dwelling units per "net buildable acre". The overall site is 9.7 gross acres, and when subtracting 3.5 acres for Misty Creek Lane right-of-way and the detention pond, there are a total of 6.2 net buildable acres. These 6.2 net buildable acres allows for up to 31 dwelling units. The project proposes 32 dwelling units, exceeding the maximum density by 1 unit. The maximum density can be exceeded as part of a PUD development, in which exceptions are weighted against tangible benefits.
- 2. Other iterations of the plan included 31-34 dwelling units. The table below calculates the density for a range of units on the net buildable acreage:

Units	Net Buildable Acreage	Density (dwelling units/net acre)
30	6.2	4.84
31	6.2	5
32	6.2	5.16
33	6.2	5.32
34	6.2	5.48
35	6.2	5.65

- 3. The Zoning Ordinance requires that the applicant submit a Yield Plan when applying for PUD developments, which was not available during the first two workshop meetings. Yield Plans are used to determine the "base density", or the number of dwelling units that can be fit on a property without any variances or exceptions (abiding by minimum lot sizes, required building setbacks, etc.). The PUD plan shall not contain any more dwelling units than what could be achieved through traditional development, as illustrated by the Yield Plan. The Yield Plan illustrates 32 dwelling units, which is the exact number proposed under the PUD development. It should be noted that the submitted Yield Plan illustrates dwelling units that are smaller than those proposed on the PUD plan, although they still meet the minimum size requirement of a dwelling unit (the minimum dwelling unit size being 1,200 square feet). The submitted Yield Plan does not indicate how many units could fit on the subject property if the square footage of the units was kept the same or approximately the same in the Yield Plan as in the current proposed PUD development.
- 4. For comparison, staff has included the following table of other residential townhome projects within the Village, which are also zoned R-4 with a PUD overlay. The comparisons were made with gross area, since some older records depicting the official net buildable area couldn't be located. The closest comparison to Misty Creek is Bowen's Crossing, as they are approximately the same size with respect to gross area:

Name	Gross Area (acres)	Units	Density (gross)
Misty Creek	9.7	32	3.3
Bowen's Crossing	10.5	33	3.2
Settler's Pond	15	61	4.1
Founder's Place	23.6	81	3.4

Site Plan, General Comments:

- 1. The hatched squares attached to the rear of each dwelling unit indicate *optional* enclosed sunrooms. Unhatched rectangles attached to the rear of a dwelling unit indicates an unroofed, unenclosed patio only. All of the dwelling units, except for units 1-6 would be permitted an optional sunroom. The sunrooms do not have to be constructed for units 7 32; they are optional only.
- 2. 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. Sheet AM-1.0 contains a detail of the fence.
- 3. 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 16' 8" measured to the top of the light fixture, requiring an exception as part of the PUD Special Use Permit.

Dimensional Table

	R-4	Proposed	Notes
	Min 28,500 sq. ft.,		
	or 5,000 sq. ft. per		Exception required as part of PUD
Minimum Lot Size*	dwelling unit	2,870-5,018 sq. ft	
Density	5 units/net ac.	5.16 units/net ac.	Exception required as part of PUD
Front Yard Setback (east)	40' min	32'	Exception required as part of PUD
Corner Side Yard Setback			
(south)**	40' min	50′ +/-	
Side Yard Setback (north)	15' min	20'	
Rear Yard Setback (west)	40' min	31.3'	Exception required as part of PUD
Building side-to-side			
separation	30' min	30.1′	
Setback from HWL of			
detention pond	40' min	80′ +/-	
Building Height	35' max	30.5′	
Floor Area Ratio (FAR)	0.25 max	0.19	
Lot Coverage	50% max	18.5%	
Impervious Lot Coverage	50% max	41.7%	

^{*}Min lot size: The smallest lot is 2,870 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.

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 habitable floor area of 67,050 square feet, requiring 28 parking spaces. The total of all required off-street guest parking required is 44 spaces. Driveways over 25' long may satisfy this requirement (page 121). There are at least 22 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.

^{**}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.

- 2. A traffic study is required for PUD developments (page 39). A traffic assessment has been provided and prepared by KLOA, received September 2, 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 116th 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". 116th Avenue is classified as a "Major Collector". These designations affect the landscaping (berming) required along each road frontage.

Building Elevations and Floorplans

- 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. Ground-mounted mechanical units must be screened per the requirements in the Zoning Ordinance (pages 144-145, 150).
- 5. Each unit shall provide a basement at least 80% of the area of the footprint (page 120). All units will have a basement of 100% of the floor area of the unit (not including garages, which do not have a basement beneath them).
- 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

- 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 during the workshop meetings.
- 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.
- A revised Landscape Plan was provided and exceeds the requirements of the Landscape Ordinance with regard to street trees (Misty Creek Lane), detention pond landscaping and landscape berms along Laraway Road and 116th Avenue. In particular, landscaping exceeds requirements along the north and west property lines, as well as along the landscape berms adjacent to Laraway Road and 116th Ave.
- 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 for a total of 64. The Landscape Plan illustrates 71 street trees.
- 4. A landscape berm, approximately 3' tall exists 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.
- 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 (116th 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 116th Avenue, meeting this requirement.

Open Space

- 1. At least 20% of the net acreage of PUDs that contain only residential uses shall be <u>usable common open space</u>. Usable, common open space shall abide by the following:
- a) Active or Passive. Usable common open space may include active open space and/or passive open space, as defined in Article 12.
- b) 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.
 - The property contains 6.2 net buildable acres, requiring 1.24 acres/54,014 square feet to be common usable open space (20%). Per the parameters of "usable, common open space" above, no areas within the proposed PUD qualify, resulting in a total of 0% usable common open space provided, thus requiring an exception. Portions of the former walking path would have contributed to the usable, common open

space, but this feature was removed and replaced with landscaping. The pet park measures approximately 126' x 84' and is approximately 10,584 square feet (or 3.9% of the net area). However, since the park is not at least 125' in each direction, it can't technically count toward usable, common open space.

2. The Zoning Ordinance specifically requires a "tot lot" within PUD developments. However, the applicant is proposing a pet park instead, to better serve the anticipated demographic. The use of a pet park instead of a tot lot would require an exception for the PUD development.

<u>Other</u>

- 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.
- 6. The Public Works Department inspected the existing sidewalk along Laraway Road. Upon unearthing the sidewalk, it was found to be in good condition. However, any sections of sidewalk that are damaged during the construction of the townhomes would need to be replaced. This has been added as a condition of approval of the Special Use Permit for the PUD.

Exceptions and Tangible Benefits (PUD) —

The PUD process allows the PC-ZBA to grant exceptions to Zoning Ordinance regulations that would typically be variances under traditional development. These exceptions should be weighted by the PC-ZBA against the "tangible benefits" that a PUD development could offer. The PC-ZBA can recommend approval of all, some or none of the requested exceptions when forwarding a recommendation to the Village Board for the PUD. The page numbers in parenthesis below refer to the Zoning Ordinance.

Exceptions (typically variance requests when not developed as a PUD)

- 1. The minimum lot area in the R-4 zone district is 5,000 square feet (page 116). All lots except for six are less than 5,000 square feet. The smallest lot is 2,870 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 5.16 proposed (page 116).
- 3. Residential PUD developments require that at least 20% of the net area be usable, common open space (page 26). None of the areas within the PUD, including the pet park, can technically count toward usable, common open space, resulting in 0% provided.

- 4. A tot lot is required, with a pet park proposed (page 32), requiring an exception.
- 5. 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.
- 6. 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.
- 7. 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.
- 8. Streetlights cannot exceed 12' max height if no-cutoff fixtures are used. The applicant is proposing 16' 8" tall streetlights with "acorn" light fixtures (no cutoff), requiring an exception.

Tangible Benefits (to offset the requested 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)

- The Landscape Ordinance requirements are exceeded for street trees (Misty Creek Lane, Laraway, 116th),
 detention pond landscaping and transition yard landscaping (adjacent to the school). Additionally, dense
 landscaping has been added along the west property line, whereas none is required.
- 2. Off-site landscaping is proposed on school property on the shared landscape berm.
- 3. 100% masonry building façades are proposed, whereas 90% is required (page 148).

Zoning Map Amendment Request (Rezoning) —

The following findings of fact are used to judge the merit of a rezoning request. The applicant's responses to the following findings of fact have been included with this report.

Findings of Fact:

- 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.

Special Use Permit Request (PUD) -

The following findings of fact are used to judge the merit of a Special Use Permit request. The applicant's responses to the following findings of fact have been included with this report.

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:

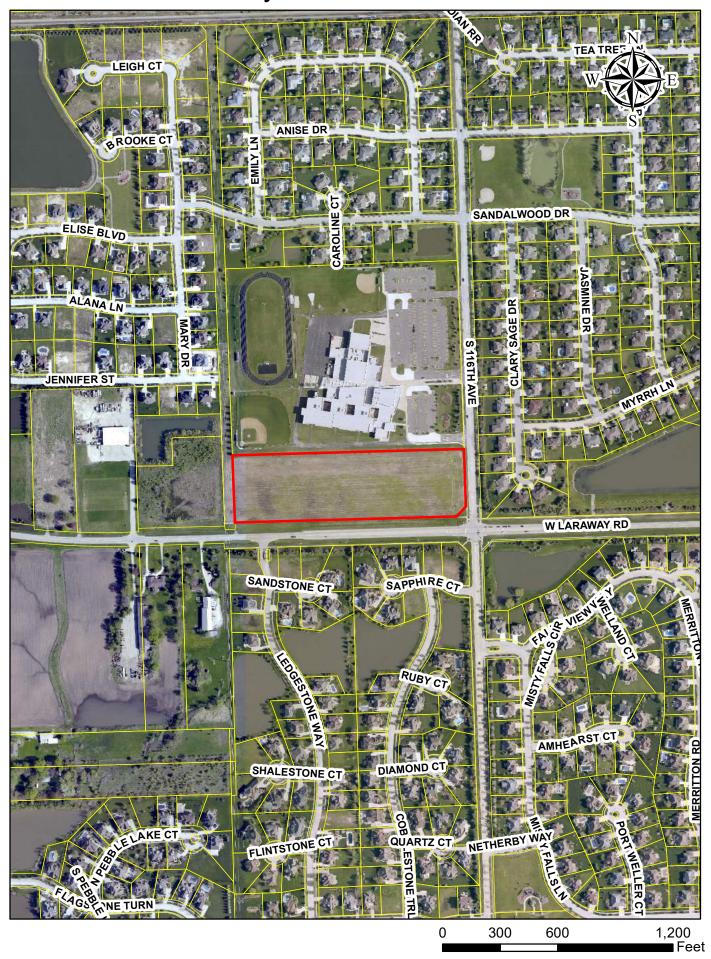
- 1. In addition to the general purpose of this Ordinance, the purpose of this section is to establish standards and procedures for Planned Unit Developments, in order that the following objectives may be obtained:
 - a. Encourage variety and flexibility in land development that is necessary to meet the best interests of the entire Village;
 - 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.

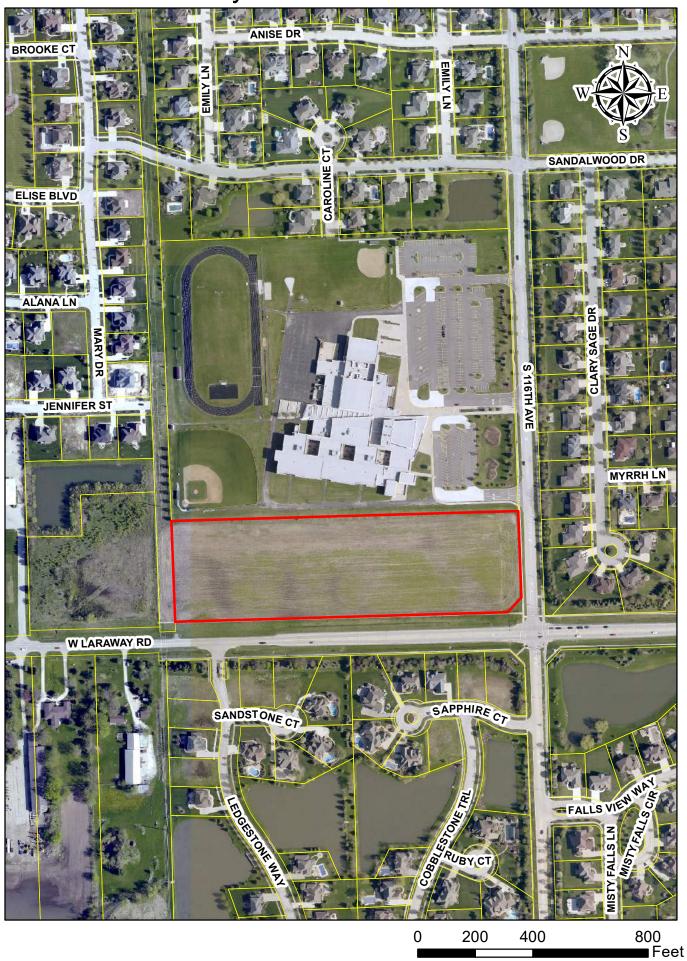
Affirmative Motions —

- 1. Recommend to the Village Board an amendment to the Future Land Use Map in the *Your Frankfort Your Future 2040 Comprehensive Plan* to change the designation of the subject property from "General Commercial" to "Single-Family Attached Residential".
- Recommend to the Village Board to approve the Zoning Map Text Amendment (rezoning) from the E-R
 Estate Residential District to the R-4, Attached Single Family Residential District, in accordance with the
 reviewed plans, findings of fact, and public testimony and conditioned on preliminary engineering
 approval.
- Recommend to the Village Board to approve the Special Use Permit for a Planned Unit Development for
 residential townhomes, in accordance with the reviewed plans, findings of fact, and public testimony,
 conditioned on preliminary engineering approval and the replacement of any sections of public sidewalk
 damaged during construction.

Misty Creek Townhomes



Misty Creek Townhomes



Will County, Illinois **Denise Winfrey** County Executive Map Page 09-30C-E Tax Assessment Map Revised for the 2020 Assessment Rhonda R. Novak Frankfort Township Supervisor of Assessments E.1/2 S.W.1/4 Sec.30 T.35N. R.12E. Copyrighted 2020 by Will County GIS Division 09-30B-W 09-30A-E Subdivision List **S006454** Newbrook Estates R99-094604 Pt. -001 Pt. 5.95 **500** E. J. & E. R. R. 301 408 **EMILY LN** *302* 49 -011 48 -012 15 -004 **EMILY I** EMILY ANISE DR 304 30 -001 *303* 35 -011 33 -015 OD DR CAROLINE CT 38 -004 SANDALWOOD DR 305 *306* 55 -003 310 53 -005 -006 -007 49 -004 *300* **116TH ST LARAWAY RD** 104 4 -022 .500 1 inch = 200 feet Plot Date: Jul 13 2020 09-31A-E

















• 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 116th 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 is 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 is likes the idea of a doc 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.

their lifespan and are ready to be replaced, that they be of a color that closely matches the color of the solar panels and that the roof shingle color shall be verified by staff.

Motion by: Jakubowski Seconded by: Schaeffer

Approved: (4-1; Commissioner Markunas voted against)

Motion (#7): 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, with the condition that when the roof shingles have reached the end of their lifespan and are ready to be replaced, that they be of a color that closely matches the color of the solar panels and that the roof shingle color shall be verified by staff.

Motion by: Jakubowski Seconded by: Schaeffer

Approved: (4-1; Commissioner Markunas voted against)

D. Workshop: Misty Creek Townhomes

Gruba summarized the case.

Chair Rigoni asked the applicant to approach the podium.

The applicant, Mike Flaherty, approached the podium. He expressed his appreciation for staff's report and the opportunity to have a workshop on the project. He noted that the changes suggested at the previous meeting were incorporated into the plans. He explained that the increased size of the detention pond was to accommodate excess runoff from the nearby school, which did not meet all of its runoff requirements.

Chair Rigoni agreed that early, high-level Plan Commission meetings on proposals was beneficial, and that perhaps a mechanism should be created for more in the future. She reminded the members of the Plan Commission that the current item was a workshop, so they should discuss the plans presented. She asked staff what the rezoning request was.

Staff replied that the request was to rezone from E-R, Estate Residential to R-4, Attached Single Family Residential.

Commissioner Markunas said he was at the original workshop. Consensus at that time was that the proposal was an appropriate use for the site, even though the Village's Comprehensive Plan recommends a commercial use for the property.

Commissioners Jakubowski and James agreed.

Chair Rigoni turned the discussion toward the general design on the site plan.

Commissioner Markunas said he liked that the dog park was moved to its current location. It was a good change especially considering potential safety issues with the nearby school.

The applicant agreed, and explained that the park would be owned by the Homeowners Association and therefore private. The design was the best they could do given the space limitations.

Chair Rigoni mentioned the setback exceptions along the west and east sides of the property.

Commissioner Schaeffer said she wanted to talk about the staff recommendation to remove the proposed walking path along the north and west ends of the property and replace it with additional landscaping. She expressed agreement with the idea since anyone who wished to walk could use the existing sidewalks along Laraway Road and 116th Avenue.

Commissioner Jakubowski asked staff how far the proposed walking path was from the proposed sunrooms.

Staff responded it was ten feet away.

The applicant stated he spoke with Gruba and agreed it was a good suggestion.

Chair Rigoni asked if there was a berm on the school property to the north.

The applicant responded there was.

Chair Rigoni then asked if the applicant planned to provide landscaping on the berm.

The applicant said he was.

Chair Rigoni stated that was a good idea since the additional landscaping would help provide the privacy typically expected in back yards. She had no issue with removing the walking path since there were other nearby amenities, and it provided for more creative landscape solutions. It would also eliminate a maintenance item for the proposed Homeowners Association. She saw no issue with reducing the rear setback because of the proposed landscaping.

Commissioners Markunas and Schaeffer agreed.

Chair Rigoni also liked the dedicated right-of-way, since other townhomes have struggled maintaining private roads.

Gruba stated that the Village's engineering consultant mentioned the proposed road should have a 90° turn as proposed, but should bow out the curve, which could impact paved area considerations.

The applicant asked if that was required or suggested.

Chair Rigoni stated that the Plan Commission cannot approve changes related to engineering.

The applicant expressed his uncertainty about how necessary that change was, but said he would consult with Village staff.

Chair Rigoni asked staff if the dedication of right-of-way to Laraway Road was appropriate.

Staff responded that it was.

Commissioner Markunas asked for clarification on the right-in, right-out design of the road on 116th Avenue, since he did not recall seeing it in the previous meeting.

The applicant explained that the right-in, right-out curb cuts were incorporated in response to traffic concerns on Laraway Road.

Chair Rigoni asked if there were any concerns with the proposed floor plans and elevations.

Commissioner James asked the applicant if they were building a similar development in Mokena.

The applicant stated he was not, but that he was building on in Abbey Woods.

Commissioner Schaeffer asked the applicant if they had brought a sample board to the previous meeting.

The applicant said they had.

Chair Rigoni asked the applicant to bring it to the next meeting, to help visualize the variation in materials.

Commissioner Schaeffer asked if there had been two different options for materials at the previous meeting.

The applicant said there were not, that the variety in materials came at the request of the Plan Commission.

Schwarz noted that in regard to the proposed covenants, conditions, and restrictions that would be placed on the proposed units, some language should be included that ensures any property which builds the optional sunroom is visually cohesive with other sunrooms in the development.

Commissioner Schaeffer asked whether the decision to build the optional sunroom was final at the time of construction or purchase, or the optional sunroom could be built at any time by any future resident.

Staff responded that it was the latter.

Chair Rigoni asked if the Plan Commission had any comments on the proposed landscaping. She asked why the detention pond increased in size since the last meeting, and whether it was related to the increased dwelling units per acre figure.

Staff responded that the increased density figure was a result of the larger detention pond, that density was 5.42 units per acre, as opposed to the maximum allowable 5. Density is

based upon the overall net buildable area, which was decreased when the size of the pond was increased.

Chair Rigoni asked how much the detention pond had grown by.

The applicant said he was unsure, but estimated it grew by about a third.

Chair Rigoni asked the applicant to provide documentation which explained why the detention pond grew and why that increased the density of the proposal.

The applicant responded that initially, the plans complied with the density requirements. After more detail was obtained, the necessary change in detention area resulted in the increased density.

Staff mentioned that receiving a yield plan from the applicant would help show the impacts of the increased detention requirements.

The applicant stated they could provide a report explaining the reasons for the changes in the plan.

Chair Rigoni asked if there were any comments on density or open space.

Staff noted that the only common usable space was the walking path on the north edge of the property. However, if the path was removed as suggested, there would then be no usable open space as strictly calculated per Code.

Commissioner Schaeffer stated that the walking path as proposed already did not meet the requirements for usable open space, so removing it would make little difference in the end. In her opinion, the additional landscaping would override any concern about no usable open space. Regardless of the exact wording of the regulations regarding what is or is not considered usable open space, there would be work done on the property to the benefit of future residents.

Chair Rigoni said that the yield plan would give the Plan Commission a better sense of the tradeoffs being made by this proposal. For example, when compared to a non-PUD development on the site, is the tradeoff less open space for more units? A yield plan would clarify this.

The applicant said that this particular proposal did not feel dense in comparison to other developments he had done.

Chair Rigoni agreed, and said that the greater frequency of duplexes to triplexes helped that feeling. She summarized the conversation to that point, which covered setbacks, density, open and green space, and stormwater detention.

The applicant added that he could provide information on how much detention was required and how much was additional.

Commissioner James asked staff whether the proposed shared driveways factored into the parking requirements for the site.

Staff responded that only single driveways counted towards that requirement. Staff had provided the members of the Plan Commission with an aerial photograph of Bowen's Crossing, a similar development which was allowed to build. Staff then asked the Plan Commission how much landscaping they would like to see along the north and west property lines if the walking path were removed.

Commissioner Markunas responded that the landscaping along Laraway Road should be used as a guide.

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

There were none.

Chair Rigoni asked what the next steps for this proposal would be.

Gruba explained the process. First, to a public hearing in front of the Plan Commission, then to the Village Board. Should the Village Board approve, the proposal would return to the Plan Commission again, before appearing before the Village Board once more for final approval.

Commissioner Jakubowski noted that in similar developments, residents in corner units struggle with being blocked in their driveways.

E. Public Comments

There were none.

F. Village Board & Committee Updates

Schwarz noted that the following matters that previously came before the PC/ZBA were approved by the Village Board at its meeting on June 20:

- Homestead Center at the Southwest corner of Wolf and Laraway Roads: The Final Plat of Subdivision was approved.
- LaMarche Residence Exterior Materials Variation at 170 Vail Drive: The ordinance was approved.

G. Other Business

There was no other business.

H. Attendance Confirmation (July 14th, 2022)

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on July 14th.

Commissioners Markunas and Schaeffer indicated they would not be in attendance.

Motion (#8): Adjournment 8:42 P.M.



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;
 - The surrounding area is overwhelming residential, and this project would be an enhancement. The other three corners of the intersection of 116th and Laraway are developed with single family homes, with the only non-residential use in the immediate area being Hickory Creek school.
- 2. The zoning classification of property within the general area of the property in question; The subject property is currently zoned Estate Residential. The surrounding area is overwhelmingly zoned R-2.
- 3. The suitability of the property in question to the uses permitted under the existing zoning classification;
 - The property is not suitable for development under Estate Residential zoning.
- 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;
 - Since the property was acquired and zoned Estate Residential, Hickory Creek school has been completed, along with Cobblestone and Misty Falls residential subdivisions (R2).
- 5. The change in zoning is in conformance with the comprehensive plan of the Village and its official map.
 - The comprehensive plan contemplates this parcel to be General Commercial. Given the location to Hickory Creek school and the residential composition of the neighborhood, this use would injure the surrounding area.



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.
 - All buildings will be constructed to meet building safety requirements of the village. Location of all curb cuts have been placed away from intersections, and the entrance along 116th Ave has been designed as a right-in right-out only to minimize traffic impacts with Hickory Creek School. All roadways are sized to accommodate Frankfort life safety vehicles and fire hydrants will be placed at required spacing.
- 2. The proposed development does not cause substantial injury to the value of other property in the immediate area.
 - The surrounding area is overwhelming residential, and this project would be an enhancement. The other three corners of the intersection of 116th and Laraway are developed with single family homes, adding townhomes provides a balance to the residential area. A commercial development, as contemplated in the Comprehensive Plan, is more likely to cause substantial injury to neighboring property.
- 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.
 - The proposed development is not in a floodplain and does not have any wetlands on site. The developer has received EcoCAT and SHPO clearance letters confirming the same.
- 4. The plan provides for and ensures the preservation of adequate recreational amenities and common open spaces.
 - The development plan includes 10,590 sf pet park just to the west of the detention pond. This amenity was selected as it is more applicable to the expected demographic than a tot lot. After removal of a walking path at the recommendation of plan commission, the space no longer meets the definition of open space per the PUD code. However, size and location of this area remains the same and will now encompass enchanced landscaping. The area is 77,756 sf, or 30.13%.

- 5. Residential use areas may provide a variety of housing types to achieve a balanced neighborhood. The development is a proposed townhome community. Within the community, there will be a variety building sizes (2-unit and 3-unit buildings) and two different exterior color combinations to bring additional character. In addition, 10 of the 32 units (31.25%) will have side load garages. The combination of different building sizes, garage options, and exterior elevations will provide the community with varying building looks and 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. The development plan includes a pet park, which will include a dedicated, fenced dog run with double gated entrance. The rest of the pet park will be enhanced with benches, mulched play area with dog play equipment, pet waste station, and trash receptacles. This is a sought after amenity for the anticipated demographic
- 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.
 - From an orderly standpoint, the entrances have been designed to minimize traffic conflicts with surrounding areas, including a right-in/right-out along 116th Avenue. As part of the development, the berm between Hickory Creek and the development will be landscaped for adequate screening and privacy. Enhanced landscaping will also be included to buffer Laraway Road.

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;
 - There is a need for high quality, low-maintenance living for the 55+ age cohort in the 60423 zip code. From 2010 to 2021, the percentage of households in the 60423 zip code that were 55+ jumped from 40.7%, to 50.8%. Yet, over the last two years there has been a precipitous decline in permits issued for townhome construction, with only 9% of issued permits being related to townhome units.
- 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;
 - There surrounding area is overwhelming residential, and this project would be a complimentary addition. The other three corners of the intersection of 116th and Laraway are developed with single family homes; Sandalwood Estates, Cobblestone Walk, and Misty Falls (Developed by Flaherty). The only non-residential property in the immediate area is Hickory Creek school (surrounded by residential property).

32" PHOTOCELL-

15%"

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

TEMPÉRATURE. (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)

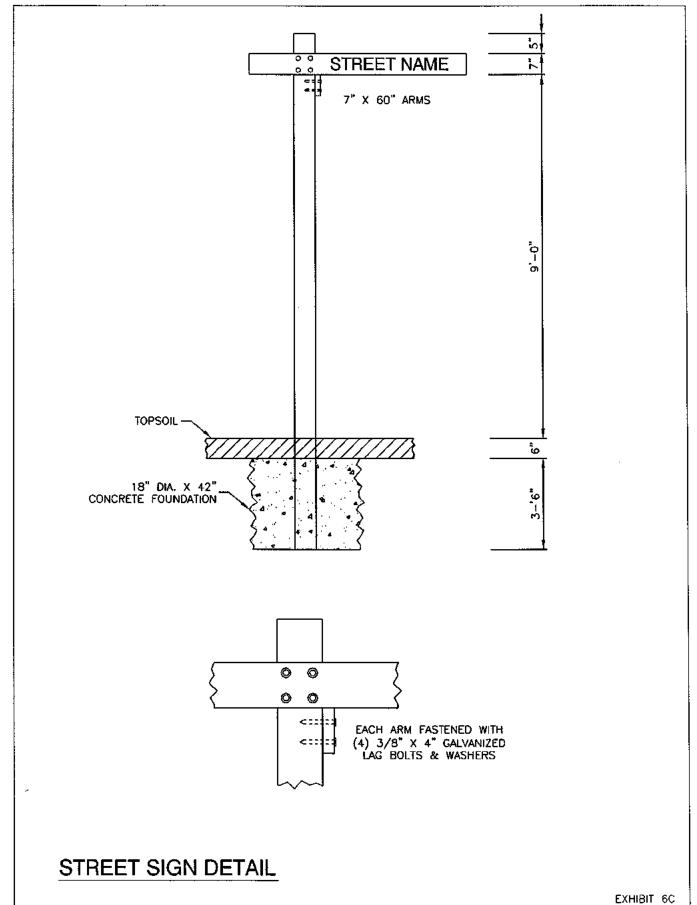
*INCLUDE HOUSE SHIELD OR INTERNAL REFRACTOR.

14'-0" NOM. ---12!------ANCHOR NOM. ABOVE GRADE HAND CIRCLE

7 " DIA. BOLT

ORNAMENTAL LIGHT FIXTURE

EXHIBIT 68 JUNE 2007



JUNE 2007

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%
TOTAL		





9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018 p: 847-518-9990 | f: 847-518-9987

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*, 11th 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
34 Townhomes						
Average Rates	3	11	11	6	115	115
Fitted Curve Equation	8	25	22	13	147	147

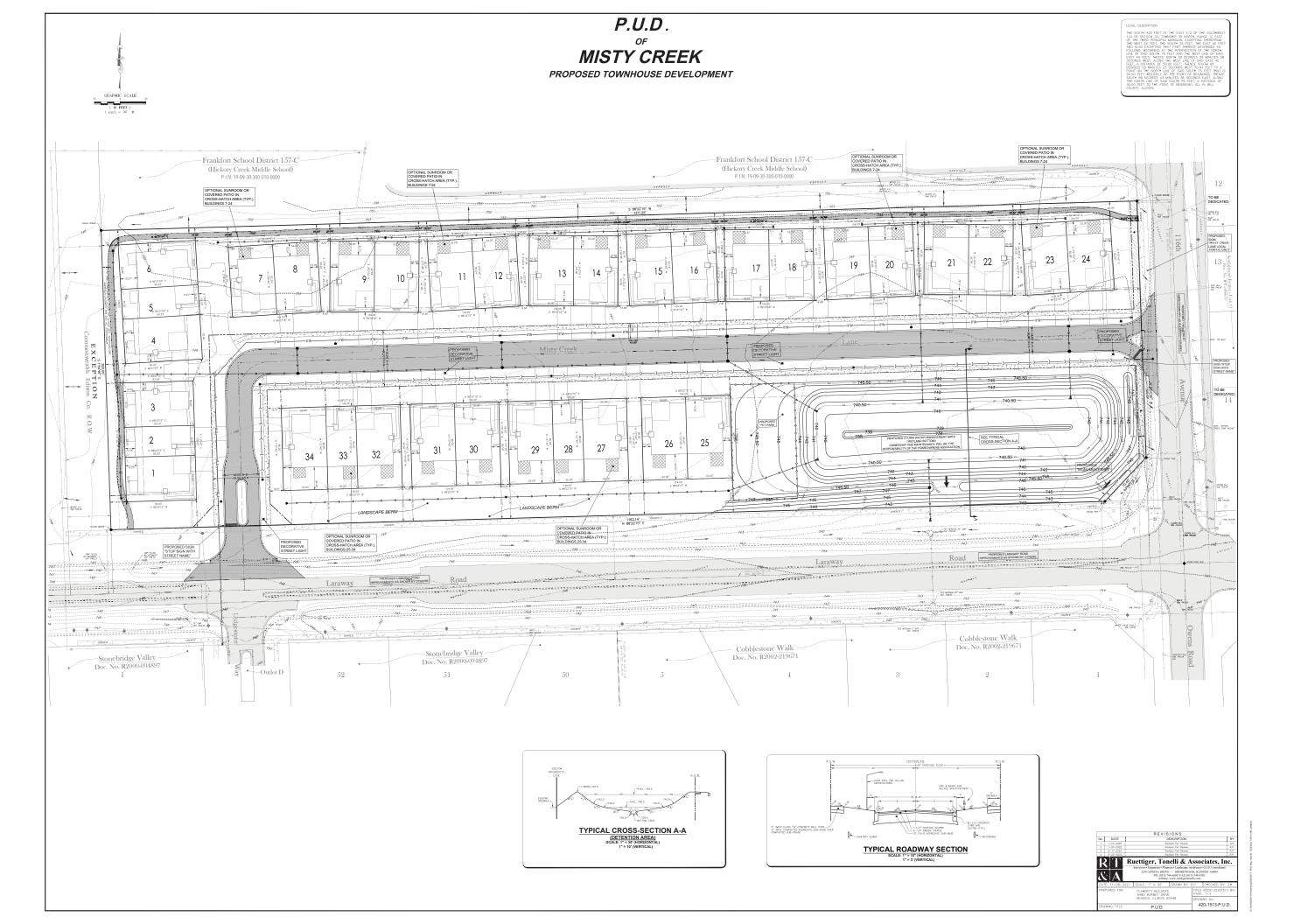
Site Access

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.

Appendix



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 200507452



SKH Date 05/05/2005 Recording Fees: Time 09:50.04

ling Fees: 25.00

IMPROVEMENT AND BERM AGREEMENT

THIS AGREEMENT is made this 28 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

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265262.3

parties do hereby agree as follows;

- 1. <u>Preambles</u>. 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 116th 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 116th 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. <u>Temporary Detention on Real Estate</u>. 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. <u>Indemnification</u>. 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. <u>Binding.</u> 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

MICHAEL G. FLAHERT

5

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 of Torell.
Notary Public

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

OFFICIAL SEAL
ERNEST J.TONELLI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 07-11-06

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.

Notary Public

OFFICIAL SEAL ERNEST J TONFLLI NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 07-11-06

245983.1

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 ½ OF THE SOUTHWEST ¼ 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°09'38" WEST, ALONG THE WEST LINE OF SAID EAST 40 FEET, A DISTANCE OF 50.00 FEET; THENCE SOUTH 45°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°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. Rucess Insurance (Semple 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 Fisherty Builders, Inc.

2. Waiver of Subrogation (Sample Wordine)

Such insurance as provided by the Subcentractor 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 follest 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 indemnifies) from and against all claims, actions, liabilities, damages, losses, costs and expenses, including but not limited to attorney's fees and all costs of lidgation through and including post judgment and appellate proceedings, if any, adding 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 emission 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 indomnities 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 aliminate or reduce any other indemnification or right which the Subcontractor or Flaherty Builders, Inc. has by law.

Page I of 3

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 Lishility:
 \$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 (Bisnicst Coverage - Broad Form)
Pensonal 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)

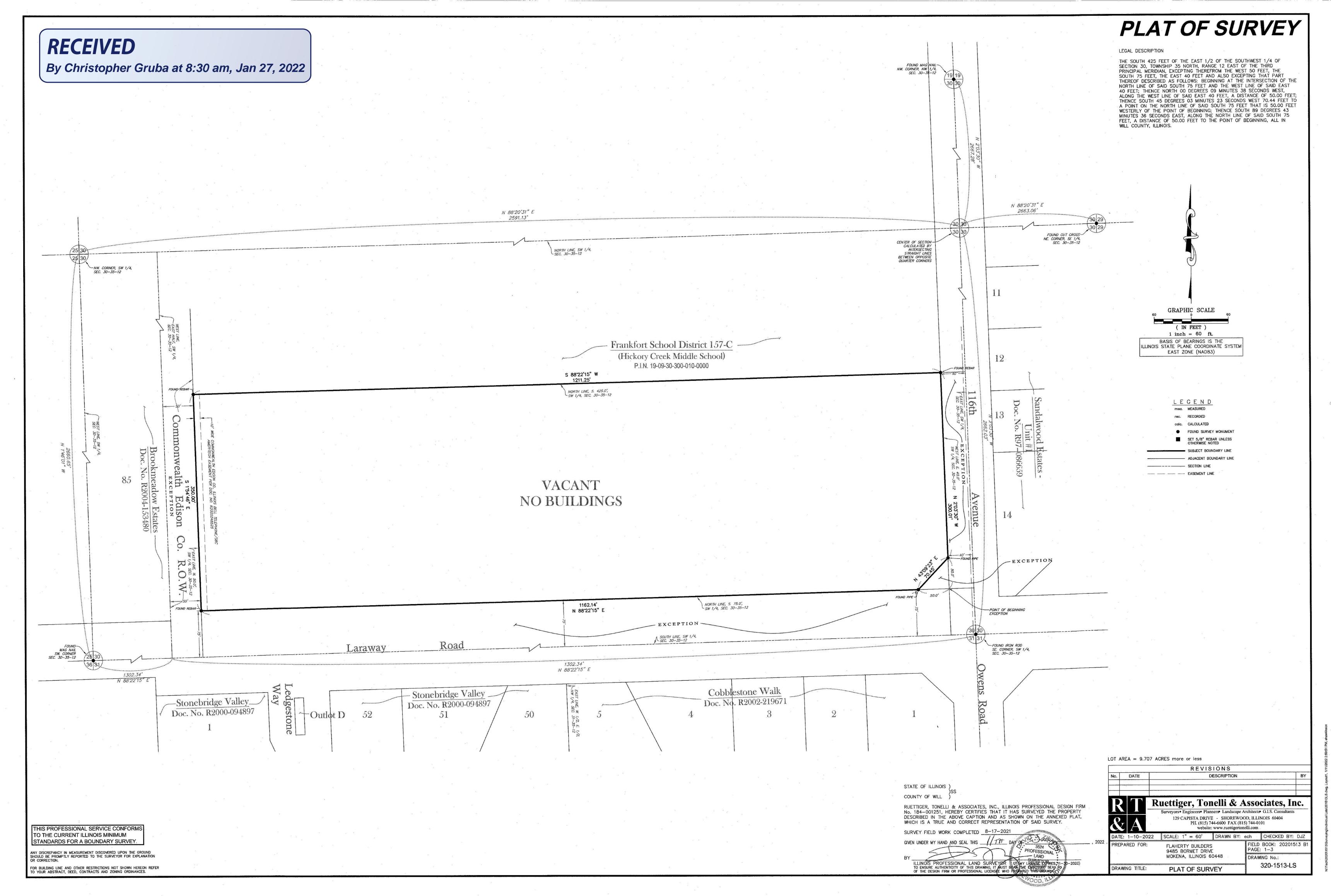
- C. Comprehensive Automobile Liability Insurance covering all owned, non-owned or hired vehicles, including the loading or unloading thereof, with limits no less than;
 - L Combined Single Limit of Liability: \$1,000,000 each person \$1,000,000 each occurrence
- D. Umbralls Excess Liability Insurance in the amount of \$1,000,000 (minimum) shall be carried by all Roofing and Mason Subcontractors.

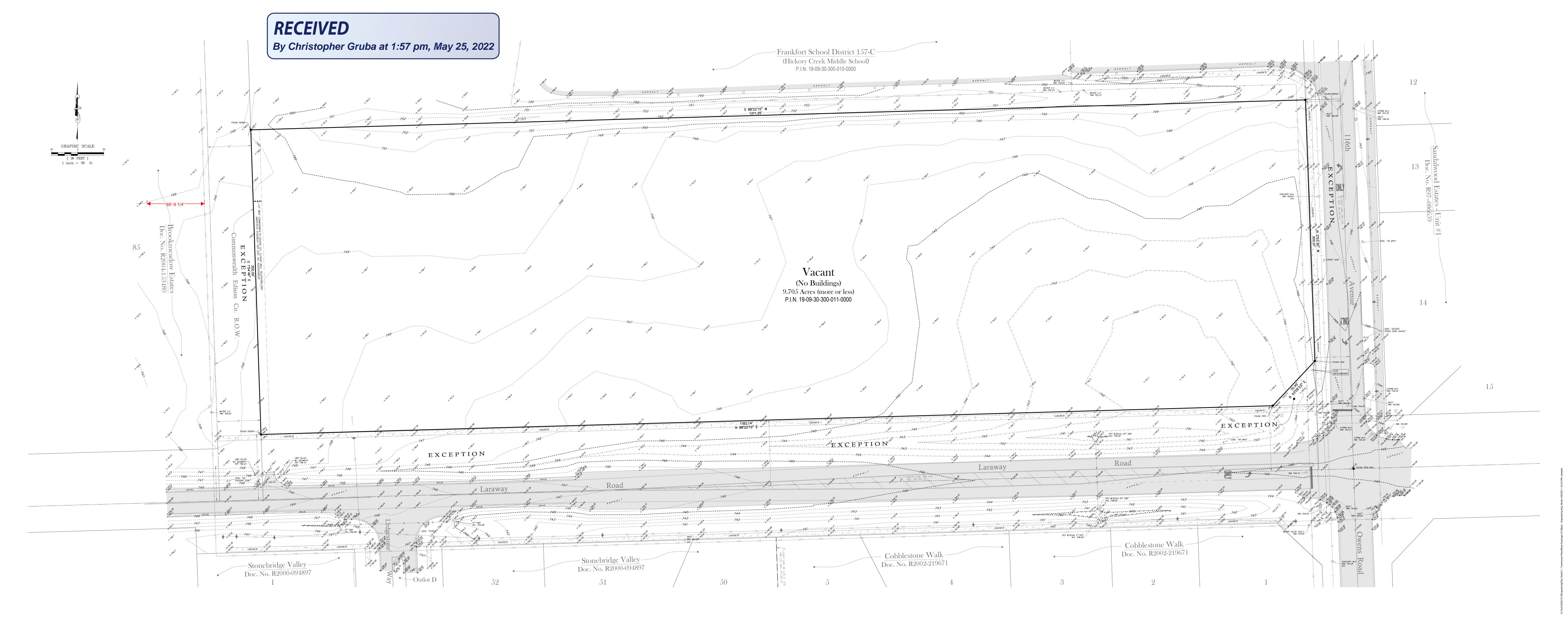
3129869192 630 655 9808 P.28/28 P.29

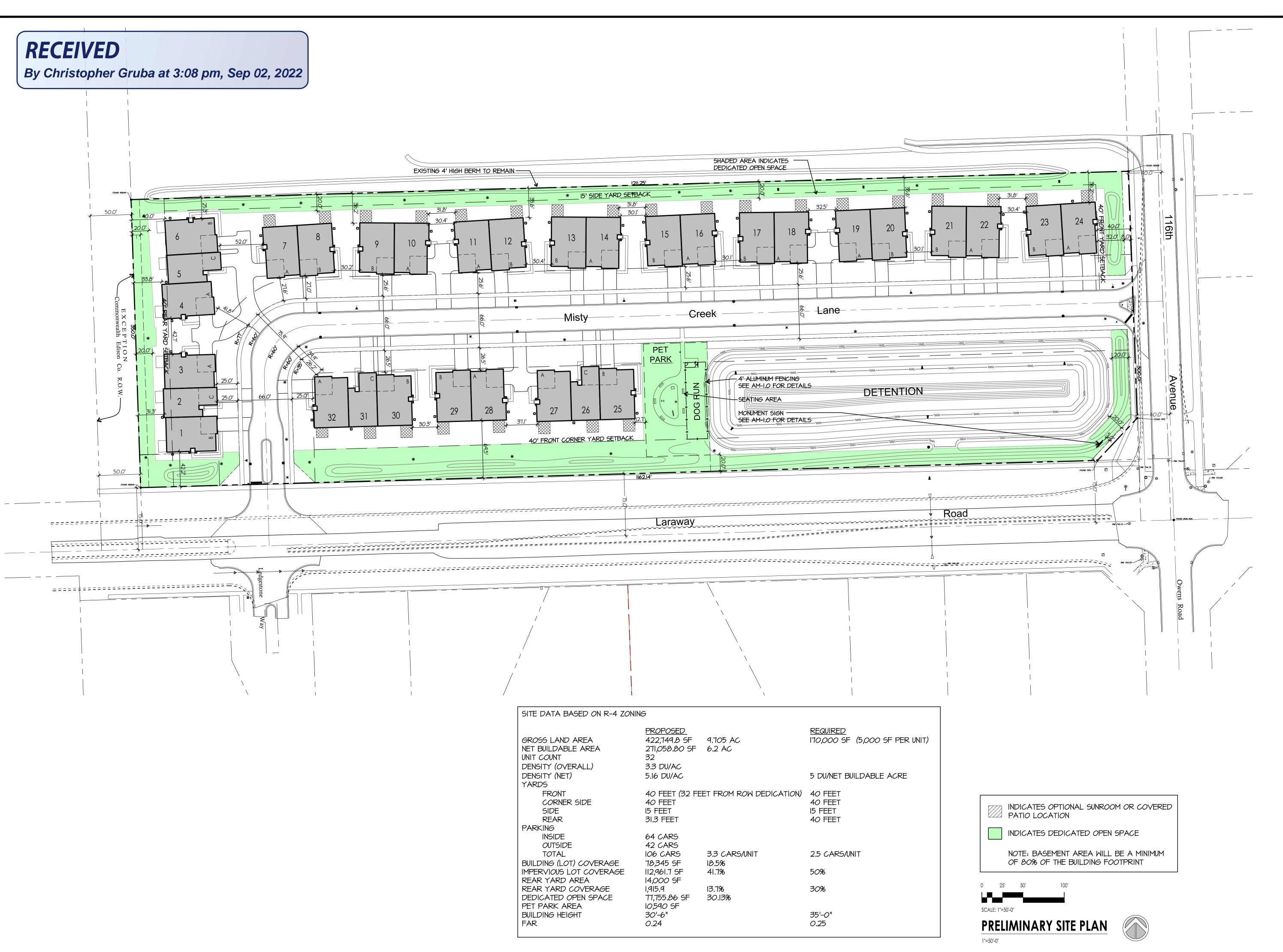
STANDARD SUBCONTRACT AGREEMENT INSURANCE RIDER

- 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	Flakerty Builders, Inc. CONTRACTOR / OWNER		
By:	By:		
	Michael G. Flaherty, President		

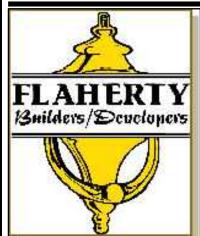






LINDENGROUP

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



Creek

Misty Cre

COORDINATION OF REVIEW COMMENTS
ALTERNATE SITE PLANS
CIVIL COORDINATION
REVISED SUBMITTAL
STAFF REVIEW COMMENTS
CIVIL COORDINATION

2-28-2022 3-17-2021 4-12-2022 5-20-2022 8-04-2022

2020-0217 OJECT NUMBER

8-4-2022

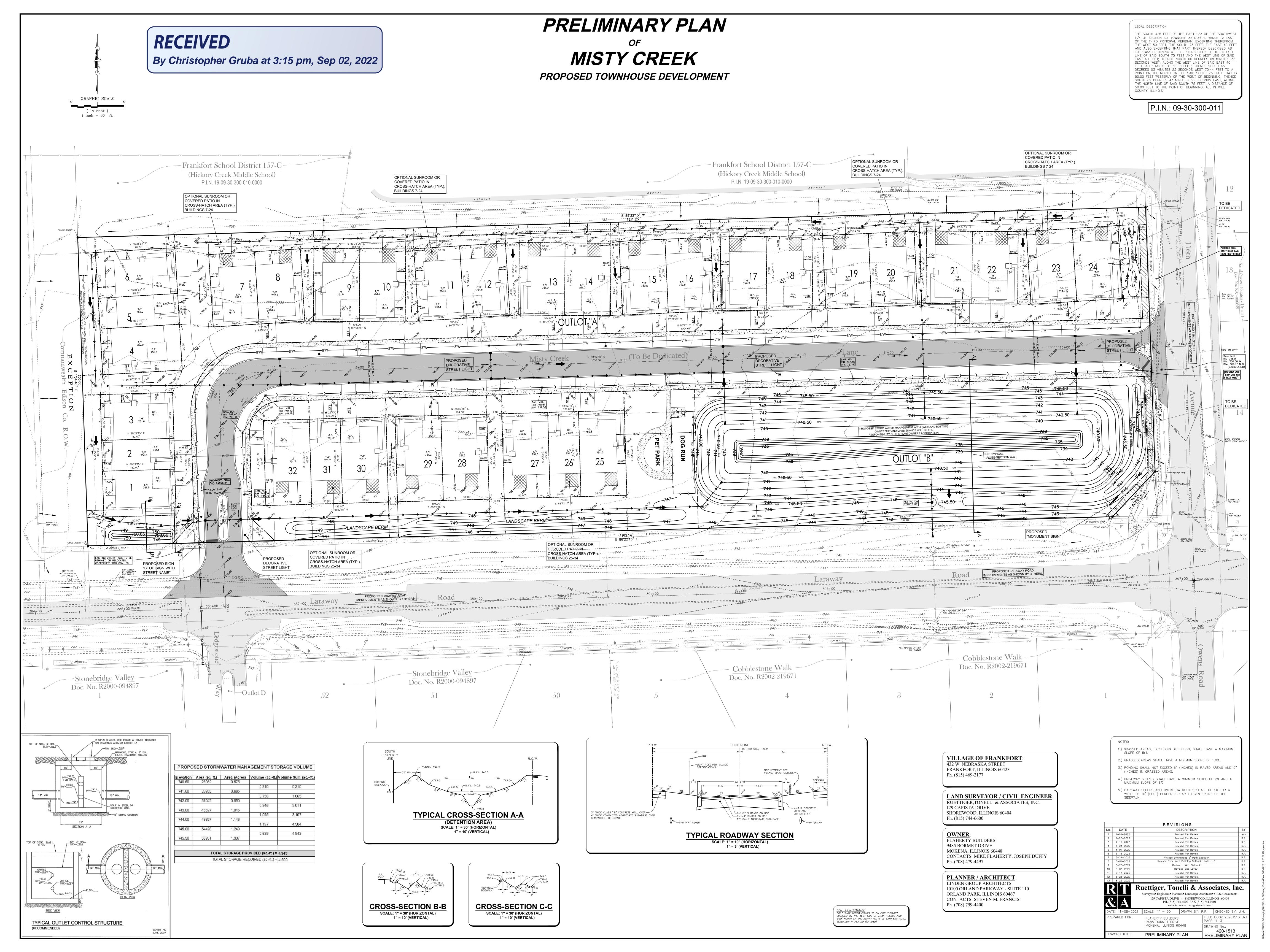
SF DRAWN BY

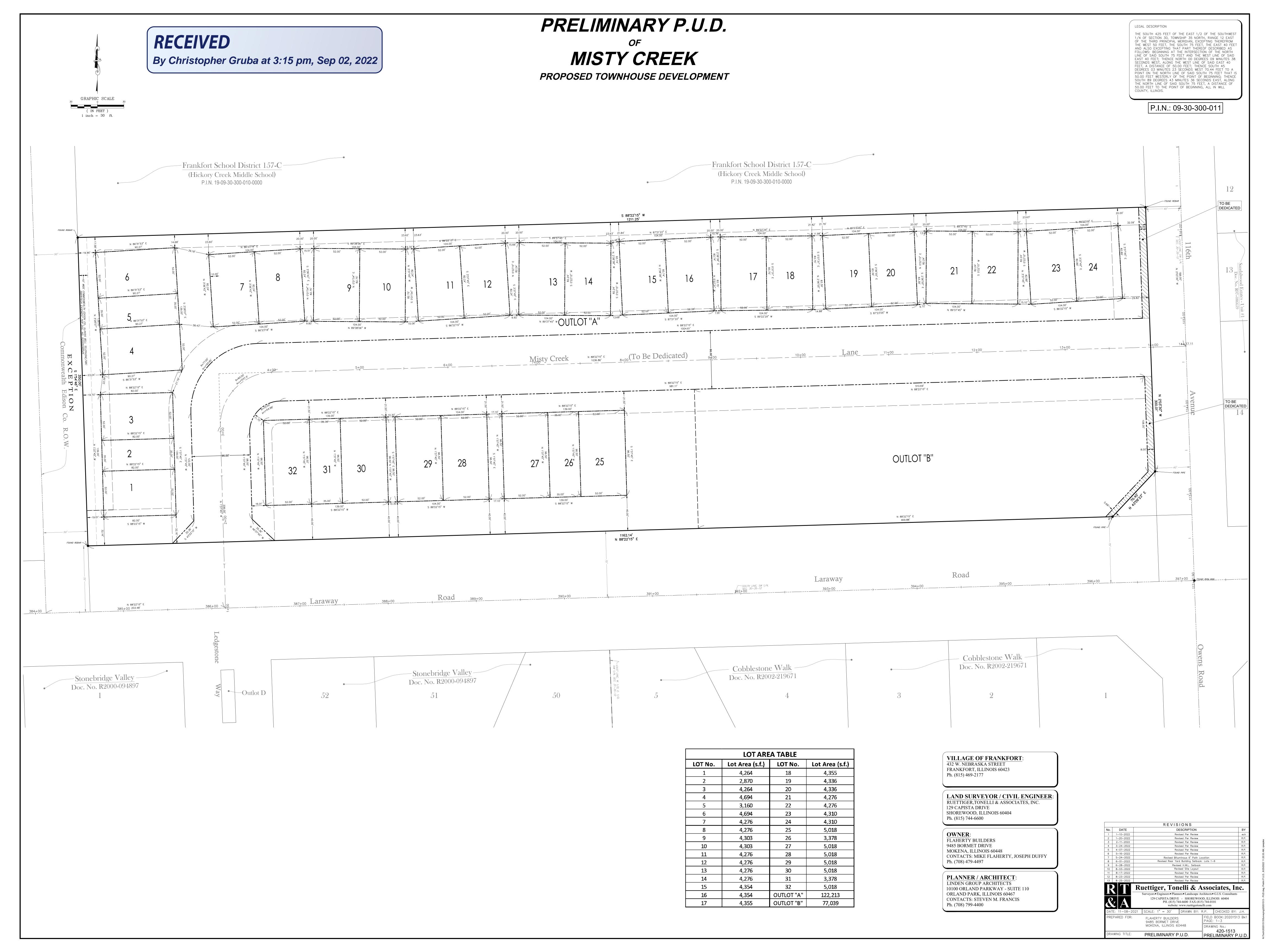
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SHEET NAME

S = 1





LANDSCAPE PLAN FOR:

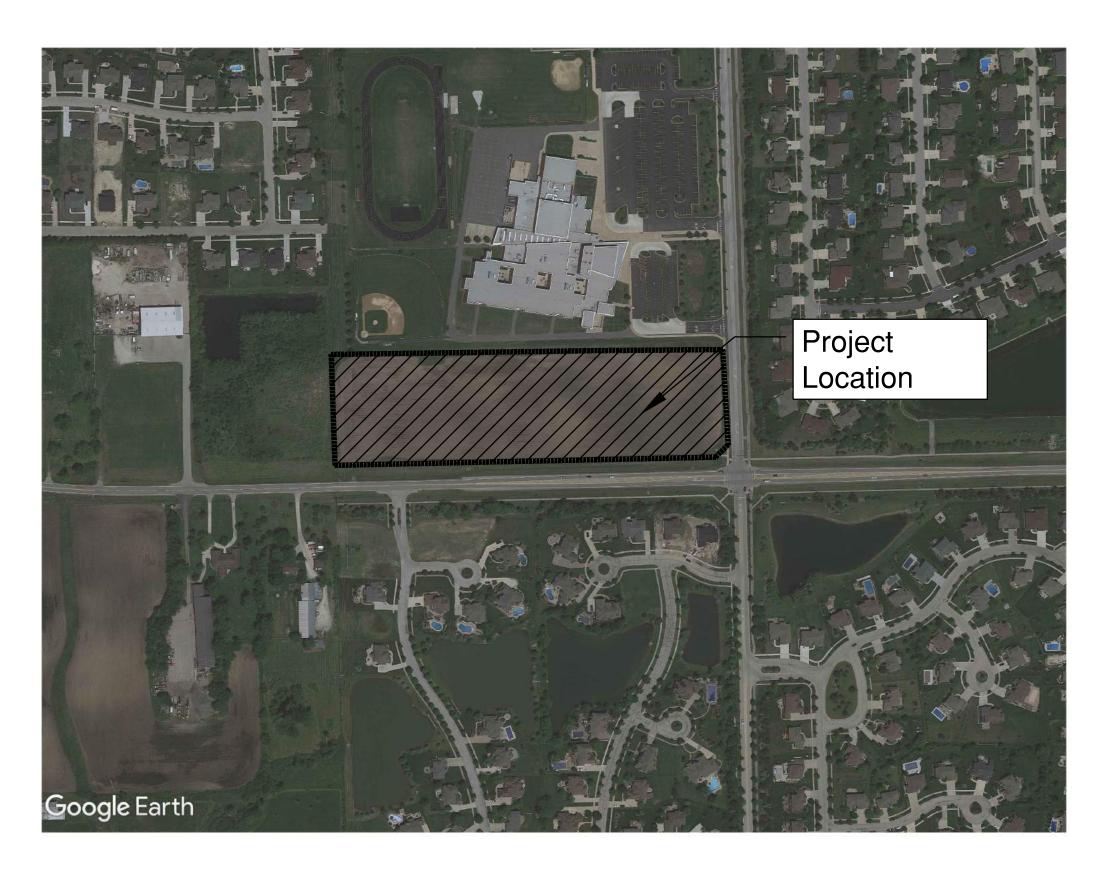
MISTY CREEK

Frankfort, IL

RECEIVED

By Christopher Gruba at 3:13 pm, Sep 02, 2022

Site Location Map



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

LANDSCAPE CALCULATIONS

DOUBLE FRONTAGE - 1,112 FEET

Landscape Area Adjacent to an Arterial ROW

Required: 128 Plant Units (PU) per 100 Feet

1,112 divided by 100 = 11

Required PU: 128 x 11 = 1,408 PU

Plants Material Qty. PU Total

Overstory Tree 27 10 270

Understory Tree 40 5 200

6' Evergreen Tree 84 5 420

Large Shrub 193 2 386

Small Shrub 132 1 132

TOTAL 1,408

116th AVENUE (Front Yard) = 284 FEET

Yard Area: 284 x 30 = 8,520 Sq.Ft.

116th AVENUE (Front Yard) = 284 FEET
Yard Area: 284 x 30 = 8,520 Sq.Ft.
Required: 10 PU per 1,500 Sq.Ft.
8,520 divided by 1,500 = 5.7
Required PU: 10 x 5.7 = 57 PU

Plants Material Qty. PU 10
Overstory Tree 2 10 2
Understory Tree 1 5 5
6' Evergreen Tree 5 5 22
Small Shrub 7 1 7
TOTAL 5

 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 Overstory Tree
 Qty. 10
 PU 10
 To 13

 Understory Tree
 8
 5
 40

 6' Evergreen Tree
 9
 5
 45

 Large Shrub
 10
 2
 20

 TOTAL
 23

NORTH PROPERTY LINE (Side Yard) - 1211.3 FEET
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 Tota
Overstory Tree 32 10 320
Understory Tree 23 5 115
6' Evergreen Tree 49 5 245
Large Shrub 55 2 110

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

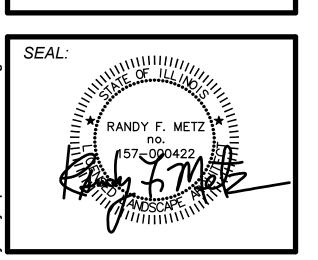
Plants Material
Overstory Tree
4
6' Evergreen Tree
25
5
125

| The state of the

REVISIONS

MISTY CREEK

116th & LARAWAY ROAD





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COVER SHEET

PROJECT NO.:

22-184 ATE: 01-1

DATE: 01-14-2022

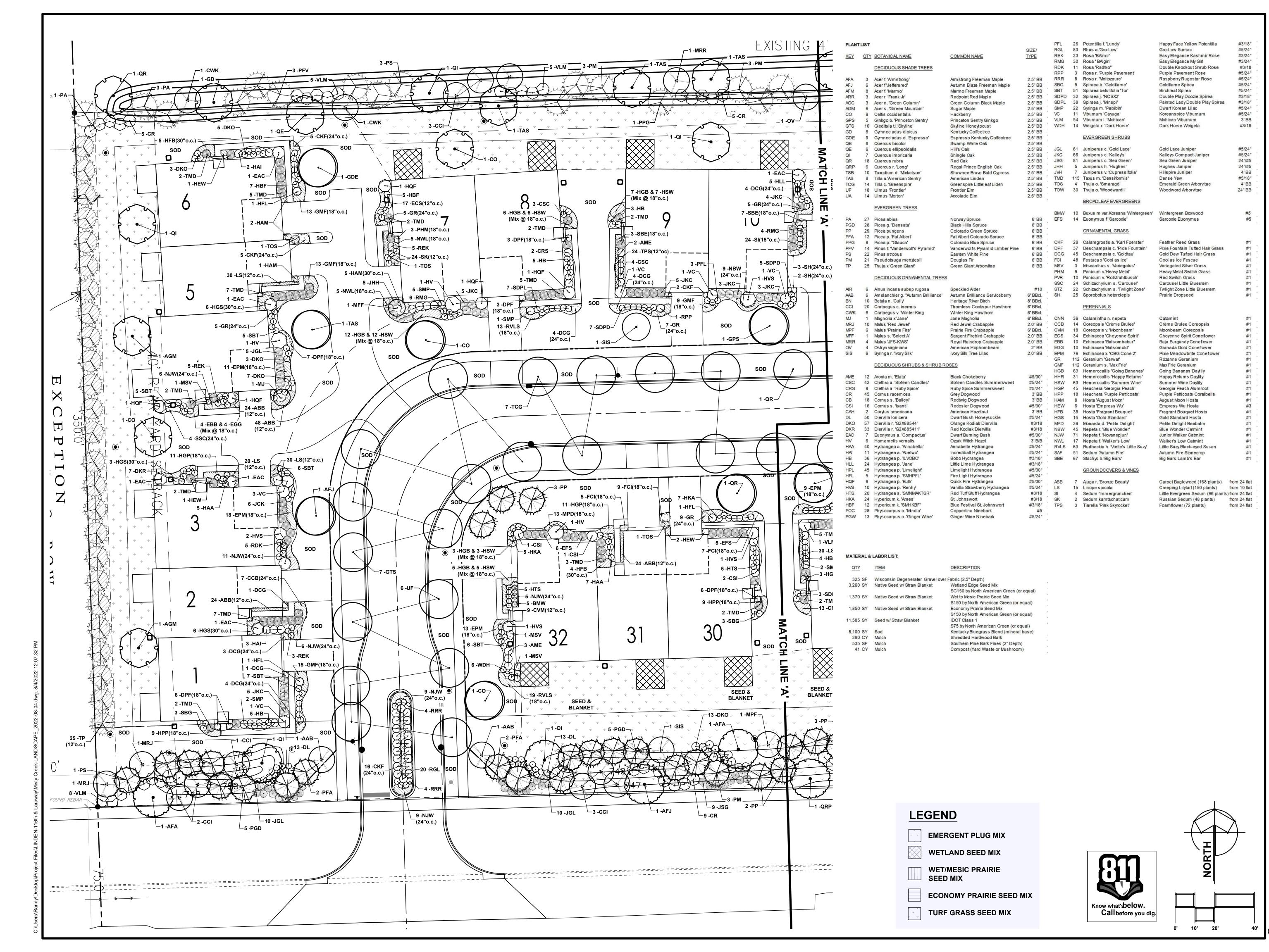
SCALE: 1"=20'

SHEET

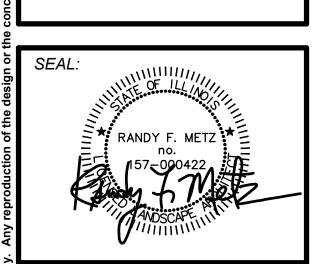
Know what's below.

Callbefore you dig.

L-0.0



MISIY CKEEK 16th & LARAWAY ROAD FRANKFORT, ILLINOIS





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LANDSCAPE PLAN

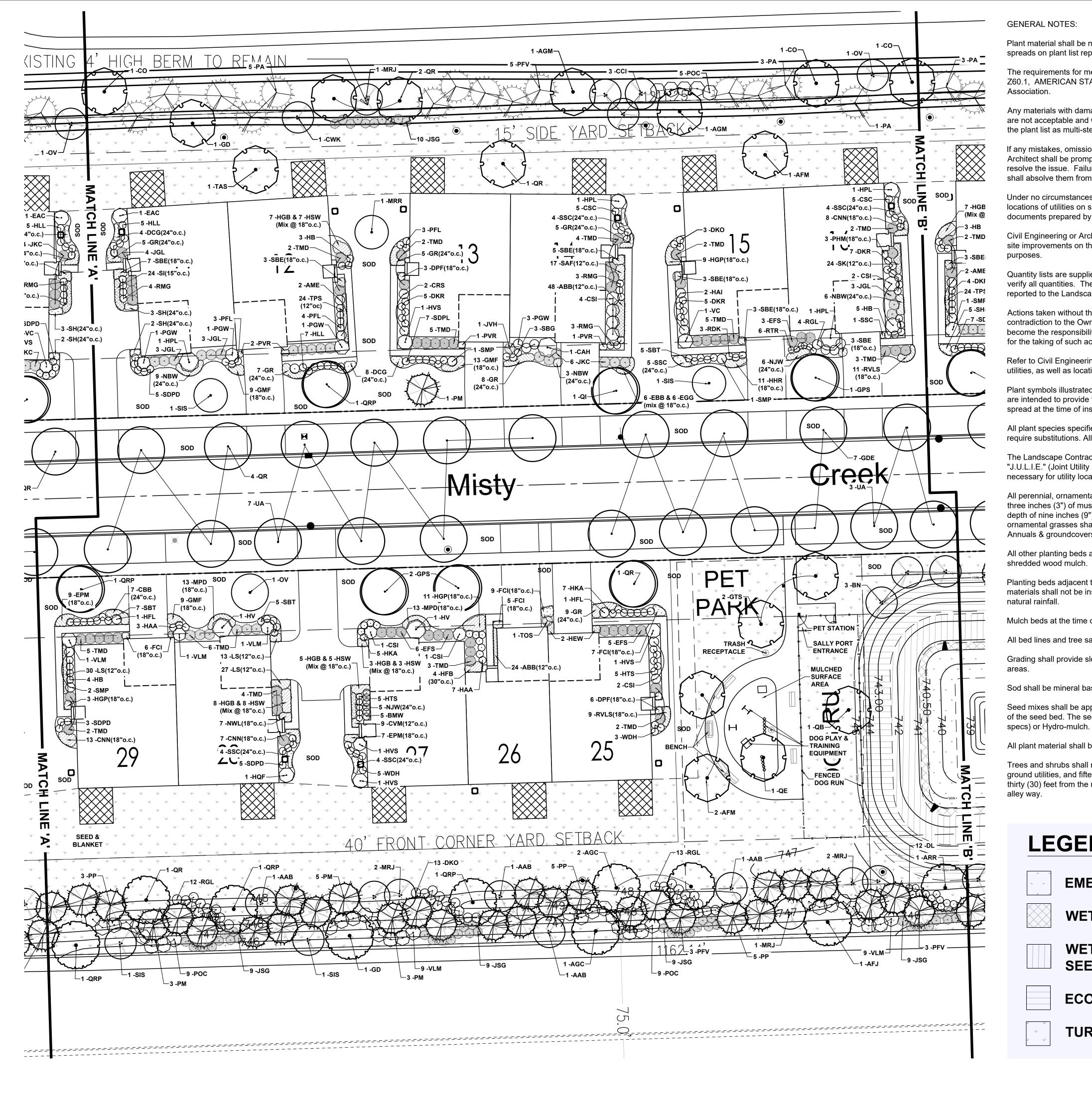
PROJECT NO.:

22-184

ATE: 01-14-2022

SHEET

L-1.0



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

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

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

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

Sod shall be mineral base only.

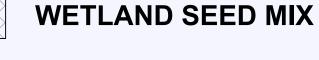
Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's.

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 fir 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

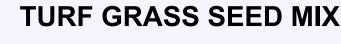
LEGEND

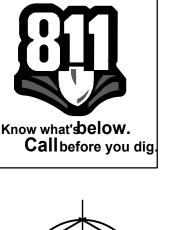


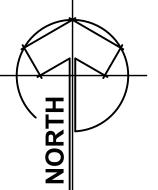


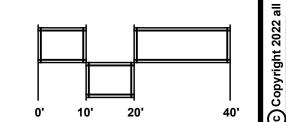












REVISIONS 6-23-22 Staff Comments New Site Plan Updated Site Plan

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SEAL:

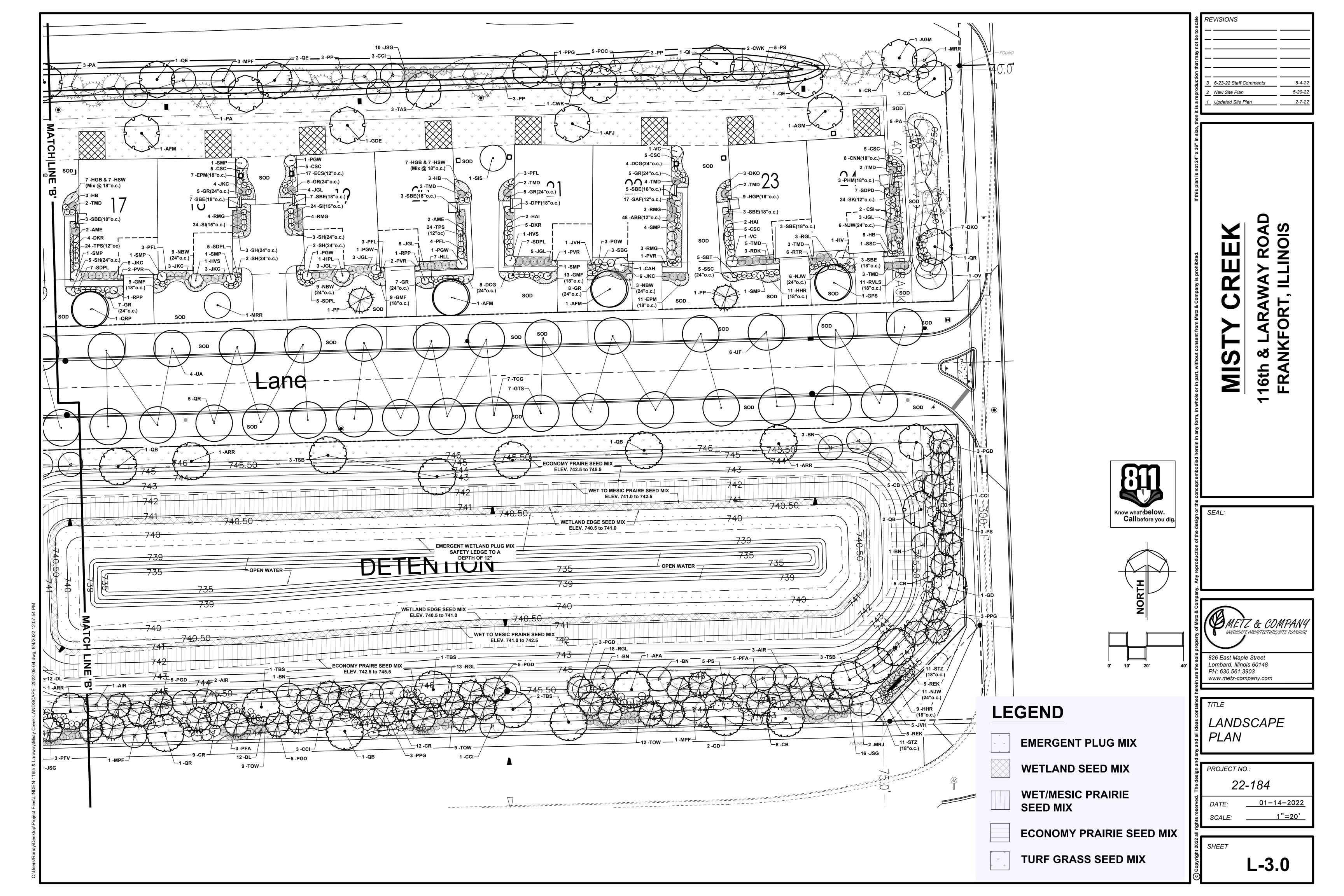
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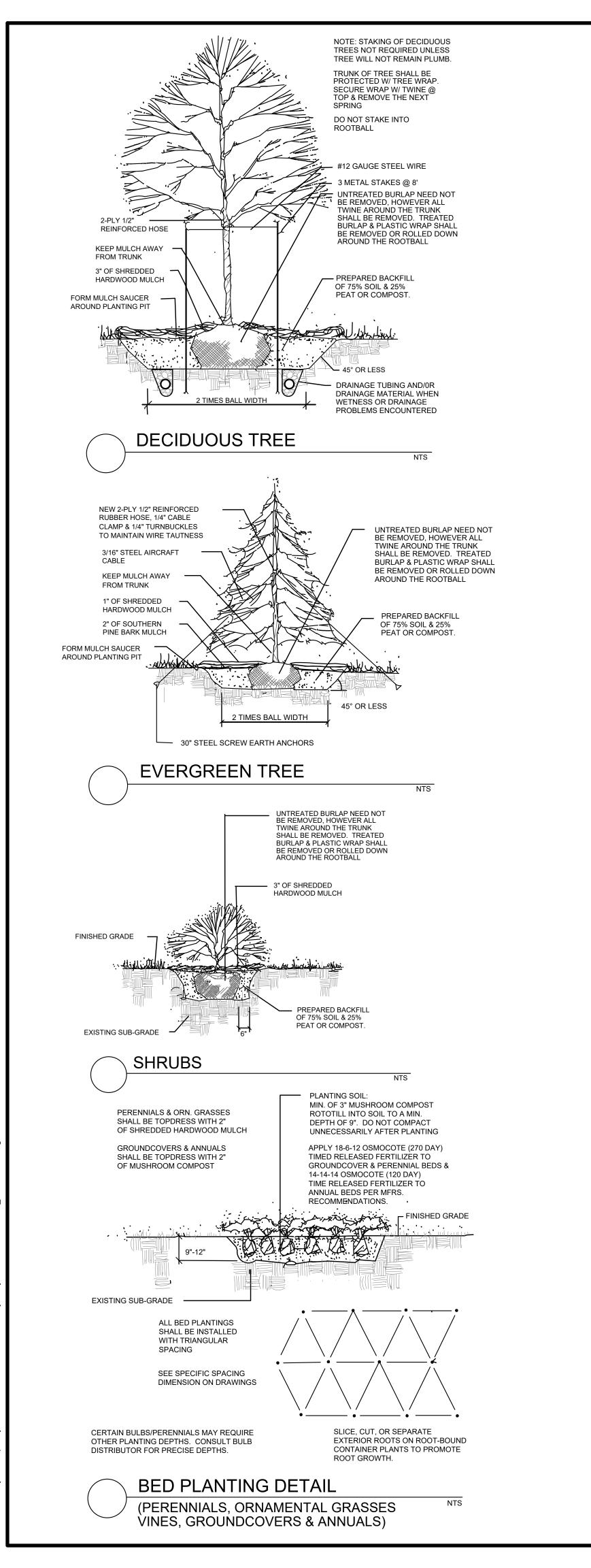
TITLE LANDSCAPE **PLAN**

PROJECT NO.: 22-184

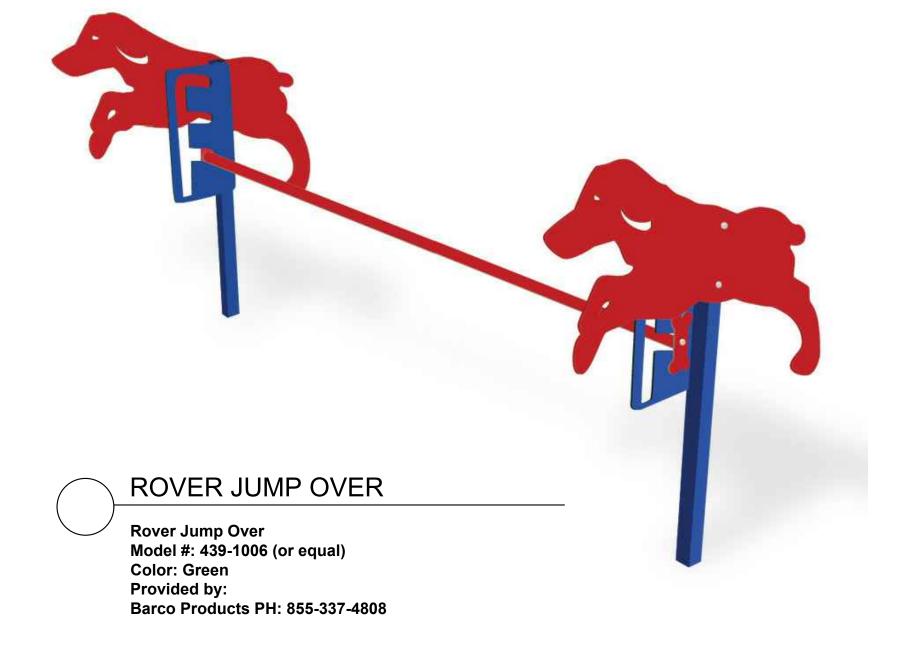
01-14-2022

L-2.0











TRASH RECEPTACLE LE

Trash Receptacle
Model #: 439-1013 (or equal)
Color: Green
Provided by:
Barco Products PH: 855-337-4808



PET STATION

Aluminum Header Pak Pet Station w/ Sign Model #: 135-1027 (or equal) Color: Green Provided by: Barco Products PH: 855-337-4808



CRAWL TUNNEL

Rover Doggie Crawl Model #: 439-1007 (or equal) Color: Green Provided by: Barco Products PH: 855-337-4808



 3
 6-23-22 Staff Comments
 8-4-22

 2
 New Site Plan
 5-20-22

 1
 Updated Site Plan
 2-7-22

SIOIS

116th & LARAWAY ROAL FRANKFORT, ILLINOIS

METZ & COMPANY
LANDSCAPE ARCHITECTURE/SITE PLANNING

826 East Maple Street Lombard, Illinois 60148 PH: 630.561.3903 www.metz-company.com

SEAL:

PET PARK
EQUIPMENT
& DETAILS

PROJECT NO.:

22-184

DATE: 01-14-2022

SCALE: NTS

SHEET

L-4.0

SECTION - STROMWATER DETENTION SHORELINE TREATMENT

Wetland Edge Seed Mix

Wet-to-Mesic Prairie Seed Mix Apply @ 36.19 PLS pounds per a		
Apply @ 30.19 FEG podings per a	ac≀e	PLS
Botanical Name	Common Name	Ounces/Acre
Permanent Grasses:		
Andropogon gerardii	Big Bluestem	16.0
Calamagrostis canadensis	Bluejoint Grass	1.0
Carex lurida	Bottlebrush Sedge	3.
Carex stricta	Common Tussock Sedge	1.1
Carex vulpinoidea	Brown Fox Sedge	1.
Elymus virginicus	Virginia Wild Rye	24.
Juncus canadensis	Canadian Rush	0.
Panicum virgatum	Switch Grass	2.
Scirpus cyperinus	Wool Grass	0.
Sorghastrum nutans	Indian Grass	8.
Spartina pectinata	Prairie Cord Grass	3.
Spartina pectinata	Total	60.
	Total	00.
Temporary Cover:		
Avena sativa	Common Oat	512.
	Total	512.
Forbs:		
Asclepias syriaca	Common Milkweed	2.
Baptisia alba	White Wild Indigo	1.
Chamaecrista fasciculata	Partridge Pea	10.
Coreopsis lanceolata	Sand Coreopsis	4.
Coreopsis tripteris	Tall Coreopsis	2.
Desmodium illinoense	Illinois Tick Trefoil	0.
Doellingeria umbellata	Flat-Top Aster	0.
Echinacea purpurea	Broad-Leaved Purple Coneflower	4.
Eryngium yuccifolium	Rattlesnake Master	2.
Helenium autumnale	Sneezeweed	2.
Helianthus grosseserratus	Sawtooth Sunflower	0.
Lespedeza capitata	Round-Headed Bush Clover	1.
Liatris spicata	Marsh Blazing Star	1.
Monarda fistulosa	Wild Bergamot	1.
	Stiff Goldenrod	1.
Oligoneuron rigidum		
Parthenium integrifolium	Wild Quinine	1.
Physostegia virginiana	Obedient Plant	0.
Pycnanthemum virginianum	Common Mountain Mint	0.
Ratibida pinnata	Yellow Coneflower	4.
Rudbeckia hirta	Black-Eyed Susan	4.
Rudbeckia laciniata	Wild Golden Glow	1.
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.
Senna hebecarpa	Wild Senna	2.
Silphium integrifolium	Rosin Weed	1.
Silphium laciniatum	Compass Plant	2.
Silphium perfoliatum	Cup Plant	2.
Silphium terebinthinaceum	Prairie Dock	3.
Solidago juncea	Early Goldenrod	0.
Solidago rugosa	Rough Goldenrod	0.
Symphyotrichum novae-angliae	New England Aster	0.
Tradescantia ohiensis	Common Spiderwort	1.
Vemonia fasciculata	Common Ironweed	3.
Veronicastrum virginicum	Culver's Root	0.
Zizia aurea	Golden Alexanders	1.0
	Total	61.

	_	PLS
Botanical Name	Common Name	Ounces/Acre
Permanent Grasses/Sedges:		
Bolboschoenus fluviatilis	River Bulrush	2.00
Carex comosa	Bristly Sedge	1.50
Carex cristatella	Crested Oval Sedge	0.50
Carex frankii	Bristly Cattail Sedge	4.00
Carex stricta	Common Tussock Sedge	0.50
Carex vulpinoidea	Brown Fox Sedge	2.0
Eleocharis palustris	Great Spike Rush	0.50
Elymus virginicus	Virginia Wild Rye	16.00
Glyceria striata	Fowl Manna Grass	1.00
Juncus effusus	Common Rush	0.50
Leersia oryzoides	Rice Cut Grass	0.50
Schoenoplectus pungens	Chairmaker's Rush	1.00
Schoenoplectus tabernaemontani	Great Bulrush	2.50
Scirpus atrovirens	Dark Green Rush	1.00
Scirpus cyperinus	Wool Grass	0.5
	Total	34.0
_		
Temporary Cover: Avena sativa	Common Oat	512.0
Averia Saliva	Total	
Forbs:	0 15	4.0
Acorus americanus	Sweet Flag	1.00
Alisma subcordatum	Common Water Plantain	2.0
Asclepías incamata	Swamp Milkweed	2.0
Bidens spp.	Bidens Species	2.00
Boehmeria cylindrica	False Nettle	1.00
Doellingeria umbellata	Flat-Top Aster	0.2
Eupatorium perfoliatum	Common Boneset	1.00
Helenium autumnale	Sneezeweed	1.00
Iris virginica v. shrevei	Blue Flag	4.0
Lobelia cardinalis	Cardinal Flower	0.28
Lobelia siphilitica	Great Blue Lobelia	0.2
Lycopus americanus	Common Water Horehound	0.28
Mimulus ringens	Monkey Flower	0.5
Penthorum sedoides	Ditch Stonecrop	0.5
Persicaria spp.	Pinkweed Species	2.0
Rudbeckia laciniata	Wild Golden Glow	1.0
Sagittaria latifolia	Common Arrowhead	2.00
Senna hebecarpa	Wild Senna	2.0
Sparganium eurycarpum	Common Bur Reed	4.00
Symphyotrichum puniceum	Bristly Aster	1.0
Thalictrum dasycarpum	Purple Meadow Rue	0.5
Verbena hastata	Blue Vervain	1.50
Verbesina altemifolia	Wingstem	2.00
Vemonia fasciculata	Common Ironweed	2.00
	Total	34.0

Apply @ 37.70 PLS pounds per	acre	
		PLS
Botanical Name	Common Name	Ounces/Acre
Permanent Grasses:		
Andropogon gerardii	Big Bluestem	12.00
Bouteloua curtipendula	Side-Oats Grama	16.00
Carex spp.	Prairie Sedge Species	3.00
Elymus canadensis	Canada Wild Rye	24.00
Panicum virgatum	Switch Grass	2.50
Schizachyrium scoparium	Little Bluestem	32.00
Sorghastrum nutans	Indian Grass	12.00
	Total	101.50
Temporary Cover:		
Avena sativa	Common Oat	360.00
	Total	360.00
Forbs:		
Asclepias syriaca	Common Milkweed	1.00
Asclepias tuberosa	Butterfly Weed	1.00
Chamaecrista fasciculata	Partridge Pea	10.00
Coreopsis lanceolata	Sand Coreopsis	6.00
Echinacea purpurea	Broad-Leaved Purple Coneflower	8.00
Heliopsis helianthoides	False Sunflower	0.25
Monarda fistulosa	Wild Bergamot	0.50
Penstemon digitalis	Foxglove Beard Tongue	1.00
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	8.00
Solidago speciosa	Showy Goldenrod	0.50
Symphyotrichum laeve	Smooth Blue Aster	1.00
Symphyotrichum novae-angliae	New England Aster	0.50
	Total	41.75

Emergent Plug Mix

Plug Spacing @ 24" o.c.

Calamagrostis canadensis

Botanical Name

Carex comosa

Carex lacustris	Common Lake Sedge	2.00	29	
Carex lupulina	Common Hop Sedge	1.50	22	
Carex stricta	Common Tussock Sedge	2.00	29	
Carex trichocarpa	Hairy-fruited Lake Sedge	5.00	72	
Carex vulpinoidea	Brown Fox Sedge	5.50	79	
Juncus effusus	Common Rush	1.00	14	
Leersia oryzoides	Rice Cut Grass	2.00	29	
Schoenoplectus acutus	Hardstem Bulrush	1.00	14	
Schoenoplectus tabernaemontani	Great Bulrush	3.00	43	
Scirpus pungens	Chairmakers Rush	5.00	72	
Scirpus atrovirens	Dark Green Rush	1.00	14	
Scirpus cyperinus	Wool Grass Rush	2.00	29	
	Grass/Sedge/Rush Subtotal	37.50	538	
Acornus calamus	Sweet Flag	3.00	43	
Alisma subcordatatum	Common Water Plaintain	1.00	14	
Asclepias incarnata	Swamp Milkweed	3.00	43	
Eutrochium maculatum	Spotted Joe Pye Weed	2.00	29	
Hibissus moscheutos	Swamp Rosemallow	3.00	43	
Iris virginica shrevei	Blue Flag	12.00	172	
Lobelia cardinalis	Cardinal Flower	2.00	29	
Lycopus americanus	Waterhorehound	1.50	22	
Lythrum alatum	Winged Loosestrife	2.00	29	
Mimulus ringens	Monkey Flower	3.00	43	
Pontederia cordata	Pickerelweed	2.00	29	
Sagittaria latifolia	Common Arrowhead	13.00	187	
Solidago patula	Swamp Goldenrod	2.00	29	
Sparganium eurycarpum	Great Bur Reed	13.00	187	
	Wildflower Subtotal	62.50	897	

SEED MIX TOTAL

Common Name

Blue Joint Grass

Bristly Sedge

Quantity

1.50

5.00

100.00 1435

THREE-YEAR MANAGEMENT PERIOD ACTIVITIES

- 1. 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.
- 2. 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.
- 3. 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.
- a. <u>Application Period One (early spring)</u>: problematic species such as, but not limited to, reed canary grass, red/white cover, cattails.
- b. 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.
- c. <u>Application Period Three (mid to late summer):</u> problematic species such as, but not limited to, reed canary grass, ragweed, cattails, purple loosestrife and common reed.
- d. <u>Application Period Four (late summer to early fall):</u> problematic species such as, but not limited to, reed canary grass, red/white cover, common reed.
- 4. 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.
- 5. 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.
- 6. The Contractor shall irrigate all plant plugs as needed to achieve the survivorship requirements.
- 7. The Contractor shall remove and dispose of all planting enclosures during the second year of the management period.

PERFORMANCE CRITERIA

- 1. 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).
- 2. 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).
- 3. 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.
- 4. 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.
- 5. 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.
- 6. 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
- 7. Relative coverage (determined by ocular estimation) of cattail shall be less than 10% throughout, and at the end of the three-year maintenance period.
- 8. 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.
- 9. 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.
- 10. Plugs (if planted) must achieve 90% survivorship one (1) year from plant installation.

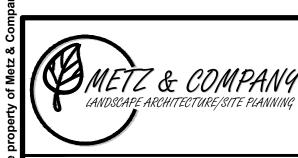
The Contractor shall water plant plugs (if planted) as needed in order to meet the performance criteria. The cost to irrigate is incidental to the contract and shall be included in the Contractor's bid price. The Contractor shall also perform vegetative management for three years following planting as 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

- 1. Following competition of the initial Three-year maintenance program the following Long-term maintenance shall be performed on a regular basis:
- a. 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 conductive 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.

ISTY CREEK th & LARAWAY ROAD ANKFORT, ILLINOIS

SEAL:



826 East Maple Street Lombard, Illinois 60148 PH: 630.561.3903 www.metz-company.com

NATIVE
LANDSCAPE
SPECIFICATIONS

PROJECT NO.:

22-184

DATE: 01-14-2022

SCALE: N/A

SHEET

L-5.0

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.

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

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, healed-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

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.

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 healed 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:

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.

TEXTURE: No more than 25 percent clay. SOLUBLE SALT: No more than 1000 ppr

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:

Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.

Woodace (14-3-3) slow-release briquettes Superthrive liquid or acceptable equivalent approved by Landscape Architect.

Perennials, Groundcover, Ornamental Grasses & Vines Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.

Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.

Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect. F. Deciduous & Evergreen Trees

2.11 TREE WRAPPING MATERIAL

No fertilizer required

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

B. <u>Tape</u> 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

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

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

Landscaping 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 form the guarantee provisions of these specifications.

PLANTING SEASON

ACCEPTABLE TIME PERIOD

a. From time soil is workable to June 15 with the following exception: SPRING 1) Bare root materials (if any) shall cease on May 31

FALL a. Sept. 1 to Nov. 15 with following exceptions:

3) Perennial & Ornamental Grass planting to cease Oct. 15

1) Evergreen Shrub planting to cease Oct. 31 2) Evergreen Tree 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., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

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. restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

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.

GUARANTEE

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:

The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.

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.

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

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. 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

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.

2.3 GRASS SEED (if specified)

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

Phosphorous...... 24%

2. AFTER SEEDING AND/OR SODDING 18-5-9 Phosphorous...... 5%

Potash.....

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

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

 CONVENTIONAL TURF GRASS MIX (if specified) . KENTUCKY BLUEGRASS (blend of 3 cultivars)

. PERENNIAL RYEGRASS (blend of 2 cultivars) . CREEPING RED FESCUE (Apply at 7 lbs./1,000 S.F. for mechanical seeding)

2. SALT TOLERANT MIX (if specified)

... 'FULTS' ALKALI GRASS (PUCCINELLIA DISTANS) .. CREEPING RED FESCUE .. KENTUCKY BLUEGRASS . 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

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' Alkalie Grass (Puccinellia Distans), Perennial Ryegrass and other 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

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

April 1 * to May 31

PLANTING SEASONS

* 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

Aug. 15 to Sept. 30

after all trees and shrubs have been installed, if any. 3.2 SOD - The accepted seasons for laying sod shall be as follows:

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 granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and 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. 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

B. MOWING

authorized supplemental watering.

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 2-21/2". 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.

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 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

2. **Sodded** area 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.

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.

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 o 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

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed. 2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe

watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

REVISIONS 6-23-22 Staff Comments 5-20-22 New Site Plan <u>Updated Si</u>te Plan 2-7-22

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SEAL:

LANDSCAPE ARCHITECTURE/SITE PLANNING

826 East Maple Street

PH: 630.561.3903

Lombard, Illinois 60148

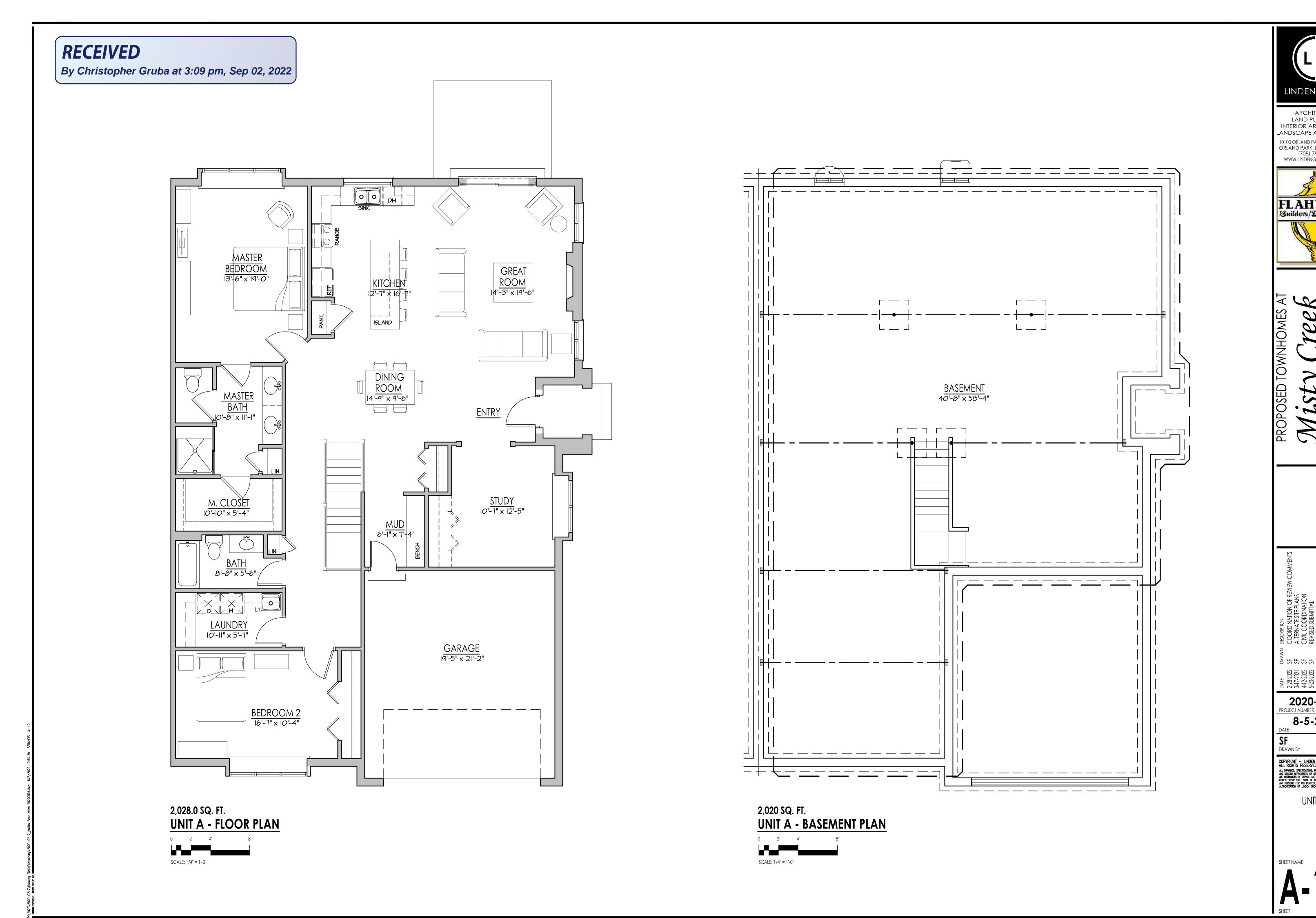
www.metz-company.com

LANDSCAPE

PROJECT NO.:

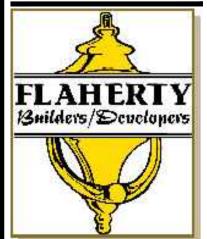
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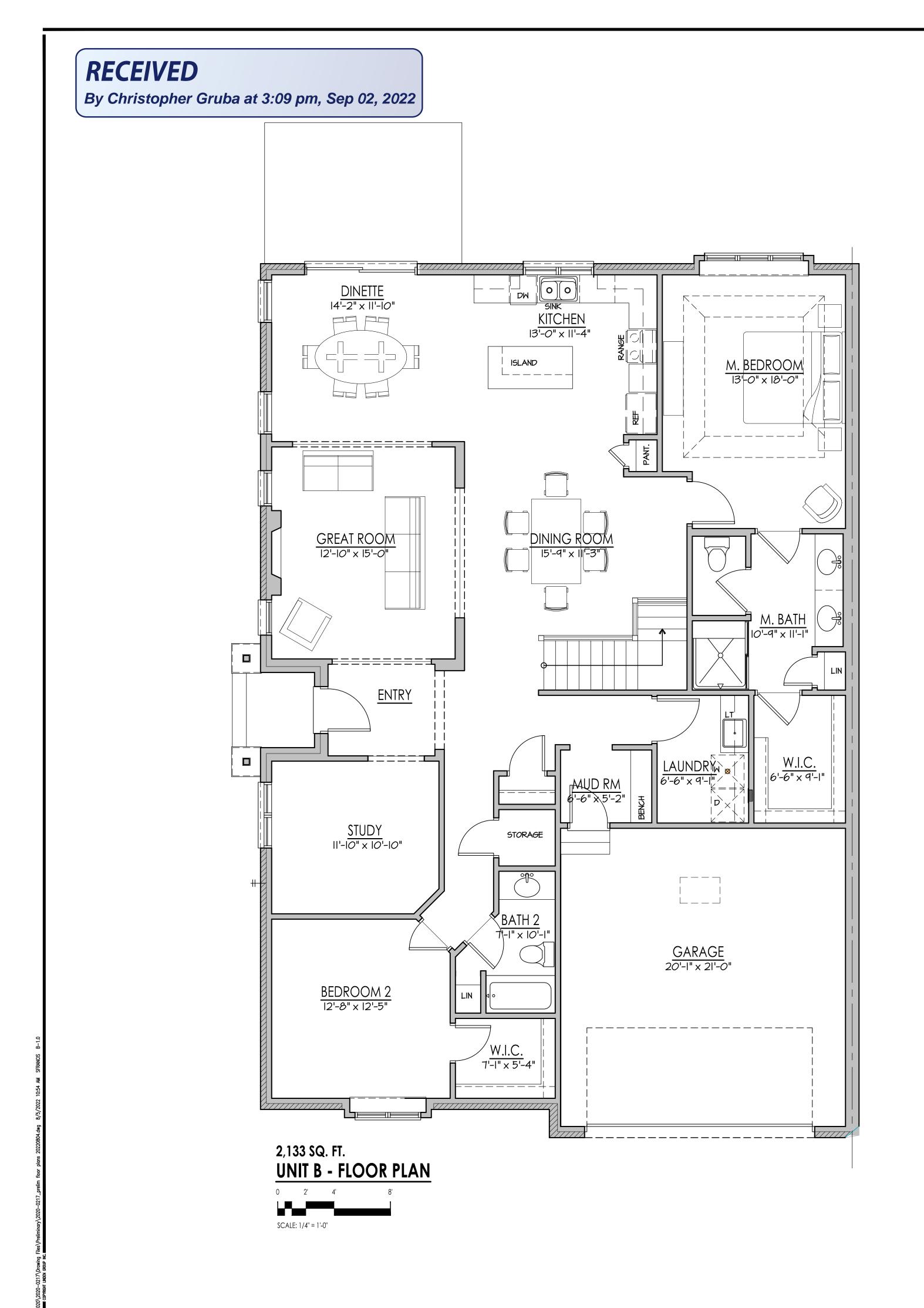
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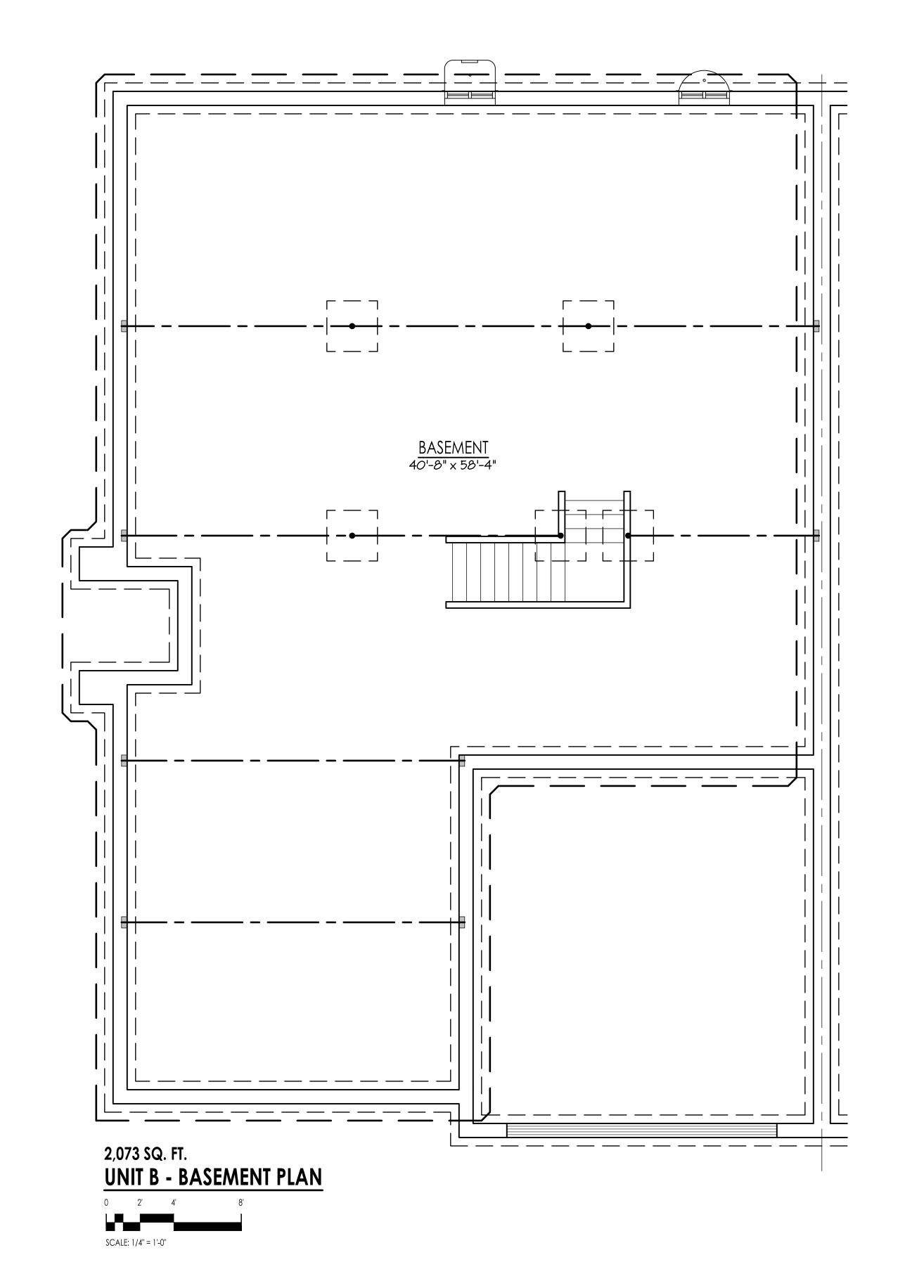


2020-0217PROJECT NUMBER 8-5-2022

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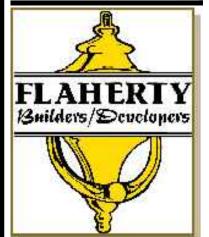
UNIT - A







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PROPOSED TOWNHOMES AT Misty Creek

LARAWAY & 116TH

COORDINATION OF REVIEW COMMENTS
ALTERNATE SITE PLANS
CIVIL COORDINATION
REVISED SUBMITTAL
STAFF REVIEW COMMENTS
CIVIL COORDINATION

DATE DRA 2-28-2022 SF 3-17-2021 SF 4-12-2022 SF 5-20-2022 SF 6-21-2022 SF 8-04-2022 SF

2020-0217 PROJECT NUMBER 8-5-2022

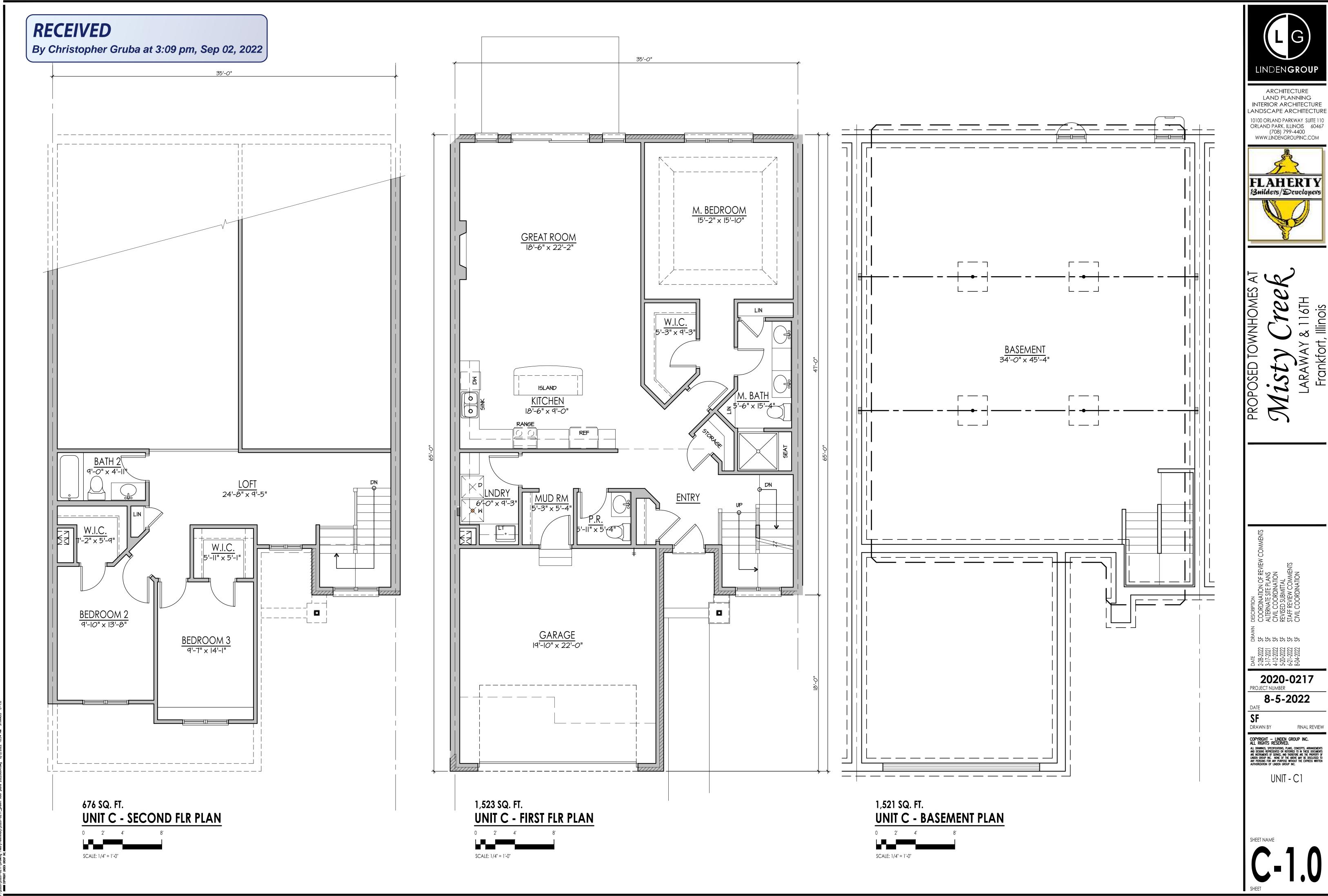
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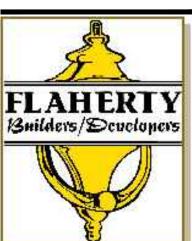
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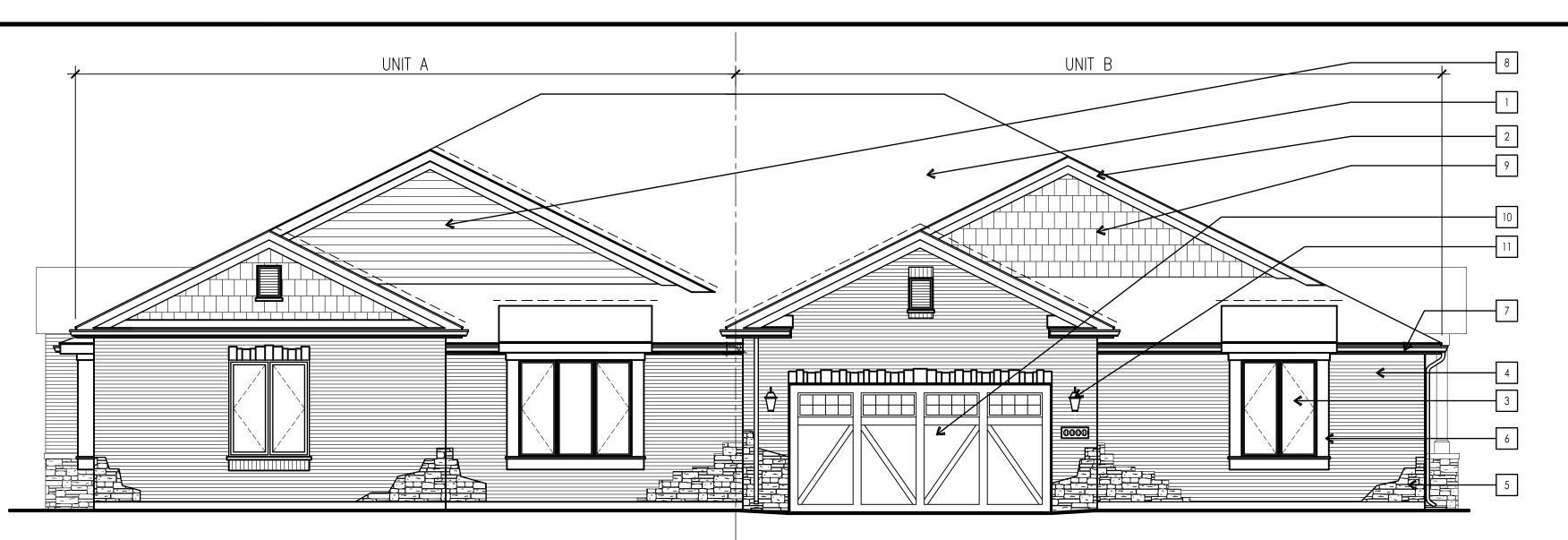
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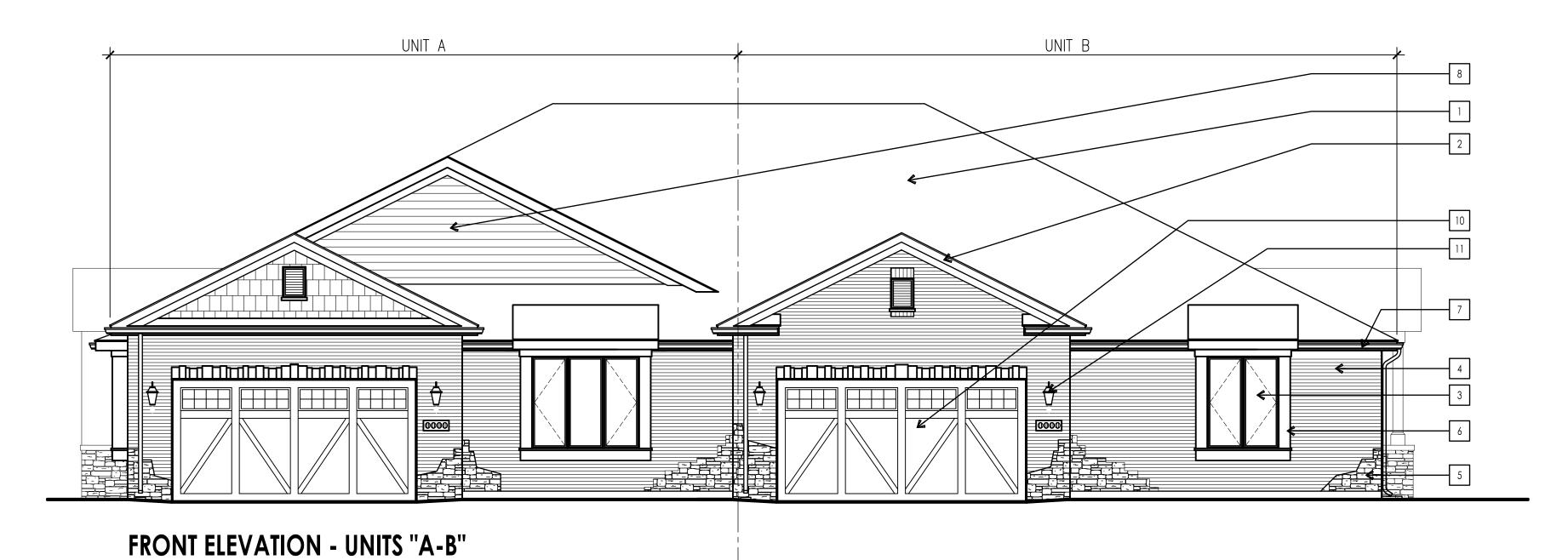
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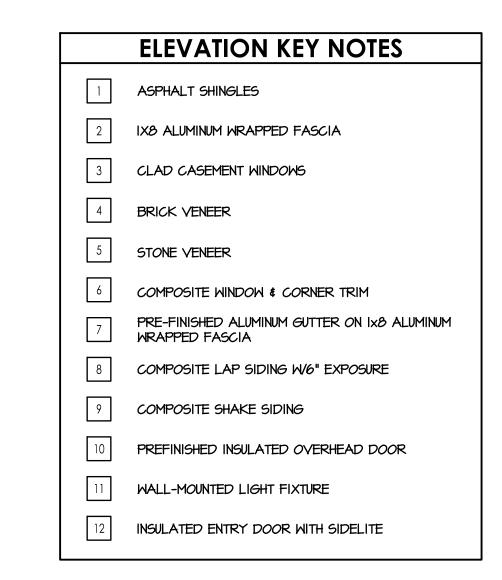
FRONT ELEVATION - UNIT "A-B" WITH SIDE LOAD GARAGE

3/16" = 1'-0"



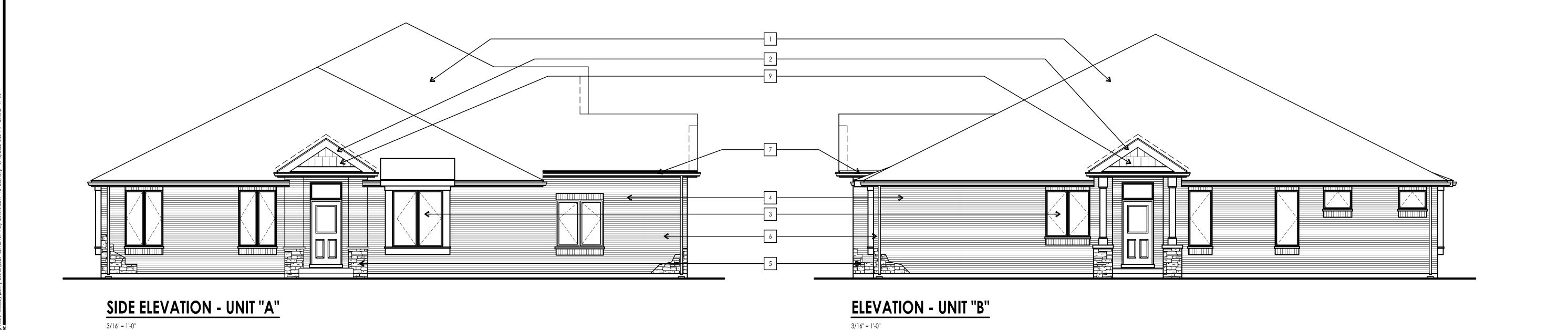
Misty Creek

Frankfort, Illinois



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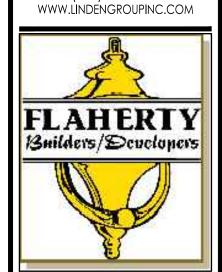
By Christopher Gruba at 3:09 pm, Sep 02, 2022





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SED TOWNHOMES AT sty Creek RAWAY & 116TH

DRAWN DESCRIPTION
2022 SF COORDINATION OF REVIEW COMMENTS
2021 SF ALTERNATE SITE PLANS
2022 SF CIVIL COORDINATION
2022 SF REVISED SUBMITTAL

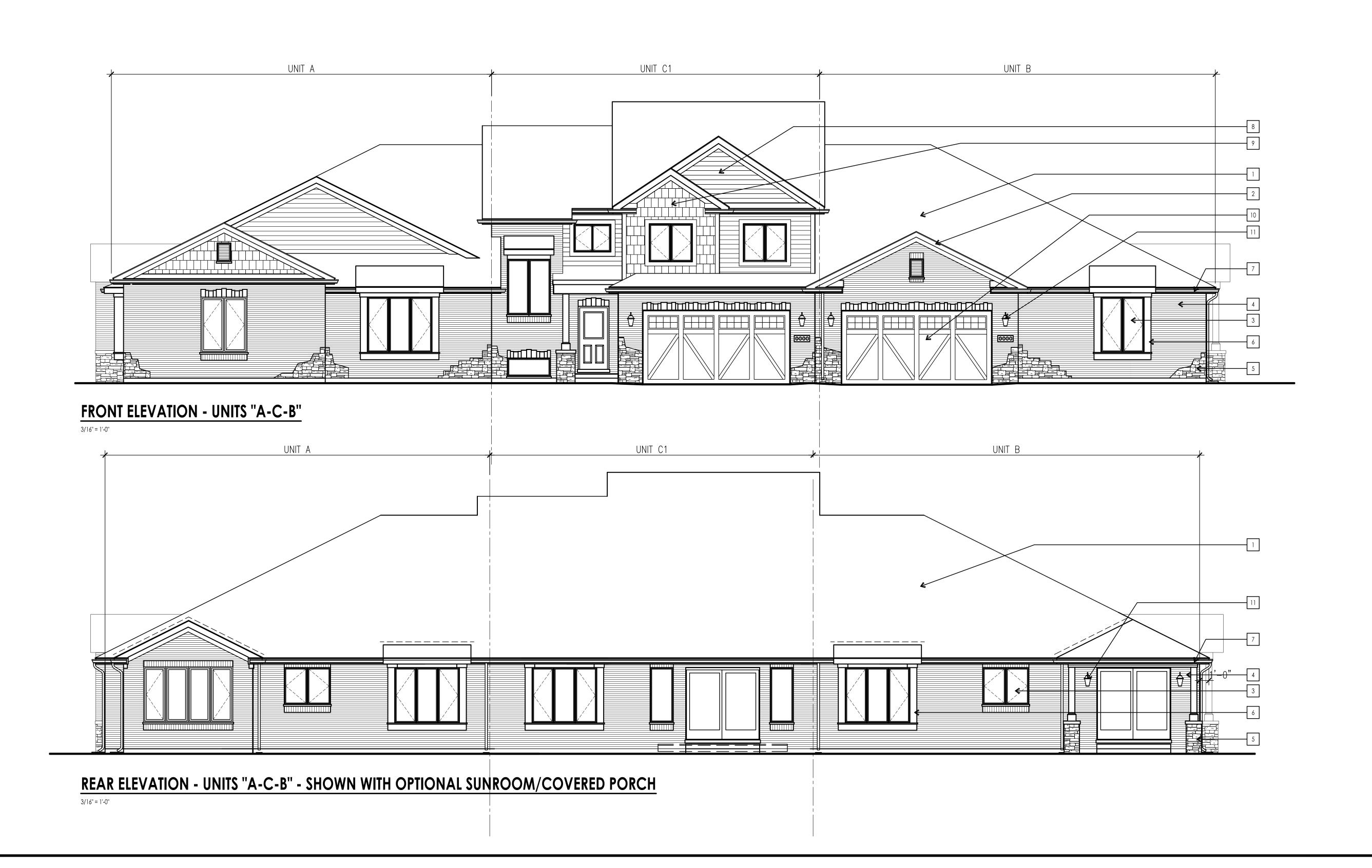
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5-19-2022

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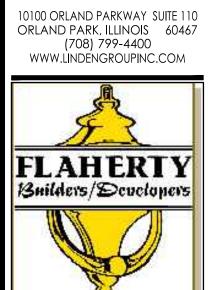
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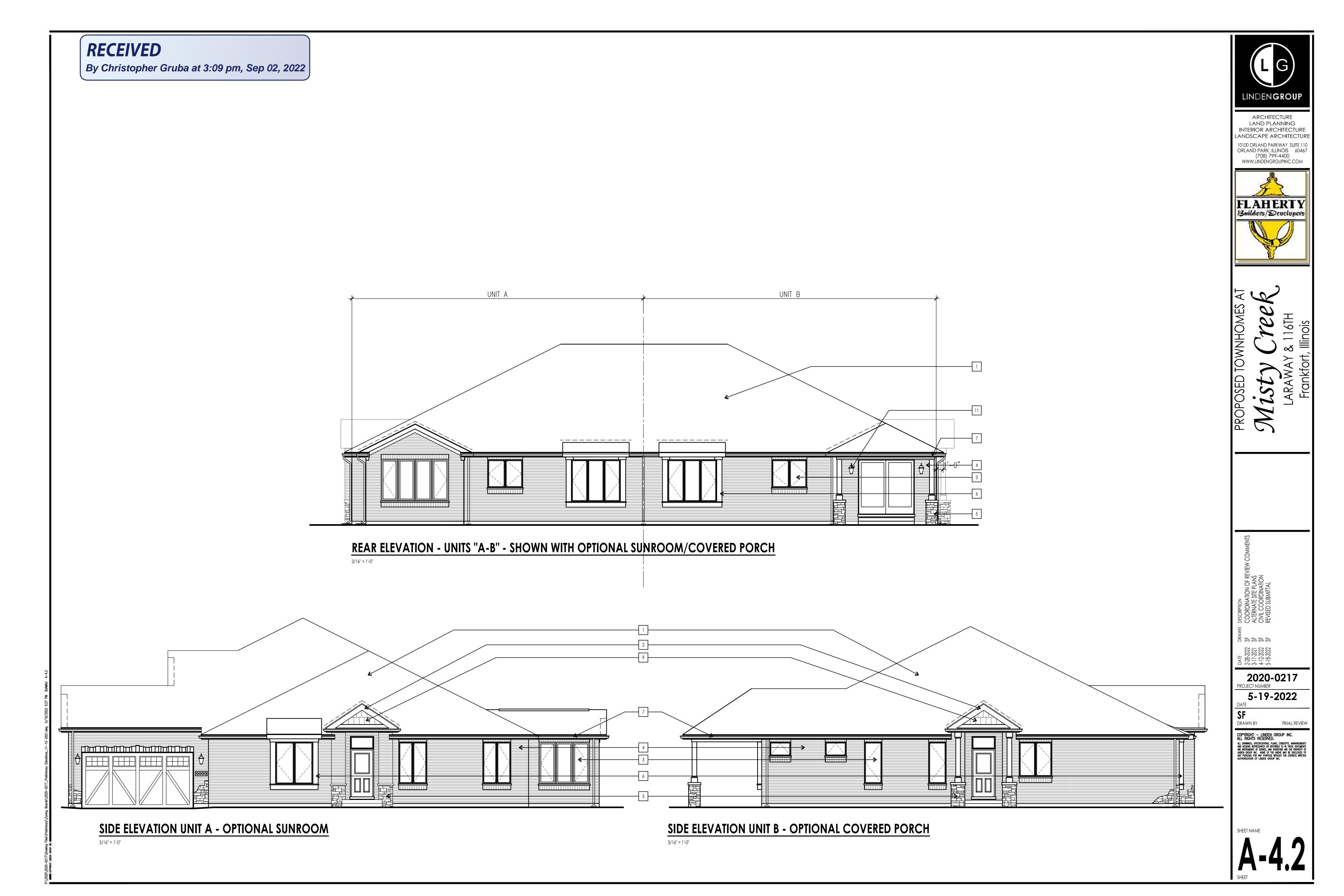


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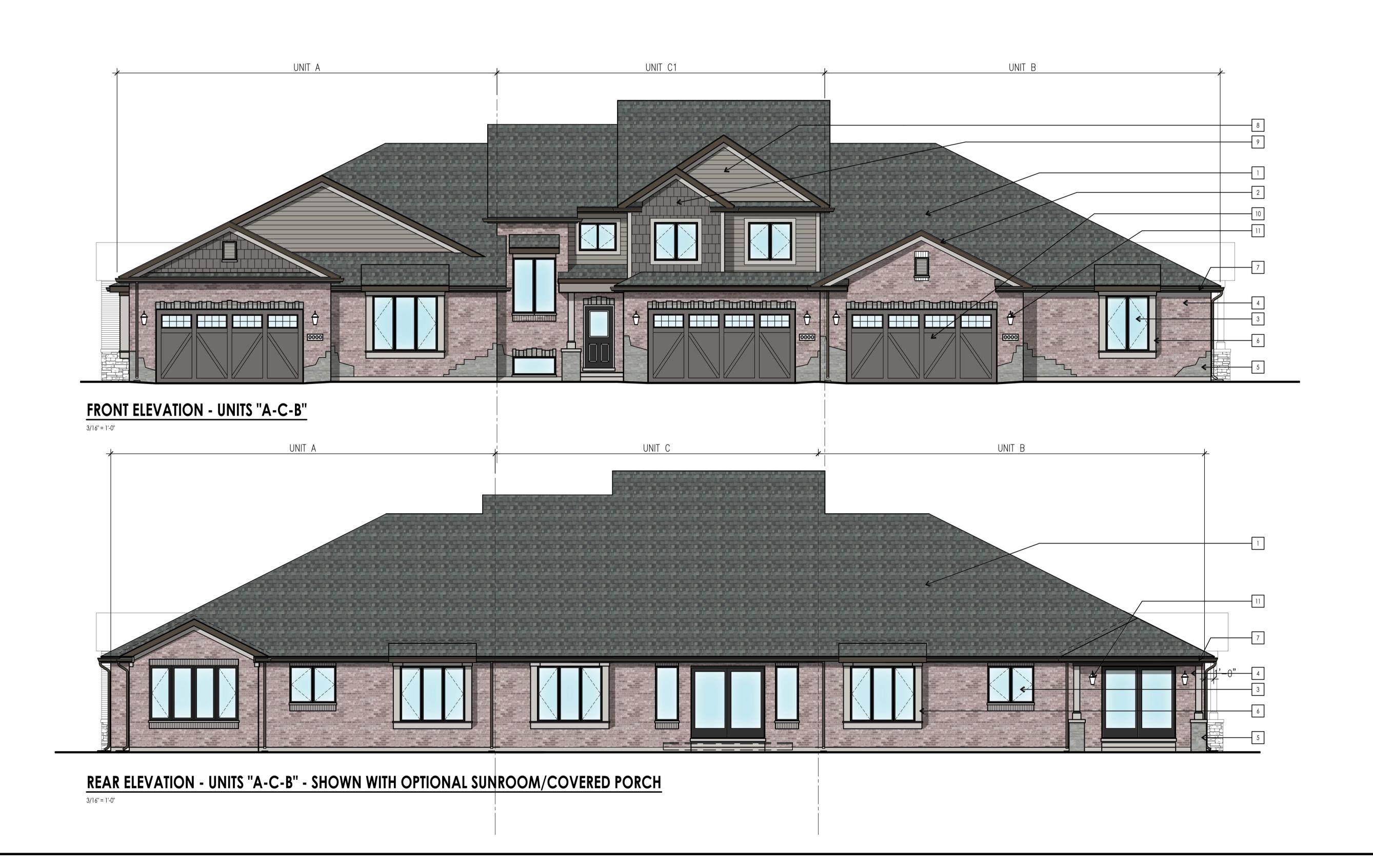
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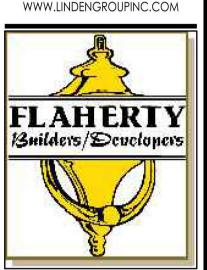


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Misty Creek LARAWAY & 116TH

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OWNER REVISIONS
OWNER REVISIONS
OWNERS REVISIONS
OWNERS REVISIONS

DATE DRAW 12-04-2020 SF 01-14-2021 SF 9-30-2021 SF 10-12-2021 SF 11-03-2021 SF

2020-0217 PROJECT NUMBER 11-12-2021

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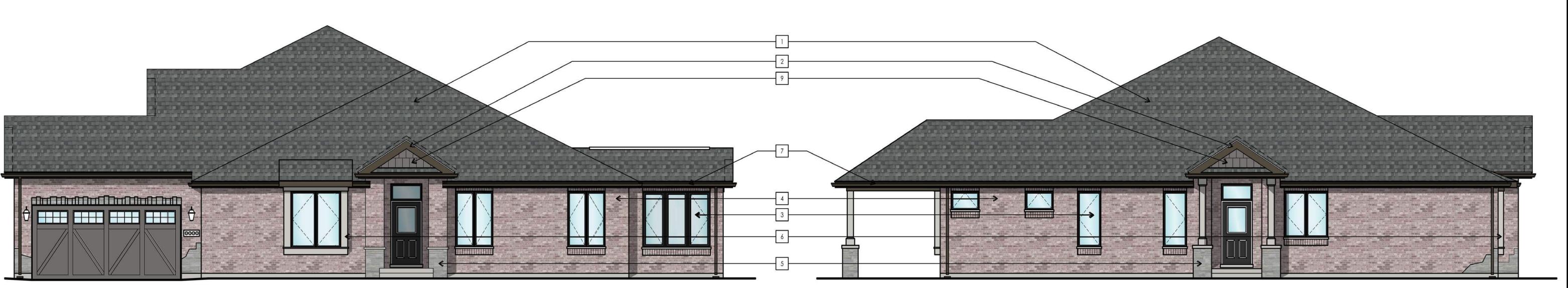
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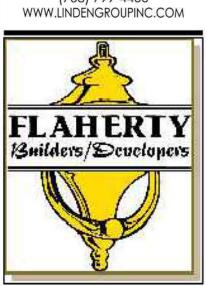
SIDE ELEVATION UNIT A - OPTIONAL SUNROOM

SIDE ELEVATION UNIT B - OPTIONAL COVERED PORCH

3/16" = 1'-0"



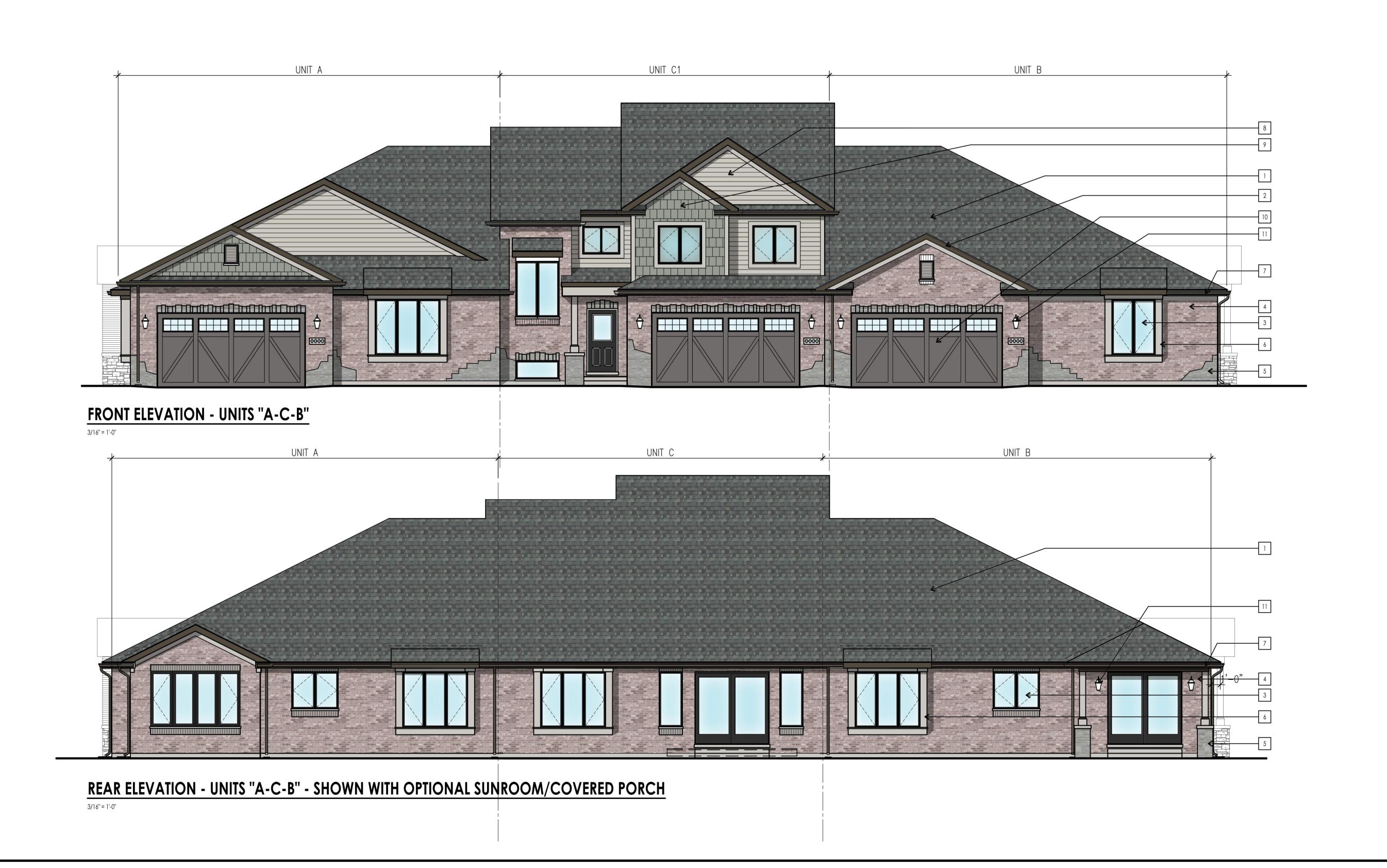
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DATE 2-28-2022 3-17-2021 4-12-2022 5-18-2022 **2020-0217** PROJECT NUMBER

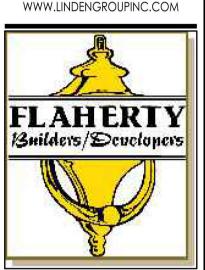
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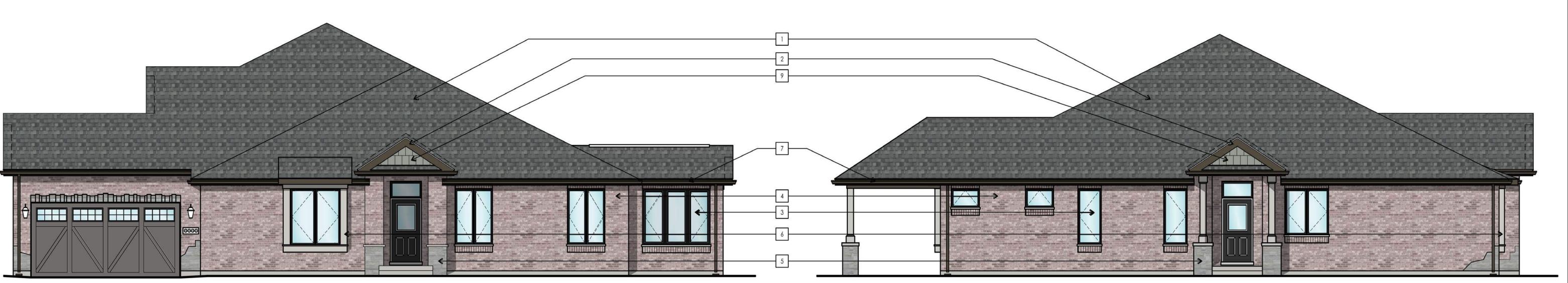


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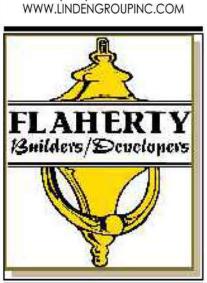
SIDE ELEVATION UNIT A - OPTIONAL SUNROOM

SIDE ELEVATION UNIT B - OPTIONAL COVERED PORCH

3/16" = 1'-0"



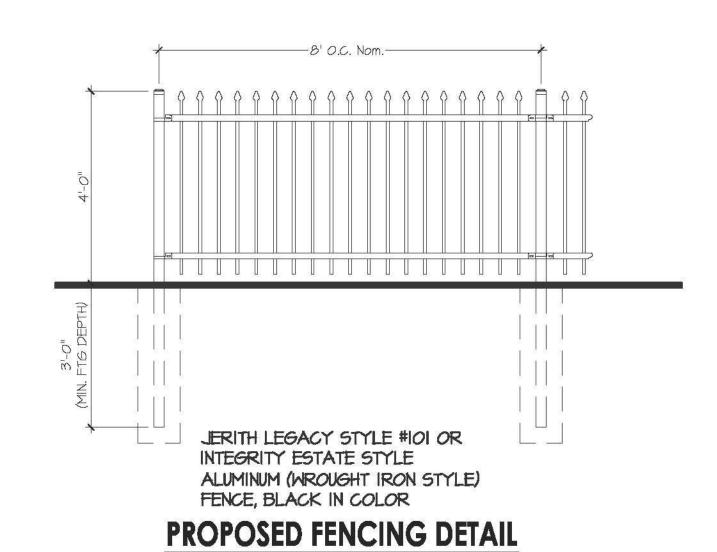
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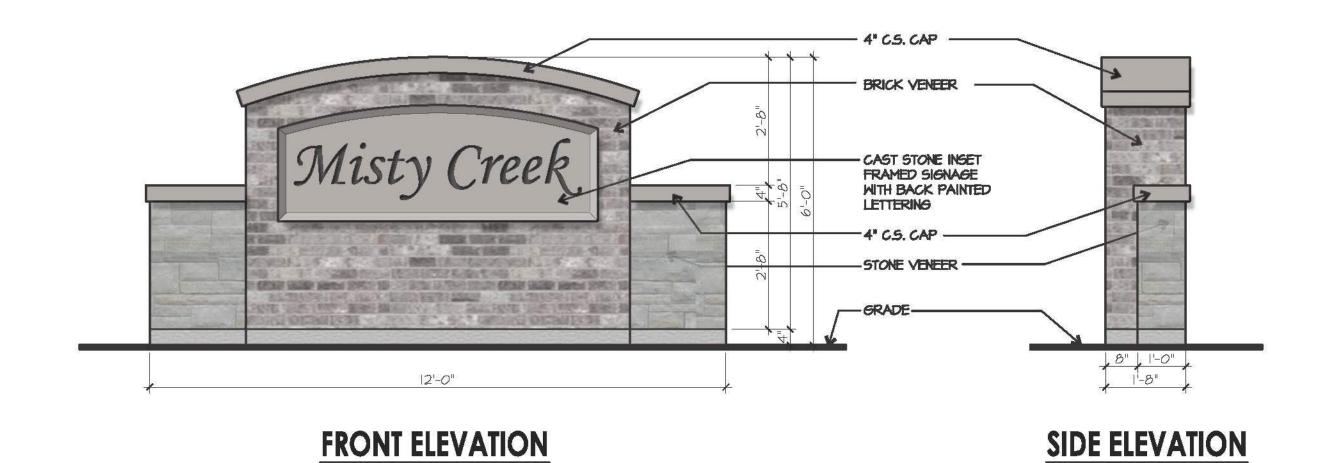
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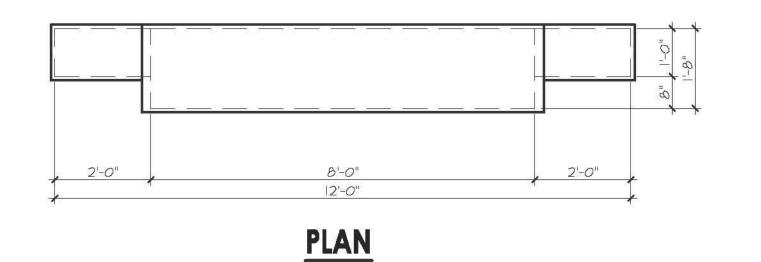
2020-0217 PROJECT NUMBER 5-19-2022

By Christopher Gruba at 3:09 pm, Sep 02, 2022



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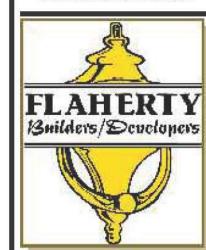




PROPOSED DEVELOPMENT MONUMENT SIGN

1/2" = 1'-0"

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PROPOSED TOWNHOMES AT

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2020-0217 11-16-2021





FYPON LOUVERS: SW 6258 TRICORN BLACK LP SIDING-ACCENT COLOR SW9132 ACACIA HAZE TRIM COLOR: SW 7015 REPOSE GRAY LP SIDING-MAIN COLOR: SW 7015 REPOSE GRAY

RIM OPTION 1 TRIM OPTION 2

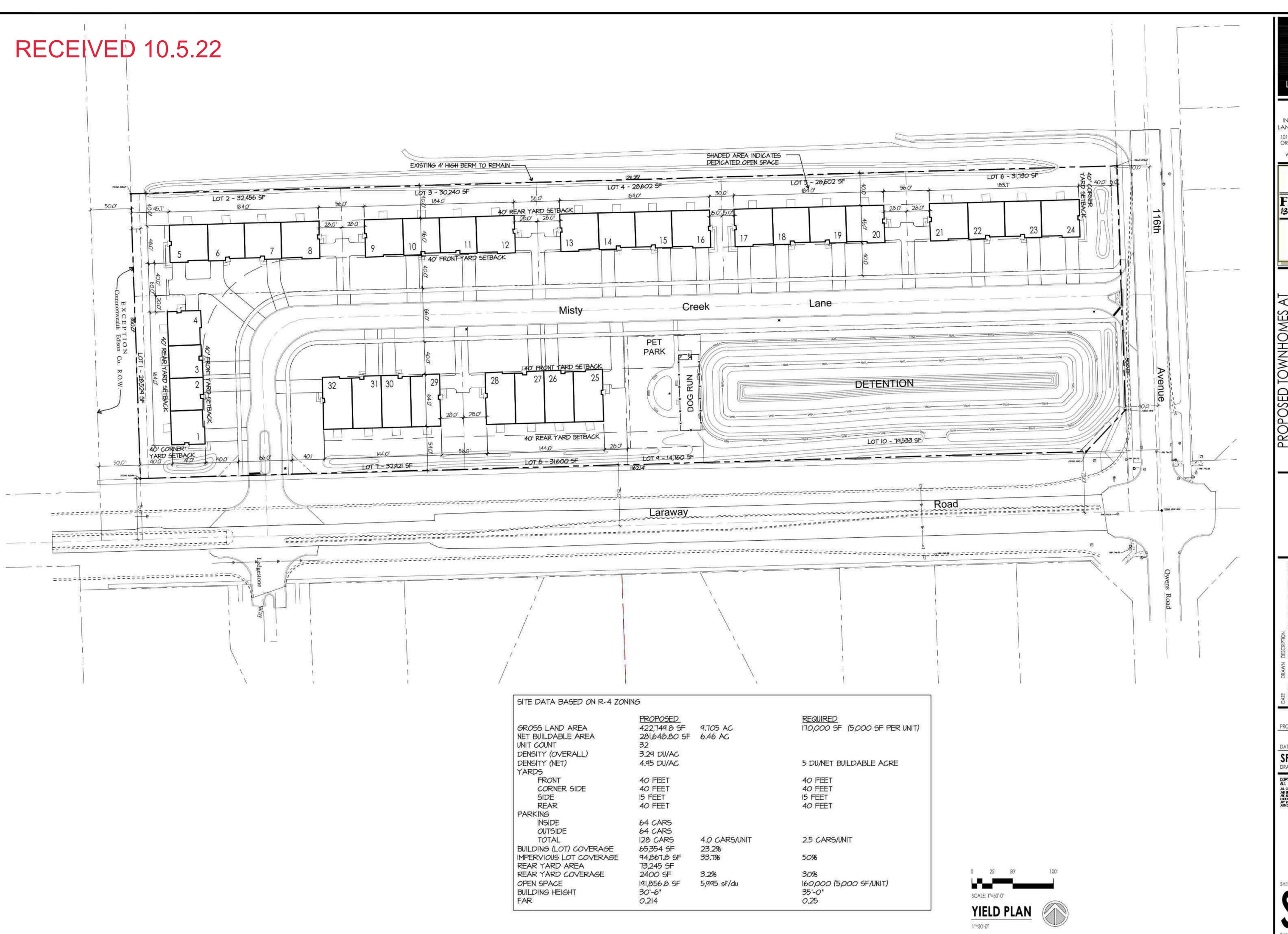
Misty Creek

MATERIAL BOARD

LINDENGROUP ARCHITECTS

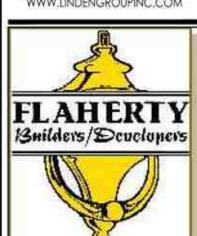


REVISION DATE: 05-18-2022 PROJECT NO.: 2020-0217





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DATE 2-28-2022 3-17-2021 4-12-2022 5-20-2022 6-21-2022 8-18-2022 10-5-2022

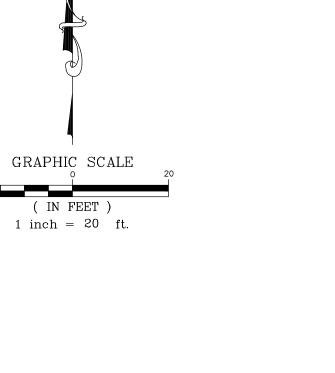
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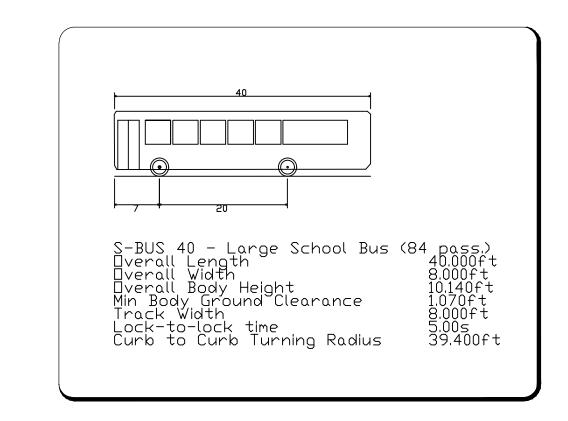
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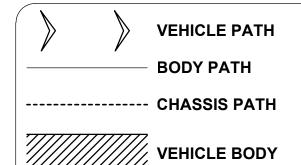


By Christopher Gruba at 3:17 pm, Sep 02, 2022









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.

	R E V I S I O N S					DO	
No.	DATE	DESCRIPTION	BY	No.	DATE	DESCRIPTION BY	
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1	8-03-2022	REVISED CORNER GEOMETRY	R.P.				DATE
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DOCUMENTATION:

PROJECT No.: 20201513.00

DATE: 6-28-2022

FIELD BOOK: 20201513 Book 1
Page 1-3
DRAWN BY: R.P.

CHECKED BY: J.H.

RT

Ruettiger, Tonelli & Associates, Inc.

Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants

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PH. (815) 744-6600 FAX (815) 744-0101
website: www.ruettigertonelli.com

MISTY CREEK TOWNHOUSE DEVELOPMENT

116th & LARAWAY ROAD FRANKFORT, ILLINOIS

DRAWING TITLE:

VEHICLE TURNING EXHIBIT BUS40 - 60ft RADIUS DRAWING No. 320-1513-E04

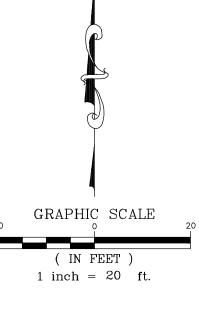
SCALE:
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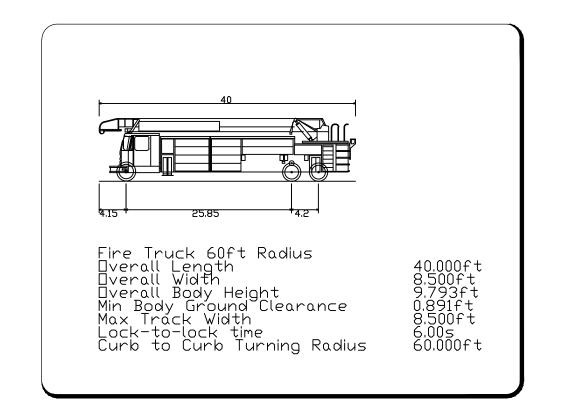
SHEET 1 OF 1



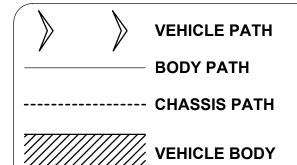


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VEHICULAR MANEUVER SIMULATION COMPLETED WITH AUTODESK VEHICLE TRACKING 2019.

SCALE:

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DOCUMENTATION:

PROJECT No.: 20201513.00

DATE: 6-28-2022

FIELD BOOK: 20201513 Book 1
Page 1-3

DRAWN BY: R.P.

CHECKED BY: J.H.

RT

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PH. (815) 744-6600 FAX (815) 744-0101
website: www.ruettigertonelli.com

MISTY CREEK TOWNHOUSE DEVELOPMENT

116th & LARAWAY ROAD FRANKFORT, ILLINOIS

DRAWING TITLE:

VEHICLE TURNING EXHIBIT FIRE TRUCK - 60ft RADIUS

DRAWING No. 320-1513-E05

AS NOTED

SHEET 1 OF 1



Project: Plantz Variances – 213 Nebraska Street

Meeting Type: Public Hearing

Request: Variances (7), Plat of Resubdivision

Location: 213 Nebraska Street

Applicant: Ronald Plantz **Prop. Owner:** Ronald Plantz

Representative: Gabriel Garcia c/o Ideal Custom Designs, Inc.

Site Details

Lot Size: 6,687 sq. ft.

PIN: 19-09-28-204-005-0000

Existing Zoning: R-2 **Proposed Zoning:** N/A

Buildings / Lots: 1 house w/ detached garage
Proposed house: 2,511 sq. ft. (gross living area)

Proposed garage: 648 sq. ft.

Adjacent Land Use Summary:

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



Project Summary

The applicant, Ronald Plantz, seeks to add an addition to his home and demolish/rebuild the detached garage. A 15' wide public alley abuts the property along the east side property line. Historically, lots in Frankfort that have an alley along one side of the lot are still considered traditional lots and not corner lots. The proposed house style is considered "Victorian Cottage". To accommodate the proposed addition and garage, the applicant requests approval of seven (7) variances. A Plat of Resubdivision is also required to combine two underlying lots.

Attachments

- Location Map, prepared by staff (VOF GIS) scale 1:1,000
- Plat of Survey of existing site, prepared by Preferred Survey, Inc.
- Tax Assessment Map, Will County
- Applicant responses to Variance Findings of Fact, received July 8, 2022
- PC-ZBA meeting minutes excerpt, August 11, 2022
- Downtown Residential Guidelines (Quick Checklist excerpt)
- Site Photographs, provided by applicant taken fall 2021
- Color 3D rendering of the house as it would appear from Nebraska Street, received July 8, 2022

- Site Plan, Building Elevations and Floorplans, received October 19, 2022
- Tree Survey, prepared by JGSLA, received July 18, 2022
- Grading Plan, received October 19, 2022
- Preliminary & Final Plat, received October 17, 2022

History

A workshop was held on this project on August 11th, 2022; an excerpt of the minutes has been attached to this staff report. At that time, the applicant had requested **five (5) variances**:

WORKSHOP MEETING 8.11.22					
Variance Request Code Requirement Proposed					
House front yard setback	30' from front property line	12′ 7″			
1 st Floor masonry requirement	Masonry	Wood composite, some masonry			
Accessory building setback (rear yard/north)	10' from property line	5' 7"			
Rear Yard Coverage	30% max (608 SF)	32% (648 SF)			
Lot Coverage	20% maximum (1,336 SF)	33.2% (2,216 SF)			

Since the workshop, the applicant added two additional variances, for a total of seven (7) variances:

CURRENT PROPOSAL 10.27.22					
Variance Request	Code Requirement	Proposed			
House front yard setback	30' from front property line	12′ 7″			
1 st Floor masonry requirement	Masonry	Wood composite, some masonry			
Accessory building setback (rear yard/north)	10' from property line	5′ 7″			
Rear Yard Coverage	30% max (608 SF)	32% (648 SF)			
Lot Coverage	20% maximum (1,336 SF)	32.8% (2,194 SF)			
Impervious Lot Coverage	40% maximum (2,673 SF)	41.9% (2,804 SF)			
Garage Height	15′	20′ 5 ½″			

Analysis —

Existing Home – Existing Non-Conformities:

The existing home and lot have several existing non-conforming features:

- 1. The R-2 zone district requires a minimum lot size of 15,000 square feet, 100' width and 150' depth. The existing lot is 6,687 square feet in area, 67.5' wide and 99' deep and is therefore non-conforming regarding lot size, width and depth.
- 2. The existing house is set back 19' 11' from the front property line. The R-2 zone district requires a front yard setback of 30'.
- 3. The existing detached garage appears to be located approximately 5' from the rear lot line (north). Accessory structures must be set back at least 10' from side or rear property lines.
- 4. The existing detached garage is approximately 750 square feet in area, covering approximately 37% of the rear yard. The maximum rear yard coverage is 30%, or 608 square feet in this case.
- 5. The existing house footprint is 801 square feet and the existing garage is approximately 750 square feet (total of 1,551 SF), resulting in an existing lot coverage of 23.2%. The R-2 zone district allows a maximum 20% lot coverage.

- 6. The existing house has a gross floor area (1st and 2nd floors) of 1,413 square feet. The Zoning Ordinance requires that the minimum gross floor area of a two-story dwelling be at least 2,600 square feet.
- 7. The existing house is constructed with wood siding. The Zoning Ordinance requires that the entire 1st floor of all single-family homes be constructed of masonry.
- 8. The existing basement is 537 square feet, or 67% of the area of the 1st floor. The Zoning Ordinance requires that the basement have an area at least 80% the size of the first floor.

Proposed Home – Requested Variances:

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

1. House Front Yard Setback

- a) The Village of Frankfort Zoning Ordinance requires a minimum front yard setback of 30' within the R-2 zoning district. Front setbacks are measured to the front porch if there is one, otherwise they are measured to the front façade.
- b) The applicant proposes to construct the new home at a reduced setback of 12' 7", measured to the new front porch (the existing setback is 19' 11").
- c) The following tables list the *approximate* front yard setbacks of the homes on both sides of Nebraska Street between the Fire Station (Elm Street) and Hickory Street:

North Side of Nebraska (between Elm & Hickory)				
	Front Yard Setback			
Address	Approximation (feet)			
311	50			
249	20			
253	24			
247	26			
243	15			
237	14			
231	20			
221	16			
213	20 existing (12' 7" proposed)			
211	22			
203	18			
143	24			
139	18			
Average	22			

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

2. First Floor Building Materials variance

a) The Village of Frankfort Zoning Ordinance requires that all homes within the R-2 zoning district be constructed with first floor masonry (brick, stone, etc.). All of the existing wood siding on the house would be replaced primarily with LP Smart Siding (a wood composite). The base of the house, approximately 3.5' from the ground, will be wrapped with rock face stone on all four sides.

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

3. Accessory Building Rear Yard Setback

- a) The existing accessory building (detached garage) would be demolished and reconstructed in the same general area, although it would be moved closer to the public alley. Detached garages must be set back at least 10' from side and rear property lines. Per the submitted Plat of Survey, the existing garage appears set back approximately 5' from the north (rear) property line and 17' from the east (side) property line. Although the exact dimension is unknown, the existing garage is considered existing, non-conforming regarding the rear yard setback.
- b) The proposed garage would be set back 5' 7" from the north (rear) property line and 10' from the east (side) property line, requiring a variance for the setback from the *rear* property line. The 10' setback from the side property line is the minimum setback for a detached garage.
- c) The proposed garage would measure 36' long by 18' wide. It's unclear from the survey what the existing garage's size and dimensions are, but it appears to be quite similar to the proposed garage.
- d) Many homes within the downtown area and along this section of Nebraska Street have detached, rear yard garages.

4. Rear Yard Coverage

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

5. Lot Coverage

- a) The Village of Frankfort Zoning Ordinance permits a maximum lot coverage of 20% for a two-story home within the R-2 zoning district resulting in a permitted coverage of 1,336.5 square feet for the subject property. Structures with roofs count toward lot coverage.
- b) The existing home and garage currently amount to approximately 1,600 square feet for a 24% lot coverage and is considered existing, non-conforming.
- c) The proposed home addition and detached garage equate to a lot coverage of 2,194 square feet (32.8%), in excess of ordinance requirements and will require a variance to further this non-conformity.

6. Impervious Lot Coverage

d) The Village of Frankfort Zoning Ordinance permits a maximum impervious lot coverage of 40% for homes within the R-2 zoning district resulting in a permitted coverage of 2,673 square feet for the subject property. Impervious lot coverage includes area for the house, covered porch, detached garage, driveway, on-site sidewalks and rear yard patio. e) The proposed home addition and detached garage equate to an impervious lot coverage of 2,804 square feet (41.9%), in excess of ordinance requirements and will require a variance to further this non-conformity.

7. Accessory Structure Height (Detached Garage)

- f) The Village of Frankfort Zoning Ordinance allows for accessory structures, including detached garages, to be a maximum of 15' tall, measured to the peak of the roof. The existing detached garage is less than 15' tall.
- g) The proposed detached garage would measure 20′ 5 ½" tall to the peak of the roof. The workshop plans illustrated a detached garage that met the height requirement, but after discussion at the meeting, the Commission seemed open to the idea of a taller detached garage (see attached PC-ZBA minutes). It should be noted that the increase in height would be for aesthetic reasons only and not to provide habitable space or an accessory dwelling unit.

Plat of Subdivision:

The subject property, although 1 parcel, has 2 underlying lots which must be combined as part of the proposed building addition and site improvements. A Preliminary/Final Plat has been included with this report.

2019 Comprehensive Plan:

213 Nebraska is located within the Downtown area, as illustrated in the Residential Design Guidelines in the 2019 Comprehensive Plan. Although the guidelines are not enforceable, they can be used to judge the merits of proposed residential projects in the downtown area. Staff has offered some opinions as to whether the proposed house renovations meet the intent of the Residential Design Guidelines, acknowledging that they can sometimes be subjective in nature.

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

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

Elements that don't appear to comply with the Downtown Residential Design Guidelines:

- 1. Houses should be sized appropriately for their lots and in relation to neighboring homes (page B-2). The proposed house would require a lot coverage variance to allow 33.8% instead of 20%.
- 2. The new construction may not respect the established front yard setbacks within the area (page B-18).

Other:

1. The Village ordinance requires that two-story homes within the R-2 zone district provide a minimum square footage of 2,600 square feet of floor area (1st and 2nd floor areas). The existing house is 1,413 square feet in livable area (not including the basement) and is considered existing, non-conforming. The proposed house, after the addition, will be 2,511 square feet, bringing this current non-conformity closer to a conforming situation.

2. The applicant has submitted a tree survey of the property, which illustrates 6 existing trees. The tree survey was prepared during a former version of the plan, but the tree survey still accurately reflects the existing trees. None of the existing trees are classified as "preservation trees" in the Landscape Ordinance. At the workshop meeting held on August 11th, the applicant stated that at least 2 of the 6 trees would be removed for the proposed project, including the two Norway Spruce trees in the front yard.

Past Variance Approvals in the Downtown Area:

For reference, the following addresses in the downtown have received variances for building additions or site improvements:

215 Kansas (Gallagher) (PC review 8.14.08)

Standard	Provided
Lot Size: 15,000 SF min	4,950
Lot Width: 100' min	50'
Lot Depth: 150' min	100'

Variances granted:

1. Lot Coverage: 38.3% (20% max permitted)

2. First floor building materials for accessory structure (masonry required)

3. Detached garage side yard setback: 0' (10' required)

147 White Street (Lalley) (PC review 7.8.10)

Standard	Provided
Lot Size: 15,000 SF min	21,484
Lot Width: 100' min	130'
Lot Depth: 150' min	165'

Variance granted:

1. Detached garage setback 6.5' from side property line (10' required)

44 W. Bowen Street (Carroll/Watson) (PC review 8.12.10)

Standard	Provided
Lot Size: 15,000 SF min	16,175
Lot Width: 100' min	100' (approximately)
Lot Depth: 150' min	160' (approximately)

Variance granted:

1. Accessory structure (shed) 0' setback from rear property line (10' required)

210 Walnut (Winters) (PC review 3.10.11)

Standard	Provided
Lot Size: 15,000 SF min	11,044
Lot Width: 100' min	90' (approximate)
Lot Depth: 150' min	130' (approximate)

Variances granted:

Front yard setback: 19' (30' required)
 Building height: 36' (35' max permitted)
 Lot Coverage: 29% (20% max permitted)

4. Driveway setback: 2' (5' required)

5. First floor building materials (masonry required)

6. Accessory structure setback: 2' to both north and west property lines (10' required)

200 W. Nebraska (Leonard) (PC review 11.8.12)

Standard	Provided
Lot Size: 15,000 SF min	7,000
Lot Width: 100' min	70'
Lot Depth: 150' min	100'

Variances granted:

1. Lot Coverage: 34% (20% max permitted)

2. Driveway setback: 0' (5' required)

3. Detached garage setback: 0' from south lot line, 4.1' from west lot line (10' required)

4. Detached garage height: 21' 4" (15' max permitted)

23 W. Bowen Street (Gander) (PC review 8.22.13)

Standard	Provided
Lot Size: 15,000 SF min	8,720
Lot Width: 100' min	52' (approximately)
Lot Depth: 150' min	172' (approximately)

Variances granted:

Side yard setback: 6.4' (10' required)
 Lot Coverage: 26% (20% max permitted)

3. Driveway setback: 2' (5' required)

4. First floor building materials (masonry required)

5. Accessory structure setback from side property line: 5' (10' required)

140 Maple (Triezenberg) (PC review 9.8.16)

Standard	Provided
Lot Size: 15,000 SF min	6,250
Lot Width: 100' min	50' (approximately)
Lot Depth: 150' min	130' (approximately)

Variance granted:

1. Driveway setback 0' (5' required)

140 Walnut (McLean) (PC review 1.25.18)

Standard	Provided
Lot Size: 15,000 SF min	6,275
Lot Width: 100' min	50'
Lot Depth: 150' min	125.5'

Variances granted:

1. Front yard setback: 15.67' (30' required)

2. Side yard setback: 5' (10' required)

3. Lot coverage: 33.5% (20% max permitted)

4. First floor building materials (masonry required)

213 Kansas (Kirsch) (PC review 1.24.19)

Standard	Provided
Lot Size: 15,000 SF min	6,183
Lot Width: 100' min	61.83'
Lot Depth: 150' min	100'

Variances granted:

1. Front yard setback: 13.4' (30' required)

2. Side yard setbacks: of 10' and 10' (at least 25' total both sides required)

3. Rear yard setback: 15.1' (30' required)

4. Lot coverage: 30% (20% max permitted)

5. Driveway setback: 0.5' (5' required)

6. First floor building materials (masonry required)

143 Kansas Street (Brown) (PC review 3.25.21)

Standard	Provided
Lot Size: 15,000 SF min	5,000
Lot Width: 100' min	50'
Lot Depth: 150' min	100'

Variances granted:

1. Front yard setback: 10' (30' required)

2. Side yard setback: 5' (13' required)

3. Detached garage setback from rear property line: 0.5' (10' required)

4. Detached garage setback from side property line: 2' (10 required)

5. Driveway setback: 2' (5' required)

6. Lot coverage: 41% (20% max permitted)

7. Impervious lot coverage: 46% (40% max permitted)

8. First floor building materials (masonry required)

240 Center Road (Oltman) (PC review 9.22.22)

Standard	Provided
Lot Size: 15,000 SF min	38,350
Lot Width: 100' min	100'
Lot Depth: 150' min	370.4'

Variances granted:

- 1. Driveway setback from side property line: 1' (4' required)
- 2. Driveway turning radius: 25' (26' required)
- 3. First floor building materials (masonry required)

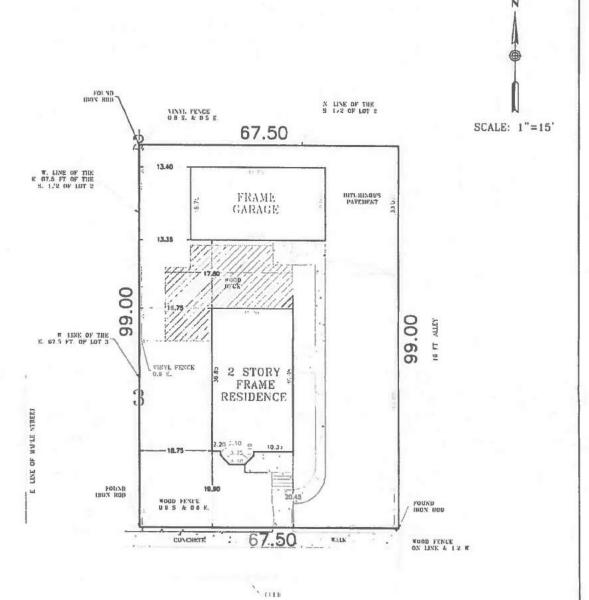
Affirmative Motions —

- 1. Recommend the Village Board approve the variance request to reduce the required front yard setback for the primary structure from 30' to 12' 7", on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.
- 2. Recommend the Village Board approve the variance request for 1st floor building materials to allow non-masonry siding on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.
- 3. Recommend the Village Board approve the variance request to reduce the required rear yard setback for an accessory building from 10' to 5' 7", on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.
- 4. Recommend the Village Board approve the variance request to exceed the maximum rear yard coverage to allow 32% instead of 30%, on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.
- 5. Recommend the Village Board approve the variance request to exceed the maximum lot coverage to allow 32.8% instead of 20%, on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.
- 6. Recommend the Village Board approve the variance request to exceed the maximum impervious lot coverage to allow 41.9% instead of 40%, on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.
- 7. Recommend the Village Board approve the variance request to exceed the maximum height for an accessory building (detached garage) from 15' to 20' 5 ½", on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.
- 8. Recommend the Village Board approve the Preliminary & Final Plat of Subdivision for the Plantz Re-Subdivision, in accordance with the reviewed plans and public testimony, subject to any technical revisions prior to recording and conditioned on final engineering approval.

PLAT OF SURVEY

OF THE EAST 07.5 FEET OF THE SOI THE 1/2 OF LOT 2 AND THE EAST 07.5 FEET OF LOT 3, IN BLOCK 2, IN
HOWEN'S ADDITION TO THE VILLAGE OF FRANKPORT, LOCATED ON THE WEST 1/2 OF THE NORTHEAST 1/4 OF
SECTION 20, TOWNSHIP 35 NORTH, AND IN RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO
THE PLAT THEREOF RECORDED JANUARY 9, 1880, AS HOLYMENT NO. 22800, IN WILL COLUMN, ILLIANDIS.

ADDRESS: 211 W. VEHRASKA STREET, FRANKFORT, ILLANOIS



W. NEBRASKA STREET



ZABE

PROPESSIONAL NATIONAL TITLE NETWORK, INC.

THIS IS TO CERTIFY THAT WE, PREPERRED SURVEY, INC. ILLINOIS PROPESSIONAL LAND SURVEYOR OF THE HON NO. 118 HAVE SURVEYED THE PROPERTY DESCRIBED TO THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF TRANSFERVEY, ALL DIMENSIONS SHOWN HEREON ARE IN REE AND DECIMAL THEREOF.

STATE CLIN PLLYN, ILLINOIS, THIS

GIVEN UNDER OUR HAND 30 DAY OF

ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION \$118

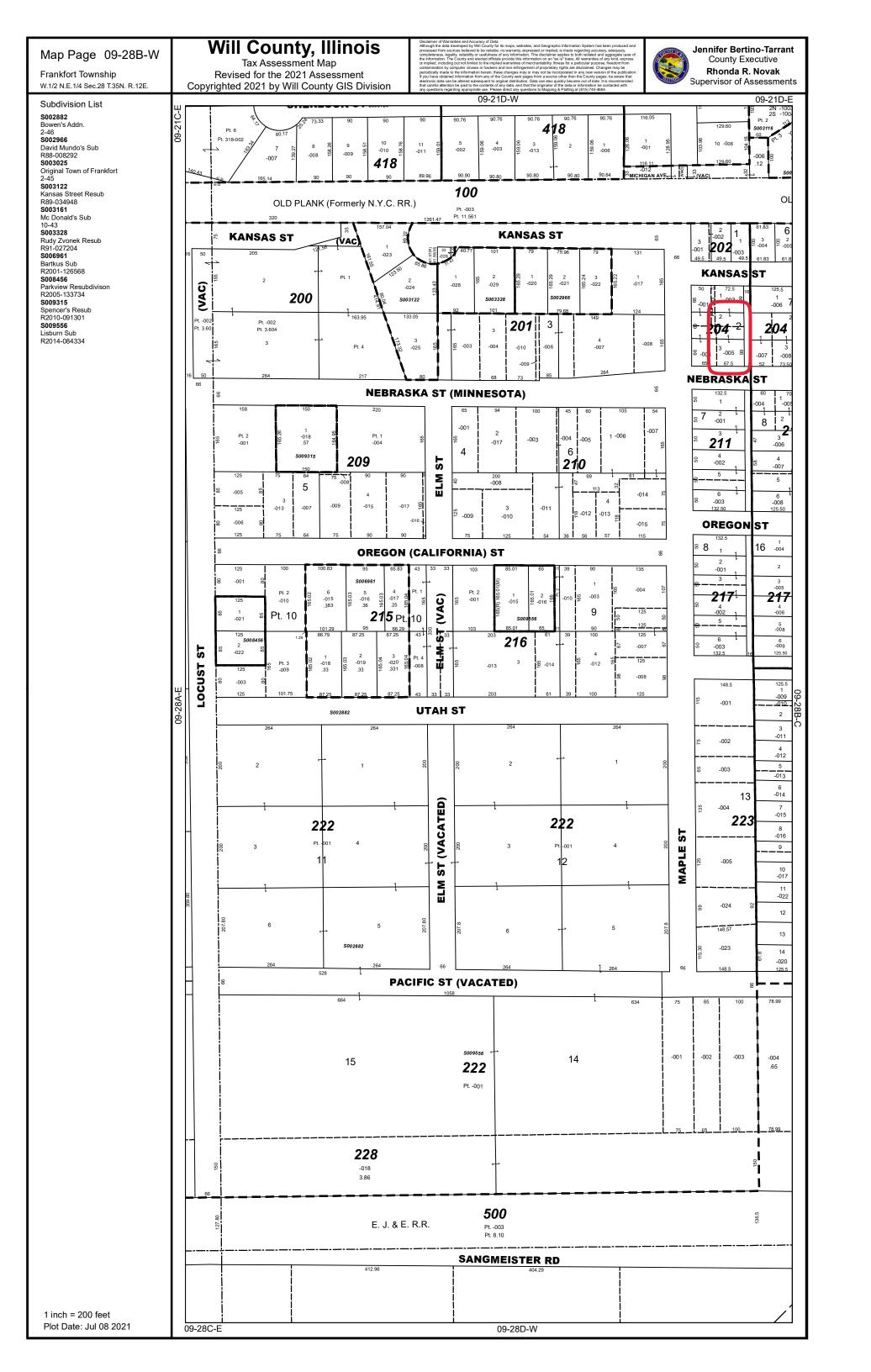
P.S.I. NO. P.N.T.N.

FLD CREW CAD

PREFERRED SURVEY, INC.

resvell Read/Building \$4, Suite 385/Glen Ellyn, R. 59137 Phone 630-790-6451 / Fax 630-858-6217







FRANKFORT

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

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

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

Yes, the property can yield a reasonable return. The property is over 100 years old and is not functional to today's modern living.

- That the plight of the owner is due to unique circumstances; and
 Yes, a non-compliant lot, it is on the corner of an alley. To meet square footage code, we have to add the large addition to the house.
- That the variation, if granted, will not alter the essential character of the locality.
 No, it will not alter it. It will actually contribute to the character of the locality.

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

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

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

2.	That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification; Not at all.
3.	That the purpose of the variation is not based exclusively upon a desire to make more money out of the property; Not at all, it is a \$500,000 renovation.
4.	That the alleged difficulty or hardship has not been created by any person presently having an interest in the property; No, it has not.
5.	That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located; No, it will not.
6.	That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood; or We feel it would not. It would appreciate the value of the neighborhood.
7.	That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood. Not at all.

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

Motion by: Schaeffer Seconded by: Jakubowski

Approved: (6-0)

D. Workshop: 213 Nebraska Street – Plantz Residence

Chris Gruba gave the staff report.

Chair Rigoni asked the applicant to step forward.

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

Chair Rigoni said he should.

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

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

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

Chair Rigoni asked staff for clarification on that regulation.

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

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

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

The architect responded that they would be using pavers.

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

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

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

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

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

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

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

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

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

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

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

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

There were none.

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

Staff responded that another garage was to the north.

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

There were none.

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

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

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

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

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

Commissioner Markunas noted there was no real visual encroachment either.

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

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

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

Commissioner Markunas asked what the existing lot coverage was.

Staff responded that the existing lot coverage was 23.2%.

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

Staff responded it would.

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

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

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

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

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

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

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

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

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

The architect replied that they had not.

Chair Rigoni asked for any other comments on lot coverage.

There were none.

Chair Rigoni asked for comments about the front yard setback.

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

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

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

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

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

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

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

Staff pulled up Google Street View of the home.

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

Staff said that was correct.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The architect responded that it would be 12/12.

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

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

Staff had not.

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

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

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

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

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

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

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

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

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

The applicant responded that they would use pavers.

Commissioner Jakubowski asked what color the pavers would be.

The applicant responded that they did not know.

Commissioner Schaeffer asked whether the pavers would be uniform.

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

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

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

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

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

The architect responded that it would be 43%.

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

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

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

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

Chair Rigoni asked how the patio would be increased.

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

Chair Rigoni asked what the setback was for the patio.

Staff stated it was ten feet.

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

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

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

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

The architect said it would be.

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

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

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

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

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

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

E. Workshop: 25 Carpenter Street – Kerley Residence

Drew Duffin gave the staff report.

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

Staff responded it was not.

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

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

Staff responded they were unsure.

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

Staff responded it was.

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

QUICK CHECKLIST

The set of questions listed below are framed in such a way that if your answer is "yes" - it is likely that the design is on the right track towards contributing to the type of character and quality Frankfort seeks to maintain. The photos shown to the right are examples of residences that fulfill these design ideals. If the answer is not clear, or is questionable, you should look for ways to improve upon this design element.

Note: All new residential construction, building additions, and development in general must comply with the Zoning Ordinance regulations including but not limited to setbacks, height, lot coverage, and building materials.

Does the building architecture complement and fit the character of surrounding structures - consider scale, setback, building height?	☐ Yes ☐ No ☐ Maybe
2 Does the structure's architecture delineate and highlight the primary entrance?	☐ Yes ☐ No ☐ Maybe
3. Are the proposed building materials consistent with the intended architectural style of the home and complementary to the materials utilized on the homes in the surrounding area?	☐ Yes ☐ No ☐ Maybe
4. Are simplified roof forms provided that are consistent with both the intended architectural style and roof forms of homes in the surrounding area?	☐ Yes ☐ No ☐ Maybe

- ☐ Yes 6. Are there interesting architectural details and landscape □ No treatments integrated on site that complement the residence? ☐ Maybe
- ☐ Yes 7. Are the predominate facade colors / building materials of a natural color palette that is complementary to the homes in the □ No ☐ Maybe surrounding area.

5. Are there step-backs to the facade and / or architectural details that

add depth and dimension, i.e. porches, bay windows?

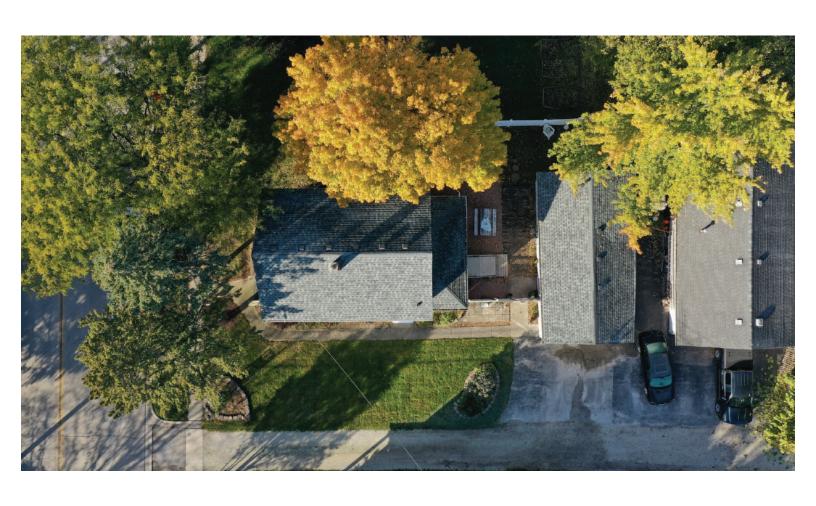






☐ Yes ☐ No

☐ Maybe















DESIGN CRITERIA 30 LB/FT² GROUND SNOW LOAD WIND DESIGN 90 MPH SEISMIC DESIGN CATEGORY WEATHERING SEVERE SUBJECT TO DAMAGE FROM: FROST LINE DEPTH 42" MODERATE TO SEVERE -4^{0} F, 97 1/2% WINTER DESIGN TEMPERATURE 89°F, DRY BULB, 2 1/2% SUMMER DESIGN TEMPERATURE 76°F, DRY BULB, 2 1/2% ICE BARRIER UNDERLAYMENT REQUIRED FIRM # 170214 PANELS 0606H-0609H FLOOD HAZARDS 12/16/2004 AIR FREEZING INDEX 1543° (F-DAYS) 49.4⁰ F ANNUAL MEAN TEMPERATURE 6,155 HEATING DEGREE DAYS (HDD) 942 COOLING DEGREE DAYS (CDD) CLIMATE ZONE 5A MAX. 720 F — HEATING MAX. 750 F — COOLING INDOOR DESIGN CONDITIONS 100 - YEAR HOURLY RAINFALL RATE

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

SEE SHEET SP-1 FOR SPECIFICATIONS FOR SITE WORK, CONCRETE, MASONRY, STEEL, CARPENTRY, INSULATION, ROOFING, DRYWALL, PLUMBING, HEATING, AND

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

ALLOWABLE FRAMING SPAN	S:
FLOOR AND CEILING JOIST: CEILING JOISTS, FLOOR JOISTS AND HEADERS SHA U.S. SPAN BOOKS	ALL BE CANADIAN LUMBER BASED UPON
ALLOWABLE SPANS ARE AS FOLLOWS:	SPRUCE-PINE-FIR #2 HEM-FIR #2

ALLOWABLE SPANS ARE AS FO	DLLOWS:	<u>SPRUC</u>	E-PINE-I	-IR #2	<u>HEM-FIR #</u> 2
CEILING JOISTS — 201bs LIVE			<u>2"x8"</u>		<u>2"x12"</u>
12'	'O.C.			22'-1 1"	
16'	'O.C.	12'-10"	16'-3"	19'–10"	21'-0"
2nd FLOOR, FLOOR JOISTS -	- 30lbs LIVE LOAD)			
12'	'O.C.			19'-0"	22'-6"
16'	' O.C.			17'-2"	19'-8"
1st FLOOR, FLOOR JOISTS -	40lbs LIVE LOAD				
12'	'O.C.			17'-3"	20'-4"
DOOF DAFTEDS. 16'	'O.C.			15'-5"	17'-7"

USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". CANADIAN HEM-FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER"

2"x6" @ 12" O.C. = 13'-9" 2"x8" @ 12" O.C. = 17'-5" 2"x6" @ 16" O.C. = 11'-11" 2"x8" @ 16" O.C. = 15'-1"

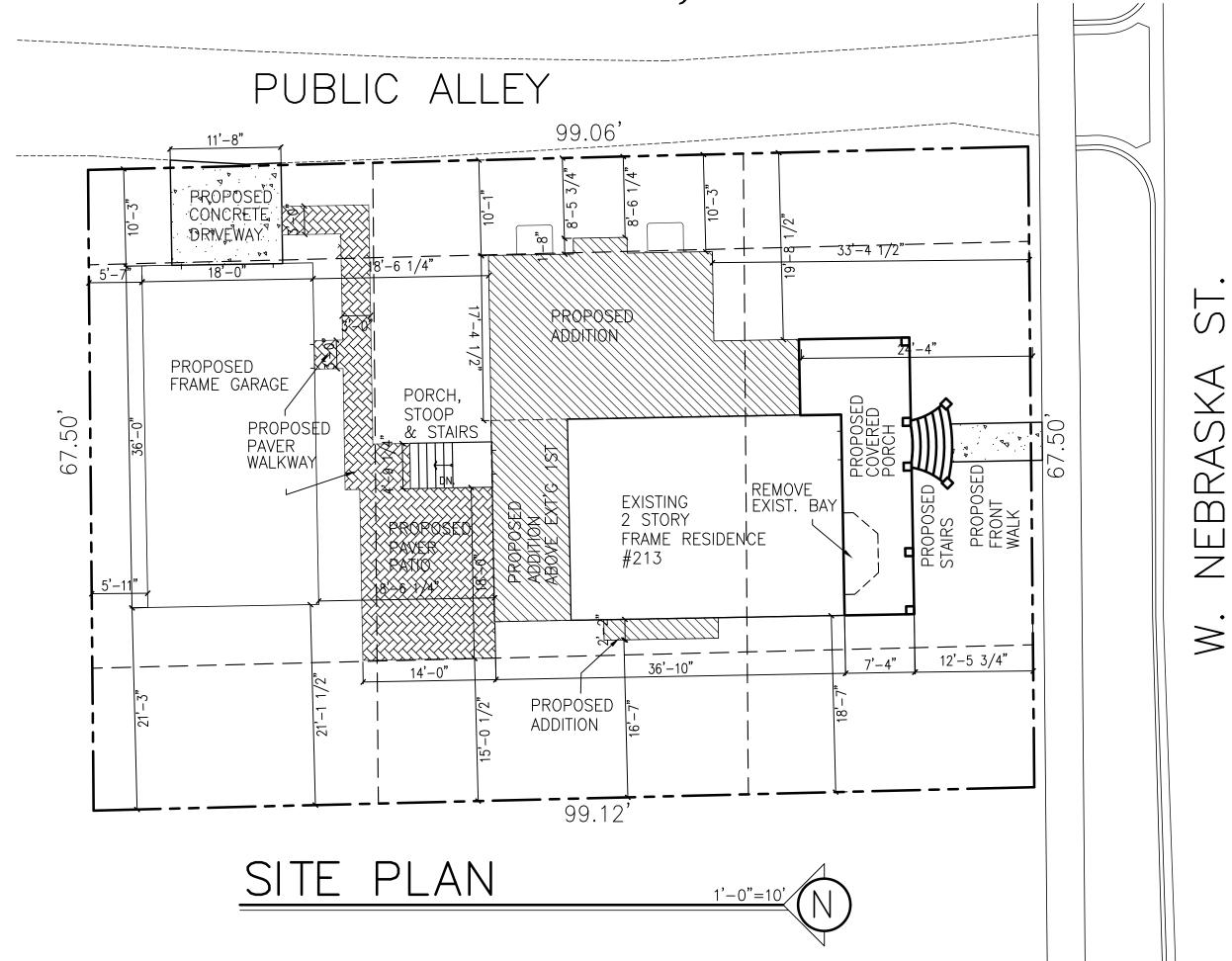
HEM FIR

ROOF RAFTERS:

2"x12" @ 12" O.C. = 24'-4" 2"x10" @ 12" O.C. = 21'-4" 2"x12" @ 16" O.C. = 21'-1" 2"x10" @ 16" O.C. = 18'-5"

AN ADDITION FOR THE PLANTZ RESIDENCE

213 W. NEBRASKA ST. FRANKFORT, ILLINOIS

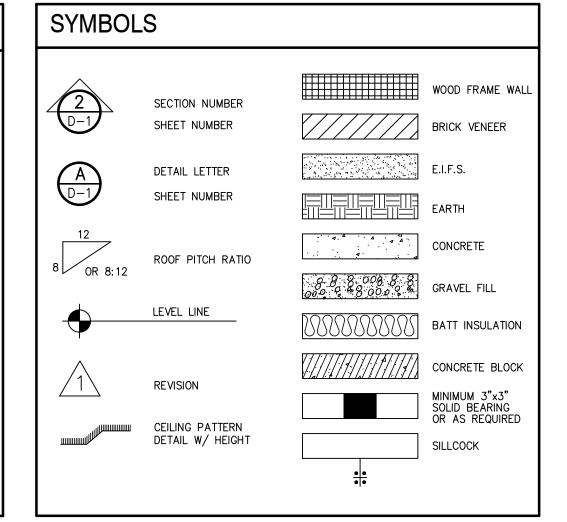


PRESCRIPTIVE METHOD

ACTUAL INSULATION PROVIDED BY COMPONENT IN THIS PROJECT										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS FRAME WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5 & MARINE 4	.32	.55	N/A	49	20 + 13+5	13/17	30 ^g	15/19	10, 2 FT.	15/19
* R-38 IS ACCEPTABLE WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES (SECTION 402.2.1 IECC)										

h. FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION SIDING, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE

REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED - TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.



ABBR	EVIATIONS				
A.F.F. ALUM BD. BLK. BLK'G BM. B/ CAB. C.L. CER. CONST. CONST. CONT. C.M.U. Ø DET. DN. DWG. EXIST. EA. EXP. JT. ELEV. EXT. F.D. FDN.	ABOVE FIN. FLOOR ALUMINUM BOARD BLOCK BLOCKING BEAM BOTTOM OF CABINET CENTER LINE CERAMIC CLEAR COLUMN CONSTRUCTION CONSTRUCTION CONCRETE MASONRY UNIT DIAMETER DETAIL DOWN DISHWASHER DRAWING EXISTING EACH EXPANSION JOINT ELEVATION EQUAL EXTERIOR FLOOR DRAIN FOUNDATION	H.P. INSUL. NT. JAN. LAV. L.P. MAX. M.C. MECH. MIN. M.O. N.T.S. O.C. FIN. FLR. FTG. GA. GALV. GL. GYP. BD. HDCP. HDWR. H.M. HORIZ. HGT.	HIGH POINT INSULATION INTERIOR JANITOR LAVATORY LOW POINT MAXIMUM MEDICINE CABINET MECHANICAL METAL, MATERIAL MINIMUM MASONRY OPENING NOT TO SCALE ON CENTER FINISH FLOOR FLASHING FOOT FOOTING GAUGE GALVANIZED GLASS GYPSUM BOARD HANDICAPPED HARDWARE HOLLOW METAL HORIZONTAL HEIGHT	OPP. PL. PLAS. LAM. PLYWD. Q.T. R.D. REF. REFRIG. REIN. R.O. SCHED. SHT. SIM. SPEC. ST. STL. STD. T/ T. TEL. THK. TYP. VERT. W/ WD. WP.	OPENING OPPOSITE PLATE PLASTIC LAMINATE PLYWOOD QUARRY TILE ROOF DRAIN REFERENCE REFRIGERATOR REINFORCED REQUIRED ROUGH OPENING SCHEDULE SHEET SIMILAR SPECIFICATION STAINLESS STEEL STANDARD TOP OFF TREAD TELEPHONE THICK TYPICAL VERTICAL WITH WOOD WATERPROOF WIRE WELDED FABRIC

DISCLAIMER STATEMENT:

THE ARCHITECT SHALL NOT HAVE CONTROL OVER CHARGE OR AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE OWNERS AND THE CONTRACTORS RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OWNERS OR CONTRACTORS SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER ACTS OR OMISSIONS OF THE OWNER, CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

RESPONSIBILITY STATEMENT:

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

CONTRACTOR:

RIGSBY BUILDERS, INC. 12719 OLD PLANK DRIVE NEW LENOX, IL 60451

Tel: 815-717-8564 Fax: 815-717-8624 E-MAIL: N/A

CIVIL ENGINEER:

Fax: 708.326.4962

DESIGNTEK ENGINEERING 9500 BORMET DR. #305 MOKENA, ILLINOIS Tel: 708.326.4961

Tel: 815-774-3340 E-mail: sschreiner@dtekcorp.com

WILL COUNTY

58 E. CLINTON ST.

JOLIET, ILLINOIS 60432

OWNER:

DAVID & SHARON LEDBETTER

BUILDING CODE INFORMATION

2012 INTERNATIONAL BUILDING CODE

2012 INTERNATIONAL RESIDENTIAL CODE

2012 INTERNATIONAL RESIDENTIAL CODE ONE & TWO FAMILY DWELLINGS

2012 INTERNATIONAL MECHANICAL CODE

2018 INTERNATIONAL ENERGY CONSERVATION CODE

2012 INTERNATIONAL PROPERTY MAINTENANCE CODE - 2011 NATIONAL ELECTRICAL CODE

2012 FUEL GAS CODE

RECEIVED

By Christopher Gruba at 2:57 pm, Oct 19, 2022

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

CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED IN MY OFFICE UNDER MY DIRECT SUPERVISION AND TO TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF FRANKFORT, ILLINOIS

ARCHITECT LICENSE NO. 001-006715 ARCHITECT LICENSE EXPIRES: 11-30-22

20960 FRANKFORT SQ. RD SUITE A FRANKFORT, ILLINOIS

T: (708) 407-8028 F: (779) 333-7960 www.idealcustomdesigns.com

DATE:

EXP. DATE:

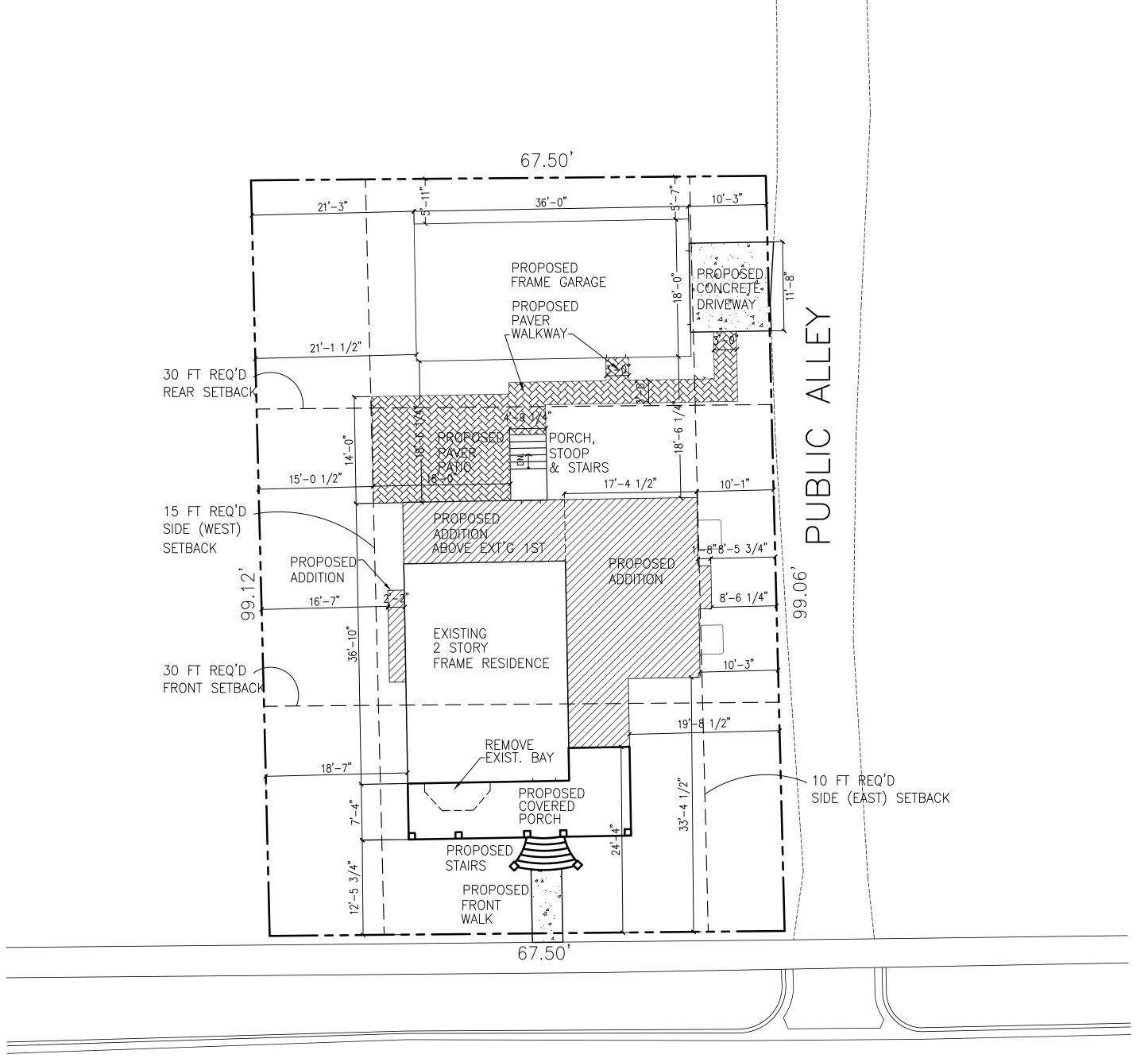
DESIGN FIRM REG. NO. 184.006972 EXP. DATE 4-30-23

REVISIONS REV #DATE: DATE: 09-26-22 DRAWN BY: PREVIOUS NO.

SHEET NUMBER

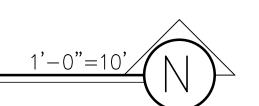
PROJECT NO.

21141



W. NEBRASKA ST.

SITE PLAN



ZONING DISTRICT:	R-2 SINGLE FAMILY RESIDENTIAL DISTRICT		
USE:	SINGLE FAMILY DWELLING		
DENSITY, DIMENSIONAL, AND C	1		
	REQUIRED MINIMUM	ACTUAL	COMPLY
DWELLING UNITS:	2.25 MAX.	1	YES
LOT SIZE:	15,000 S.F.	6,687 S.F.	N0
LOT WIDTH:	100 FT.	67.5 FT.	NO
LOT DEPTH:	150 FT.	99 FT.	NO
MINIMUM REQUIRED YARDS:			
	REQUIRED MINIMUM	ACTUAL	COMPLY
FRONT	30 FT.	12'-7"	NO
SIDE (EAST)	10 FT.	10'-2"	YES
SIDE (WEST)	15 FT.	18'- 9"	YES
REAR	30 FT.	42'-3"	YES
BULK DIMENSIONS:			
	REQUIRED MINIMUM	ACTUAL	COMPLY
HEIGHT:	35 FT. MAX.	34' -11" FT.	YES
LOT COVERAGE:	1,336 S.F. MAX. (20% MAX.)	2,194 S.F. (32.8%) (HOUSE, GAR, & COV. PORCH)	NO
IMPERVIOUS COVERAGE:	2,673 S.F. MAX (40% MAX.)	2,804 S.F. (41.9%)	NO
REAR YARD COVERAGE	608 S.F. (30% MAX., 2,025X.3)	648 S.F.	NO
GROSS FLOOR AREA:	MIN. 2,600 S.F.	2,511 S.F.	NO
BASEMENT GROSS AREA:	1,070 S.F. (80% MIN., 1,338X.8)	1,298 S.F.	YES
MATERIALS:			
	REQUIRED MINIMUM	ACTUAL	COMPLY
1ST FLR. PRIMARY MATERIAL:	BRICK, STONE, OR MASONRY MATERIAL	LP SMART SIDING	NO
1ST FLR. ARCHITECTURAL ACCENT MATERIAL:	NON-MASONRY MATERIAL, 15% MAX. ON ANY FACADE	YES	YES
1ST FLR. MATERIALS NOT ALLOWED:	PLYWOOD, VINYL, STEEL, & ALUMINUM SIDING	NONE	YES
MATERIALS NOT ALLOWED:	SPLIT FACE BLOCK	NONE	YES
ACCESSORY STRUCTURES:			
	REQUIRED MINIMUM	ACTUAL	COMPLY
NORTH SIDE YARD SETBACK	10 FT.	5'-7"	NO
HEIGHT:	15 FT. MAX.	20'-5 1/2"	NO

	EXISTING/REMAINING	NEW/PROPOSED	TOTAL
BASEMENT:	611	687	1,298
FIRST FLOOR:	783	515	1,298
SECOND FLOOR:	582	631	1,213
TOTAL GROSS LIVING AREA (1ST $+$ 2ND):			2,511
COVERED PORCH:			248
REAR PATIO/WALK AREAS:			388
GARAGE:			648
DRIVEWAY:			120
FRONT WALK			33
FRONT STAIRS:			28
REAR PORCH, STOOP, STAIRS:			41

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



ARCHITECTS / DESIGNERS

20960 FRANKFORT SQ. RD.

SUITE A

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www.idealcustomdesigns.com

PLANTZ RESIDENCE 213 W. NEBRASKA ST. FRANKFORT ILLINGIS

DATE:

DESIGN FIRM REG. NO. 184.006972 EXP. DATE 4-30-23

REVISIONS					
REV#	DATE:	REV. PER:			
	DAT 09-26				
DRAW	N BY:	PAF)		
PREVI	OUS NO.	_	-		
F	PROJEC	T NO.			

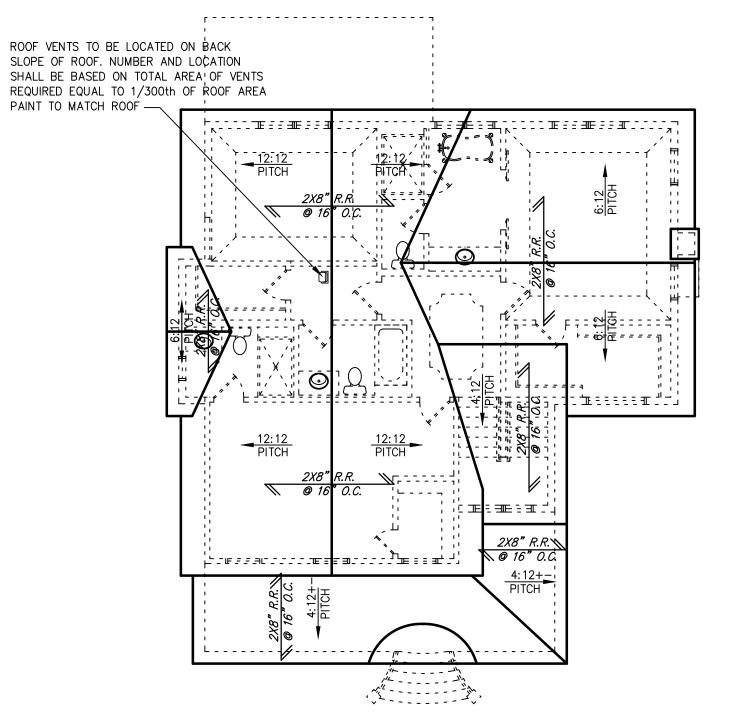
SHEET NUMBER

21141

S-1







ROOF PLAN

1/8" = 1'-0"

FRONT ELEVATION

MIN. .30 U-FACTOR ON WD. DOOR! + & MIN. .32 U-FACTOR ON GLASS

DECORATIVE WOOD

LP SHAKE SIDING

-LP SMART SIDING

BRACKETS

ROOF PLAN NOTES

LIFETIME ASPHALT SHINGLES —

> 36" H. WOOD GUARDRAIL -

GROUND SNOW LOAD: 30 PSF DEAD LOAD: 10 PSF

1. USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". 2"x12" ROOF RAFTERS SHALL BE CANADIAN HEM-FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER" SPAN TABLES SPF FOR SOUTHERN LUMBER (NORTHERN LUMBER GREATER SPANS ARE ALLOWED) 2"x6" @ 12" O.C. = 13'-9" 2"x8" @ 12" O.C. = 17'-5" 2"x10" @ 12" O.C. = 21'-4" 2"x6" @ 16" O.C. = 11'-11" 2"x8" @ 16" O.C. = 15'-1" 2"x10" @ 16" O.C. = 18'-5"

HEM FIR 2"x12" @ 12" 0.C. = 24'-4" 2"x12" @ 16" 0.C. = 21'-1"

2. ROOF MEMBER SIZES ARE BASED ON ALLOWABLE RAFTER SPANS FOR SPRUCE-PINE-FIR (#2 NORTH) UP THRU 2"x10" RAFTERS, IF 2"x12" RAFTERS ARE USED THEN HEM-FIR #2 SHALL BE USED.

3. HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS x RAFTER DEPTH PLUS 2" DEEP. 4. ALL HIP VALLEY CRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO

MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER. 5. IT WILL BE ALLOWED IF FRAMING CARPENTER CHOOSES TO REDUCE SIZE OF ROOF RAFTERS BY PROVIDING INTERMEDIATE WALLS OR BEAMS TO ROOF RAFTERS, THUS REDUCING SPAN, THEN SUPPORTED BACK TO

INTERIOR BEARING WALLS, ARCHITECT SHALL BE NOTIFIED OF CHANGES BEFORE FRAMING WORK STARTS.

6. COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES. 7. WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL. WHEN SPANS ON CEILING JOISTS EXCEED 16'-0" SPANS.

8. PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.

9. RAFTERS SHALL BE FRAMED TO EACH OTHER WITH A GUSSET PLATE OR TO A MINIMUM 1-INCH NOMINAL THICKNESS RIDGE BOARD, NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. A MINIMUM 2-INCH NOMINAL THICKNESS VALLEY OR HIP RAFTER IS REQUIRED AT ALL VALLEYS AND HIPS, NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER, AND SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING

10. THE ENDS OF EACH RAFTER AND CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE.

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

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

ELEVATION NOTES

-WOOD STAIRS

1. CONTRACTOR NOTE: ALL TRADES MUST CONFORM TO CURRENT EXISTING CODES APPLYING TO THIS PROJECT. CONTRACTORS TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE EXECUTING ANY WORK. REPORT ANY DISCREPANCIES AT ONCE. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

-CERTAINTEED OR EQUAL 300#

COVENANTS

STAINED GLASS

─ WINDOW

. (E) ALL BEDROOMS SHALL HAVE AT LEAST ONE "EGRESS WINDOW" WHICH HAS A NET CLEAR OPENING OF 5.7 SF AND A MINIMUM WIDTH OF 20".

3. (S) UNIT GLASS AND/OR MULTIPLE UNIT GLASS SHALL BE INSULATED TEMPERED SAFETY GLASS PER ANSI's SPECS. CONTRACTOR SHALL SUBMIT VERIFICATION THAT ALL GLAZING HAS A MAXIMUM U-FACTOR OF 0.35.
CONTRACTOR TO SUBMIT CUT SHEETS ON WINDOWS

TO THE BUILDING DEPARTMENT.

6. WRAP EAVE RETURNS WITH RAIN GUTTER AND FLASH AS SHOWN.

FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").

8. WINDOW DESIGNATIONS INDICATES "JELD-WEN"
MANUFACTURER CLAD WINDOWS. COORDINATE WINDOW
& DOOR MFR. WITH OWNER FOR EXACT SIZES & TYPES.

9. ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED. 10. OPERABLE WINDOWS LOCATED MORE THAN 72 INCHES

ABOVE THE FINISHED GRADE OR SURFACE BELOW, SHALL HAVE THE LOWEST PART OF THE WINDOW'S CLEAR OPENING A MINIMUM OF 24-INCHES ABOVE THE FINISHED FLOOR OF

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

BUILDING HEIGHT

-SPARK ARRESTOR

LIFETIME ASPHALT

ALUMINUM SOFFIT

SHINGLES

─ & FASCIA

T/ PL. HG.T

T/ WINDOW

T/ WINDOW

T/ 1ST. FLR. T/ BASEMENT

6" COMPOSITE - CORNER BD.

-BLACK IRON RAILING

-ROCK FACE STONE

T/ FOUNDATION

T/ FOOTING

T/ BSMNT SLAB

1/4" = 1'-0"

6" COMPOSITE - WINDOW TRIM

-10" BANDING BD.

ARCHITECTS / DESIGNERS 20960 FRANKFORT SQ. RD.

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DATE: EXP. DATE:

> DESIGN FIRM REG. NO. 184.006972 EXP. DATE

> > 4-30-23

REVISIONS REV #DATE: REV. PER: DATE: 09-26-22 DRAWN BY: PREVIOUS NO.

21141

SHEET NUMBER

PROJECT NO.

ELEVATION NOTES

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

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

1. GLAZING IN INGRESS AND MEANS OF EGRESS DOORS EXCEPT JALOUSIES.

2. GLAZING IN THE FIXED AND SLIDING PANELS OF SLIDING(PATIO) DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS.

3. GLAZING IN STORM DOORS.

4. GLAZING IN ALL UNFRAMED DOORS.

5. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60"(1524MM) ABOVE THE DRAIN INLET.

6. GLAZING, IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24"(610MM) ARC OF THE DOOR IN A CLOSED POSÍTION ÁND WHOSE BOTTOM EDGE IS LESS THAN 60"(91524MM) ABOVE THE FLOOR OF WALKING SURFACE.

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

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

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

7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE LOCATIONS DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

7.1 EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET. 7.2 BOTTOM EDGE LESS THAN 18" ABOVE THE

THE FLOOR. 7.4 ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY TO THE GLAZING.

7.3 TOP EDGE GREATER THEN 36" ABOVE

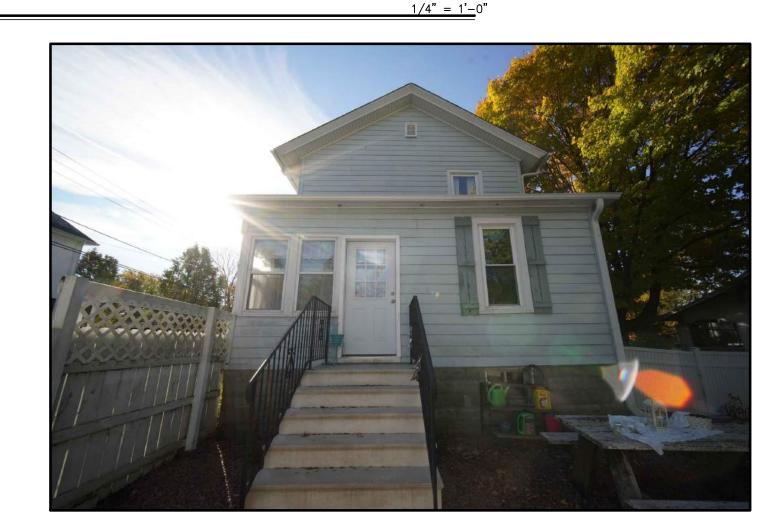
8. ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILLS PANELS.

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



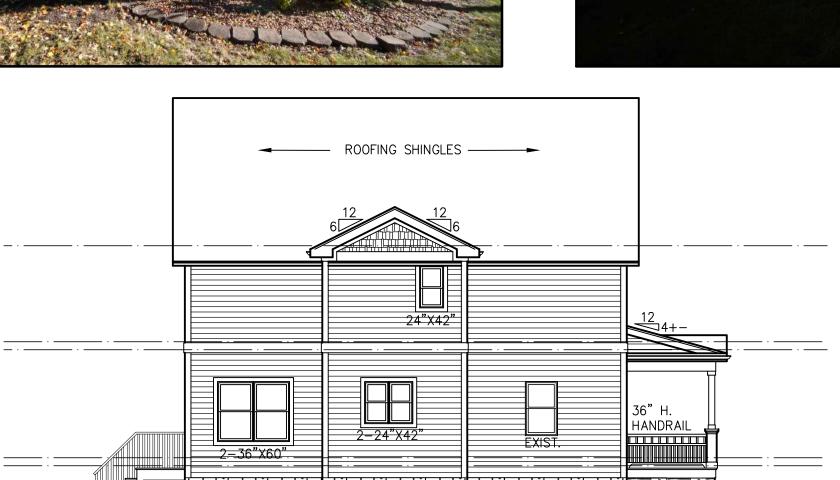
REAR ELEVATION





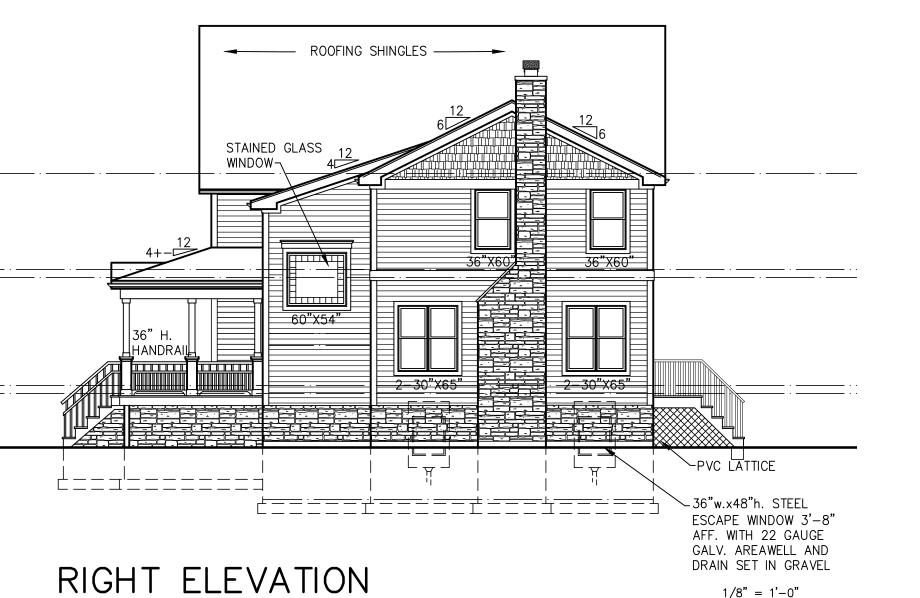
DECORATIVE WOOD

_BRACKETS



LEFT ELEVATION

1/8" = 1'-0"





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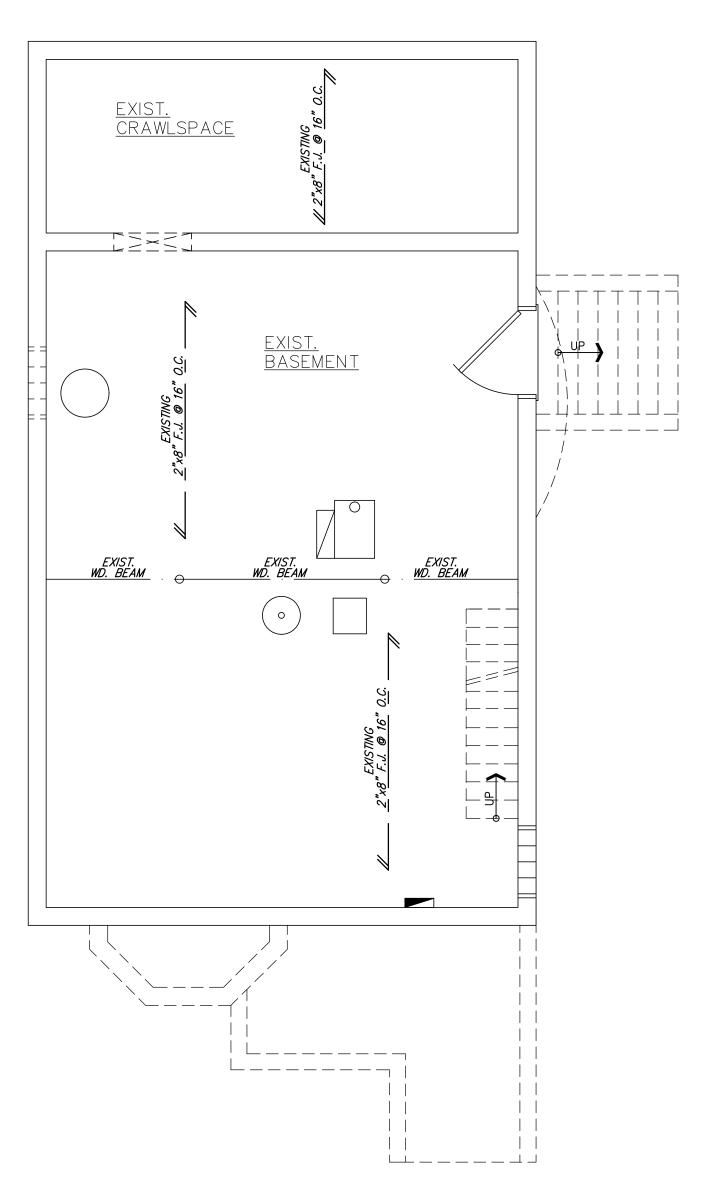
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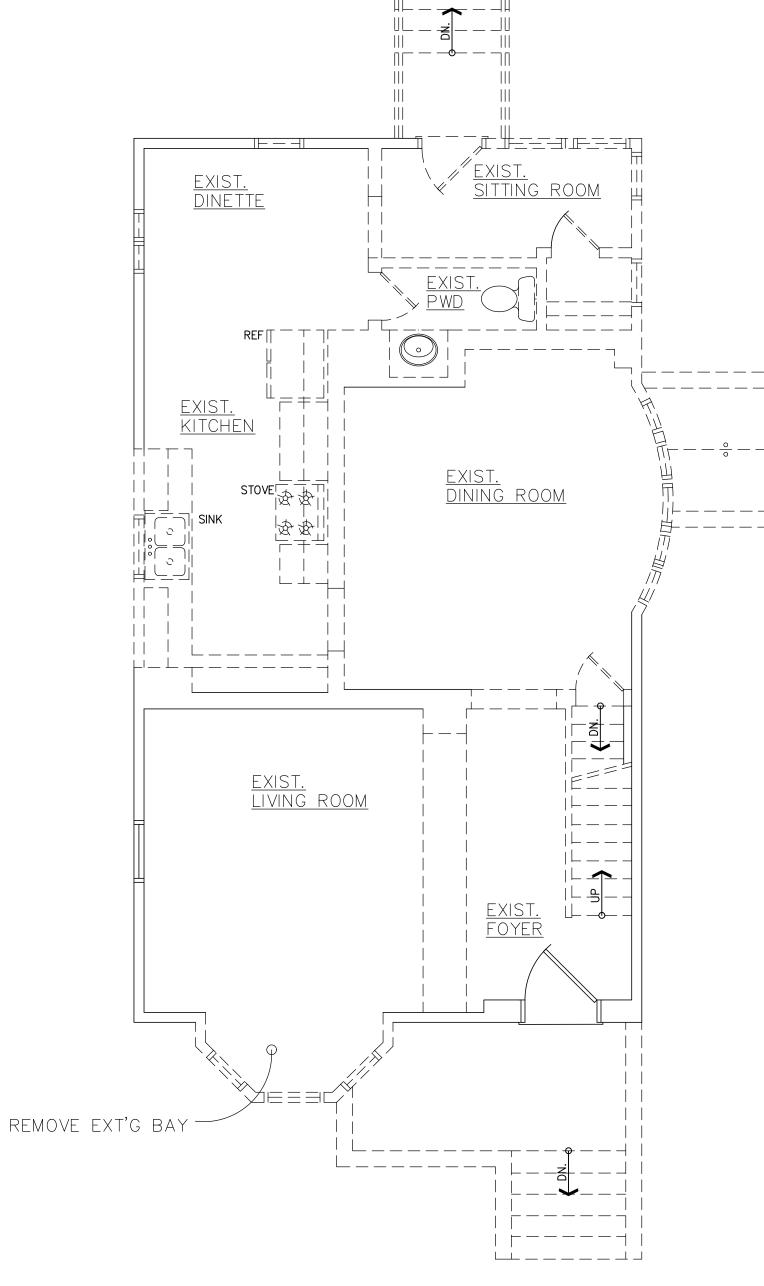
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PROJECT NO.		
	211	

SHEET NUMBER



EXISTING/DEMO. FOUNDATION PLAN

611 GROSS SQ. FT. TO REMAIN



EXISTING/DEMO. FIRST FLOOR PLAN

801 GROSS SQ. FT. 783 GROSS SQ. FT. TO REMAIN

DEMOLITION NOTES:

1. THE CONTRACTOR IS REQUIRED TO FIELD VERIFY PIPING LOCATION AND INVERTS FOR CONNECTION TO NEW PLUMBING FIXTURES.

2. ANY WASTE OR VENT PIPING CAPPED OFF MUST BE CAPPED PROPERLY FLOOR. ALL HAND SINKS MUST BE SOLID CONNECTION WITH REMOVABLE TRAP & CLEANOUT ON FLOOR. HOSE & SPRAY UNITS NEW OR EXISTING SHALL BE PROTECTED AGAINST BACKFLOW. SOAP DISPENSERS, COFFEE, TEA, ICE MAKER MACHINES, ETC. MUST BE PROTECTED BY BACKFLOW. ALL OPEN SITE DRAINS MUST BE VENTED SEPARATELY 6" ABOVE SPILL LINE OF EACH OPEN SITE DRAIN.

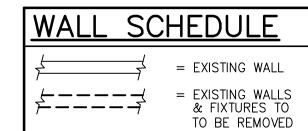
3. REMOVE THE FLOOR SLAB AS REQUIRED FOR NEW PLUMBING. PATCH THE FLOOR AS REQUIRED TO MATCH ADJACENT SURFACE.

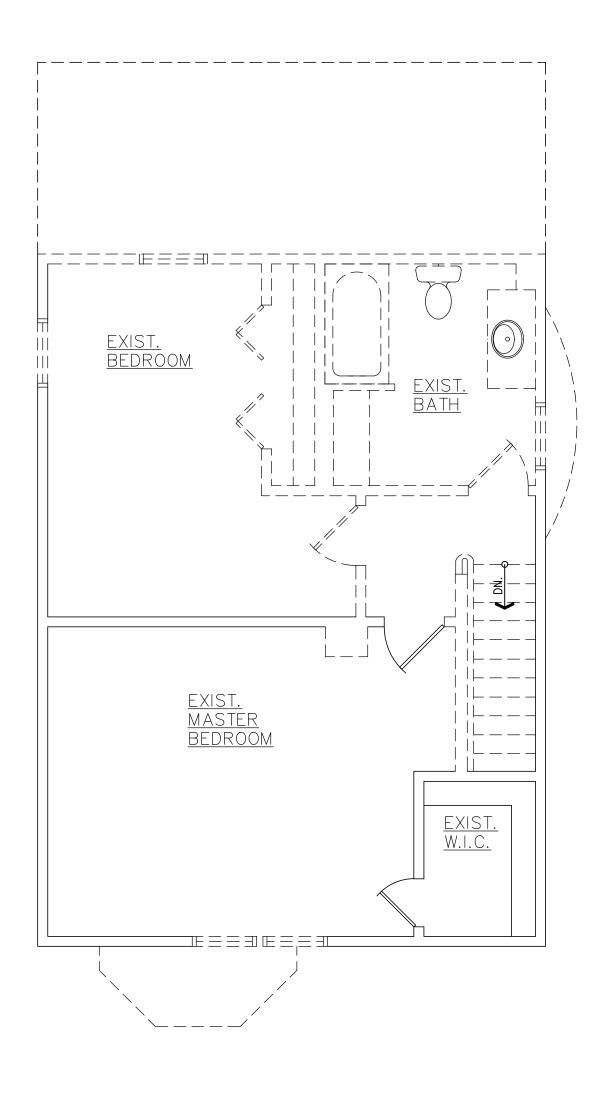
4. REROUTE & RECONNECT ANY CIRCUIT/ CIRCUITS THAT SHALL REMAIN IN USE

BUT INTERFERES WITH THE NEW CONSTRUCTION. 5. EXISTING CONDUITS SHALL NOT BE REUSED, SHALL BE REMOVED. CONDUITS IN

WALLS OR BELOW THE FLOOR LINE MAY BE ABANDONED. DISCONNECT AND REMOVE WIRING FROM CONDUITS TO BE ABANDONED. CUT & CAP CONDUITS THAT RUN THROUGH WALLS AND FLOORS. GROUT SURFACE FLUSH.

NOTE:
PATCH & REFINISH ALL
NEW/ EXISTING AREAS AS
REQUIRED TO MATCH EXISTING AREAS





EXISTING/DEMO. SECOND FLOOR PLAN

582 GROSS SQ. FT.

582 GROSS SQ. FT. TO REMAIN

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21141

FRAMING NOTES CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12". FOR MEMBERS 12" AND ABOVE USE HEM-FIR. ALLOWABLE SPANS ARE AS FOLLOWS: SPRUCE-PINE-FIR #2 HEM-FIR #2 CEILING JOISTS - 20lbs LIVE LOAD 12" O.C. 16"O.C. 12'-10" 16'-3" 19'-10" 21'-0" 2nd FLOOR, FLOOR JOISTS - 30lbs LIVE LOAD 19'-0" 22'-6" 17'-2" 19'-8" 12" O.C. 16" O.C. 1st FLOOR, FLOOR JOISTS - 40lbs LIVE LOAD 12" O.C. 16" O.C. 17'-3" 20'-4" 15'-5" 17'-7"

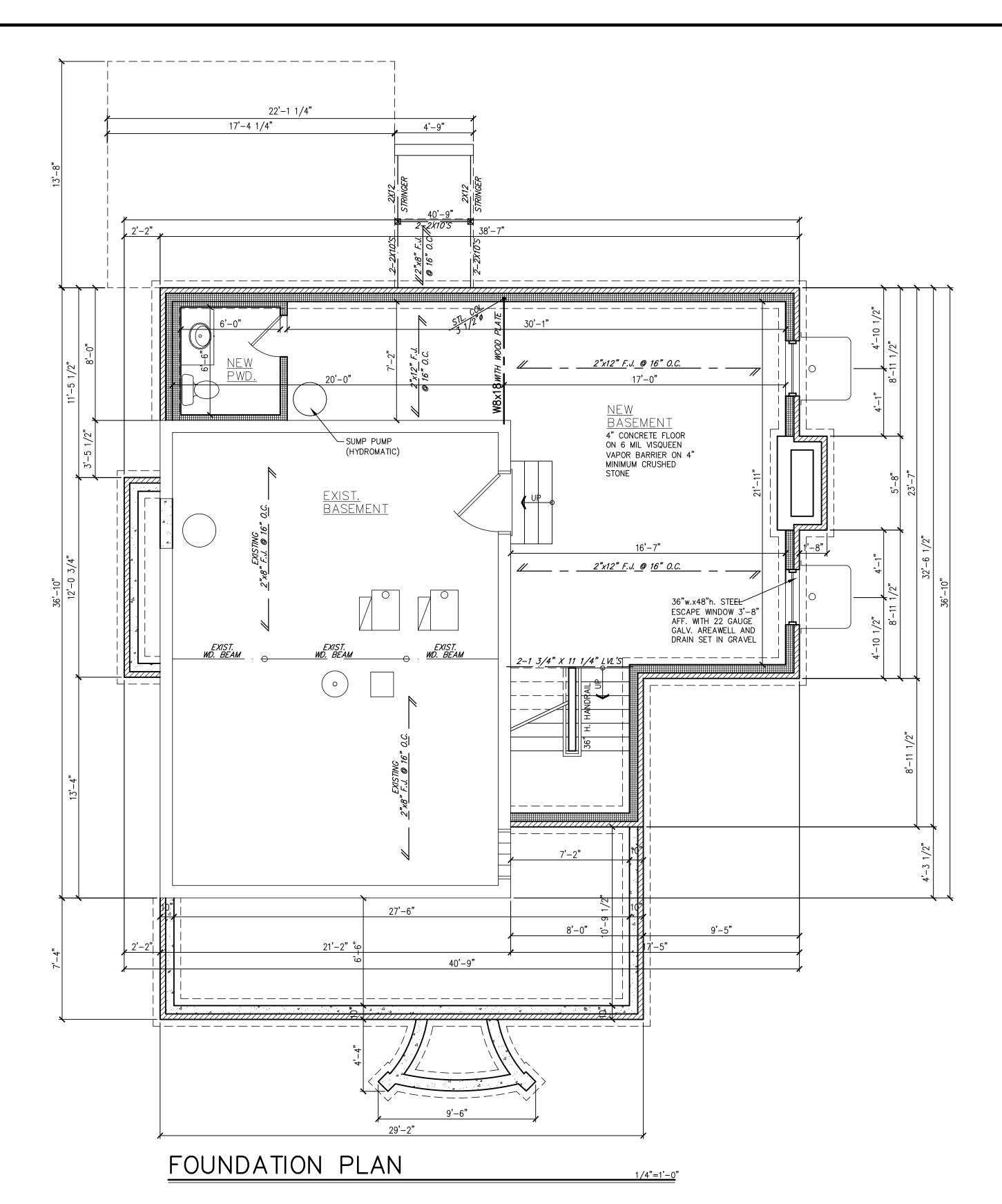
MICROLAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY "TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL. TJI JOISTS ARE MANUFACTURED BY "TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL.

GENERAL NOTES

- 1. FOR SPECIFICATIONS SEE SHEET SP-1 2. CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED IN CERAMIC TILE FINISHED FLOOR AREAS.
- 3. SEE ELEVATIONS FOR ALL WINDOW SIZES.
- 4. ALL UNDIMENSIONED PARTITIONS ARE 4 1/2" FINISHED.
- 5. SEPARATION WALL/CEILING BETWEEN GARAGE AND LIVING AREA SHALL HAVE MINIMUM 5/8" TYPE X GYPSUM BOARD APPLIED TO THE GARAGE SIDE OF ALL WALLS AND CEILINGS COMMON WITH THE RESIDENCE OR ITS ATTIC. ALSO PROVIDE A MINIMUM 5/8" TYPE X GYPSUM DRYWALL BOARD PROTECTION FOR WALLS NOT COMMON WITH RESIDENCE THAT SUPPORT CEILING.
- 6. FOR PARTITION DETAILS SEE M/D1 & N/D1 7. FOR HEADER SIZING SEE - Q/D1
- 8. FOR STAIR DETAIL SEE J/D1 & K/D1
- 9. FOR FIREPLACE DETAILS SEE A/D3 & C/D3

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

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



WALL SCHEDULE NEW 2X6" STUD WALL @ 16" O.C. NEW STONE EXISTING WALL TO REMAIN



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ADDITION

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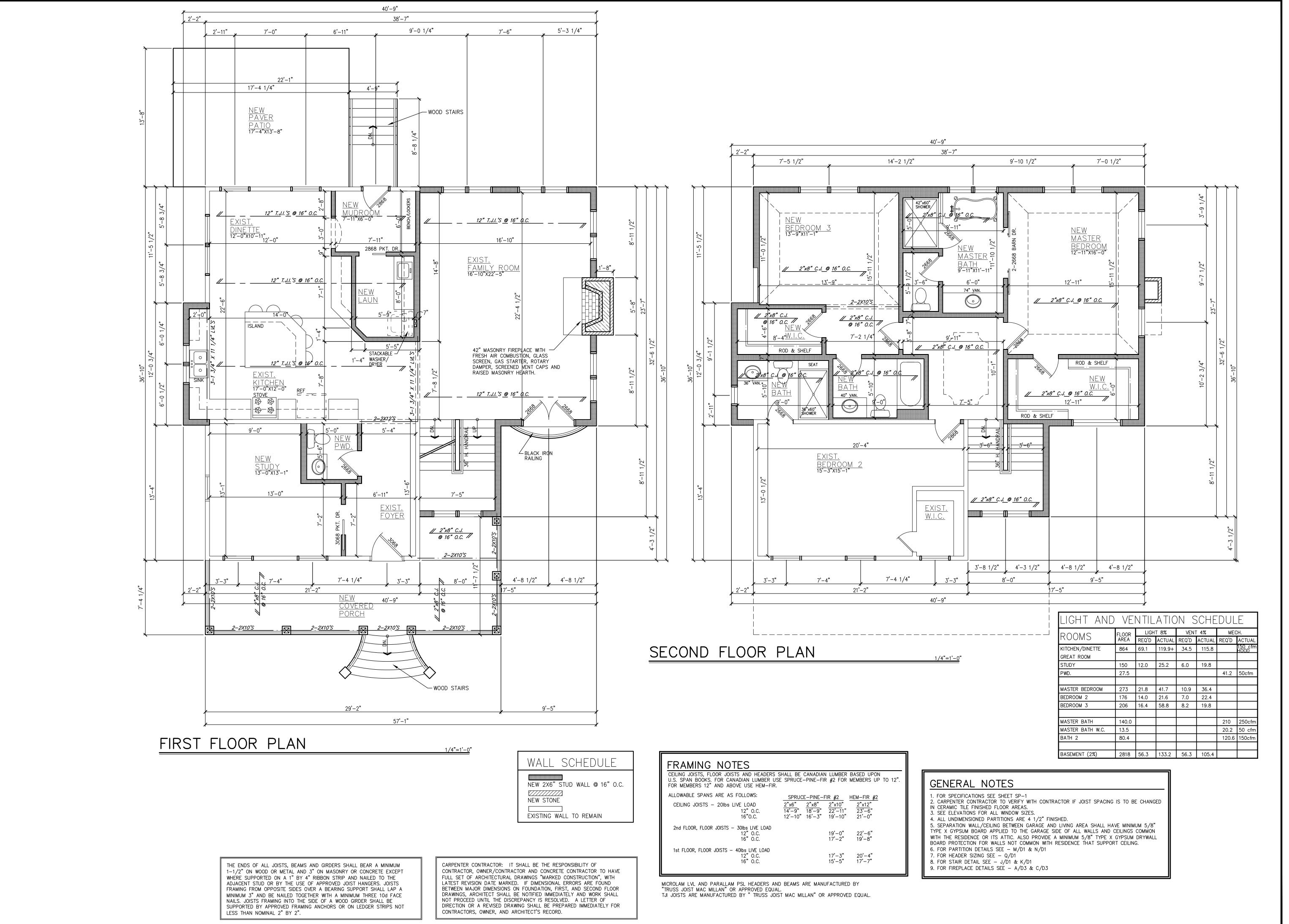
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AN ADDITION FOR THE PLANTZ RESIDENCE 213 W. NEBRASKA ST.

DATE:

DESIGN FIRM REG. NO. 184.006972 EXP. DATE 4-30-23

REVISIONS

REV # DATE: REV. PER:

DATE:

DRAWN BY: PA

PROJECT NO. **21141**

SHEET NUMBER

A-5

ELEVATION NOTES

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

ROOF PLAN NOTES

GROUND SNOW LOAD: 30 PSF DEAD LOAD: 10 PSF

1. USE CANADIAN SPRUCE-PINE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10". 2"x12" ROOF RAFTERS SHALL BE CANADIAN HEM-FIR NO. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER" SPAN TABLES SPF FOR SOUTHERN LUMBER (NORTHERN LUMBER GREATER SPANS ARE ALLOWED) 2"x6" @ 12" O.C. = 13'-9" 2"x8" @ 12" O.C. = 17'-5" 2"x10" @ 12" O.C. = 21'-4" 2"x6" @ 16" O.C. = 11'-11" 2"x8" @ 16" O.C. = 15'-1" 2"x10" @ 16" O.C. = 18'-5"

HEM FIR 2"x12" @ 12" O.C. = 24'-4" 2"x12" @ 16" O.C. = 21'-1"

- 2. ROOF MEMBER SIZES ARE BASED ON ALLOWABLE RAFTER SPANS FOR SPRUCE—PINE—FIR (#2 NORTH) UP THRU 2"x10" RAFTERS, IF 2"x12" RAFTERS ARE USED THEN HEM—FIR #2 SHALL BE USED.
- 3. HIP OR VALLEY RAFTERS EXCEEDING 24'-0" IN LENGTH SHALL BE 1 3/4" WIDE GANG LAM MEMBERS x RAFTER DEPTH PLUS 2" DEEP.
- 4. ALL HIP VALLEY CRIPPLE JACKS SHALL BE INSTALLED AND SHALL BE EQUAL IN DEPTH AND SPACING TO MAIN RAFTER FRAMING INTO HIP OR VALLEY RAFTER.
- 5. IT WILL BE ALLOWED IF FRAMING CARPENTER CHOOSES TO REDUCE SIZE OF ROOF RAFTERS BY PROVIDING INTERMEDIATE WALLS OR BEAMS TO ROOF RAFTERS, THUS REDUCING SPAN, THEN SUPPORTED BACK TO INTERIOR BEARING WALLS, ARCHITECT SHALL BE NOTIFIED OF CHANGES BEFORE FRAMING WORK STARTS.
- 6. COLLAR TIES SHALL BE INSTALLED PER LOCAL GOVERNING BUILDING CODES.
 7. WHERE HIP RAFTERS FRAME PERPENDICULAR TO CEILING JOISTS PROVIDE SOLID BLOCKING AT 8'-0" O.C. BETWEEN JOISTS FOR A DISTANCE OF 10'-0" FROM EXTERIOR WALL. WHEN SPANS ON CEILING JOISTS
- EXCEED 16'-0" SPANS.

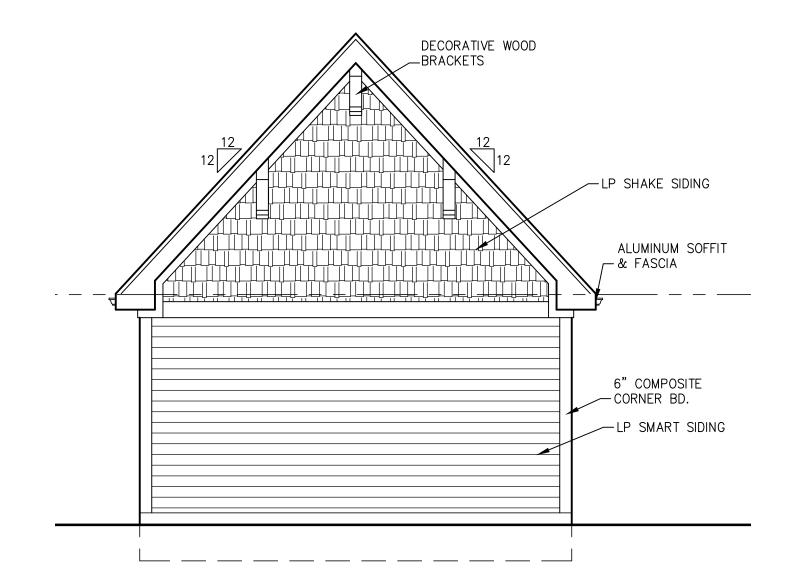
 8. PROVIDE FLASHING AT ALL WALL AND ROOF INTERSECTIONS WHEREVER THERE IS A CHANGE IN ROOF
- SLOPE OR DIRECTION AND AROUND ROOF OPENINGS.

 9. RAFTERS SHALL BE FRAMED TO EACH OTHER WITH A GUSSET PLATE OR TO A MINIMUM 1—INCH NOMINAL THICKNESS RIDGE BOARD, NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. A MINIMUM 2—INCH NOMINAL THICKNESS VALLEY OR HIP RAFTER IS REQUIRED AT ALL VALLEYS AND HIPS, NOT LESS THAN THE DEPTH OF THE CUT END OF THE RAFTER, AND SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION.
- 10. THE ENDS OF EACH RAFTER AND CEILING JOIST SHALL HAVE NOT LESS THAN 1-1/2" OF BEARING ON WOOD OR METAL AND NOT LESS THAN 3" ON MASONRY OR CONCRETE.

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

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

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

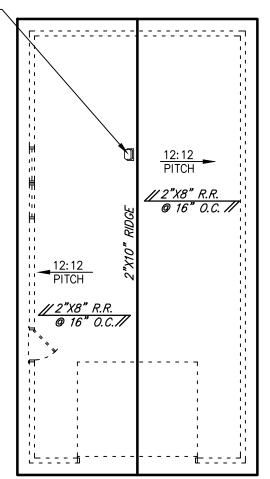


REAR ELEVATION

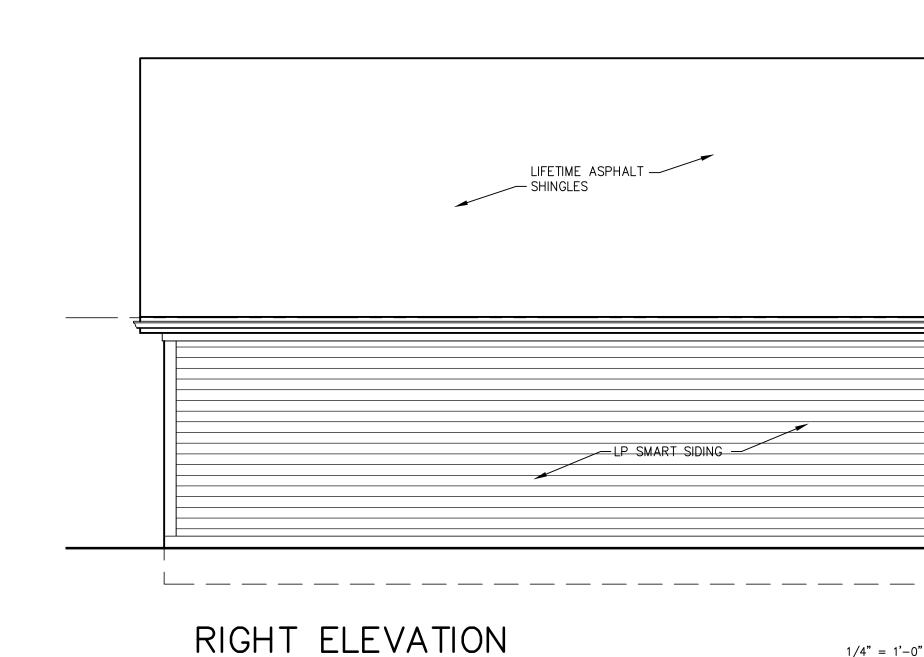
WEST

1/4" = 1'-0"

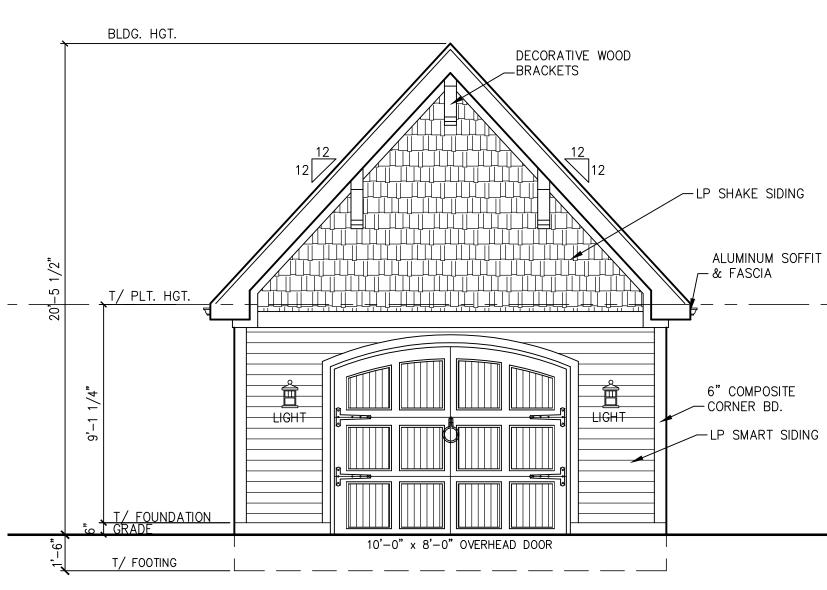
ROOF VENTS TO BE LOCATED ON BACK SLOPE OF ROOF. NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OF ROOF AREA PAINT TO MATCH ROOF



ROOF PLAN



1/8" = 1'-0"



FRONT ELEVATION EAST

<u>1'-0"</u>

DESIGNS

ARCHITECTS / DESIGNERS

20960 FRANKFORT SQ. RD.
SUITE A
FRANKFORT, ILLINOIS
T: (708) 407-8028
F: (779) 333-7960

gabe@idealcustomdesigns.cor

www.idealcustomdesigns.com

AN ADDITION FOR THE PLANTZ RESIDENCE 213 W. NEBRASKA ST.

DATE:

DESIGN FIRM REG. NO. 184.006972 EXP. DATE 4-30-23

REVISIONS

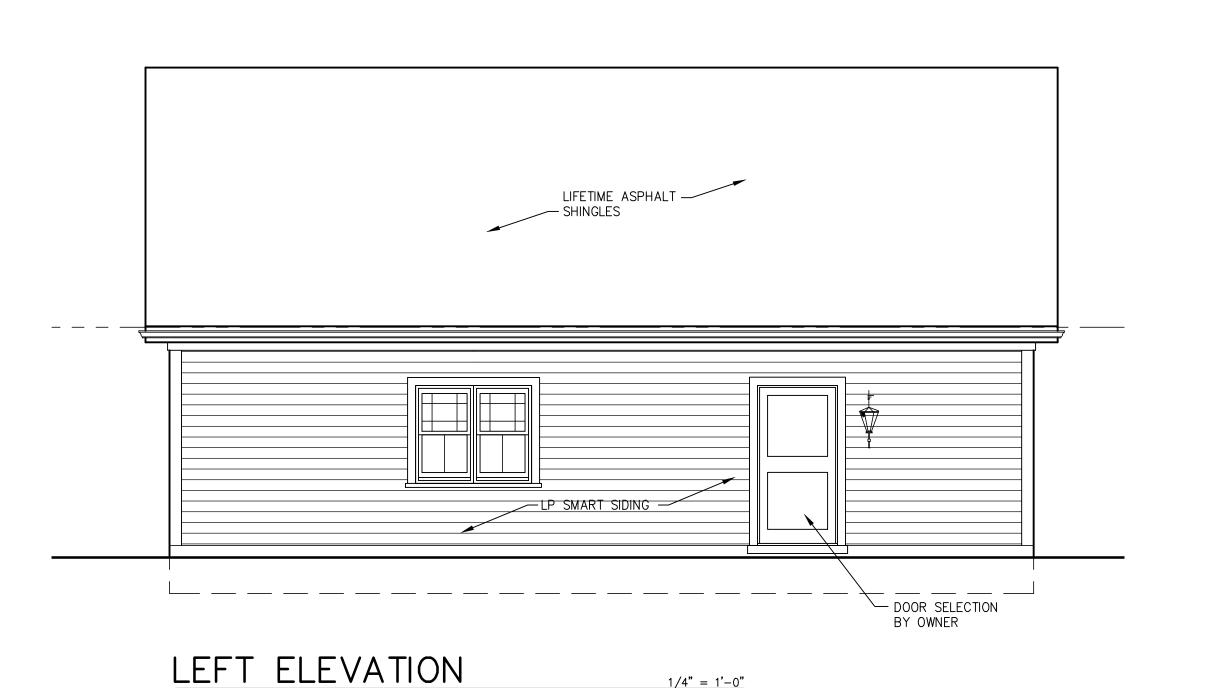
REV # DATE: REV. PER:

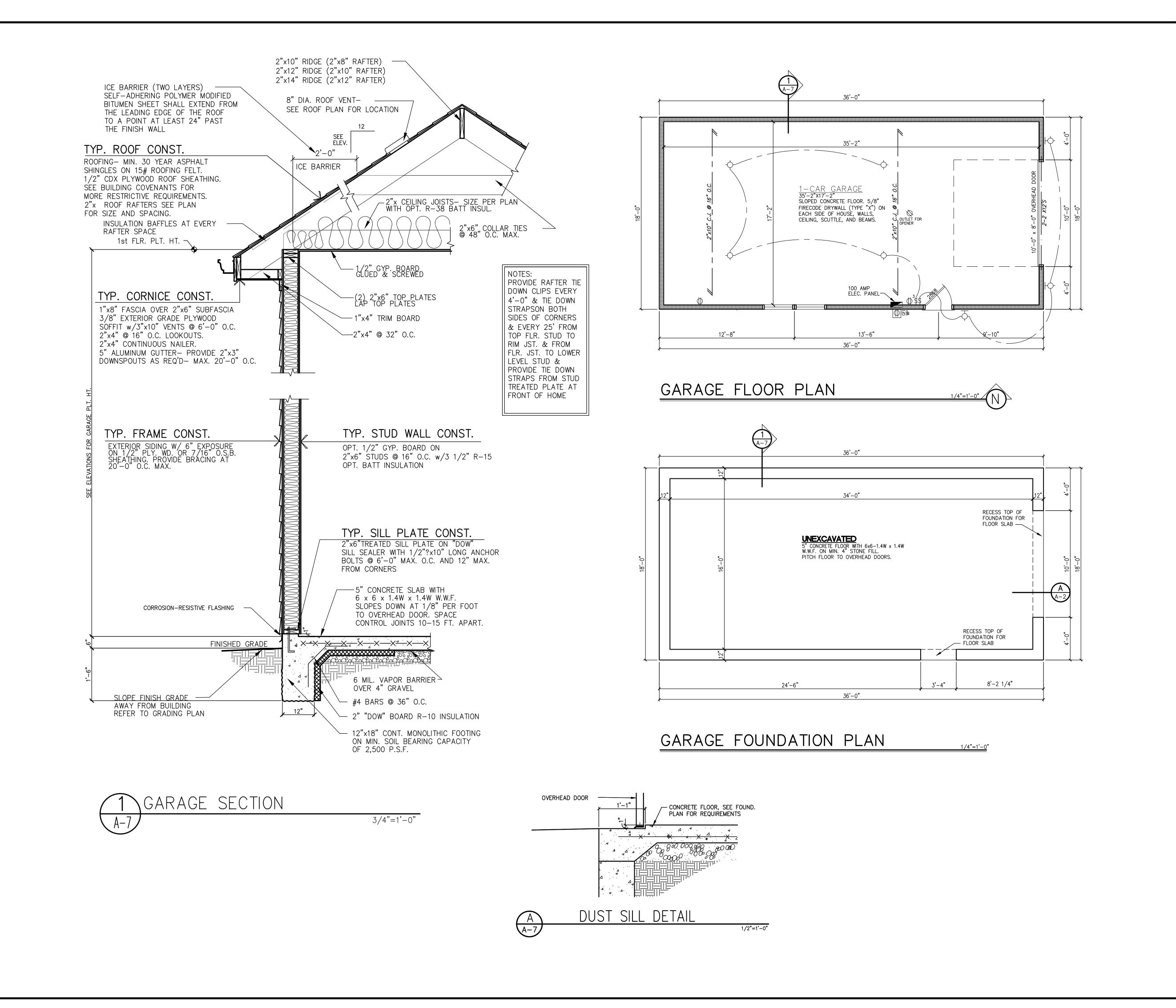
DATE:
09-26-22

DRAWN BY: PAP
PREVIOUS NO. —
PROJECT NO.
21141

SHEET NUMBER

A-6







ARCHITECTS / DESIGNERS

20960 FRANKFORT SQ. RD.

SUITE A

FRANKFORT, ILLINOIS
T: (708) 407-8028
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gabe@idealcustomdesigns.com
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09-26-22

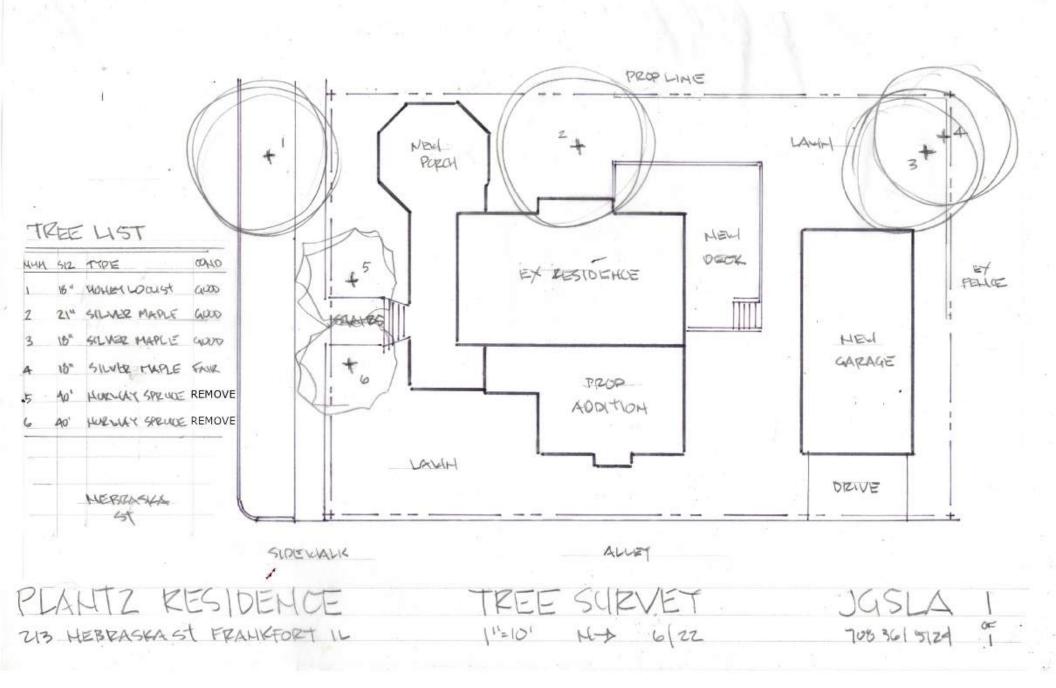
DRAWN BY: PAF

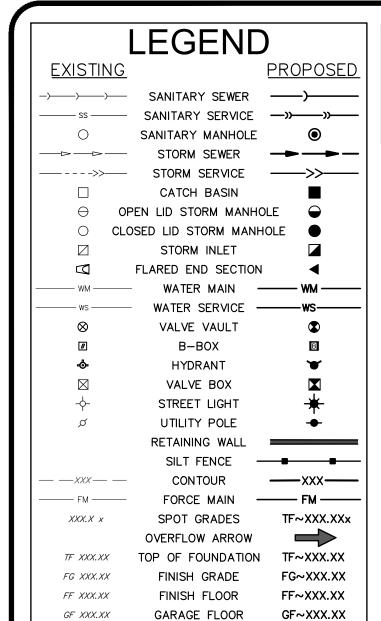
PREVIOUS NO. —

21141

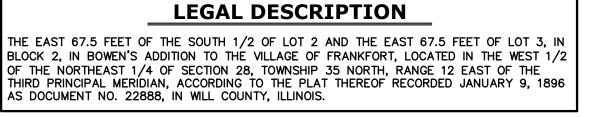
PROJECT NO.

SHEET NUMBER



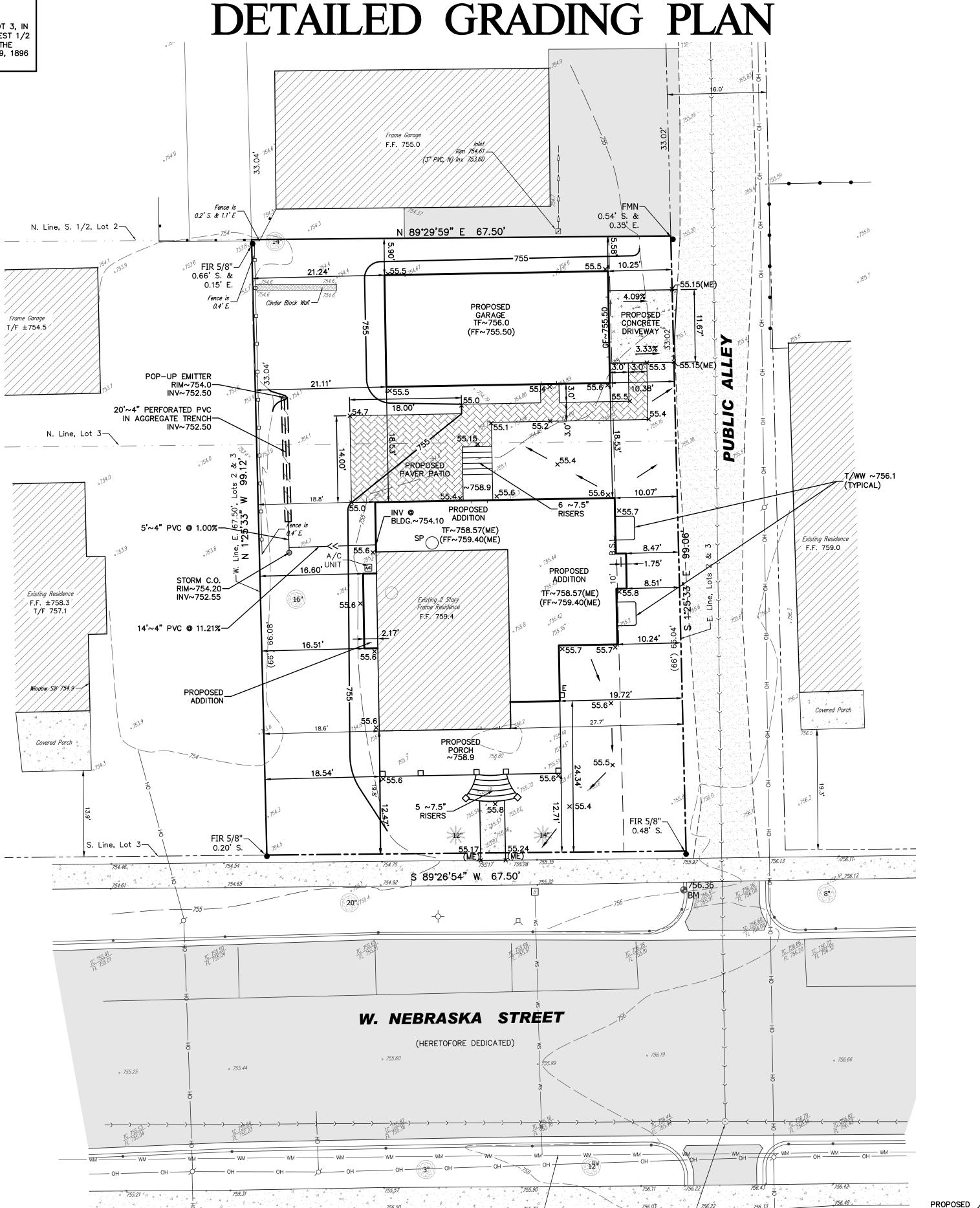


4-INCH PVC 1/4-BEND -



BENCHMARKS

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



SURFACE WATER DRAINAGE CERTIFICATE

 NDS #420 POP-UP DRAINAGE EMITTER

TOPSOIL BACKFILL

1. DRAIN PIPE OUTLET FOR DOWNSPOUTS TO BE CONSTRUCTED WITH 4-INCH PVC

3. NDS POP-UP DRAINAGE EMITTER TO BE INSTALLED FLUSH TO FINISHED GRADE.

PERFORATED PVC PIPE SEGMENT TO INCLUDE FILTER FABRIC SLEEVE.

. PIPE TO BE INSTALLED WITH A MINIMUM COVER OF 8 INCHES AT 1% MINIMUM GRADIENT.

POP UP EMITTER DETAIL

NOT TO SCALE

PIPE CONFORMING TO SCHEDULE 40 OR SDR26.

4-INCH RISER PIPE SEGMENT TO BE FIELD
ADAPTED TO FINISHED ELEVATION

Winderford Color Charles of the France of the Manual Anglian Color of the Charles of the Charles

ROCK OR GRAVEL WITH NO FINES

— NON-WOVEN GEOTEXTILE ENCASEMENT

4-INCH PERFORATED

WALL PVC PIPE

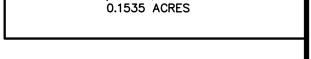
PVC PIPE WITH FILTER

STATE OF ILLINOIS)
COUNTY OF WILL)

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

DATED 19th DAY OF SEPTEMBER, 2022





AREA: 6,687 SQUARE FEET OR

SITE DATA

BASIS OF BEARING

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

WATER AND SEWER SERVICES
WATER SERVICE TO BE TYPE K COPPER MIN.

ALL IEPA AND LOCAL MUNICIPALITY

SPECIFICATIONS AND REQUIREMENTS

SERVICES 10'.

MANUAL, LATEST EDITION.

START OF CONSTRUCTION.

GRAPHIC SCALE

(IN FEET)

1 inch = 10 ft.

LOT AREA:

EXISTING COVERAGE: FOUNDATION RESIDENCE:

COVERED PORCH (FRONT):

COVERED PORCH (FRONT):

STAIRS (FRONT):

WALK (FRONT):

WALK (FRONT, SIDE & REAR):

PORCH, STOOP & STAIRS (REAR):

DRIVEWAY:
TOTAL EXISTING IMPERVIOUS—LOT AREA:

PROPOSED:
EX. FOUNDATION RESIDENCE (TO REMAIN):

ADDITION RESIDENCE FOUNDATION AREAS:

PAVER PATIO & WALK AREAS (REAR):

DRIVEWAY:
TOTAL PROPOSED IMPERVIOUS—LOT AREA:

PORCH, STOOP & STAIRS (REAR):

TOTAL EXISTING IMPERVIOUS:

CHANGE IN IMPERVIOUS:

EXISTING LOT COVERAGE:

PROPOSED LOT COVERAGE:

TOTAL PROPOSED IMPERVIOUS:

EXISTING BUILDING COVERAGE:

FOUNDATION GARAGE:

WOOD DECK (REAR):

PORCH (SIDE):

DEPTH 5.5'. SERVICE LINE SHALL COMPLY WITH

SANITARY SERVICE TO BE 6" SDR 26 PVC MIN.

SLOPE OF 1%. SERVICE SHALL COMPLY WITH

LOCAL MUNICIPALITY SPECIFICATIONS AND

MIN. SEPARATION OF WATER AND SANITARY

EROSION CONTROL TO BE APPLIED PER THE ILLINOIS URBAN

CONTRACTOR MUST VERIFY ALL EXISTING

CONDITIONS PRIOR TO STARTING CONSTRUCTION

TO DETERMINE IF ANY CONFLICTS EXIST, THE

DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO

FOR UNDERGROUND UTILITY LOCATIONS AND

PREPARED BY DESIGNTEK ENGINEERING, INC.

(708) 326-4961; FIELD WORK WAS COMPLETED

6,687 S.F.

631 S.F.

22 S.F.

289 S.F.

42 S.F.

164 S.F.

687 S.F.

648 S.F.

248 S.F.

28 S.F.

388 S.F.

2,744 S.F.

2,804 S.F.

1,523 / 6,687 = 22.78%

2,744 / 6,697 = 40.97%

2,194 / 6,687 = 32.81% 2,804 / 6,687 = 41.93%

+60 S.F.

41 S.F.

PRIOR TO ANY CONSTRUCTION, CONTACT

J.U.L.I.E., TOLL FREE: 1-800-892-0123.

EXISTING TOPOGRAPHIC SURVEY

ÒN ÁUGUST 9, 2022.

OWNER: ROBERT PLANTZ

(708) 921-0162

NUMBER 19-09-28-204-005-0000

PARCEL IDENTIFICATION

DESIGNTEK ENGINEERING, INC.CONSULTING, CIVIL ENGINEERING & LAND SURVEYING

9930 W. 190th Street, Suite L Mokena, Illinois 60448

MOKENA, ILLINOIS 60448 (708) 326 - 4961 Fax: (708) 326-4962

IL Prof. Lic. No: 184-003740

REVISION

213 W. NEBRASKA STREET FRANKFORT, ILLINOIS

DETAILED GRADING PLAN

DRAWN CHECKED PROJECT NO. 22-0577

DATE: 09-19-22 SHEET 1

SCALE: 1" = 10' OF 2

NOTE: DESIGNTEK MAKES NO REPRESENTATION AS TO ACCURACY OF DIMENSIONS SHOWN HEREON. FOR ACTUAL DIMENSIONS OF HOME REFER TO FOUNDATION PLAN PREPARED BY OTHERS. FOUNDATION PLAN SHOWN WAS RECEIVED ON AUGUST 31, 2022 FROM IDEAL CUSTOM DESIGNS.

ADDITION

CALL 1-800-892-0123 or 811

AT LEAST 48 HOURS (2 WORKING

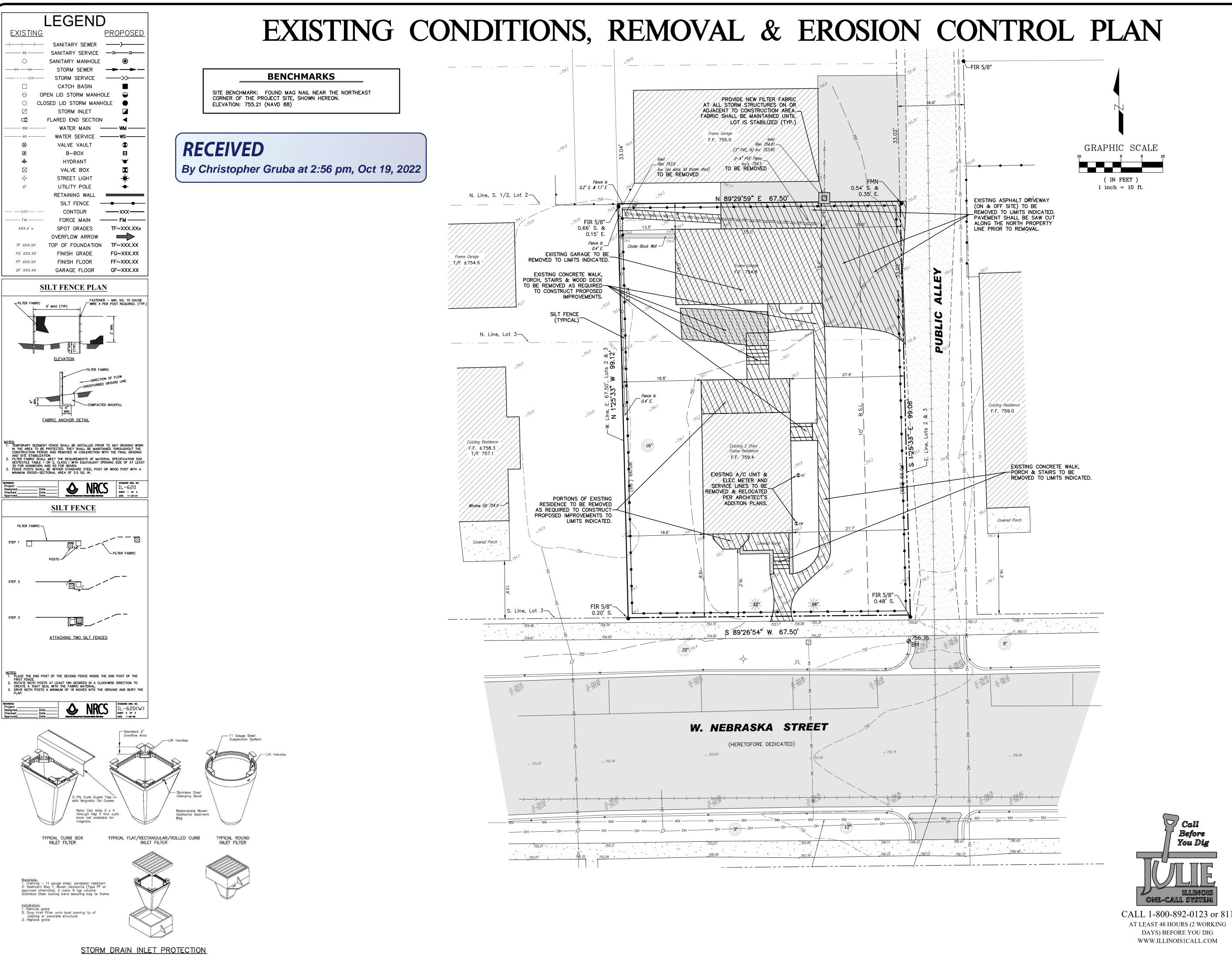
DAYS) BEFORE YOU DIG

WWW.ILLINOIS1CALL.COM

PROPOSED

PROPOSED ADDITION

GARAGE



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

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

START OF CONSTRUCTION.

FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT J.U.L.I.E., TOLL FREE: 1-800-892-0123. EXISTING TOPOGRAPHIC SURVEY PREPARED BY DESIGNTEK ENGINEERING, INC.

OWNER: ROBERT PLANTZ (708) 921-0162

(708) 326-4961; FIELD WORK WAS COMPLETED

BASIS OF BEARING

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

SITE DATA

AREA: 6,687 SQUARE FEET OR 0.1535 ACRES

PARCEL IDENTIFICATION **NUMBER**

19-09-28-204-005-0000

DESIGNTEK ENGINEERING, INC.

Mokena, Illinois 60448

(708) 326 - 4961 Fax: (708) 326-4962 IL Prof. Lic. No: 184-003740

213 W. NEBRASKA STREET FRANKFORT, ILLINOIS

REVISION

DETAILED GRADING PLAN

PROJECT NO. CHECKED DRAWN DEI SDS 22-0577 DATE: 09-19-22 SHEET 2 OF 2 SCALE: 1" = 10'

LEGEND

FOUND IRON PIPE FOUND IRON ROD SET 5/8" x 24" IRON PIPE SET MAG. NAIL FOUND CUT CROSS CONCRETE MONUMENT

————— PROPOSED EASEMENT LINE

BOUNDARY LINE LOT OR DEED LINE RECORD LOT LINE RIGHT-OF-WAY LINE CENTERLINE

ABBREVIATIONS

SQ. FT. SQUARE FEET

FD. (###.##') RECORD DIMENSION SOUTH MEASURED DIMENSION E EAST FOUND IRON PIPE FOUND IRON ROD OR PIN PUBLIC UTILITY

DRAINAGE EASEMENT B.S.L. BUILDING SETBACK LINE

NUMBER 19-09-28-204-005-0000

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

PARCEL IDENTIFICATION

SITE DATA

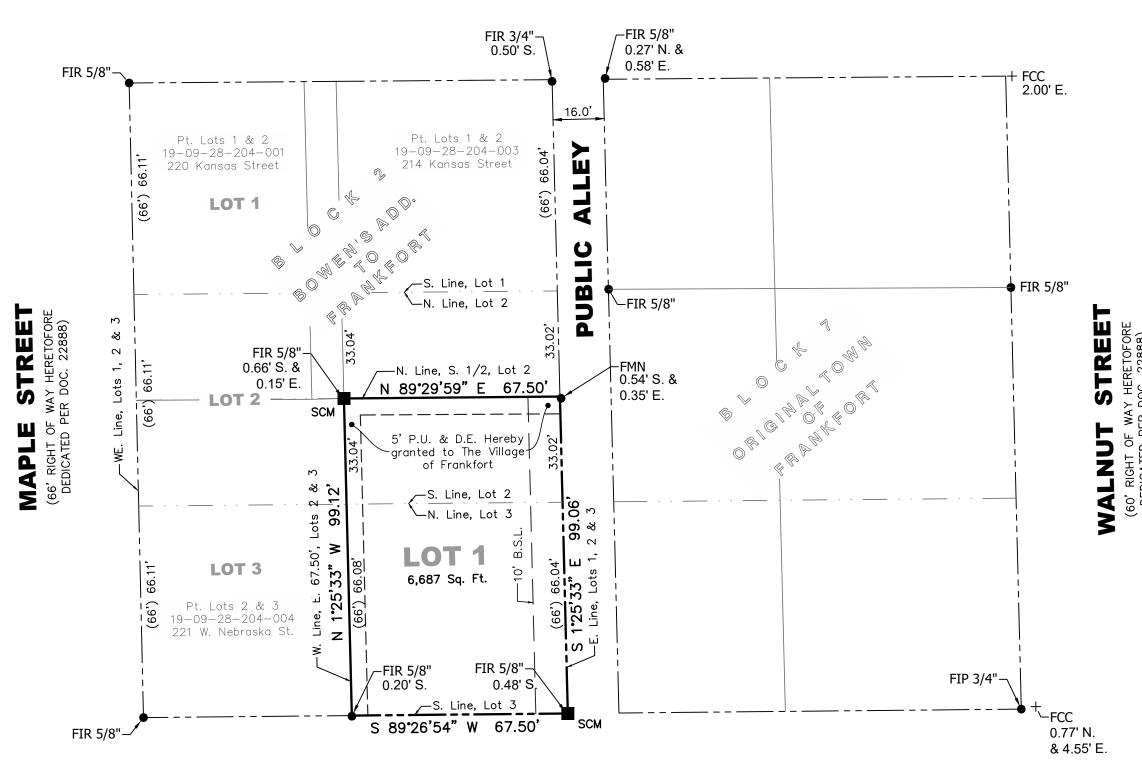
R-2 ZONING DATA

AREA: 6.687 SQUARE FEET

FRONT YARD SETBACK: TOTAL OF 25 FEET SIDE YARD SETBACK: (NOT LESS THAN 10 FEET ON ANY SIDE)

REAR YARD SETBACK:

KANSAS STREET (60' RIGHT OF WAY HERETOFORE DEDICATED)



W. NEBRASKA STREET

(60' RIGHT OF WAY HERETOFORE DEDICATED PER DOC. 22888)

OWNER'S & SCHOOL DISTRICT CERTIFICATE

State of Illinois) County of Will)

I, Robert A. Plantz, as legal title holders to the property hereon described in the Surveyor's certificate, do hereby certify that we have caused said property to be surveyed, re—subdivided and platted as shown and indicated thereon, for the purposes therein set forth, and do hereby acknowledge and adopt the same under the style and title thereon indicated.

This is to additionally certify that as owners of the property hereon described in the surveyor's certificate and known as Plantz Re-subdivison, to the best of knowledge, is located within the boundary of

Frankfort Community Consolidated School District 157C

Lincolnway Community High School District 210

Joliet Junior College District 525

Dated at ______ this _____ day of _____ 20___.

Ronald A. Plantz

Submitted by:

RONALD A PLANTZ 1033 S. BUTTERNUT CIR FRANKFORT, IL 60423

Return the original Mylar to:

MOKENA, ILLINOIS

RONALD A PLANTZ

PRELIMINARY & FINAL PLAT

PLANTZ RE-SUBDIVISION

BEING A RE-SUBDIVISION THE EAST 67.5 FEET OF THE SOUTH 1/2 OF LOT 2 AND THE EAST 67.5 FEET OF LOT 3, IN BLOCK 2, IN BOWEN'S ADDITION TO THE VILLAGE OF FRANKFORT, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

, a Notary Public in and for the said county and state aforesaid, do hereby

RECEIVED

By Christopher Gruba at 1:23 pm, Oct 17, 2022

RESERVED FOR THE RECORDER OF WILL COUNTY

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

and
SBC — Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install 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", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

Easements are hereby reserved for and granted to the Village of Frankfort, Illinois and to those public utility companies operating under franchise from the Village of Frankfort, including, but not limited to, Comed, Ameritech, NiCor, Comcast and their respective successors and assigns, over all of the areas marked "Public Utilities & Drainage Easements" or (P.U. & D.E.) on the plat for the perpetual right, privilege and authority to construct, repair, inspect, maintain and operate various utility transmission and distribution systems, community antenna television systems and including storm and/or sanitary sewers, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said village, over, upon, along under and through said indicated easements, together with right of access across the property for necessary personnel and equipment to do any of the above work.

The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easements that interfere with the operation of the sewers or other

No permanent buildings or obstructions shall be placed on said easements without prior written consent of grantees, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights. after installations of such facilities, the grade of said easement

Where an easement is used both for sewers and other utilities, the other utility installation shall be subject to the ordinances of the Village of Frankfort. Easements are hereby reserved for and granted to the Village of Frankfort and other governmental authorities having jurisdiction of the land subdivided hereby, over

NICOR EASEMENT PROVISIONS

An easement is hereby reserved for and granted to NICOR GAS COMPANY OF ILLINOIS, 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.

RECORDER'S CERTIFICATE

State of Illinois) County of Will)

This instrument, No. _____, was filed for record in the Recorder's Office of Will County, Illinois on the _____ day of ______, A.D. 20____ at _____o'clock ___,m and was recorded in Book ____ of Plats on Page ____.

Will County Recorder

SURVEYOR'S CERTIFICATE

State of Illinois) County of Will)

> This is to certify that I, Steven J. Laub, an Illinois Professional Land Surveyor, No. 035-003160, have surveyed and re-subdivided the following described property:

> The East 67.5 feet of the South 1/2 OF Lot 2 and the East 67.5 feet of Lot 3, IN Block 2, in Bowen's Addition to the Village of Frankfort, located in the West 1/2 of the Northeast 1/4 of Section 28, Township 35 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded January 9, 1896 AS Document No. 22888, in Will County, Illinois.

as shown by the annexed plat which is a correct representation of said survey and re-subdivision.

I further certify that this re-subdivision lies within the Village limits or within 1.5 miles of the corporate limits of the Village of Frankfort, Illinois, which has adopted a municipal plan and is exercising special powers authorized by Article 11, Division 12 of the Illinois municipal code, as now and hereafter amended and that all regulations enacted by the Village of Frankfort relative to plats and subdivisions have been complied with in the preparation of this plat.

I further certify that iron pipes 1" (o.d.) x 24" will be set at all lot corners except where concrete monuments are indicated, and that the plat hereon drawn correctly represents said survey and re-subdivision.

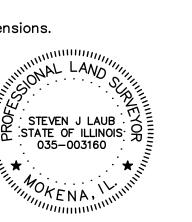
I further certify that the subject property lies within Zone "X" (Area of Minimal Flood Hazard) as defined by the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) of the Village of Frankfort, Map Number 17197C0326G, Effective Date of February 15, 2019.

Dimensions are given in feet and decimal parts thereof and all curve lengths shown are arc dimensions.

r my Mand and seal at Mokena, Illinois, this <u>11th</u> day of <u>August</u> A.D., 2022

Illinois Professional Land Surveyor No. #035-003160 License expires on November. 30, 2022

This professional service conforms to the current Illinois minimum standards for boundary surveys.



R ō 3 W. NEBR/ FRANKFOR

21

CENGINEERING, I ENGINEERING & LAND SURV 90TH STREET, SUITE I A, ILLINOIS 60448 (708) 326-4961 (708) 326-4692

PROJECT INFORMATION

Project No.: 22-0577 Scale: 1" = 10' Date: 08/10/2022 Field Date: 08/09/2022

Drawn By: SJL Checked By: TS

OF

DESIGNTEK ENGINEERING. INC. 9930 W. 190TH STREET, STE. L

FRANKFORT, IL 60423

State of Illinois) County of Will)

PLAN COMMISSION CERTIFICATE

described in the foregoing certificate.

Dated this ____, A.D., 20____.

OWNER'S & SCHOOL DISTRICT NOTARY PUBLIC CERTIFICATE

certify that _____ and ____ and ____

personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing

Given under my hand and notorial seal this _____ day of _____, A.D., 20____

Approved by the Mayor and the Board of Trustees of the Village of Frankfort, Illinois on this

instrument as such owner(s), appeared before me this day in person and acknowledged that he (she)

(they) signed and delivered the said instruments as his (her) (their) own free and voluntary act for the

State of Illinois)

County of Will)

uses and purposes therein set forth.

VILLAGE BOARD CERTIFICATE

State of Illinois)

WILL COUNTY CLERK

State of Illinois)

County of Will

Will County Clerk

County of Will

Mayor

_____, Chairman of the Village of Frankfort Plan Commission, do certify that on this ____ of _____ A.D. 20___, this plat of subdivision was duly approved by the Plan Commission of the Village of Frankfort.

This is to certify that I find no delinquent or unpaid current taxes against any of the real estate

Chairman

TAX MAPPING CERTIFICATE

State of Illinois) County of Will)

Director

_, do hereby certify that I have checked the legal description of the final plat and find that said plat to be a true and correct representation of the subdivision as made by the surveyor.

The property hereon described is located on Tax Map _____ and identified as permanent real estate tax number(s) 19-09-28-204-005-0000

Dated this _____, day of ______, A.D. 20____.

Send all future tax bills to:

1033 S. BUTTERNUT CIR

Planning Commission / ZBA



October 27, 2022

Project: Tiny Tots Play Cafe **Meeting Type: Public Hearing**

Requests: Special Use Permit for Indoor Recreation, and a parking adjustment

Location: 9500 W. Lincoln Highway, Suites 5, 6, and 7

Applicant: Matthew Coello

Prop. Owner: Iser Gregory F. Trust #8242

Consultants: None

Representative: Gregg Iser, Jr. Report By: **Drew Duffin**

Site Details

Lot Size: 45,732 square feet (+/-) PIN(s): 19-09-22-100-066-0000 **Existing Zoning: B2** Community Business

Prop. Zoning: B2 Community Business with a Special Use for

Indoor Recreation

Building(s) / Lot(s): 1 building / 1 lot

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Commercial	Mixed Use	B2
North	Grocery Store	N/A	B2
South	Auto Parts	Single Family Attached Residential	B2
East	None	Mixed Use	B2
West	Retail	General Commercial	B2



Figure 1: Location Map



Project Summary -

The applicant, Matthew Coello, is requesting a Special Use Permit for Indoor Recreation to operate an indoor children's play facility with ancillary food service located at 9500 W. Lincoln Highway, Suites 5, 6, and 7. The owner of the property is Iser Gregory F. Trust #8242, which is represented by Gregg Iser, Jr. The proposed use would provide toys and indoor play equipment for children six years old and younger. In addition, a café would offer food and beverages to parents, guardians, and children. Patrons would be required to pay a per-child fee to play in the play area. No walk-in food-only customers would be permitted. A parking adjustment based on the availability of shared parking is also requested.

Attachments -

- 1. 2021 Aerial Photograph from Will County GIS
- 2. Boundary Survey, accepted in lieu of a Plat of Survey, received 10.11.22
- 3. Site Plan received 10.6.22
- 4. Floor Plan for Suites 5, 6, and 7 received 9.23.22
- 5. Hours of operation for the other tenants of the property
- 6. Parking requirements at 9500 W. Lincoln Highway, updated to include private event and special event hours for Tiny Tots Play Cafe.
- 7. Proposed private party and special events hours for Tiny Tots Play Cafe

- 8. Equipment schedule for the café
- 9. Findings of Fact completed by the applicant
- 10. Site Photographs taken 10.6.22
- 11. Sample photographs of Playroom Café Two in Naperville, Illinois

Analysis —

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

Use

- 1. The site includes the following uses: Sorriso's Ristorante & Bar, which occupies three suites, Perfect Nails, and a Currency Exchange, which occupy one suite each.
- 2. The proposed use would take up three, 1,200 square foot suites for a total area of 3,600 square feet. Per the submitted floorplan, twelve tables would be provided to patrons laid out around the play area.
- 3. On the application, the applicant noted that Tiny Tots Play Café would have age-appropriate playground equipment, toys, riding cars, and activities for children six years old and younger. Specific equipment was not submitted as a part of the application, but the applicant submitted photos from Playroom Café Two in Naperville as an example of their business concept.
- 4. Tiny Tots Play Café's food service would not be available to the public. That is, only patrons who have brought children with them and who have paid the "play fee" would be able to order food and drinks off of the café menu.
- 5. Based on the submitted equipment schedule for the proposed ancillary food service, staff believes that there will be no cooking on-site. Only four of the nine listed pieces of equipment will use any form of heat, including an industrial coffee/espresso maker, a toaster oven, a panini press, and a microwave.
- 6. The applicant is not seeking a liquor license at this time.
- 7. In the description of the business provided by the applicant, Tiny Tots Play Café will also host events such as birthday parties, movie nights, craft nights, and meet-and-greets with holiday characters. This suggests that Tiny Tots may occasionally operate later than 4:00 PM. If this is the case, there could be a parking deficiency on-site, requiring up to 90 parking spaces per the Zoning Ordinance, depending on the day of the week. The Plan Commission may consider adding a condition to limit the hours of operation in order to avoid any potential issues with parking.

Parking

- The proposed use is not listed within the Zoning Ordinance's parking regulations. Per Article 7, Section B, Part 2(i), parking spaces for uses not listed shall be provided in accordance with recommendations of the Planning Commission and the Village Board. At the workshop for the proposed use held on 10.13.22, the Plan Commission recommended that this use require at least 25 parking spaces to comply with the Zoning Ordinance.
- 2. Existing parking on the site meets the requirements as laid out in the Zoning Ordinance. However, with the addition of the proposed use, a strict interpretation of the parking regulations indicates that this site does not have sufficient parking for all uses. The following table breaks down the parking requirements for each use per the Zoning Ordinance.

Tenant	Spaces per Employee	Spaces per Square Footage	Tenant Required Parking
Suite 1 (Vacant)	0	0	0
Suite 2, 3, 4 (Sorriso's Ristorante & Bar)	13	36	49
Suite 5, 6, 7 (Proposed Tiny Tots Play Café)	0	25	25
Suite 8 (Perfect Nails)	4	6	10
Suite 9 (Currency Exchange)	2	5	7
Total Parking	19 spaces	72 spaces	91 spaces (79 existing)

- 3. Based on the table above, the applicant requires a parking adjustment from the Plan Commission. The following points of discussion (#4-7) suggest that there is sufficient shared parking on-site so long as the proposed use and Sorriso's are not open simultaneously.
- 4. The hours of operation for the various tenants will impact the availability of parking at different times of day and throughout the week. The following table lists the hours of operation for each tenant Monday to Sunday.

Tenant	Hours	
Sorriso's Ristorante & Bar	Tuesday – Thursday, 4:00 PM – 9:00 PM	
	Friday – Saturday, 4:00 PM – 10:00 PM	
	Sunday, 4:00 PM – 8:00 PM	
(Proposed) Tiny Tots Play Café	Monday – Friday, 10:00 AM – 4:00 PM	
	Saturday – Sunday, 9:00 AM – 4:00 PM	
Perfect Nails	Tuesday – Saturday, 10:00 AM – 7:30 PM	
Currency Exchange	Monday, 9:00 AM – 7:00 PM	
	Tuesday – Wednesday, 9:00 AM – 6:00 PM	
	Thursday – Friday, 9:00 AM – 7:00 PM	
	Saturday, 9:00 AM – 4:00 PM	

- 5. Tiny Tots Play Café would also host private parties and ticketed special events. Private parties would be scheduled between 4:30 PM and 7:30 PM on Fridays, Saturdays, and Sundays. Special events would regularly take place on the second and fourth Monday of each month between 5:00 PM and 7:00 PM. 25 tickets would be available for each event. It is not clear to staff whether tickets would be on a per-child basis or a per-family basis.
- 6. The applicant has also submitted dates and times for three holiday events: Valentine's Date Night, Cinco de Mayo, and a Halloween Bash. The dates provided appear to be for 2023 only.
 - Valentine's Date Night would take place on Monday, February 13th from 5:00 to 7:00.
 Based on the name of the event ("Date Night"), it is not clear to staff whether parents will be present for this event.
 - o Cinco de Mayo would take place on Friday, May 5th from 5:00 to 7:00.

- The Halloween Bash would take place on either Friday, October 27th or Saturday, October 28th from 5:00 to 8:00. It is unclear to staff which date this event would be held since the document submitted to staff said Friday, October 28th. In addition, the proposed times may also be a typo, since 5:00 to 8:00 is inconsistent with the 5:00 to 7:00 hours of the other two holiday events.
- 7. When taking into account the new information provided by the applicant (outlined in discussion points 4, 5, and 6), there would be a parking deficiency at 9500 W. Lincoln Highway on Fridays and Saturdays from 4:00 PM to 8:00 PM. The site would require either 91 or 84 parking spaces per code.
- 8. Staff took photographs of the site and the current parking situation on the morning of October 6th, 2022. The photos were taken at a time the proposed use would be open to get an accurate sense of the parking demand at that time. The lot had approximately 14 occupied spaces and 65 available spaces.
- 9. Despite the property's proximity to other commercial uses, in particular Walgreen's and Mariano's, there is no automobile access to either site from 9500 W. Lincoln Highway. For a person to travel from 9500 W. Lincoln Highway to Mariano's, for example, said person would need to exit onto Lincoln Highway and enter the parking lot from the road. Other commercial properties are accessible on foot, but walking from this property to another does carry some risk, since a person would need to either walk across a large parking lot, or a drive aisle that doubles as an entryway for cars turning off of Lincoln Highway.
- 10. The Plan Commission stated at the workshop that they would consider any parking agreements submitted to staff which may help the site meet its Zoning Ordinance-required parking. As of the time of writing, staff has not received any agreements from the applicant.

Miscellaneous

1. The property owner has submitted a copy of a recorded Driveway Easement granted to the property owner by Mariano's. It is staff's understanding that the easement does not grant patrons of 9500 W. Lincoln Highway the ability to use the Mariano's parking lot to park their vehicles. Instead, staff believes that the easement allows ingress and egress from 9500 W. Lincoln Highway via the Mariano's parking lot, a construction easement for the property owner on a specific portion of the property to connect the two lots, and allows Mariano's an easement to repair and maintain said driveway. As seen on the site photos, no such driveway has been constructed as of this report.

Standards for Special Uses —

For reference during the workshop, Article 3, Section B, Part 6 of the Village of Frankfort Zoning Ordinance lists "findings" or "standards" that the Plan Commission must use to evaluate every special use request.

The Plan Commission shall make written findings of fact and shall refer to any exhibits containing plans and specifications for the proposed special use, which shall remain a part of the permanent record of the Plan Commission. The Plan Commission shall submit same, together with its recommendation to the Village Board for final action. No special use shall be recommended by the Plan Commission, unless such Commission shall find:

- a. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
- b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- d. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
- e. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
- f. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- g. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

Adjustments to Required Parking —

For reference during the workshop, Article 7, Part 5 of the Village of Frankfort Zoning Ordinance describes the circumstances in which the Plan Commission may adjust the minimum number of required parking spaces in the business and industrial districts on a case-by-case basis.

- a. Purpose. The purpose of this section is to allow adjustments to the minimum number of parking spaces required to avoid construction of unnecessary and excessive off-street parking facilities. Reducing the requirements for off-street parking facilities is intended to provide for more cost-efficient site development, to minimize impervious surface, to minimize storm water runoff, to avoid construction of unnecessarily large storm water management facilities, and to provide more landscape areas and open space on business and industrial sites. To achieve these purposes, the Plan Commission may reduce the minimum number of required off-street parking spaces in specific cases as described in this Part 5.
- b. Adjustments. In all business and industrial districts, the minimum number of required parking spaces may be adjusted by the Plan Commission on a case-by-case basis. The petitioner for such an adjustment shall show to the satisfaction of the Plan Commission that adequate parking will be provided for customers, clients, visitors, and employees. The following provisions and factors shall be used as a basis to adjust parking requirements:
 - 1. Evidence That Actual Parking Demands will be Less Than Ordinance Requirements. The petitioner shall submit written documentation and data to the satisfaction of the Plan Commission that the operation will require less parking than the Ordinance requires.
 - 2. Availability of Joint, Shared or Off-Site Parking. The petitioner shall submit written documentation to the satisfaction of the Plan Commission that joint, shared or off-site parking spaces are available to satisfy the parking demand.
 - a) Agreements shall be provided which demonstrate evidence that either parking lots are large enough to accommodate multiple users (joint parking) or that parking spaces will be shared at specific times of the day (shared parking, where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours.)
 - b) Off-site parking lots may account for not more than 50-percent of the required parking and shall be located not more than three-hundred (300) feet from the principal use that it is intended to serve.

When a reduction of parking spaces attributable to shared parking or off-site parking is requested, the petitioner shall submit written verification that such parking is available and shall include copies of any contracts, joint lease agreements, purchase agreements, and other such documentation to show that shared parking can be

accomplished. Off-site shared parking spaces shall be clearly posted for the joint use of employees, and/or tenants, or customers of each respective use sharing those spaces.

- 3. Use of Alternative Transportation. Upon demonstration to the Plan Commission that effective alternative transportation to the automobile will occur, the Plan Commission may reduce parking requirements. Alternative transportation may include, but is not limited to, bus transit, van pool operations, car pool/ride sharing, and bicycles. Proposals for adjustments of parking under this section shall show how the alternative transportation modes will be implemented, the permanency of such modes, extent of the program, the number of vehicles the mode will replace, and other pertinent information.
- c. Banked Parking Spaces. As a condition of a reduction in parking requirements, the Plan Commission may require banked parking spaces. In such cases, the site plan for the business or industrial use shall provide sufficient open space on the subject site to accommodate the additional parking space otherwise required by this Ordinance. Such open space shall be in addition to required yards, setbacks, driveways, private streets, loading and service areas. Sufficient open space shall be provided which, if converted to parking spaces, would:
 - provide off-street parking to meet the full requirements of this Ordinance at the time of application, and
 - 2. ensure that the site shall not exceed the maximum impervious lot coverage as set forth in Article 6.

Affirmative Motion —————

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

- 1. Approve an adjustment to the total Zoning Ordinance-required parking for the subject property based on the availability of shared parking for the proposed and current tenants as listed in the staff report.
- 2. Recommend the Village Board approve a Special Use Permit for Indoor Recreation for an indoor children's play facility located at 9500 W. Lincoln Highway, Suites 5, 6, and 7, in accordance with the submitted plans, public testimony, and Findings of Fact.



Aerial Photo - 9500 W. Lincoln Hwy





Roadways Federal State County

Local and Private

Townships

WGS_1984_Web_Mercator_Auxiliary_Sphere

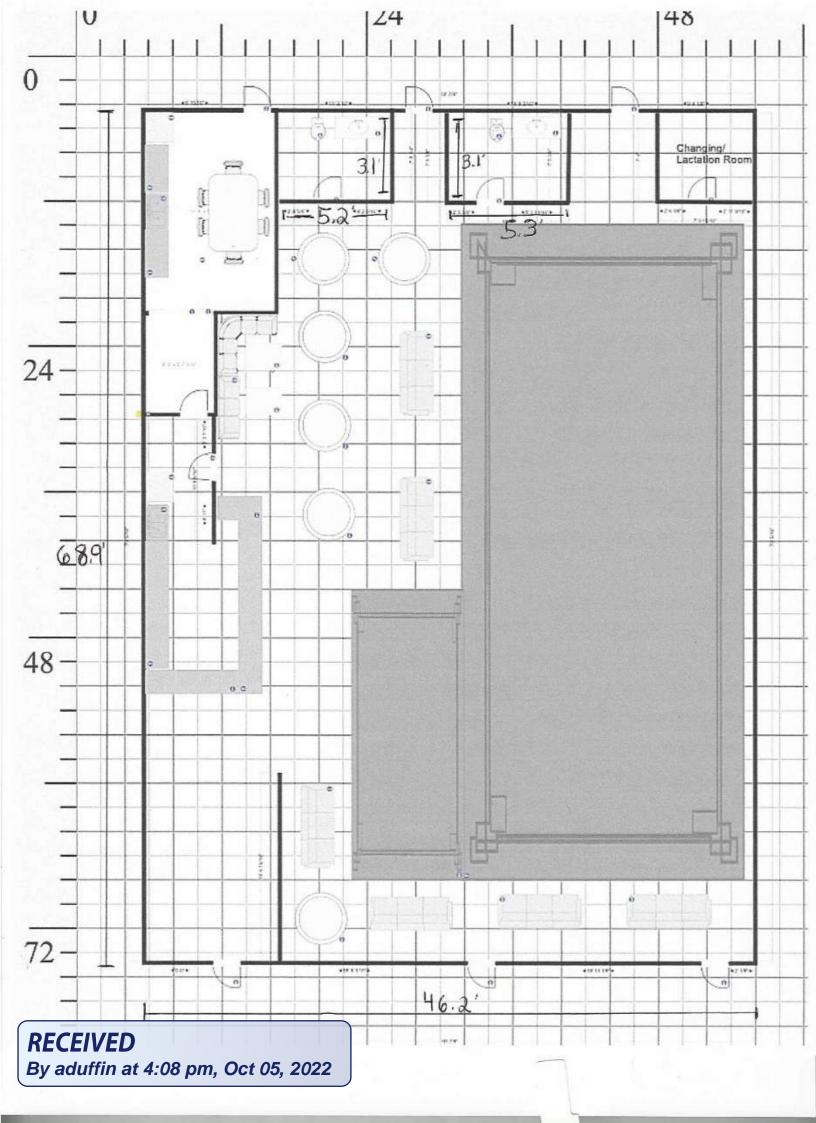
questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyillinois.com.

0.07 0.1 Miles

1:4,407

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Notes



HOURS OF OPERATION

Sorriso's

Tue - Thurs

4pm - 9pm

Fri - Sat

4pm - 10pm

Sun

4pm - 8pm

Hours of Operation have changed, see next page for new proposed hours

Tiny Tot

Mon-Sun

10am - 4pm

Perfect Nails

Tue-Sat

10am - 7:30pm

Currency Exchange

Mon, Thur, Fri 9am - 7pm

Tue, Wed

9am - 6pm

Sat

9am - 4pm

Business Hours:

	General Admission Hrs	Private Party Hrs	
Sunday	9:00 a.m 4:00 p.m.	4:30 p.m 7:30 p.m.	
Monday	10:00 a.m 4:00 p.m.		
Tuesday	10:00 a.m 4:00 p.m.		
Wednesday	10:00 a.m 4:00 p.m.		
Thursday	10:00 a.m 4:00 p.m.		
Friday	10:00 a.m 4:00 p.m.	4:30 p.m 7:30 p.m.	
Saturday	9:00 a.m 4:00 p.m.	4:30 p.m 7:30 p.m.	

Holiday Events-Tickets Required			
Event:	Hours of Event:	Number of kids/adults	
Valentines Date Night (Monday Feb 13th)	5:00-7:00	25 kids	
Cinco de Mayo (Friday May 5th)	5:00-7:00	25 kids	
Halloween Bash (Friday October 28th)	5:00-8:00	25 kids	
Monthly Special Event- Tickets Required (Twice a Month)			
Movie Night or Craft Night (2nd and 4th Monday each month)	5:00-7:00	25 kids	

RECEIVED

By aduffin at 1:32 pm, Oct 19, 2022

RECEIVEDBy aduffin at 9:04 am, Oct 04, 2022

Food Service Equipment List

Industrial sink

Refrigerator

Display Refrigerator

Pastry Display Case

Industrial coffee/espresso maker

Blender

Toaster oven

Panini press

Microwave

RECEIVED By aduffin at 4:07 pm, Oct 05, 2022



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

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

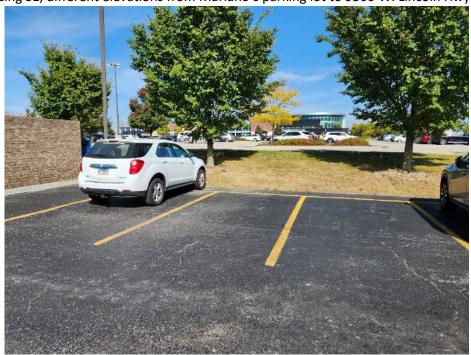
- 1. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
 - True, the establishment, maintenance and operation of the special use will not be detrimental to, or endanger, the public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

5.	That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
	There are adequate utilities, access roads and drainage.
_	That adapt of a construction of the constructi

- 6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
 - Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- 7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.
 - True, the special use shall conform to the applicable regulations of the district in which it is located.



Facing SE, different elevations from Mariano's parking lot to 9500 W. Lincoln Hwy lot



Facing N, different elevation from Mariano's parking lot



Facing W, separation from Walgreen's parking lot



Facing SE, in front of building



Facing north



Facing NE



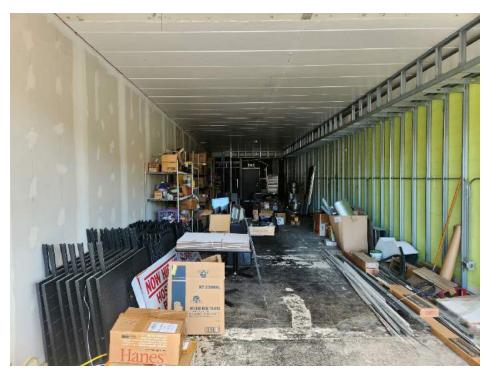
Atypical parking spaces



Rear of building, facing east



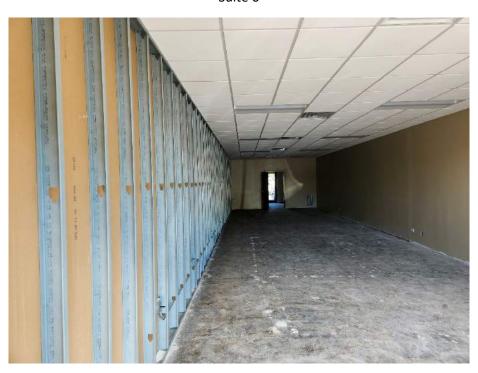
Rear of building, facing west



Suite 5



Suite 6

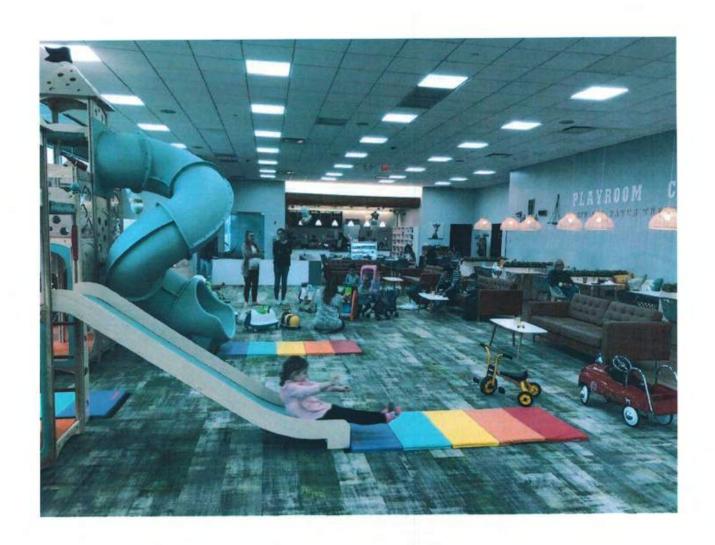


Suite 7









BOUNDARY SURVEY & TOPOGRAPHIC SURVEY

RECEIVED By aduffin at 1:48 pm, Oct 11, 2022

ISER RETAIL STRIP CENTER FRANKFORT, ILLINOIS

LEGAL DESCRIPTION

PARCEL ONE:

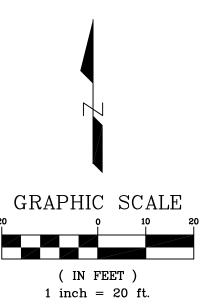
THAT PART OF THE EAST 175 FEET OF THE SOUTH 452.80 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SEC 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE FOLLOWING: THE N 117.80 FEET OF THE EAST 175 FEET OF THE SOUTH 452.80 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS DISC AT THE WEST 1/4 CORNER OF FRACTIONAL SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST, AS DÉSCRIBED IN MONUMENT RECORD RECORDED AS DOCUMENT R2008-081790; THENCE NORTH 88' 13' 53" EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION, 668.41 FEET, TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE NORTH 01° 44' 41" WEST, ALONG SAID EAST LINE, 335 FEET TO A LINE THAT IS 117.80 FEET SOUTH OF AND PARALLEL WITH THE SOUTH 452.8 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION AND THE POINT OF BEGINNING; THENCE SOUTH 88° 13' 53" WEST, ALONG SAID LINE, 175 FEET, TO A LINE 175 FEET WEST OF AND PARALLEL WITH SAID EAST LINE; THENCE NORTH 01° 44' 41" WEST, ALONG SAID LINE 117.80 FEET, TO THE NORTH LINE OF SAID SOUTH 452.8 FEET; THENCE N 88° 13' 53" EAST, ALONG SAID LINE, 175 FT TO SAID EAST LINE; THENCE SOUTH 01° 44' 41" E, 117.80 FEET TO THE POINT OF BEGINNING), AND ALSO EXCEPTING THAT PART LYING SOUTH OF THE NORTH RIGHT OF WAY LINE OF U.S. ROUTE 30 (ALSO KNOWN AS LINCOLN HWY) AS DESCRIBED IN DOC R98-010964).

PARCEL TWO:

THE NORTH 117.80 FEET OF THE EAST 175 FEET OF THE SOUTH 452.80 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART LYING SOUTH THE NORTH RIGHT-OF-WAY LINE OF U.S. ROUTE 30 (ALSO KNOWN AS LINCOLN HIGHWAY) AS DESCRIBED IN DOCUMENT NUMBER R98-010964, IN WILL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT A BRASS DISC AT THE WEST QUARTER CORNER OF FRACTIONAL SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST, AS DESCRIBED IN MONUMENT RECORD RECORDED AS DOCUMENT NUMBER R2008-081790; THENCE NORTH 88 DEGREES 13 MINUTES 53 SECONDS EAST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, 668.41 FEET, TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH 01 DEGREES 44 MINUTES 41 SECONDS WEST, ALONG SAID EAST LINE, 335.00 FEET, TO A LINE 117.80 FEET SOUTH OF AND PARALLEL WITH THE SOUTH 452.80 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 13 MINUTES 53 SECONDS WEST, ALONG SAID LINE 175.00 FEET, TO A LINE 175.00 FEET WEST OF AND PARALLEL WITH SAID EAST LINE; THENCE NORTH 01 DEGREES 44 MINUTES 41 SECONDS WEST, ALONG SAID LINE, 117.80 FEET, TO THE NORTH LINE OF THE SAID SOUTH 452.80 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 53 SECONDS EAST, ALONG SAID LINE, 175.00 FEET, TO SAID EAST LINE; THENCE SOUTH 01 DEGREES 44 MINUTES 41 SECONDS

EAST, 117.80 FEET, TO THE POINT OF BEGINNING.



BASIS OF BEARING

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

SITE DATA

AREA: 67,099 SQUARE FEET

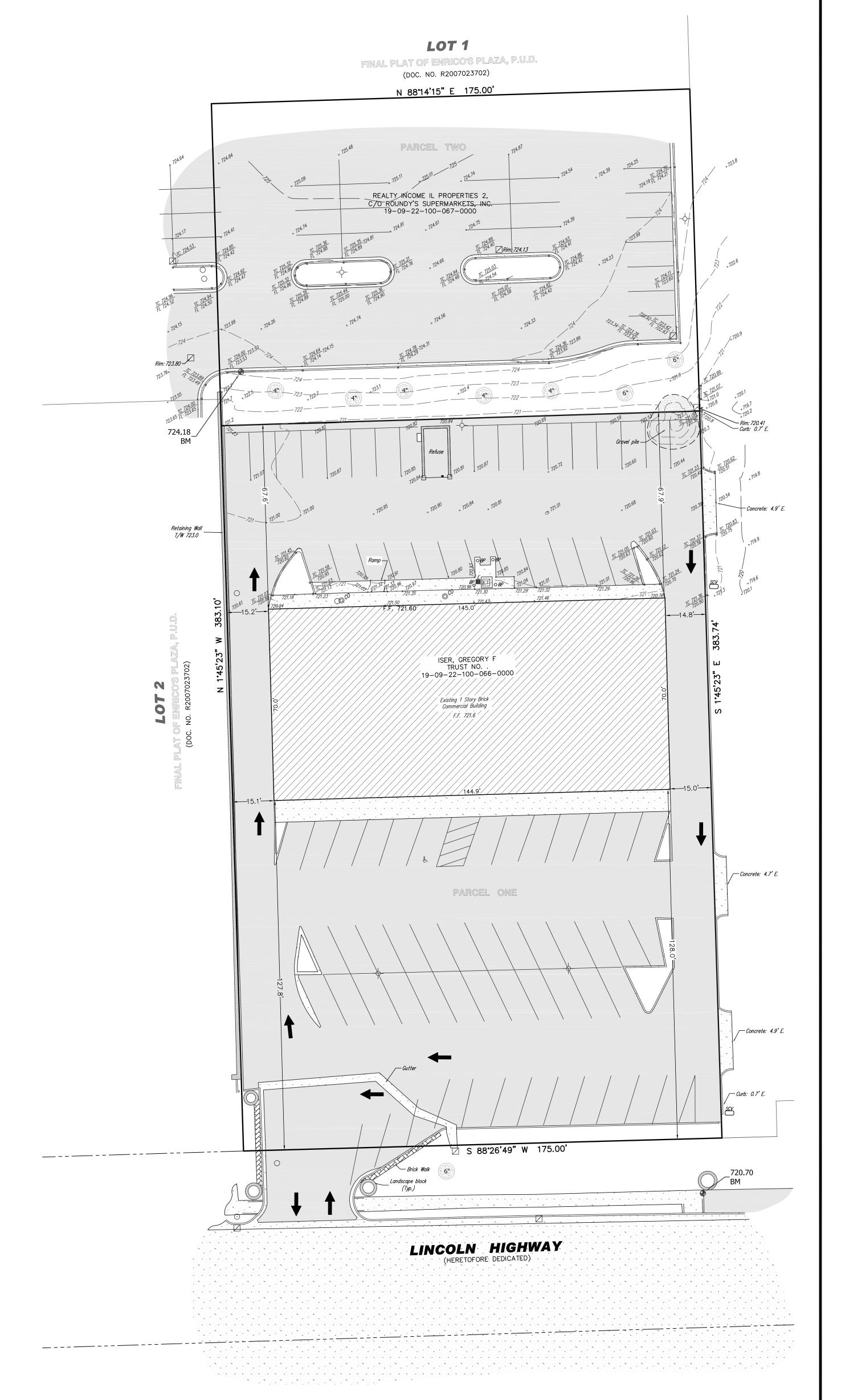
PARCEL IDENTIFICATION **NUMBER**

19-09-22-100-066-0000 19-09-22-100-067-0000

BENCHMARKS

CUT CROSS IN SIDEWALK GENERALLY OPPOSITE THE SOUTHEAST CORNER OF PARCEL ONE, SHOWN HEREON.

ELEVATION: 720.70 (NAVD 88) CUT CROSS IN TOP OF CURB NEAR THE SOUTHWEST CORNER OF PARCEL TWO/NORTHWEST CORNER OF PARCEL ONE, SHOWN HEREON.



DESIGNTEK ENGINEERING, INC. CONSULTING, CIVIL ENGINEERING & LAND SURVEYING 9930 W. 190th Street, Suite L Mokena, Illinois 60448 (708) 326-4961 FAX: (708) 326-4962 IL PROF. LIC. No.: 184 - 003740

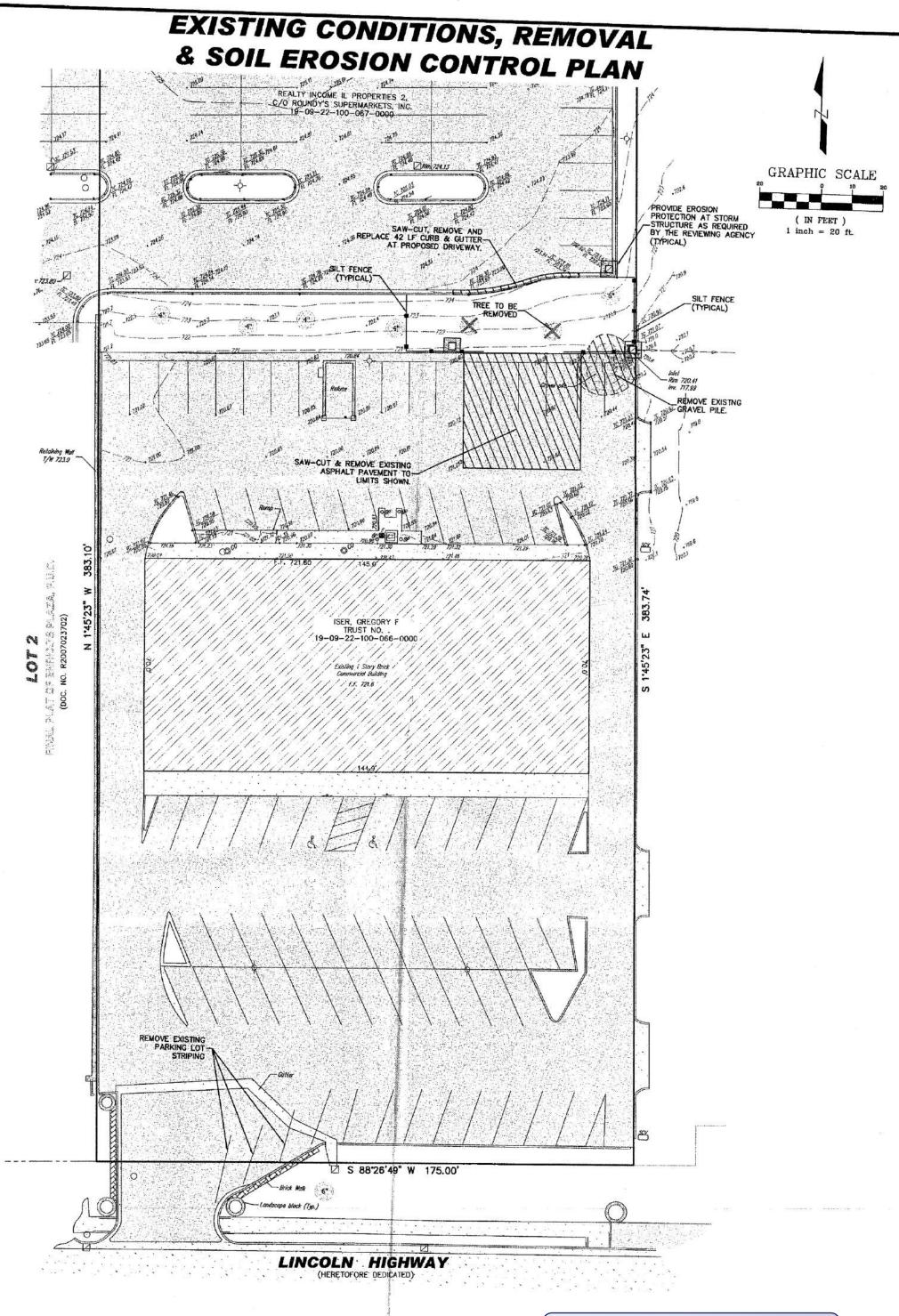
PREPARED FOR: **GREG ISER**

REVISIONS **BOUNDARY/TOPOGRAPHIC SURVEY** NO. DATE DESCRIPTION BY DRAFTING COMPLETED: 10/23/2019 PROJECT MANAGER: SJL DRAWN BY: FIELD WORK COMPLETED: CHECKED BY: SCALE: 10/07/2019

SHEET NO.

Project No:

19-0034



RECEIVED

By aduffin at 12:44 pm, Oct 06, 2022

Monday Sorriso's	Tiny Tots	Perfect Nails	Currency Exchange	Total Parking	Tuesday Sorriso	's Tiny Tots	Perfect Nails	Currency Exchange			Wednesday	Sorriso's	Tiny Tots	Perfect Na	ils Currency Exchange	Total Parking		Thursday	Sorriso's	Tiny Tots	Perfect Nails	Currency Exchange	
9:00 Closed	Closed	Closed	Open	7	9:00 Closed	Closed	Closed	Open	7		9:00	Closed	Closed	Closed	Open	7	1	9:00	Closed	Closed	Closed	Open	7
10:00 Closed	Open	Closed	Open	32	10:00 Closed	Open	Open	Open	32		10:00	losed	Open	Open	Open	42		10:00	Closed	Open	Open	Open	42
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2:00 Closed	Open	Closed	Open	32	2:00 Closed	Open	Open	Open	32		2:00	losed	Open	Open	Open	42		2:00	Closed	Open	Open	Open	42
3:00 Closed	Open	Closed	Open	32	3:00 Closed	Open	Open	Open	32		3:00	Closed	Open	Open	Open	42		3:00	Closed	Open	Open	Open	42
4:00 Closed	Closed	Closed	Open	7	4:00 Open	Closed	Open	Open	56		4:00	Open	Closed	Open	Open	66		4:00	Open	Closed	Open	Open	66
5:00 Closed	Closed	Closed	Open	7	5:00 Open	Closed	Open	Open	56		5:00	Open	Closed	Open	Open	66		5:00	Open	Closed	Open	Open	66
6:00 Closed	Closed	Closed	Open	7	6:00 Open	Closed	Open	Closed	49		6:00	Open	Closed	Open	Closed	59		6:00	Open	Closed	Open	Open	66
7:00 Closed	Closed	Closed	Closed	0	7:00 Open	Closed	Open	Closed	49		7:00	Open	Closed	Open	Closed	59		7:00	Open	Closed	Open	Closed	59
8:00 Closed	Closed	Closed	Closed	0	8:00 Open	Closed	Closed	Closed	49		8:00	Open	Closed	Closed	Closed	49		8:00	Open	Closed	Closed	Closed	49
9:00 Closed	Closed	Closed	Closed	0	9:00 Closed	Closed	Closed	Closed	0		9:00	losed	Closed	Closed	Closed	0		9:00	Closed	Closed	Closed	Closed	0
10:00 Closed	Closed	Closed	Closed	0	10:00 Closed	Closed	Closed	Closed	0	53	10:00	losed	Closed	Closed	Closed	0		10:00	Closed	Closed	Closed	Closed	0
Friday Sorriso's	Tiny Tots	Perfect Nails	Currency	Total Parking	Saturday Sorriso	s Tiny Tots	Perfect Nails	Currency Exchange	0.00		Sunday	Sorriso's	Tiny Tots	Perfect Na	Currency Exchange	Total Parking		Updated t	o include	private ev	ents hours		
9:00 Closed	Closed	Closed	Open	7	9:00 Closed	Open	Closed	Open	32		9:00	Closed	Open	Closed	Closed	25							
10:00 Closed	Open	Open	Open	42	10:00 Closed	Open	Open	Open	42		10:00	Closed	Open	Closed	Closed	25							
11:00 Closed	Open	Open	Open	42	11:00 Closed	Open	Open	Open	42		11:00	Closed	Open	Closed	Closed	25							
12:00 Closed	Open	Open	Open	42	12:00 Closed	Open	Open	Open	42		12:00	losed	Open	Closed	Closed	25							
1:00 Closed	Open	Open	Open	42	1:00 Closed	Open	Open	Open	42		1:00	Closed	Open	Closed	Closed	25							
2:00 Closed	Open	Open	Open	42	2:00 Closed	Open	Open	Open	42		2:00	losed	Open	Closed	Closed	25							
3:00 Closed	Open	Open	Open	42	3:00 Closed	Open	Open	Open	42		3:00	Closed	Open	Closed	Closed	25							
4:00 Open	Open	Open	Open	91	4:00 Open	Open	Open	Closed	84		4:00	Open	Open	Closed	Closed	74							
5:00 Open	Open	Open	Open	91	5:00 Open	Open	Open	Closed	84		5:00	Open	Open	Closed	Closed	74							
6:00 Open	Open	Open	Open	91	6:00 Open	Open	Open	Closed	84		6:00	Open	Open	Closed	Closed	74							
7:00 Open	Open	Open	Closed	84	7:00 Open	Open	Open	Closed	84		7:00	Open	Open	Closed	Closed	74							
8:00 Open	Closed	Closed	Closed	49	8:00 Open	Closed	Closed	Closed	49		8:00	losed	Closed	Closed	Closed	0							
9:00 Open	Closed	Closed	Closed	49	9:00 Open	Closed	Closed	Closed	49		9:00	Closed	Closed	Closed	Closed	0							
		Closed								ı													

Monday	Sorriso's	Tiny Tots	Perfect Nails	Currency Exchange	Total Parking
9:00	Closed	Closed	Closed	Open	7
10:00	Closed	Open	Closed	Open	32
11:00	Closed	Open	Closed	Open	32
12:00	Closed	Open	Closed	Open	32
1:00	Closed	Open	Closed	Open	32
2:00	Closed	Open	Closed	Open	32
3:00	Closed	Open	Closed	Open	32
4:00	Closed	Closed	Closed	Open	7
5:00	Closed	Open	Closed	Open	32
6:00	Closed	Open	Closed	Open	32
7:00	Closed	Closed	Closed	Closed	0
8:00	Closed	Closed	Closed	Closed	0
9:00	Closed	Closed	Closed	Closed	0
10:00	Closed	Closed	Closed	Closed	0

Friday	Sorriso's	Tiny Tots	Perfect Nails	Currency Exchange	Total Parking
9:00	Closed	Closed	Closed	Open	7
10:00	Closed	Open	Open	Open	42
11:00	Closed	Open	Open	Open	42
12:00	Closed	Open	Open	Open	42
1:00	Closed	Open	Open	Open	42
2:00	Closed	Open	Open	Open	42
3:00	Closed	Open	Open	Open	42
4:00	Open	Open	Open	Open	91
5:00	Open	Open	Open	Open	91
6:00	Open	Open	Open	Open	91
7:00	Open	Open	Open	Closed	84
8:00	Open	Open*	Closed	Closed	74
9:00	Open	Closed	Closed	Closed	49
10:00	Closed	Closed	Closed	Closed	0

^{*}Only open until 8 for the Halloween Bash



Project: Circle K Redevelopment

Meeting Type: Workshop

Requests: Proposed Annexation (via an Annexation Agreement); Zoning Map Amendment

(Rezoning) from the default E-R Estate Residential District to B-2 Community Business District (currently Will County C-2 and C-3); Special Use Permits for (1) an automobile fueling station, (2) accessory liquor sales, and (3) extended hours of operation. The pending Annexation Agreement includes requests for variations related to building and fuel canopy setbacks, landscape yards, plant materials, signage, and cross-access.

Location: 7654 W. Lincoln Highway

Applicant:RDK Ventures, LLCProp. Owner:RDK Ventures, LLC

Consultants: Matt Adas, RLA, and Ryan Swanson, P.E., Arc Design Resources, Inc. **Representative:** Matt Adas, RLA, and Ryan Swanson, P.E., Arc Design Resources, Inc.

Report By: Michael J. Schwarz, AICP

Site Details

Lot Size: 1.665 acres (72,518 SF)

PIN(s): 19-09-24-101-013-0000 and 19-09-24-101-016-0000 **Existing Zoning:** Will County C-2 Local Commercial and C-3 General

Commercial

Prop. Zoning: B-2 Community Business District; Special Use Permits

for an automobile fueling station, (2) accessory liquor sales, and (3) extended hours of operation.

Building(s) / Lot(s): 1 building/1 lot

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Commercial	General Commercial	Will County C-2,C-3
North	Vacant	General Commercial	Will County C-3
South	Vacant; Single-Family Detached Residential	Gen. Commercial; Single-Family Detached Residential	B-4;R-4 PUD
East	Commercial (Bank)	General Commercial	Will County C-3
West	Vacant	General Commercial	B2



Figure 1: Location Map

Project Summary -

The applicant, RDK Ventures, LLC has filed an application requesting annexation (via an Annexation Agreement); Zoning Map Amendment (Rezoning) from the default E-R Estate Residential District to the B-2 Community Business District (currently Will County C-2 and C-3); Special Use Permits for (1) an automobile fueling station, (2) accessory liquor sales, and (3) extended hours of operation. The pending Annexation Agreement includes requests for variations related to the front and rear building and fuel canopy setbacks, depth of a landscaped

transition yard (front), quantity of plant materials in the landscaped transition yard (front), signage, and cross-access, for the property located at 7654 W. Lincoln Highway, Frankfort, Illinois (PINs: 19-09-24-101-013-0000 and 19-09-24-101-016-0000). Approval of a single-lot Plat of Subdivision is also requested.

Property Background ———

The subject property is located at the northeast corner of U.S. Route 30/Lincoln Highway and Frankfort Square Road and is currently improved with a Circle K/Shell Gas Station and Convenience Store and an accessory drive-through car wash. The applicant is proposing to demolish the existing gas station/convenience store and accessory car wash and redevelop the site with a new 5,069 square-foot gas station/convenience store.

In late September 2021, the Village received the required notice of a Will County application concerning the subject property. Shortly thereafter staff research Village records and learned that the Village currently provides water and sanitary sewer utilities to the property. Staff informed the Will County staff and the applicant that annexation to the Village is necessary to accommodate the proposed redevelopment. Section 51.004 of the Municipal Code (Requirements for Utilizing the Village Public Utility System) includes a provision that requires the annexation as follows:

(F) Recognizing the Village Utility System currently serves property located outside of the village's corporate limits, this section shall not apply to those unincorporated properties currently interconnected to and utilizing the Village Utility System so long as the existing zoning and current actual use of the those properties as of the effective date of this section is not amended or in any way altered or changed.

Ordinance No. 2570, which was passed on March 16, 2009, is the effective date of the aforementioned provision. The proposed redevelopment includes the removal of the existing drive-through car wash facility and the entire site plan as it exists today would be altered to accommodate the proposed redevelopment. Therefore, the proposed annexation, rezoning, special uses, variations, and Plat of Subdivision require Village approval given that the proposed redevelopment will occur after March 16, 2009 if approved.

Attachments

- 1. 2020 Aerial Photograph from Village of Frankfort GIS
- 2. Site Photographs taken 10.21.22
- 3. ALTA/NSPS Land Title and Topographic Survey dated 4.27.20, received 9.23.22
- 4. Civil Engineering Plans dated 9.1.22, received 9.23.22
 - o Cover Sheet
 - General Notes
 - o SWPPP Plan
 - o SWPPP Plan
 - Layout Plan
 - o Grading Plan
 - o Grading Details
 - Drainage Plan
 - o Utility Plan
- 5. Landscape Plan dated 9.1.22, received 9.23.22
 - o Tree Preservation/Tree Removal Plan
 - Landscape Plan
- 6. Building Elevations dated 9.20.22, received 9.23.22
 - o Building Exterior Elevations
 - o Class C Column Finish
 - o Trash Enclosure Details
- 7. Exterior Sign Package dated 9.12.22, received 9.23.22
 - o Site Plan

- Storefront (South Elevation)
- Storefront (East and West Elevations)
- o Canopy Signs
- o Mid Sign (Ground Sign)
- Directional Signs
- 8. Photometric Plan dated 9.23.22, received 9.23.22
 - o Isometric Plan of Exterior Light Fixtures received 10.21.22
 - Daytime and Evening Illumination Renderings received 10.21.22
 - o Parking Lot, Canopy, Soffit, and Wall-Mounted Light Fixture Specifications received 10.21.22
- 9. Preliminary and Final Plat of Subdivision dated 9.23.22, received 9.23.22

Analysis

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

Comprehensive Plan

- 1. The Future Land Use Map in the *Your Frankfort Your Future 2040 Comprehensive Plan* designates the subject property as "General Commercial".
- 2. On Page 72 in Chapter 7 (Economic Prosperity) of the Your Frankfort Your Future 2040 Comprehensive Plan, Goal 7.3 is to "Encourage and support appropriate infill development in commercial corridors." One of the stated policies on Page 70 is to "Improve the appeal of infill sites with targeted infrastructure and access improvements, and marketing efforts. For Frankfort, this may include annexation of currently unincorporated areas within the Route 30 East Corridor."
- 3. On Page 86 in Chapter 8 (Land Use) of the *Your Frankfort Your Future 2040 Comprehensive Plan*, one of the stated annexation priorities is the unincorporated properties in the Route 30 East Corridor between 84th Avenue on the west and Harlem Avenue on the East. The Plan states, "This corridor is the Village's front door, and incorporation would provide the Village with the ability to regulate the character and development in this corridor."

Annexation

- 1. The subject property is contiguous to the Village of Frankfort boundary along its west and south roadway frontages.
- 2. The applicant requests approval of an annexation agreement which would memorialize the various zoning requests associated with the proposed redevelopment of the subject property. Annexation agreements typically are presented to the Committee-of-the-Whole for discussion following the Plan Commission/Zoning Board of Appeals review process. A public hearing on the terms of the annexation agreement would be required at a future Village Board meeting.

Zoning / Special Uses

- 1. The applicant proposes to construct a 5,069 square-foot Circle K gas station/convenience store on the property located at 7654 W. Lincoln Highway. The existing gas station/convenience store and accessory car wash buildings would be demolished.
- 2. The subject property is 1.665 acres and is located at the northeast corner of Illinois Route 30/Lincoln Highway and Frankfort Square Road, which is presently in unincorporated Will County.
- 3. The property is zoned C-2 Local Commercial District (west parcel) and C-3 General Commercial District (east parcel) in Will County. Upon annexation, the applicant is requesting a Zoning Map Amendment (Rezoning) from the default E-R Estate Residential District to the B-2 Community Business District; Special Use Permits for (1) an automobile fueling station, (2) accessory liquor sales, and (3) extended hours of operation (open 24 hours, 7 days per week). The pending Annexation Agreement would include requests for variations related to the front and rear building setbacks, depth of a landscaped transition yard (front), quantity of plant materials in the landscaped transition yard (front), signage, and cross-access.
- 4. The Village's Zoning Ordinance does not contain specific use standards for automobile fuel stations, though these types of businesses are classified as special uses.

The Village's Zoning Ordinance contains specific use standards for liquor sales and accessory liquor sales as follows:

Part 25: Liquor Sales (all use categories)

(Am. Ord. 2643, passed 03.15. 10)

- a. In addition to being in compliance with all applicable zoning requirements, any establishment providing for the sale or consumption of alcoholic beverages shall also be subject to the regulations of the Village of Frankfort Code of Ordinances, Chapter 113 as amended from time to time.
- b. No special use permit shall be issued for the sale at retail of any alcoholic liquor within 100 feet of any church, school, other than an institution of higher learning, hospital, home for the aged or indigent persons or for veterans, their spouses or children or any military or naval station provided this prohibition shall not apply to restaurants or other establishments where the sale of alcoholic liquors is not the principal business.
- c. Any person, corporation or other entity that intends to provide alcoholic liquor for sale or consumption shall furnish proof of liquor liability insurance in accordance with Illinois State Statute.
- d. Evidence of violation of any use standard or condition of approval shall be grounds to initiate a reversion hearing to rescind zoning rights granted for the sale of liquor at the non-compliant location.
- e. In the event that the Liquor Commissioner revokes the liquor license of any individual, business or other entity, the Plan Commission shall initiate a public hearing to consider the reversion of zoning rights that permit the sale or consumption of alcoholic liquors at the offending location.

Part 26: Accessory Liquor Sales

(Am. Ord. 2643, passed 03.15. 10)

- a. The sale of alcoholic beverages must be a supplementary component of the business or operation and may not comprise the majority of the total revenues generated.
- b. Retail liquor displays shall not exceed 10% of the gross floor area of the business.
- 6. Chapter 113 (*Intoxicating Liquor*) of the Frankfort Municipal Code governs the sale of alcoholic beverages in the Village. It is staff's understanding that the applicant would be seeking a Class F-3 liquor license. Per the Code, this class is described as follows:
 - (3) Class F-3 Convenience store (carry-outs). Class F-3 licenses shall authorize the retail sale by convenience stores of alcoholic liquors in their original packages with seals unbroken for consumption at places other than upon the licensed premises. The consumption of alcoholic liquors upon such premises is expressly prohibited. For the purpose of this division, "convenience store" shall mean a retail establishment with a floor area of 5,000 square feet or less offering for sale a limited line of groceries and household items intended for the convenience of the neighborhood. Alcoholic liquors shall not occupy more than 10% of the floor area. Except in refrigerated areas, displays of merchandise for sale shall not exceed five feet in height.

Chapter 113 includes the following definition of the term "Floor Area":

FLOOR AREA. Of the area open to the general public inside a retail establishment, that portion which is designed and used exclusively for the display of merchandise for sale.

Based on the above definition, the proposed Circle K gas station/convenience store has a gross floor area of 5,069 square feet, but the customer floor area is 3,247 square feet. The Code requires that a maximum of 10% of the customer floor area (in this case no more than 324 square feet) may be devoted to the display of alcoholic liquors. The applicant has indicated that the beverage cooler containing beer and other cold alcohol-based items is 301 square feet in area and the remaining non-refrigerated shelf space devoted to alcoholic beverages will be less than the remaining balance of 23 square feet, thus complying with the Code.

- 7. The applicant is requesting approval of a special use for extended hours of operation (open 24 hours, 7 days per week). The existing business located in unincorporated Will County is open 24 hours, 7 days per week.
- 8. There are slight differences between the Village and Will County Codes related to the hours for sale of alcohol.

Will County hours for the sale of alcohol are as follows:

- (1) Sundays, 10:00 a.m. until 1:00 a.m;
- (2) Mondays through Thursdays, 6:00 a.m. until 1:00 a.m. the following day;
- (3) Fridays and Saturdays, 6:00 a.m. until 2:00 a.m. the following day;
- (4) Christmas Eve, closing time shall be 12:00 midnight and on New Year's Eve, closing time shall be 3:00 a.m. on January 1; and
- (5) All establishments may remain open until 2:00 a.m. the day before a national holiday.

Section 113.36 (*Hours of Sales*) of the Frankfort Municipal Code is as follows:

Note: The normal hours of operation for a business within the village are 7:00 a.m. until 11:00 p.m. Establishments with operating hours outside of these normal operating hours must be approved as a special use according to the regulations of Article 3, Section E of the Zoning Ordinance. (Excerpted from the Village of Frankfort Zoning Ordinance 2001, Article 6, Section C, Part 2, paragraph q, Hours of Operation.)

- (A) No licensee shall keep open or allow his or her place of business to remain open or sell or offer for sale at retail, or offer to give away on any licensed premises, any alcoholic liquor in the village between the hours of 1:00 a.m. and 6:00 a.m. The sale of alcoholic liquors shall cease immediately at the aforesaid hour of 1:00 a.m.
- (B) The Local Liquor Control Commissioner may, in his or her discretion, further reasonably restrict the above general hours during which any licensee may keep open or allow his or her place of business to remain open, or sell, offer for sale or give away any alcoholic liquor on any licensed premises when, in the Local Liquor Control Commissioner's judgment, a further restriction would be in the best interest of the public and the village and in furtherance of the general welfare and safety thereof. Any license so further restricted as to time shall, when issued, indicate on the face thereof the hours during which the licensee thereunder may keep open or allow his or her place of business to remain open as aforesaid.

(Ord. 1105, passed 12-5-83; Am. Ord. 2274, passed 4-3-06; Am. Ord. 2545, passed 12-1-08; Am. Ord. 2826, passed 1-7-13; Am. Ord. 2831, passed 2-19-13) Penalty, see§ 113.99

§ 113.37 CLOSING HOURS FOR LICENSED PREMISES.

- (A) No member of the general public shall remain in or upon the licensed premises after the hour of 1:00 a.m. Should any person be found upon or leaving the licensed premises after the hour of 1:00 a.m., the village shall have the right to presume that such person was served alcoholic liquor after the hour of 1:00 a.m. and such presumption may be raised in any court in a proceeding for violation of the terms of this chapter or at any hearing concerning the revocation of the license issued to the licensee of the premises in question. Further, with regard to any license restricted by the Local Liquor Control Commissioner to a closing time different than the general hours set forth in § 113.36 hereof, the above and foregoing provisions of this section shall apply and shall be construed to mean the closing time indicated on said license which is so further restricted as to time.
- (B) Nothing in division (A) of this section shall apply to the licensee, members of his or her family or his or her employees, agents or servants if found upon or leaving the licensed premises after the hour of 1:00 a.m., nor shall division (A) of this section apply to premises which have been granted a Class F-2 or F-3 or F-5 liquor license.

(Ord. 1105, passed 12-5-83; Am. Ord. 2274, passed 4-3-06; Am. Ord. 2826, passed 1-7-13) Penalty, see§ 113.99

Site Plan

- 1. The submitted Site Plan depicts a one story, 5,069 square-foot Circle K gas station/convenience store situated in the north central portion of the property, with the front entrance to the building oriented to face Illinois Route 30/Lincoln Highway. A separate fueling canopy would be located in front of the building.
- 2. Pending IDOT and Village approval, the four (4) existing vehicular access points to the site would be consolidated into two (2) new access points a full access onto Route 30 and a full access onto Frankfort Square Road are proposed. There is an existing signalized intersection at Frankfort Square Road and Illinois Route 30/Lincoln Highway.
- 3. The proposed principal building is 121 feet from the property line along Route 30, which is 194 feet from the centerline of Route 30 per the applicant's Plat of Survey, and therefore complies with the Zoning Ordinance.
- 4. The proposed fuel canopy is 38.6 feet from the property line along Route 30, which is 111.6 feet from the centerline of Route 30 per the applicant's Plat of Survey, and therefore requires a variation.
- 5. The proposed fuel canopy and principal building would require the following variations:
 - 1) Variation to allow a reduction of the required minimum front yard setback for the fuel canopy from 150' to 111.6' from the centerline of Route 30. [Article 6, Section C, Part 1 of the Zoning Ordinance]
 - 2) Variation to allow a reduction of the required minimum rear yard setback for the principal building from 30' to 10' from the north property line. [Article 6, Section C, Part 1 of the Zoning Ordinance]
- 6. The Village of Frankfort Zoning Ordinance requires automobile fueling stations to provide parking at a rate of one (1) space per employee for the work shift with the largest number of employees, plus one (1) space per 150 square feet of gross floor area for any convenience store. Spaces at fueling positions may be counted as parking spaces.
- 7. A total of 36 parking spaces are depicted on the Site Plan, including one (1) handicap accessible space, which complies with the Zoning Ordinance.
- 8. Although not labeled on the Site Plan, a loading berth area is provided along the west side of the proposed principal building, in front of the trash enclosure. The Zoning Ordinance requires one (1) loading berth, a minimum of 50' in length, 12' in width, and 14' in vertical clearance.
- 9. Article 7, Section A, Part 4(c) of the Zoning Ordinance requires construction of vehicular travel lanes, service drives, driveways, or other access connections, which will permit vehicular travel on the site and to and from adjacent properties in accordance with the following:
 - 1. Adjacent to any major or minor arterial street a travel lane not less than twenty-four (24') feet in width shall be constructed to afford access to adjoining properties.
 - 2. The Plan Commission may waive the requirement for constructing a travel lane as is set forth in this Subsection when:
 - a) There is no existing or proposed vehicular travel lane abutting the subject property on either side, and
 - b) The adjoining property(s) is used or zoned for single family detached dwellings, or
 - c) The adjoining property(s) is occupied by a use, which by its nature would suggest that there will be a limited desire for travel between such use and the one proposed.

The subject property is adjacent to an existing bank with a drive-through facility to the east and adjacent to vacant land owned by the bank to the north. Therefore, Sections 2(a) and 2(c) above would appear to apply, therefore authorizing the Plan Commission to waive this requirement.

- 10. The Site Plan depicts a bike rack near the southeast corner of the building.
- 11. The Site Plan depicts a trash enclosure on the west side of the building.
- 12. The Site Plan depicts six sections of 6'-tall wooden fencing connecting the northwest corner of the proposed building with the trash enclosure. A fence detail depicting the height, material and color of the fence has not been provided at this time. Staff has requested that this detail be provided.
- 13. The Site Plan depicts an air and vacuum machine in the front yard adjacent to Route 30. Staff suggests that this machine could be relocated to the northernmost parking stall on the west side of the building or to the easternmost parking stall on the east side of the building to improve the aesthetic appearance of the site and devote the entire landscaped yard to plant materials facing Route 30.
- 14. The Site Plan depicts new 5' wide concrete sidewalks within the public right-of-way along both street frontages. Staff has suggested that the new sidewalk be extended to the street intersection to provide an opportunity for a future crosswalk to be provided across Frankfort Square Road. An existing crosswalk and pedestrian signals are provided across Route 30 from the northwest corner of the intersection to the southwest corner of the intersection.

Landscape Plan / Tree Preservation Plan

- 1. The applicant has submitted a Landscape Plan which depicts the proposed new plantings as well as identifies any existing trees and shrubs to be preserved or removed.
- 2. Staff has reviewed the Landscape Plan and has several comments, which may be addressed prior to Village Board consideration as conditions to be attached to any motion for approval.
- 3. The following trees depicted on the Landscape Plan are listed in Appendix G of the Landscape Ordinance, "Plant Material List for Unacceptable Trees" and must be removed and replaced with other acceptable species:
 - MXA, Adirondack Crabapple (3 proposed)
 - MXI, Ivory Spear Crabapple (3 proposed)
- 4. The proposed Landscape Plan would require the following variations:
 - 1) Variation to allow a reduction of the required minimum landscaped front yard depth (adjacent to Route 30) from 25' to 3.8' [Article 6, Section C, Part 1 and Part 2(d) of the Zoning Ordinance].
 - 2) Variation to allow a reduction of the quantity of required plant materials within the landscaped front yard (adjacent to Route 30) [Article 7, Section D, Part 1 of the Zoning Ordinance, and Section 158.30 of the Landscape Ordinance].
- 5. The Tree Preservation Plan depicts the removal of three (3) existing Boxelder trees in the north central portion of the site in the area behind the proposed new building. None of those trees to be removed are considered "Preservation Trees" per the Landscape Ordinance. The Plan also depicts eight (8) existing shrubs to be removed along the east and west sides of the existing drive-through car wash facility.
- 6. Two separate conventional dry bottom stormwater management basins are provided in the southwest and northeast corners of the site and would planted with grass with new trees and shrubs planted around the perimeter.
- 7. Several dead trees in the Route 30 right-of-way will be replaced and the existing trees and shrubs will be preserved.

Engineering Plans

- 1. The applicant has submitted Civil Engineering Plans which are currently under review by the Village's Consulting Engineer.
- 2. The proposed B2 General Commercial District requires a maximum impervious surface lot coverage of 75%. Per the applicant's design engineer, the proposed development has an impervious surface lot coverage of 43,450 square feet (60%) and will comply with the requirement. The existing site has an impervious surface lot coverage of 42,5151 square feet (58.6%).

Architecture

- 1. The applicant proposes to construct a single-story building with a flat roof, including dominant tower elements at the southwest and southeast corners.
- 2. Article 7, Section A, Part 5(f) of the Zoning Ordinance states, "Architecture must be consistent with the quality and character of Frankfort architecture and the Village's policy for original and unique design."
- 3. Article 7, Section A, Part 5(f) of the Zoning Ordinance states that "Flat roofs and mansard roofs are discouraged except where such roofs are the predominant style in the neighborhood." Staff notes that there are a mix of roof types in the vicinity of the subject property.
- 4. HVAC mechanical units will be located on the roof and will be screened to their full height by parapet walls on all four sides.
- 5. The predominant exterior material on all elevations is Nichiha fiber cement board in tan and brown earthtone colors except for one row painted in red on the front elevation on either side of the main entrance.
- 6. A 3'-2" cultured stone wainscot is proposed on all elevations.
- 7. Staff has suggested that the applicant increase the percentage of cultured stone on the building by increasing the height of the stone on the tower elements of the front façade. To date, the applicant has not made this change.
- 8. The overall height of the building is 23 feet which would comply with the maximum height of 35 feet in the B2 Community Business District.
- 9. The elevation detail of the proposed trash enclosure depicts the use of the Nichiha fiber cement product to match the building. Staff notes that the Village requires masonry materials on the walls of trash enclosures, therefore this detail will need to be revised.
- 10. The building elevations do not indicate the material to be used to wrap the six (6) columns which support the fuel canopy. In initial conversations with the applicant, staff requested that the metal I-beams be wrapped in building materials which match the architecture of the building.

Photometrics/Site Lighting Plan

- 1. The applicant has provided a Photometrics Plan, light fixture specifications, and isometric plans showing the distribution of light on the property during daytime and evening lighting conditions. The Plan depicts five (5) 18' tall parking lot lights (the height includes the base). The parking lot light fixtures are flat-head LED lights.
- 2. Parking lot light fixtures may be mounted at 25' or less, which is the maximum height permitted by the Municipal Code. The Village's Municipal Code requires decorative bases for all parking lot light poles. No details have been provided for the bases for the light poles.
- 3. The Photometric Plan depicts a total of seven (7) sconce and security lights on the north, east and west building elevations.
- 4. The Photometric Plan depicts a total of twenty-four (24) lights on the ceiling of the fuel canopy.
- 5. The Photometric Plan demonstrates that the light readings would be no greater than 0.5 footcandles at the property lines and would therefore comply with the Zoning Ordinance.

Signage

- 1. The applicant is proposing a total of eight (8) exterior signs one (1) ground sign along U.S. Route 30/Lincoln Highway at the southwest corner of the site, one (1) wall sign on the south building elevation, one (1) wall sign on the west building elevation, three (3) canopy signs on the south, west, and east elevations of the fuel canopy, and two (2) non-illuminated directional signs at each vehicular entrance.
- 2. The applicant is proposing a 48 square-foot monument sign along U.S. 30/Lincoln Highway near the southwest corner of the site. The proposed sign is 8 feet wide and 6 feet high and mounted on a 2-foot base constructed of Nichiha fiber cement material to match the building. The maximum height of a sign for a gas station is 6 feet but may be increased up to 10% to allow ornamental features.
- 3. The applicant is seeking the following variations related to the proposed signage package:
 - 1) Variation to allow a reduction of the required minimum setback of a freestanding sign from 25' to 10' [Municipal Code Section 151.041(B)(1)(b)]. This is due to the right-of-way width at this location, which places the sign much further back from the street.

- 2) Variation to allow an increase of the required maximum height of a freestanding sign from 7' to 8' [Municipal Code Section 151.060(B)(1)(g)].
- 3) Variation to allow an increase of the required maximum area of a freestanding fuel station sign from 30 square feet to 48 square feet [Municipal Code Section 151 .060(B)(1)(h)].
- 4) Variation to allow an increase of the required maximum area of the changeable copy portion of a freestanding fuel station sign from 25% of the allowable sign are to 50% of the allowable sign area [Municipal Code Section 151.060(B)(1)(h)]. It should be noted that this is a relatively new Code section that was adopted in 2022.
- 5) Variation to allow the red bar (banding) along the bottom on all sides of the canopy with backlighting only on three sides: the east, south and west sides (no backlighting on the north/building side). [Municipal Code Section 151.060(B)(1)(i)]. Staff has suggested that the backlighting be removed and that the red bar be reduced in width along all four side of the fuel canopy so that only short non-illuminated sections of the red bar are included on either side of the illuminated Shell Pecten (logo) signs.

For reference during the workshop, Article 3, Section B, Part 6 of the Village of Frankfort Zoning Ordinance lists "findings" or "standards" that the Plan Commission must use to evaluate every special use request.

The Plan Commission shall make written findings of fact and shall refer to any exhibits containing plans and specifications for the proposed special use, which shall remain a part of the permanent record of the Plan Commission. The Plan Commission shall submit same, together with its recommendation to the Village Board for final action. No special use shall be recommended by the Plan Commission, unless such Commission shall find:

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

Standards for Variations —

For reference during the workshop, Article 3, Section B, Part 3 of the Village of Frankfort Zoning Ordinance lists "findings" or "standards" that the Zoning Board of Appeals must use to evaluate every variation request.

- a. The Zoning Board of Appeals shall not vary the provisions of this Ordinance as authorized in this Article 3, Section B, unless they have made findings based upon the evidence presented to it in the following cases:
 - 1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;
 - 2. That the plight of the owner is due to unique circumstances;
 - 3. That the variation, if granted, will not alter the essential character of the locality.
- b. For the purpose of supplementing the above standards, the Zoning Board of Appeals, in making this determination, whenever there are practical difficulties or hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:
 - 1. That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;
 - 2. That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
 - 3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
 - 4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
 - 5. That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;
 - 6. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood;
 - 7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

Summary of Requested Variations

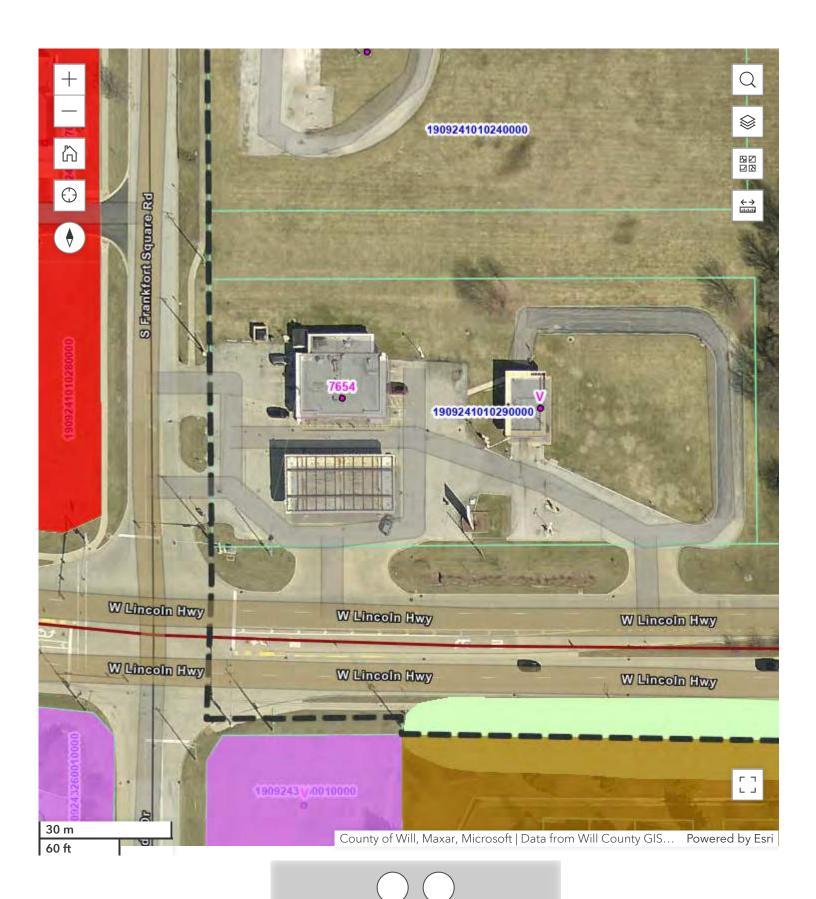
A summary of the requested variations is as follows:

- 1. Variation to allow a reduction of the required minimum front yard setback for the fuel canopy from 150' to 111.6' from the centerline of Route 30. [Article 6, Section C, Part 1 of the Zoning Ordinance];
- 2. Variation to allow a reduction of the required minimum rear yard setback for the principal building from 30' to 10' from the north property line. [Article 6, Section C, Part 1 of the Zoning Ordinance];
- 3. Variation to allow a reduction of the required minimum landscaped front yard from 25' to 3.8' adjacent to Route 30 [Article 6, Section C, Part 1 and Part 2(d) of the Zoning Ordinance];
- 4. Variation to allow a reduction of the quantity of required plant materials within the landscaped front yard adjacent to Route 30 [Article 7, Section D, Part 1 of the Zoning Ordinance, and Section 158.30 of the Landscape Ordinance];
- 5. Waiver of the required travel lane (cross-access with the adjacent property to the north and east) [Article 7, Part 4(c) of the Zoning Ordinance];

- 6. Variation to allow a reduction of the required minimum setback of a freestanding sign from 25' to 10' [Municipal Code Section 151.041(B)(1)(b)];
- 7. Variation to allow an increase of the required maximum height of a freestanding sign from 7' to 8' [Municipal Code Section 151.060(B)(1)(g)];
- 8. Variation to allow an increase of the required maximum area of a freestanding fuel station sign from 30 square feet to 48 square feet [Municipal Code Section 151 .060(B)(1)(h)];
- 9. Variation to allow an increase of the required maximum area of the changeable copy portion of a freestanding fuel station sign from 25% of the allowable sign are to 50% of the allowable sign area [Municipal Code Section 151.060(B)(1)(h)]; and,
- 10. Variation to allow the red bar (banding) along the bottom on all sides of the canopy with backlighting only on three sides: the east, south and west sides (no backlighting on the north/building side). [Municipal Code Section 151.060(B)(1)(i)].

Note: Although five (5) of the requested variations are related to signage and are variations from the Municipal Code (not the Zoning Ordinance), the Plan Commission/Zoning Board of Appeals has an opportunity to make a recommendation to the Village Board on these variations which are being requested in conjunction with the pending annexation agreement.

Frankfort GIS Viewer



Site Photos – 7654 W. Lincoln Highway

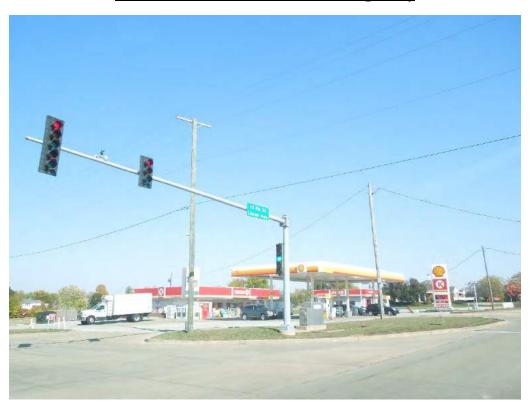


Figure 1: 7654 W. Lincoln Highway, viewed looking northeast from the intersection of U.S. Route 30/Lincoln Highway and Frankfort Square Road.



Figure 2: 7654 W. Lincoln Highway, viewed looking east from the parking lot adjacent to Frankfort Square Road.



Figure 3: Existing pylon sign for Circle K at 7654 W. Lincoln Highway.



Figure 4: South and east elevations of existing Circle K building at 7654 W. Lincoln Highway.



Figure 5: South and east elevations of existing Circle K accessory drive-through car wash located at 7654 W. Lincoln Highway.



Figure 6: East and north elevations of existing Circle K accessory drive-through car wash located at 7654 W. Lincoln Highway.



Figure 7: 7654 W. Lincoln Highway, viewed looking west from near the east property line adjacent to Old Plank Trail Community Bank.



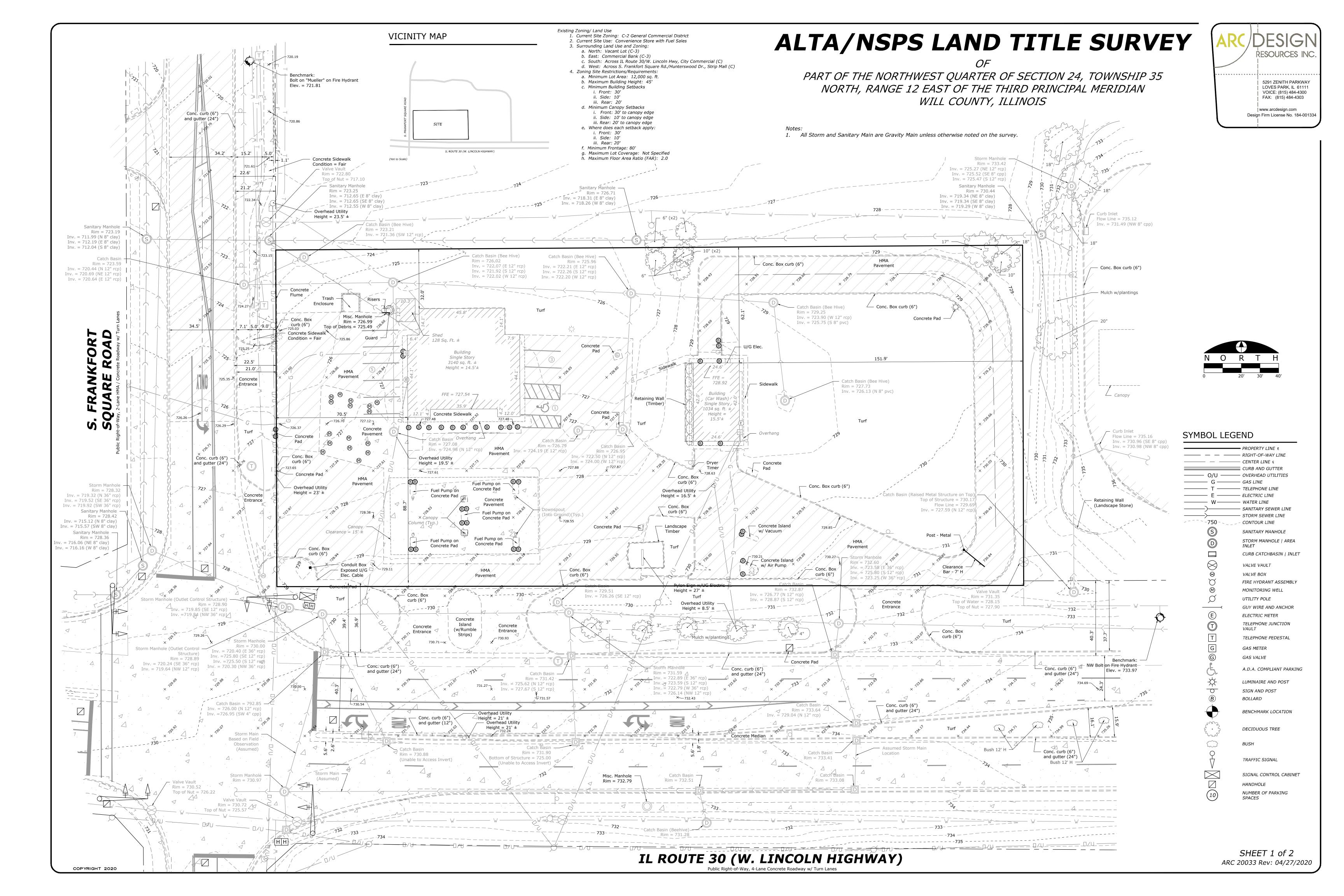
Figure 8: View looking west along Route 30 from the existing eastern vehicle entrance of Circle K located at 7654 W. Lincoln Highway.



Figure 9: Existing air machine and vacuum at Circle K located at 7654 W. Lincoln Highway.



Figure 10: Existing trash enclosure, unscreened dumpster, and north and west building elevations of Circle K located at 7654 W. Lincoln Highway.



SCHEDULE B, PART II **EXCEPTIONS**

General Exceptions

- Rights or claims of parties in possession not shown by Public Records. (Not a survey matter.)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land. (Please refer to the survey.)
- Easements, or claims of easements, not shown by the Public Records. (No parole evidence was collected as a part of this survey therefore we have no knowledge of any easements or claims thereof not shown by the public records.)
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records. (**Not a survey matter.**)
- Taxes or special assessments which are not shown as existing liens by the Public Records. (Not a survey
- We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically. (Please refer to the survey.)
- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I--Requirements are met. (Not a survey matter.)
- For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured. (Not a survey matter.)
- Note for additional information: The WILL County Recorder requires that any documents presented for recording contain the following information: a. The name and address of the party who prepared the document; b. The name and address of the party to whom the document should be mailed after recording; c. All permanent real estate tax index numbers of any property legally described in the document; d. The address of any property legally described in the document; e. All deeds should contain the address of the grantee and should also note the name and address of the party to whom the tax bills should be sent. f. Any deeds conveying unsubdivided land, or, portions of subdivided land, may need to be accompanied by a properly executed "Plat Act Affidavit." This exception will not appear on the policy when issued. (Not a survey
- 10. Taxes for the years 2019 and 2020. (Not a survey matter.)

Taxes for the years 2019 and 2020 are not yet due or payable.

Permanent Tax No.: 19-09-24-101-016-0000 (Affects Parcel 1)

Note: Taxes for the year 2018 amounting to \$11,502.50 are paid of record.

11. Taxes for the years 2019 and 2020. (Not a survey matter.)

Taxes for the years 2019 and 2020 are not yet due or payable.

Permanent Tax No.: 19-09-24-101-013-0000 (Affects Parcel 2)

- Note: Taxes for the year 2018 amounting to \$36,293.38 are paid of record.
- 12. Note: The Land lies within Will County, Illinois, all of which is subject to the Predatory Lending Database Program Act (765 ILCS 77/70 et seq. as amended) (The Act). On and after July 1, 2008, a Certificate of Compliance with the Act or a Certificate of Exemption must be obtained at time of closing in order for the Company to record any insured mortgage. If the closing is not conducted by the Company, a Certificate of Compliance or Certificate of Exemption must be attached to any mortgage to be recorded. (Not a survey matter.)
- 13. Right of First Refusal in favor of Equilon Enterprises, LLC as contained in Special Warranty Deed recorded January 14, 2010 as Document No. R2010005322. (**Not a survey matter.**)
- Note: We should be furnished evidence in writing as to the compliance of the terms and provisions of said right of first refusal set forth in said document.
- Notification of Code/Ordinance Violation recorded September 19, 2018 as Document No. R2018065796 and the terms, provisions and conditions contained therein. (For further particulars, see record.) (Not a survey matter.)
- 15. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below. (Not a survey matter.) Limited Liability Company: RDK Ventures LLC, a Delaware limited liability company
- A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with
- If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- A current dated certificate of good standing from the proper governmental authority of the state in which the
- If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- The Company reserves the right to add additional items or make further requirements after review of the
- 16. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below. (Not a survey matter.) Limited Liability Company: Mac's Convenience Stores LLC, a Delaware limited liability company
- A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- A current dated certificate of good standing from the proper governmental authority of the state in which the
- If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.
- The Company reserves the right to add additional items or make further requirements after review of the
- Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees. (**Not a survey matter.**) 18. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager. (Not a survey matter.)
- The acreage indicated in the legal description on Schedule A is solely for the purpose of identifying the Land. The Company does not insure the quantity of the Land. (**Not a survey matter.**)
- 20. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes, together with utility rights therein. (Please refer to the survey.)
- Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any. (No documentation was provided to us pertaining to any such rights of way.)
- Rights, if any, of public and quasi-public utilities in the land. (We were not provided any Documentation pertaining to any such rights. Therefore we have no knowledge of any such rights.)
- 23. Grant dated September 11, 1961 and recorded December 20, 1961 as Document No. 946349 made by J.H. Lindholm and Ina F. Lindholm to Illinois Bell Telephone Company, its successors and/or assigns, the right, privilege and authority to construct, reconstruct, operate and maintain lines of telephone and telegraph consisting of such poles, wires, cables, anchors, guys, conduits, manholes and other fixtures as the grantee may from time to time require, upon, along, and under the public roads, streets and highways, on or adjoining property in a strip of land 17 feet in width through West 5 acres of the Southwest 1/4 of Northeast 1/4 of Section 24 and through the East 1/2 of the Northwest 1/4; said strip being parallel with, adjacent to and immediately North of North right of way line of U.S. Route 30 which adjoins property on the South. (For further particulars, see record.) (The Easement falls within the Right-of-Way for U.S. Route 30. Please refer to the survey for the location and to said Document for more particular information.)
- 24. Use restriction noted in those Leaking Underground Storage Tank Environmental Notices recorded August 20, 1998 as Document No. 98097523 and July 31, 2009 as Document No. 2009093128, as follows: The groundwater under the site shall not be used as a potable water supply. (Not a survey matter.)
- 25. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not

imited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document. (Not a survey matter but it affects the property. Please refer to said Document for more particular information.)

Recording Date: January 14, 2010 Recording No: R2010005322

Relating to, in part: Brand Covenant and Branding Agreement; Use of the premises; Storage of Potable Water; and Right of First Refusal. (For further particulars, see record.)

26. Terms, provisions, conditions and limitations contained in the Access Agreement between Equilon Enterprises LLC, doing business as Shell Oil Products US, and RDK Ventures LLC dated January 6, 2010 and recorded January 14, 2010 as Document No. R2010005323. (Not a survey matter but it may affect the property. Please refer to said Document for more particular information.)

Legal Description contained in Commitment for Title Insurance issued by Chicago Title Insurance Company,

PARCEL 1:

A TRACT OF LAND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE SOUTH 250.00 FEET OF THE EAST 200 FEET OF THE WEST 400 FEET LYING EAST OF THE EAST LINE OF THE FRANKFORT SQUARE ROAD, AS DEDICATED BY DEDICATION RECORDED ON MARCH 10, 1976 AS DOCUMENT NO. R76-6506 AND NORTH OF THE CENTER LINE OF LINCOLN HIGHWAY (U.S. ROUTE 30), IN WILL COUNTY, ILLINOIS.

PARCEL 2:

A TRACT OF LAND IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE SOUTH 250.00 FEET OF THE WEST 200 FEET LYING EAST OF THE EAST LINE FRANKFORT SOUARE ROAD, AS DEDICATED BY DEDICATION RECORDED ON MARCH 10, 1976 AS DOCUMENT NO. R76-6506 AND NORTH OF THE CENTER LINE OF LINCOLN HIGHWAY (U.S. ROUTE 30), IN WILL COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

THE FOLLOWING COURSES TO THE POINT OF BEGINNING ARE PREVIOUSLY DESCRIBED IN "DEDICATION DOCUMENT" RECORDED AS R76-6506. COMMENCING ON THE EAST LINE OF FRANKFORT SQUARE ROAD 423.04 FEET, AS MEASURED ON AN ARC ALONG SAID EAST LINE, SOUTH OF THE SOUTHWEST CORNER OF LOT 23, BLOCK 30 OF FRANKFORT SQUARE UNIT 10 AS RECORDED MARCH 20, 1975 AS DOCUMENT NO. R75-6431; THENCE SOUTH 30 DEGREES 08 MINUTES 46 SECONDS WEST, A DISTANCE OF 65.88 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 29 DEGREES 56 MINUTES 29 SECONDS, AND A CHORD OF 134.33 FEET BEARING SOUTH 15 DEGREES 10 MINUTES 33 SECONDS WEST; THENCE SOUTH ALONG SAID CURVE, A DISTANCE OF 135.87 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 20 SECONDS WEST, A DISTANCE OF 214.85 FEET TO THE POINT OF BEGINNING AT A POINT 250 FEET NORTH OF THE CENTER LINE OF LINCOLN HIGHWAY (U.S. ROUTE 30); THENCE SOUTH 89 DEGREES 39 MINUTES 09 SECONDS EAST, A DISTANCE OF 399.82 FEET; THENCE SOUTH 0 DEGREES 12 MINUTES 20 SECONDS WEST, A DISTANCE OF 200.28 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID LINCOLN HIGHWAY; THENCE NORTH 89 DEGREES 39 MINUTES 09 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 399.82 FEET TO SAID EAST LINE OF FRANKFORT SQUARE ROAD; THENCE NORTH 0 DEGREES 12 MINUTES 20 SECONDS EAST, A DISTANCE OF 200.28 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 80,076 SQUARE FEET (1.84 ACRES), MORE OR LESS; AND EXCEPTING THEREFROM THAT PART TAKEN IN CASE NO. 10-ED-107 BY THE ILLÍNOIS DEPARTMENT OF TRANSPORTATION FOR HIGHWAY PURPOSES CONTAINED IN AGREED FINAL JUDGMENT ORDER FILED DECEMBER 29, 2011 AND RECORDED JANUARY 9, 2012 AS DOCUMENT NO. R2012003602

ALSO DESCRIBED AS

A parcel of land being part of the Northwest Quarter of Section 24, Township 35 North, Range 12 East of the Third Principal Meridian, Will County, Illinois, described as follows:

Commencing at the Southwest corner of Lot 1 in Block 60 as designated upon Frankfort Square Unit No. 18, being a subdivision of part of the North Half of Section 24 Township 35 North, Range 12 East of the Third Principal Meridian, the plat of which subdivision was recorded April 17, 1985 as Document No. R85-11449 in the Recorder's Office of Will County, Illinois, said point also lying in the East line of a public road designated Frankfort Square Road per Plat of Dedication recorded March 10, 1976 as Document No. R76-06506 in said Recorder's Office; thence Southerly along the East line of said Frankfort Square Road along a circular curve to the left whose radius is 260.00 feet and whose center lies to the East, the long chord of which curve bears South 4 degrees 00 minutes 07 seconds West, a chord distance of 38.05 feet to a point of tangency; thence South 0 degrees 11 minutes 38 seconds East along the East line of said Frankfort Square Road, a distance of 231.33 feet to the Point of Beginning for the hereinafter described parcel of land; thence North 89 degrees 38 minutes 00 seconds East, a distance of 400.03 feet to the East line of the West 400' lying East of the East Line of said Frankfort Square Road; thence South 0 degrees 11 minutes 38 seconds East along said East line of the West 400' lying East of the East Line of said Frankfort Square Road, a distance of 182.22 feet to the North line of a public road designated U.S. Route 30 per Agreed Final Judgement Order in Will County Case No. 10-ED-107 between the Illinois Department of Transportation and RDK Ventures, LLC recorded January 9, 2012 as Document No. R2012003602 in said Recorder's Office; thence South 89 degrees 54 minutes 05 seconds West along the North line of said U.S. Route 30, a distance of 400.03 feet to the East line of said Frankfort Square Road; thence North 0 degrees 11 minutes 38 seconds West along the East line of said Frankfort Square Road, a distance of 180.35 feet to the Point of Beginning, containing 72,519 square feet, 1.665 acres, more or less, all being situated in the County of Will and the State of Illinois.

SURVEYOR'S NOTES

- 1. Survey is based on field work performed by Arc Design Resources on March 30, 2020.
- 2. No investigation concerning environmental and subsurface conditions, or for the existence of underground or overhead containers or facilities which may affect the use or development of this property was made as part

ROA

QUARE

- 3. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located all of the underground utilities.
- 4. The above described property is not located within any regulated flood zones according to the Flood Insurance Rate Map (17197C0218G) for Will County, Illinois revised February 15, 2019
- 5. Surveyed property is based upon the legal description contained in Commitment for Title Insurance, Commitment No. 5257-2000162 issued by Chicago Title Insurance Company effective date February 19,
- 6. Bearings are based upon G.P.S observations and referenced to the Illinois State Plane Coordinate System -Vertical Datum - NAD83
- 7. There was no evidence of any recent earth moving activity at the time of survey.
- 8. Utility Company Contacts. ATT/DISTRIBÚTION: 1-800-288-2020 COMCAST: 1-800-934-6489 COMED: 1-800-334-7661 ENTERPRISE PRODUCTION OPERATING: 1-888-883-6308 FRANKFORT TOWNSHIP ROAD DISTRICT: 1-708-479-9673 NICOR GAS: 1-888-642-6748 VILLAGE OF FRANKFORT: 1-815-469-2177

SURVEYOR'S CERTIFICATION:

Lee S. Sprecher

(815) 484-4300

Arc Design Resources, Inc.

5291 Zenith Parkway Loves Park, IL 61111

To Chicago Title Insurance Company and Circle K Stores Inc.

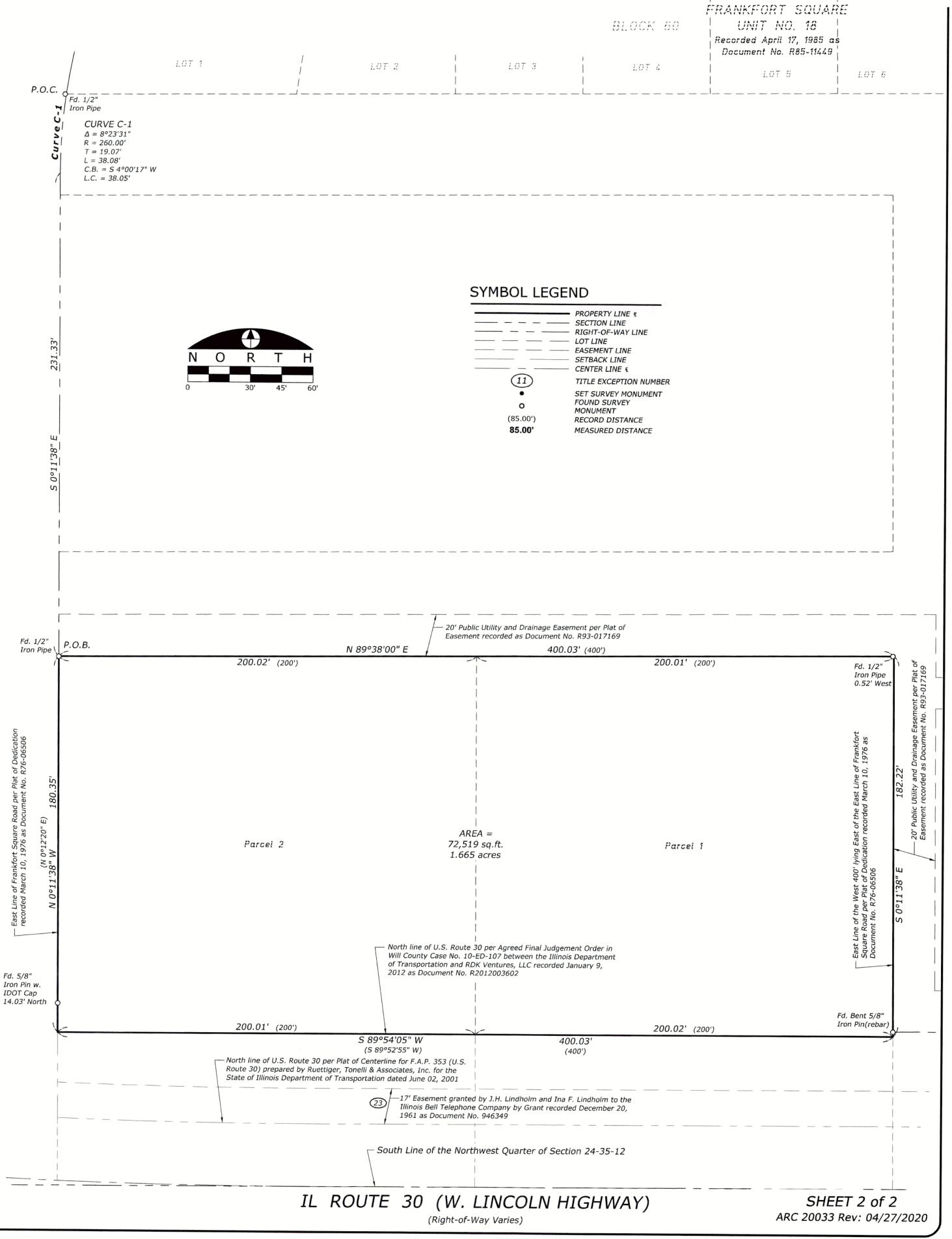
My current license expires 11 / 30 / 2020

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 1, 3, 4, 5, 6a, 7b1, 7c, 8, 9, 11, 13, 16, 17, 18 of Table A thereof. The fieldwork was completed on March 30, 2020.

LEE S. SPRECHER Illinois Professional Land Surveyor No. 3436 035-3436 LOVES PARK ALTA/NSPS LAND TITLE SURVEY

PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN WILL COUNTY, ILLINOIS





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CIRCLE K FRANKFORT

FRANKFORT, IL 50423 7654 W LINCOLN HWY

GENERAL NOTES

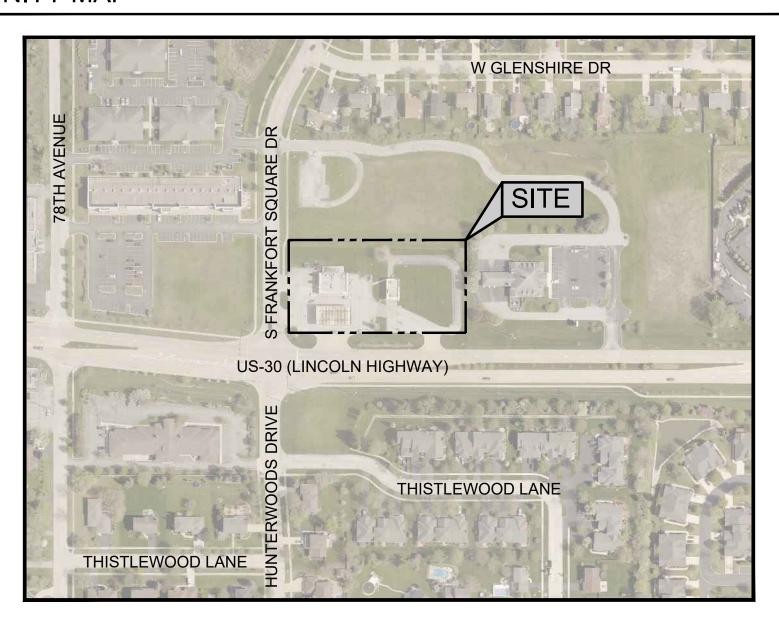
- 1. The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. Neither the engineer nor its personnel can or do warrant these designs or plans as constructed except in the specific cases where the engineer inspects and controls the physical construction on a contemporary basis at the site.
- 2. The contractor, by agreeing to perform the work, agrees to indemnify and hold harmless the owner, the engineer, the city, and all agents and assigns of those parties, from all suits and claims arising out of the performance of said work, and further agrees to defend or otherwise pay all legal fees arising out of the defense of said parties.
- 3. In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractors safety measures, in, or near the construction site. The contractor is responsible for maintaining adequate signs, barricades, fencing, traffic control devices and measures, and all other measures that are necessary to protect the safety of the site at all times.
- include temporary striping, flagmen, barricades, warning signs, and warning lights shall be in accordance with current MUTCD and IDOT standards.
 All phases of the site work for this project shall meet or exceed industry standards and requirements set forth by the the owner's

Maintain access for vehicular and pedestrian traffic as required for other construction activities. Use traffic control devices to

- 5. All phases of the site work for this project shall meet or exceed industry standards and requirements set forth by the the owner's "Description of Work", Will County, the State of Illinois, and this plan set.
- 6. The Will County, IL must be notified at least two (2) working days prior to the commencement or resumption of any work.
- 7. The contractor shall coordinate all permit and inspection requirements with responsible local, state, and federal agencies. The contractor shall include the costs of this coordination and all inspection fees in the bid price.
- 8. All work performed by the contractor shall come with a warranty against defects in workmanship and materials. This warranty period shall run concurrent with the required warranty periods the owner must provide to each local government agency, as a condition of the permit.
- 9. The contractor will be held solely responsible for and shall take precautions necessary to avoid property damage to adjacent properties during the construction of this project.
- 10. All structures, inlets, pipes, swales, roads and public egresses must be kept clean and free of dirt and debris at all times.
- 11. Any field tiles encountered during construction shall be recorded showing size, location, and depth by the contractor, and either reconnected and rerouted or connected to the storm sewer system. The owner shall be notified immediately upon encountering any tile.
- 12. The contractor shall field verify the elevations of the benchmarks prior to commencing work. The contractor shall also field verify the location and elevation of existing pipe inverts, curb or pavement where matching into existing work. The contractor shall field verify horizontal control by referencing property corners to known property lines. Notify the engineer of discrepancies in either vertical or horizontal control prior to proceeding.
- 13. All elevations are on NAVD 88 datum.
- 14. Parking areas designated as A.D.A. and all sidewalk shall be compliant with state and local A.D.A. requirements.
- 15. Tactile warning plates per IDOT specifications shall be placed at all locations where sidewalk that is to be replaced intersects public roads and at locations indicated in this plan set.
- 16. The contractor shall verify the location of all utilities in the field prior to construction. This includes sanitary sewer, water main, storm sewer, ComEd, Nicor Gas, and telecommunications providers, if any. The J.U.L.I.E. number is 1-800-892-0123.
- 17. Property corners shall be carefully protected until they have been referenced by a Professional Land Surveyor.
- 18. The contractor shall keep careful measurements and records of all construction and shall furnish the Engineer, the Owner and the City with record drawings in a digital format compatible with AutoCAD Release 14 upon completion of his work.
- Any excess dirt or materials shall be placed by the contractor onsite at the owner's direction or as indicated on the plans.
- 20. Notify the owner and Will County of any existing wells. Obtain permit form the Illinois Bureau of Minerals and the State Water Survey. Cap and abandon wells in accordance with local, state, and federal regulations.
- 21. Finish grade shall in all areas not specifically reserved for storm water management shall drain freely. No ponding shall occur.

 Tolerances to be observed will be measured to the nearest 0.04 of a foot for paved surfaces and 0.10 of a foot for unpaved areas.

VICINITY MAP





OWNER:

RDK VENTURES LLC

500 WARRENVILLE ROAD LISLE, IL 60532 (815) 762-4861

ENGINEER:



Sheet List Table

Sheet Number	Sheet Title
C00	COVER
C01	GENERAL NOTES
C02	REMOVALS PLAN
C03	SWPPP PLAN
C04	SWPPP (2)
C05	LAYOUT PLAN
C06	GRADING PLAN
C06.1	GRADING DETAILS
C06.2	US ROUTE 30 CROSS-SECTIONS
C07	DRAINAGE PLAN
C08	UTILITY PLAN
C08.1	UTILITY PLAN AND PROFILES
C09	DETAILS
C10	DETAILS
C11	IUM DETAILS
C12	IDOT DETAILS
L01	LANDSCAPING PLAN
V01	ALTA SURVEY
V02	ALTA SURVEY

APPROVAL	DATE
WILL COUNTY, IL IEPA ILLINOIS DEPARTMENT OF TRANSPORTATION	PENDING PENDING PENDING

UTILITY OFFICIALS

WILL COUNTY LAND USE DEPT.:

LISA NAPLES

DEVELOPMENT ANALYST 1

58 E CLINTON STREET, SUITE 100

JOLIET, IL 60432

(815) 774-3321

WATER & SEWER:

VILLAGE OF FRANKFORT

432 W NEBRASKA STREET

FRANKFORT, IL 60423

(815) 469-2177

ELECTRIC: GAS:

COMED NICOR GAS

(877) 642-6748

 ${\sf TELECOMMUNICATIONS}:$

PLANNING@WILLCOUNTYILLINOIS.COM

(800) 288-2020 COMCAST (800) 934-6489

(877) 426-6331

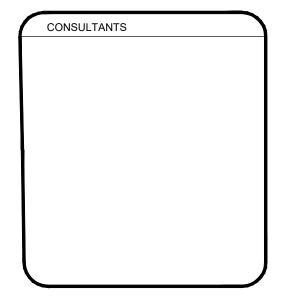


CIRCLE K
FRANKFORT
7654 W LINCOLN HWY

WILL CO.

RDK VENTURES LLC 500 WARRENVILLE ROAD LISLE, IL 60532 (815) 762-4861

FRANKFORT, IL 50423



ISSUED FOR	
	DATE
1. COORDINATION	2021 08-13
2. COORDINATION	2021 09-15
3. AGENCY REVIEW	2021 10-06
4. AGENCY REVIEW	2022 08-01
5. AGENCY REVIEW	2022 09-01
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REVISIONS	_
ITEM	DATE
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SHEET TITLE

DRAWN	TWL
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

20033

C00

GENERAL PAVING NOTES

1. All pavement shall be constructed in accordance with the following:

Specifications requirements unless corrected otherwise as directed and approved by the owner.

- A. Concrete pavement shall be constructed in accordance with the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge
- Construction" (Standard Specifications), latest edition, including all updates and standards thereto Standards and requirements of Will County.
- Additional details and requirements provided in the contract documents, including this plan set. All proposed pavement areas shall be stripped of all topsoil and unsuitable material and excavated or filled to within 0.10 feet of design subgrade. The subgrade of pavement areas shall be free of all unsuitable material and shall be compacted to a minimum 95 per cent of Standard proctor density.
- The subgrade shall be proof rolled, inspected and approved by the Will County prior to placing the base material. Notify the engineer at least 48 hours prior to finished subgrade preparation.
- 5. The earthwork contractor shall be responsible for removal of spoil material from the underground contractors, preparing the roadway subgrade, proof rolled, placing topsoil to a minimum depth of 4 inches to finished grade in the parkways areas only, grading of drainage swales, and all other tasks as directed by the owner or
- The quantities contained in these documents are approximate and estimated, and are presented as a guide to the contractor in determining the scope of work. It is the Contractor's responsibility to determine all quantities and to become familiar with the site and soil conditions
- 7. The paving Contractor is responsible for the final subgrade preparation, proof rolling, the pavement base, binder, and surface, and all final clean-up and related work associated with the paving operation. 8. The proposed pavement shall be of the type and thickness as specified in the engineering drawings, and constructed in strict conformance with the previously
- referenced IDOT standard specifications and Will County. 9. Areas of deficient paving, including compaction, smoothness, thickness, and asphalt mixture, shall be delineated, removed, and replaced in compliance with
- 10. Field quality control tests specified herein will be conducted by the owner's Independent Testing Laboratory (ITL) at no cost to the contractor. Any testing and inspection resulting from the requirements of necessary permits by Will County or the State of Illinois shall be at the contractor's expense. The contractor shall perform additional testing as considered necessary by the contractor for assurance of quality control. Retesting required as a result of failed initial tests shall be at
- the contractor's expense. Field testing, frequency, and methods may vary as determined by and between the owner, the ITL and Will County.
- B. Testing shall be performed on finished surface of each asphalt concrete course for smoothness, using 10'-0" straightedge applied parallel with, and at right angles to centerline of paved area. The following tolerances in 10 ft shall not be exceeded: Base Course Surface: 1/4-inch, Wearing Course Surface:
- C. No ponding shall occur on paved surfaces.

WATER UTILITY NOTES

- Water mains and services shall be constructed in accordance with the following: A. "Standard Specifications for Water and Sewer Main Construction in Illinois" (Standard Specifications), Seventh Edition dated 2014 (and all revisions and
- supplements thereto) All applicable state and local plumbing codes.
- Additional details and requirements provided in the contract documents, including this plan set. Village of Frankfort watermain codes.
- Where criteria of the aforementioned specifications conflict, the more stringent criteria shall be implemented.
- Contact all public and private utility companies 48 hours prior to any excavation. Cost of replacement or repair of existing utilities damaged as a result of the
- contractor's operation shall be the contractor's responsibility Water service lines shall be Type K soft temper seamless copper water tubing complying with ASTM B88.
- Service saddles for connecting to PVC pipes shall be full sleeve stainless steel saddles (McDonald Series No. 3805, Mueller Series No. H16000 or equal).
- Curb stops shall be Mueller No. H15204, Mark II Oriseal or equal.
- Service boxes shall be extension type with stationary rods, Mueller series H10300 or equal.
- The minimum cover for all water main and water service pipe is 5'. The maximum cover for all water main and service pipe is 7'.
- All water lines under and within two feet of any existing or proposed street pavement or curb shall be backfilled with IDOT approved granular backfill material.
- Trench backfill shall be placed in lifts not to exceed 12" compacted to 95% of maximum Standard proctor density.
- Water main separation from storm and sanitary sewer shall conform to section 41-2.01 of the Standard Specifications. 11. No object may be constructed, maintained or installed within 48 inches of a fire hydrant. No trees, bushes, walls, or other obstacles which may hide or impede the use of a fire hydrant will not be permitted.
- 12. Connections to Existing Mains. All connections to the County water distribution system shall be made under full water service pressure unless otherwise approved
- by the County Engineer at locations approved by the County Engineer. 13. Pressure Test.
- A. As part of the construction, the water mains shall be pressure tested in accordance with Section 41-2.12 of the Standard Specifications. B. All newly laid pipe shall be subjected to a hydrostatic pressure of 150 pounds per square inch. Duration of each pressure test shall be for a period of not less
- than two hours. Each valved section of pipe shall be filled with water and the specified test pressure shall be applied by means of a pump connected to the C. Before applying the specified test pressure, all air shall be expelled from the pipe. All leaks shall be repaired until tight. Any cracked or defective pipes, fittings, valves, or hydrants discovered in consequence of this pressure test shall be removed and replaced and the test repeated until satisfactory results are
- 15. All testing shall be done after the installation of service lines. Suitable means shall be provided for determining the quantity of water lost by leakage under the
- specified test pressure in accordance with Section 41-2.14C of the Standard Specifications.
- A. Water from the existing distribution system or other source of supply shall be controlled so as to flow slowly into the newly laid pipeline during the application of chlorine gas. The rate of chlorine mixture flow shall be in such proportion to the rate of water entering the pipe that the chlorine dose applied to the water entering the newly laid pipe shall be at least forty to fifty ppm, or enough to meet the requirements during the retention period. This may
- require as much as one hundred ppm of chlorine in the water left in the line after chlorination. Valves shall be manipulated so that the strong chlorine solution in the line being treated will not flow back into the line supplying the water.
- Treated water shall be retained in the pipe long enough to destroy all spore-forming bacteria. This retention period shall be at least twenty-four hours. After the chlorine-treated water has been retained for the required time, the chlorine residual at the pipe extremities and at other representative points should be
- In the process of chlorinating newly laid pipe, all valves or other appurtenances shall be operated while the pipeline is filled with the chlorinating agent. All water mains and services shall be disinfected and tested according to the requirements of the Standards for Disinfecting Water Mains, AWWA C601, All disinfection shall be performed by an independent firm exhibiting experience in the methods and techniques of this operation, and shall be approved by the
- 17. Final Flushing and Testing. A. Following chlorination, all treated water shall be thoroughly flushed from the newly laid pipeline at its extremities until the replacement water, throughout its length shall, upon test, be approved as safe water by the County Engineer. This quality of water delivered by the new main should continue for a period of at
- least two full days as demonstrated by laboratory examination of samples taken from a tap located and installed in such a way as to prevent outside contamination. Samples should never be taken from an unsterilized hose or from a fire hydrant, because such samples seldom meet current bacteriological standards. B. After disinfecting and flushing, water samples shall be collected by the contractor on two successive days, with notice given, so that the collection may be witnessed by the County. Bacteriological sampling and analysis of the samples shall be performed by a laboratory approved by the Illinois Department of
- Public Health and the County. Should the initial treatment result in an unsatisfactory bacterial test, the procedure shall be repeated until satisfactory results. are obtained. The contractor or developer shall pay for the sampling and analysis. Results of the analysis shall be transmitted by the laboratory directly to the County Engineer. Test results shall indicate the date the sample was collected, the date the analysis was made, the exact locations at which samples were taken, the firm submitting the sample, and the project at which the samples were collected. Sufficient samples shall be collected in order to insure that the system is bacteriologically safe.
- 18. Any areas where solid rock is encountered when laying the water main, approved bedding material shall be used.

SANITARY SEWER NOTES

- 1. Sanitary Sewer shall be constructed in accordance with the following: A. "Standard Specifications for Water and Sewer Main Construction in Illinois" (Standard Specifications), Seventh Edition dated 2014 (and all revisions and supplements thereto)
 - B. All applicable state and local plumbing codes.
- C. Additional details and requirements provided in the contract documents, including this plan set. Where criteria of the aforementioned specifications conflict, the more stringent criteria shall be implemented.
- 2. Contact all public and private utility companies 48 hours prior to any excavation. Cost of replacement or repair of existing utilities damaged as a result of the contractor's operation shall be the contractor's responsibility. The contractor shall field verify the elevations of the benchmarks prior to commencing work. The contractor shall also field verify location, elevation and size of
- existing utilities, and verify floor, curb or pavement elevations where matching into existing work. The contractor shall field verify horizontal control by referencing shown coordinates to known property lines. Notify engineer of discrepancies in either vertical control prior to proceeding with work. Refer to building plans for exact locations of new utility entries.
- Install cleanouts and manholes in accordance with the standard details in this plan set and with the aforementioned standard specifications. The contractor shall adjust all cleanouts and manhole castings to final grade as defined in this plan set.
- Cap ends of any conduits installed and mark ends. 7. All sanitary sewers under and within two feet of any existing or proposed pavement shall be backfilled with granular backfill material IDOT gradation FA-6 or
- approved equal (grade 8 or grade 9). 8. Sanitary sewer services shall be 6" watermain quality SDR 26 PVC in accordance with ASTM D2241. All services shall be sloped from the main at 1% minimum
- unless otherwise noted. 9. Joints for all sanitary sewer shall confirm to ASTM D-3212 for PVC pipe. Pipes shall be joined by means of a flexible gasket. Gaskets for PVC pipe joints shall be in
- conformance with ASTM A21.11-79 (AWWA C111) 10. All new sanitary manholes shall be vacuum tested in accordance with ASTM C1244.
- 11. All utility and service trenches within three (3) feet of paved surfaces, or at a distance specified by the Engineer, shall be backfilled with CA-7 (Virgin Crushed Limestone). FA-6 (clean beach sand) material shall be used in all other unpaved locations. 12. Disconnection of existing services shall be by means of cutting out existing wye or tee and replacing with a straight piece of equal size pipe and making the final
- connection with non-shear mission couplings. Disconnection of all services must be performed prior to the demolition of an existing structure. 13. Existing services to be abandoned shall be filled or removed.
- A. It is the intent of this title to secure a sewer system with a minimum amount of infiltration. The maximum allowable infiltration shall not exceed two hundred
- gallons per inch of diameter of sewer per mile per twenty-four hour day at any time for any section of the system. The joints shall be tight and any joint with visible leakage or leakage in excess of the amount specified above shall be repaired at the contractor's expense.

The repair must be of a permanent nature and of a quality equal to initial work which is constructed in conformance with the applicable specifications.

- Immediately after backfilling, the entire length of the sewer trench, including stubs, shall be inundated to normal ground water level or eighteen inches above the top of sewer pipe, whichever is higher. At that time, infiltration tests shall be made to determine compliance with the allowable infiltration criteria. To measure the amount of infiltration, the contractor shall furnish, install, and maintain a v-notch shape crested weir in a metal frame tightly secured at the lower end of each sewer test section as directed by the Will County engineer or his / her authorized representative. The Will County engineer or his / her authorized representative will check the infiltration by measuring the flow over such weirs. When infiltration is demonstrated to be within the allowable limits, the
- 15. Exfiltration testing: A. If during the construction of the sewer system the engineer determines that it is impractical to obtain a proper infiltration test, then a test for watertightness shall be made by bulkheading the sewer at the manhole at the lower end of the section under test and filling the sewer with water to eighteen inches above the top of the sewer in the manhole at the upper end of the section. Leakage will then be the measured amount of water added to maintain the above described level at a maximum allowable exfiltration rate of two hundred gallons per inch of diameter of sewer per mile per twenty-four hour day at any time for any
- section of the system. 16. Air testing: A. In lieu of infiltration or exfiltration testing, the Will County engineer may permit air testing in accordance with ASTM C828.
- 17. Deflection testing for flexible conduit
- A. All sanitary sewer lines shall be deflection tested after 30 days following final backfill operations. B. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the base diameter of the pipe as described in ASTM
- D3034. The test shall be performed without mechanical pulling devices. Wherever possible and practical, the testing shall initiate at the downstream lines and proceed towards the upstream lines.
- Maximum allowable pipe deflection is 5%. Where deflection is found to be in excess of 5% of the original pipe diameter, the contractor shall excavate to the
- point of excess deflection and carefully compact around the point excess deflection was found. The line shall then be retested for deflection. If after the initial testing the deflected pipe fail to return to the original size (inside diameter), the line shall be replaced at the contractor's expense. 18. All new sanitary manholes shall be vacuum tested in accordance with ASTM C1244.

STORM SEWER NOTES

- 1. Storm sewer shall be constructed in accordance with the following:
- A. "Standard Specifications for Water and Sewer Main Construction in Illinois" (Standard Specifications), Seventh Edition dated 2014 (and all revisions and supplements thereto)
- Standards and requirements of Will County.
- Additional details and requirements provided in the contract documents, including this plan set. Where criteria of the aforementioned specifications conflict, the more stringent criteria shall be implemented.
- All storm sewer pipe shall be reinforced concrete pipe unless otherwise specified in this plan set. All storm sewer system elements shall conform to the following specifications:
- A.1. Reinforced circular concrete pipe (12" diameter and larger) shall be Class III (minimum), wall B, in accordance with ASTM C76. Polyvinyl Chloride (PVC) pipe shall conform with ASTM D3034.
- B. Joints for storm pipe:
- Reinforced concrete pipe shall be in accordance with ASTM C443 ("O" ring). PVC shallbe solvent welded joints pert ASTM D2855 or flexible elastomeric seals per ASTM D3212.
- Manholes and Catch Basins: Manholes and catch basins shall be precast reinforced concrete in accordance with ASTM C478. C.2. Adjusting rings:
- C.2.a. No more than 2 precast concrete adjusting rings shall be allowed. C.2.b. Precast concrete adjusting rings shall have a maximum height of 8 inches.
- For pipe and frame seals, all pipe connection openings shall be precast with resilient rubber watertight pipe to manhole sleeves or seals. External flexible
- watertight sleeves shall also extend from the manhole cone to the manhole frame. C.4. All bottom sections shall be monolithically precast including bases and invert flowlines.
- D. Castings (Unless otherwise noted within the plans):
- D.1. Curb inlets / catch basins: Neenah R3281-A or R-3278-1 Depressed curb inlets / catch basins: R-3506-A2
- Catch basin / manhole type "D": D.3.a. Grate: Neenah R-2504 ("Open" manholes only) D.3.b. Frame: Neenah R-1713

11. Backfill trenches to contours and elevations shown on the drawings.

- D.4. Catch basin (unpaved areas; "beehive"): Neenah R-4340-B
- 4. Inspect pipe for defects and cracks before being lowered into the trench, piece by piece. Remove and replace defective, damaged or unsound pipe or pipe that has had its grade disturbed after laying. Protect open ends with a stopper to prevent earth or other material from entering the pipe during construction. Remove dirt,
- excess water, and other foreign materials from the interior of the pipe during the pipe laying progress.
- 5. Install pipe in accordance with manufacturer's written recommendations. Commence installation at the lowest point for each segment of the route. Lay RCP with the groove or bell end up-stream.
- 7. Lay pipe to the required line and slope gradients with the necessary fittings, bends, manhole, risers and other appurtenances placed at the required location as noted on Drawings
- 8. All utility and service trenches within three (3) feet of paved surfaces, or at a distance specified by the Engineer, shall be backfilled with CA-7 (Virgin Crushed Limestone). FA-6 (clean beach sand) material shall be used in all other unpaved locations.
- 9. Compact backfill to 98 percent of maximum density in accordance with ASTM D698, (or 95 percent of maximum density, in accordance with ASTM D1557) obtained at optimum moisture as determined by AASHTO T180. 10. Do not backfill trenches until required tests are performed and utility systems comply with and are accepted by applicable governing authorities.

EARTHWORK NOTES

- A geotechnical exploration has been performed for this development. Reference Report of Geotechnical Exploration performed by APEC, Job Number 2020-046 (Collins, P.E.).
- Unsuitable Materials Assume that if unsuitable materials are encountered and the replacement of these materials is required, this situation shall be handled as follows:
- A. The site contractor shall notify the general contractor immediately. The project superintendent, prior to the undercutting being completed, shall approve any additional undercutting. The quantities shall be verified by the engineer as the additional removal is being completed.

B. If approved by the engineer, these materials shall be removed and replaced with compacted granular materials and compacted in accordance to required

- standards. The cost of this work shall be an extra to the contract, with the cost being adjusted by change order. If the site contractor is furnishing any off site materials, a representative sample of such materials shall be furnished to the general contractor's approved
- testing agency to determine a proctor. These materials shall be placed as homogeneously as possible to facilitate accurate compaction and moisture testing.
- Definition for materials A. "Organic material" is defined as material having an organic content in excess of 8% or as determined by the project owner's engineer.
- Topsoil shall be friable and loamy (loam, sandy loam, silt loam, sandy clay loam, or clay loam).
- B.1. Sand content shall generally be less than 70% by weight B.2. Clay content shall generally be less than 35% by weight.
- B.3. Organic soils, such as peat or muck, shall not be used as topsoil. Topsoil shall be relatively free from large roots, weeds, brush, or stones larger than 25 mm (1 inch). At least 90% shall pass the 2.00 mm (no. 10) sieve.
- . Topsoil ph shall be between 5.0 and 8.0. Topsoil organic content shall not be less than 1.5% by weight. Topsoil shall contain no substance that is potentially toxic to plant growth "Existing on-site material within moisture content limits" is defined as material of such a quality that the specified compaction can be met without any
- additional work other than "densifying" with a roller. Scarification and drying of this material will not need to be done prior to compaction "Existing on-site material NOT within moisture content limits" is defined as material with a high moisture content that can not meet specified compaction
- requirements without scarification and drying, chemical stabilization, etc. of this material prior to compaction. G. "Unsuitable material" is defined as any materials that:
- G.1. Cannot be utilized as "topsoil" (organic) for landscape areas. G.2. Cannot be utilized as "engineered fill" regardless of moisture content and / or does not structurally meet the standards of the project owner's engineer's recommendations for "engineered fill".
- G.3. Can be defined as natural materials or materials from "demolition" and / or excavated areas (i.e., materials that would not be suitable for "engineered "Off-site material" is defined as any materials that are brought from any area not indicated on this plan set.
- "Trench backfill" shall be defined as any materials used for the purposes of backfilling any trench and / or any excavation requiring backfilling. Refer to "Standards for fill areas" to determine acceptable materials and procedures. J. The term "stripping" or "strip" as used herein shall be defined as the removal of all "organic materials" from a given area. The term "organic materials" is
- defined as material having an organic content over 8% based on ASTM D2974, or as defined by the owner's engineer. Standards for cut areas:
- A. A "cut area" is defined as any area where "engineered fill" is not required to bring the site to design subgrade elevation. Instead, excavation or "cutting" is required to achieve design subgrade elevation ("engineered fill" being defined as any material being "offsite material").
- B. In "cut areas" the site contractor shall perform one of the following procedures at the discretion and in the presence of a representative of the owner's engineer and the project architect:
- B.1. For exposed building or parking lot subgrades consisting primarily of granular soils, the exposed subgrade should be compacted / densified by at least one (1) pass of a smooth-drummed vibratory roller having a minimum gross weight of 10 tons. B.2. For exposed building or parking lot subgrades consisting primarily of cohesive soils, the exposed subgrades should be proof-rolled with a fully-loaded
- six-wheel truck having a minimum gross weight of 25 tons. The maximum allowable deflection under the specified equipment shall be 1/2". In the event that adequate stability of granular soils subgrades cannot be achieved by the procedures as outlined in item 1 above, or that deflections greater than 1/2" are observed during the "proof rolling" of cohesive soils subgrades (as outlined in item 2 above) additional corrective measures will be required. These measures could include, but not necessarily be limited to, scarification, moisture conditioning, re-compaction, undercutting and replacement with engineered fill or crushed stone (with or without geotextiles), or chemical stabilization.
- D. It shall be considered as part of the scope of these documents (and thus part of this contractor's responsibility) to perform scarification and drying of the subgrade per Illinois Department of Transportation (IDOT) standards (scarify a 16" depth for 3 days). If this does not work then additional drying measures shall be an extra to the contract.
- Any proposed corrective measures by the contractor should be reviewed by the owner's engineer and the project architect. In the event that in the opinion of the owner's engineer and / or the project architect proof rolling is not a good indicator of the subgrade stability, an alternative method shall be specified by the owner's engineer and / or the project architect.
- A. A "fill" area is defined as any area where material is required to adjust the existing elevation to a proposed subgrade elevation (these areas require installation of "engineered fill" to achieve design subgrade elevation). "Engineered fill" material can be defined as either "granular soil" or "soil" that is either from the construction site or is "offsite material". Materials having their origin from the construction site is referred to as "borrow". The composition and the compaction
- standards of the engineered fill for this project will be specified by owner's engineer and the project architect. B. In "fill" areas, "borrow" materials are allowed to be utilized as engineered fill such that the site contractor compacts the "borrow" areas to the specified
- compaction. Compaction standards (for engineered fill and back filled areas)
- Prior to placement of fill in areas below the design grade, the exposed subgrade should be observed by a representative of the owner's engineer to evaluate that adequate stripping has been performed. Additionally, the proof rolling or compacting procedures outlined in the "standards for cut areas" section of these notes should be performed. It is typical practice to proof roll (and densify if necessary) exposed subgrades prior to filling. If soft or unstable subgrades are observed, these areas should be stabilized or undercut. Minimum compaction standards are based upon a percentage of the fill or backfill material's maximum standard proctor dry density (ASTM D698). All engineered subgrades should meet the following minimum compaction:
- A.1. Areas under foundations bases: A.1.A. 95% standard proctor for all fill placed below foundation base elevation in the building area.
- A.2. Areas under floor slabs and above foundations/footing bases: A.2.A. 95% standard proctor for all fill placed more than 12 inches below final grade for support of floor slabs and above foundation base elevation in
- A.2.B. 95% standard proctor for fill placed in the upper 12 inches of design subgrade below slabs. The granular fill under the floor slab should be compacted to a minimum of 95% standard proctor.
- A.3. Areas under pavement sections: A.3.A. 95% standard proctor for all fill placed more than 12 inches below passenger car pavement sections and 95% standard proctor for the top 12
- A.4. Landscaped areas A.4.A. 90% standard proctor for all fill placed in landscape areas. These areas should be brought to grade with "topsoil" to a depth of 12 inches in
- areas to be seeded, 6 inches in areas to be sodded, and 24 inches for all interior curbed landscape islands. A.5. Base course portion of pavement sections: A.5.A. 95% standard proctor for all base course materials that are part of a "pavement section".
- The option of utilizing the modified proctor (ASTM D1557) in lieu of the specified standard proctor (ASTM D698) shall be at the discretion of the general contractor, contingent upon written approval by the architect and owner's engineer
- All backfill and fill materials shall be placed in lifts not greater than 8" in loose depth. Before compacting, moisten or aerate each layer as necessary to provide optimum moisture content. Compact each layer to required percentage of maximum density of the area.
- Finish grading: A. The term "finish grading" as used herein shall be defined as that condition that areas not receiving a finish product such as parking areas, driveways, roadways, sidewalks, etc. Finish graded areas would generally be those areas receiving "landscaping" such as seed, sod, trees, bushes, mulch, etc. B. The site contractor is responsible for "finish grading" all areas within the perimeter of the "construction site". The definition of the "construction site" is the

DEMOLITION NOTES

. The contractor shall be responsible for the demolition and removal of all items that impede the proper placement of any items proposed by this plan set.

area encompassing all disturbed areas that were disturbed as a result of the construction process relating to the general contract of which this site contract

- .. The removal work shall include but not be limited to: obtaining all demolition permits required, removal of the existing trees, sealing of the existing water well(s), removal any septic system or dry wells (if any) and other items to complete the removals.
- 3. The contractor shall remove all materials deemed unsuitable by the engineer within eight inches of the proposed building footprint to the depth that such unsuitable materials exist. Voids shall be filled in accordance with the "Earthwork Notes" on this plan sheet. 4. Tree removal shall include the complete removal of all stumps and roots.
- 5. The contractor shall coordinate disconnection, removal, and relocation of the existing utilities with the appropriate utility companies. The contractor shall be responsible for all fees that are levied by utility companies in conjunction with demolition and removal of existing utilities. 6. Disposal of all materials shall comply with all local, state, and federal regulations. All waste material shall be disposed of off-site. The contractor shall be responsible
- for the removal of all materials from the site, including all associated permits and regulatory requirements. 7. The contractor shall be familiar with the appropriate specifications for well abandonment, materials, procedures, and access to equipment required to properly seal wells (if any). The contractor shall be responsible to obtain, complete, and file the appropriate forms through Will County and the Illinois Environment Protection
- Agency (IEPA) 8. The contractor shall maintain all existing utility services to adjacent lots. Interruption of services to adjacent lots shall not occur without proper approval. A minimum of 48 hours notice shall be given to the property owners prior to the connection of the new services. The contractor shall be responsible for costs
- associated with the connection of temporary utility services, if required, to facilitate construction staging. 9. The contractor shall ensure that all existing parking, sidewalks, drives, etc., are free and clear of any construction activity and / or excavated and hauled material to
- ensure easy and safe pedestrian and vehicular traffic to and from adjacent sites. 10. The contractor shall perform a full-depth saw cut along the perimeter of pavement removal that abuts existing pavement that is to remain. 11. Any damage sustained by items that are to remain in place shall be repaired or replaced to the owner's satisfaction at no cost to the owner.

ARC	DESIGN RESOURCES INC.
	 5291 ZENITH PARKWAY LOVES PARK, IL 61111 VOICE: (815) 484-4300 FAX: (815) 484-4303 www.arcdesign.com
Illinois Desig	n Firm License No. 184-001334

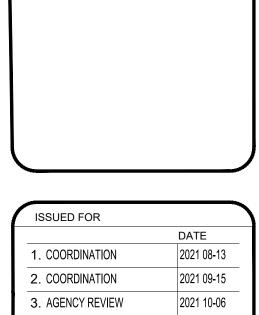
PROJECT NAME OWNER'S NAME

CIRCLE K **FRANKFORT**

7654 W LINCOLN HWY FRANKFORT, IL 50423 WILL CO.

RDK VENTURES LLC 500 WARRENVILLE ROAD LISLE, IL 60532 (815) 762-4861

CONSULTANTS



2.	COORDINATION	2021 09-15
3.	AGENCY REVIEW	2021 10-06
4.	AGENCY REVIEW	2022 08-01
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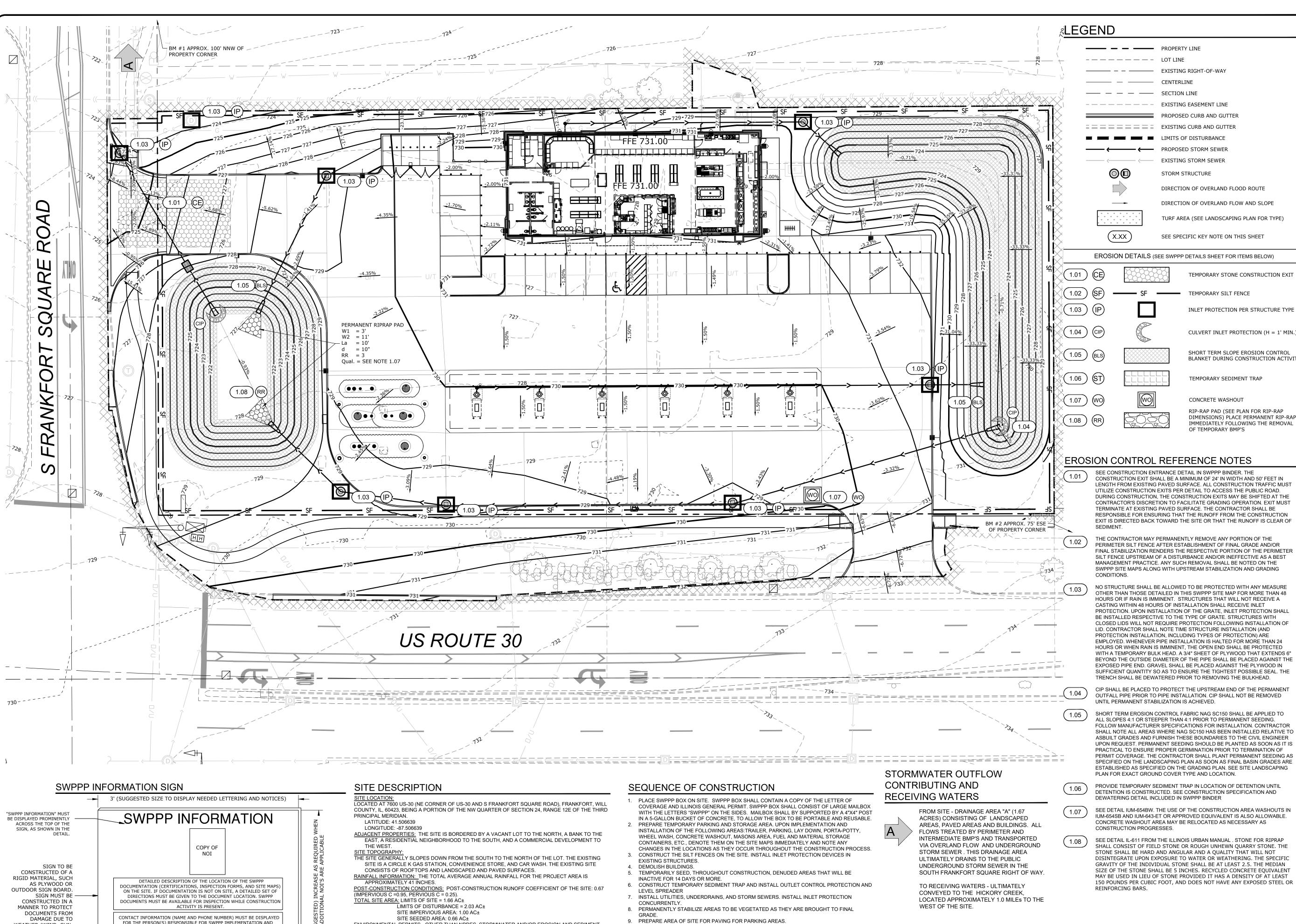
GENERAL NOTES

SHEET TITLE

DRAWN	TWL
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PM	RCS

20033

PROJECT NUMBER SHEET NUMBER



ENVIRONMENTAL PERMITS - OTHER THAN NPDES, STORMWATER AND/OR EROSION AND SEDIMENT

THREATENED AND ENDANGERED SPECIES: THERE ARE NO KNOWN ISSUES RELATED TO THREATENED

HISTORICAL PROPERTIES: THERE ARE NO KNOWN ISSUES RELATED TO HISTORICAL PRESERVATION

CONTROL: WETLANDS-NONE

10. PAVE AREA OF SITE.

STABILIZED.)

11. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.

12. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS

FOR THE PERSON(S) RESPONSIBLE FOR SWPPP IMPLEMENTATION AND

MAINTENANCE AND FOR THE PERSON(S) RESPONSIBLE FOR KEEPING THE

FOR SWPPP IMPLEMENTATION).

SWPPP DOCUMENTS (IF OTHER THAN THE PERSON NAMED RESPONSIBLE

WEATHER (WIND, SUN,

MOISTURE, ETC.).

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ISSUED FOR 2021 08-13 I. COORDINATION 2. COORDINATION 2021 09-15 2021 10-06 3. AGENCY REVIEW 4. AGENCY REVIEW 2022 08-01 **REVISIONS** DATE

SHEET TITLE SWPPP PLAN

PROJECT NUMBER SHEET NUMBER 20033 C03

PROVIDE TEMPORARY SEDIMENT TRAP IN LOCATION OF DETENTION UNTIL DETENTION IS CONSTRUCTED. SEE CONSTRUCTION SPECIFICATION AND DEWATERING DETAIL INCLUDED IN SWPPP BINDER

SEE DETAIL IUM-654BW. THE USE OF THE CONSTRUCTION AREA WASHOUTS IN IUM-654SB AND IUM-643-ET OR APPROVED EQUIVALENT IS ALSO ALLOWABLE. CONCRETE WASHOUT AREA MAY BE RELOCATED AS NECESSARY AS CONSTRUCTION PROGRESSES.

SEE DETAIL IL-611 FROM THE ILLINOIS URBAN MANUAL . STONE FOR RIPRAP SHALL CONSIST OF FIELD STONE OR ROUGH UNHEWN QUARRY STONE. THE STONE SHALL BE HARD AND ANGULAR AND A QUALITY THAT WILL NOT DISINTEGRATE UPON EXPOSURE TO WATER OR WEATHERING. THE SPECIFIC GRAVITY OF THE INDIVIDUAL STONE SHALL BE AT LEAST 2.5. THE MEDIAN SIZE OF THE STONE SHALL BE 5 INCHES. RECYCLED CONCRETE EQUIVALENT MAY BE USED IN LIEU OF STONE PROVIDED IT HAS A DENSITY OF AT LEAST 150 POUNDS PER CUBIC FOOT, AND DOES NOT HAVE ANY EXPOSED STEEL OR REINFORCING BARS.

PROPOSED CURB AND GUTTER

PROPOSED STORM SEWER

EXISTING STORM SEWER

DIRECTION OF OVERLAND FLOOD ROUTE

SEE SPECIFIC KEY NOTE ON THIS SHEET

TEMPORARY SILT FENCE

DIRECTION OF OVERLAND FLOW AND SLOPE

TURF AREA (SEE LANDSCAPING PLAN FOR TYPE)

TEMPORARY STONE CONSTRUCTION EXIT

INLET PROTECTION PER STRUCTURE TYPE

CULVERT INLET PROTECTION (H = 1' MIN.)

SHORT TERM SLOPE EROSION CONTROL

RIP-RAP PAD (SEE PLAN FOR RIP-RAP

DIMENSIONS) PLACE PERMANENT RIP-RAP

IMMEDIATELY FOLLOWING THE REMOVAL

TEMPORARY SEDIMENT TRAP

CONCRETE WASHOUT

OF TEMPORARY BMP'S

BLANKET DURING CONSTRUCTION ACTIVITIES

STORM STRUCTURE

USGS TOPOGRAPHICAL MAP



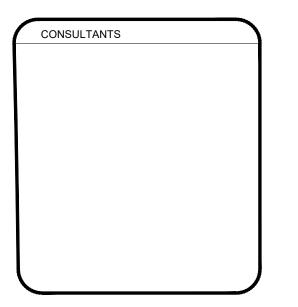


PROJECT NAME OWNER'S NAME

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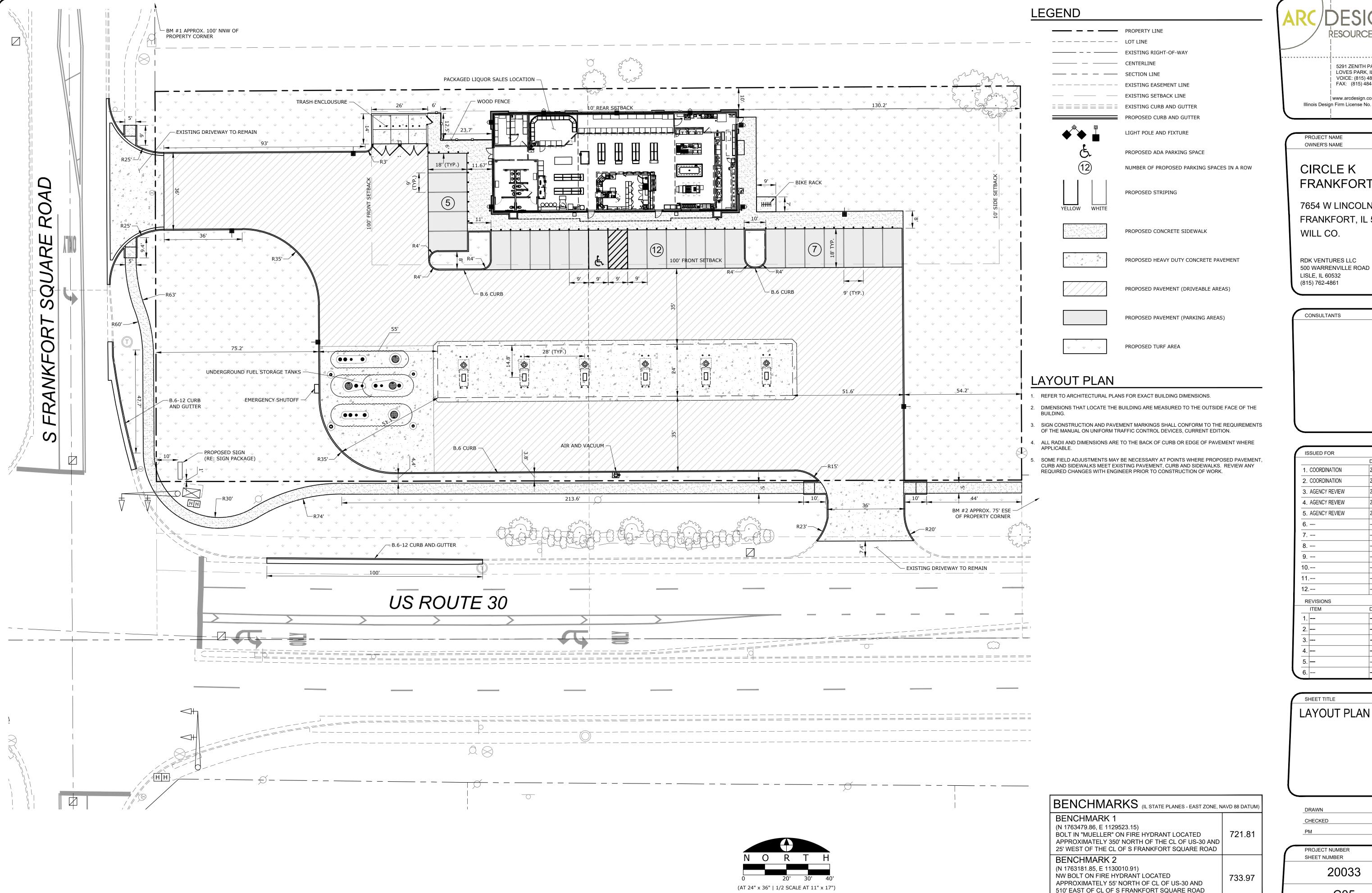


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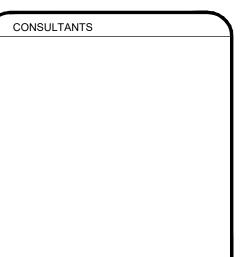
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PROJECT NAME OWNER'S NAME CIRCLE K **FRANKFORT** 7654 W LINCOLN HWY FRANKFORT, IL 50423 WILL CO.

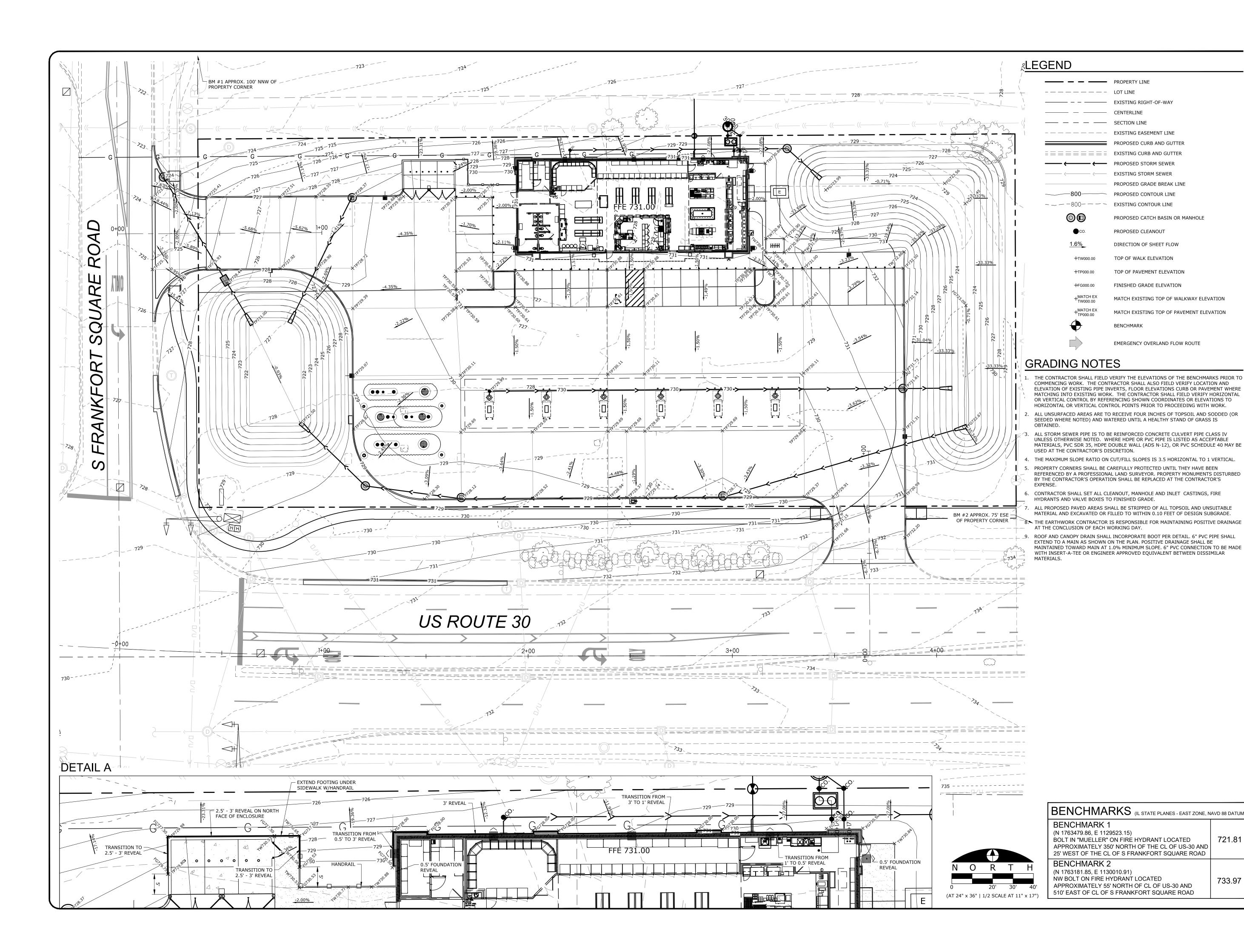


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SHEET TITLE LAYOUT PLAN

LND
RCS

PROJECT NUMBER SHEET NUMBER	
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CIRCLE K **FRANKFORT** 7654 W LINCOLN HWY FRANKFORT, IL 50423

PROJECT NAME

OWNER'S NAME

RDK VENTURES LLC 500 WARRENVILLE ROAD LISLE, IL 60532 (815) 762-4861

CONSULTANTS

WILL CO.

ISSUED FOR 1. COORDINATION 2021 08-13 2. COORDINATION 2021 09-15 2021 10-06 3. AGENCY REVIEW 2022 08-01 4. AGENCY REVIEW REVISIONS

SHEET TITLE

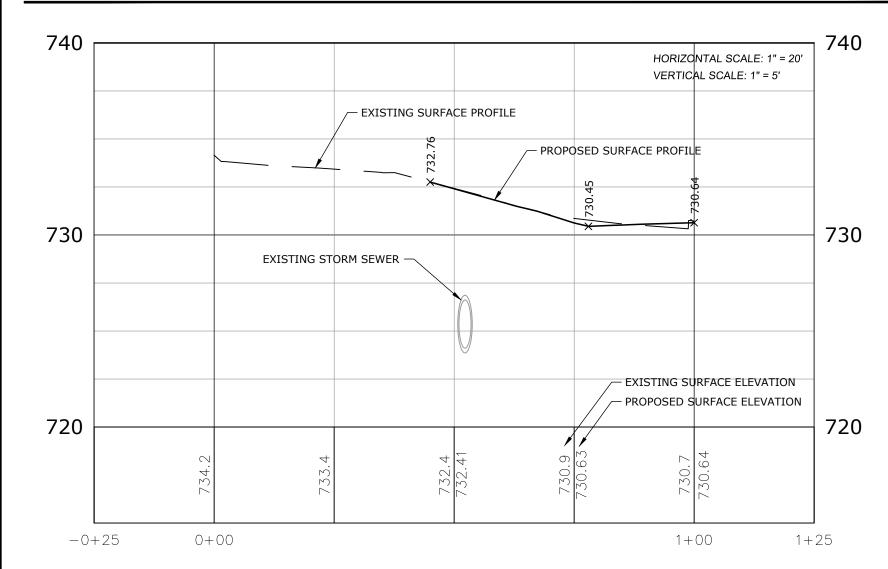
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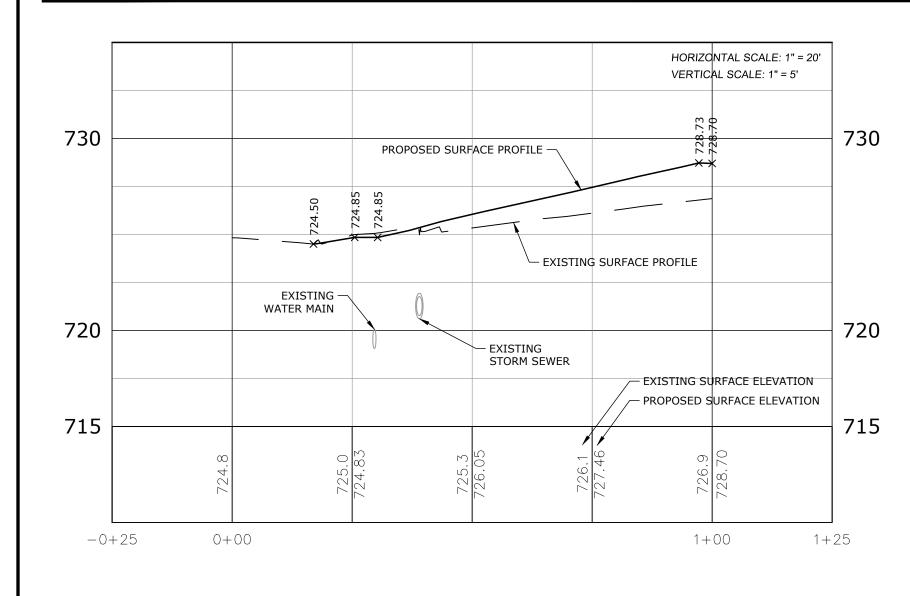
GRADING PLAN

PROJECT NUMBER SHEET NUMBER 20033 C06

US ROUTE 30 ENTRANCE PROFILE



S FRANKFORT SQUARE RD ENTRANCE PROFILE



LEGEND

	PROPERTY LINE
	LOT LINE
	EXISTING RIGHT-OF-WAY
	CENTERLINE
	SECTION LINE
	EXISTING EASEMENT LINE
	PROPOSED CURB AND GUTTER
=======	EXISTING CURB AND GUTTER
──	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	PROPOSED GRADE BREAK LINE
800—	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	PROPOSED CATCH BASIN OR MANHOLE
●со.	PROPOSED CLEANOUT
1.6%	DIRECTION OF SHEET FLOW
+ TW000.00	TOP OF WALK ELEVATION
 TP000.00	TOP OF PAVEMENT ELEVATION
 FG000.00	FINISHED GRADE ELEVATION
+MATCH EX TW000.00	MATCH EXISTING TOP OF WALKWAY ELEVATION
+MATCH EX TP000.00	MATCH EXISTING TOP OF PAVEMENT ELEVATION
+	BENCHMARK
	EMERGENCY OVERLAND FLOW ROUTE



CIRCLE K FRANKFORT

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RDK VENTURES LLC 500 WARRENVILLE ROAD LISLE, IL 60532 (815) 762-4861

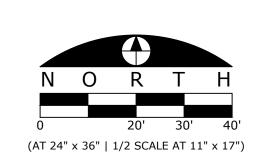
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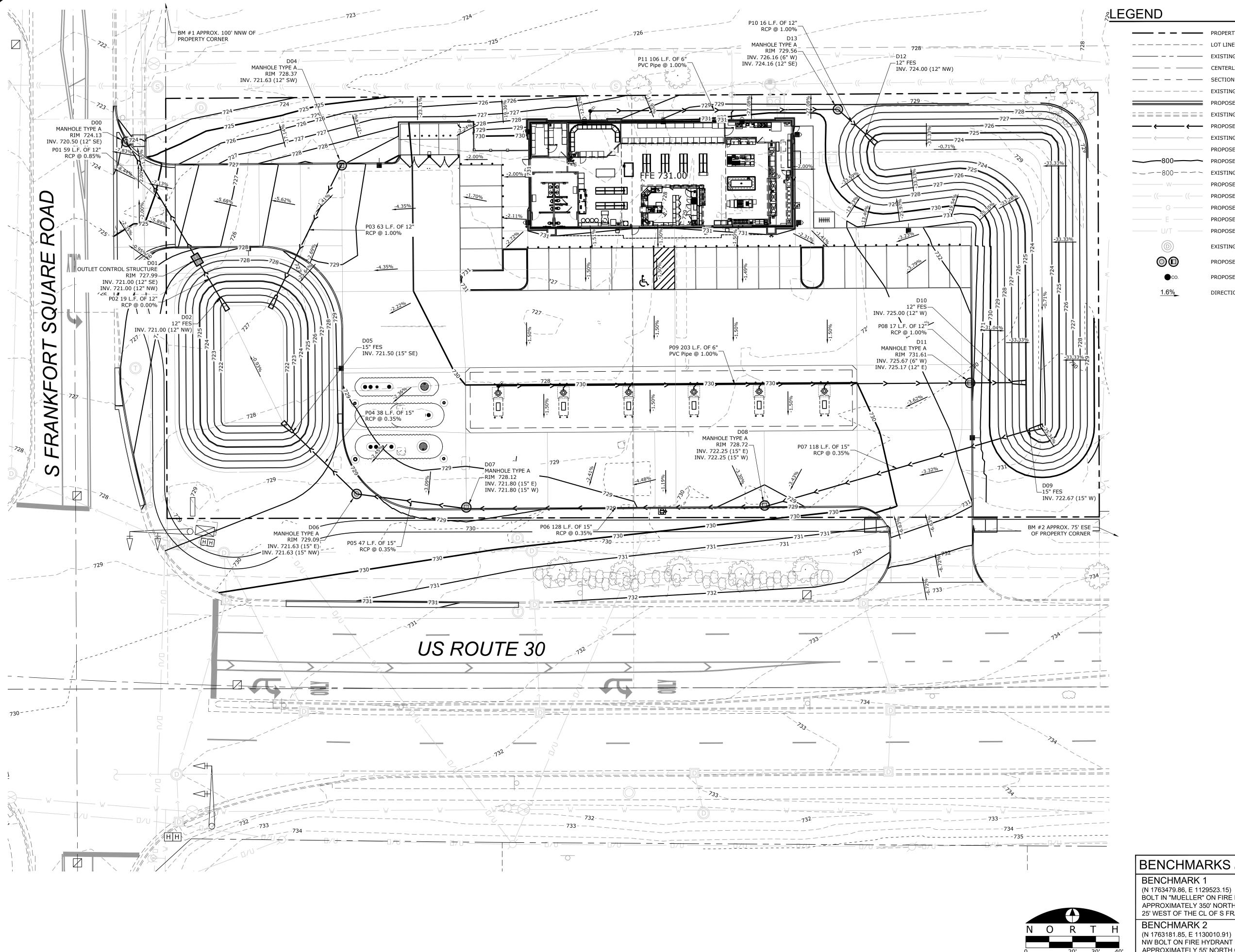
SHEET TITLE **GRADING DETAILS**

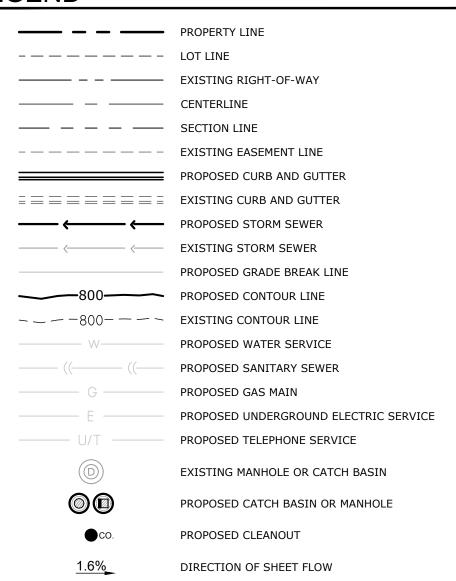
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PROJECT NUMBER SHEET NUMBER 20033 C06.1



BENCHMARKS (IL STATE PLANES - EAST ZONE, NAVD 88 DATUM)	
BENCHMARK 1 (N 1763479.86, E 1129523.15) BOLT IN "MUELLER" ON FIRE HYDRANT LOCATED APPROXIMATELY 350' NORTH OF THE CL OF US-30 AND 25' WEST OF THE CL OF S FRANKFORT SQUARE ROAD	721.81
BENCHMARK 2 (N 1763181.85, E 1130010.91) NW BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 55' NORTH OF CL OF US-30 AND 510' EAST OF CL OF S FRANKFORT SQUARE ROAD	733.97







PROJECT NAME

OWNER'S NAME CIRCLE K **FRANKFORT** 7654 W LINCOLN HWY FRANKFORT, IL 50423 WILL CO. RDK VENTURES LLC

500 WARRENVILLE ROAD

LISLE, IL 60532 (815) 762-4861

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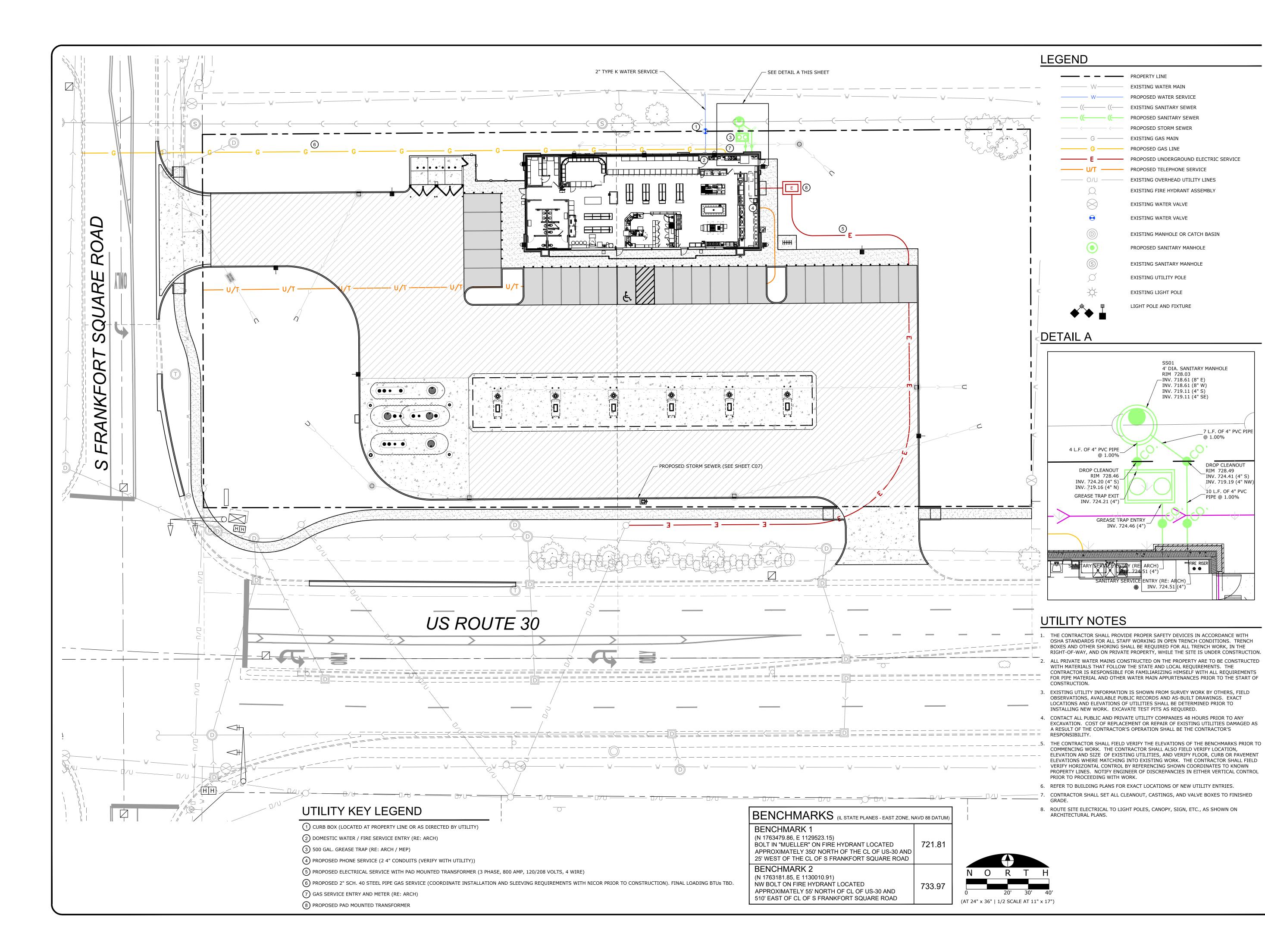
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AGENCY REVIEW	2021 10-06
AGENCY REVIEW	2022 08-01
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DRAWN	TWL
CHECKED	LND
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PROJECT NUMBER SHEET NUMBER 20033 C07

İ	BENCHMARKS (IL STATE PLANES - EAST ZONE, N	AVD 88 DATUM)
	BENCHMARK 1 (N 1763479.86, E 1129523.15) BOLT IN "MUELLER" ON FIRE HYDRANT LOCATED APPROXIMATELY 350' NORTH OF THE CL OF US-30 AND 25' WEST OF THE CL OF S FRANKFORT SQUARE ROAD	721.81
N O R T H 0 20' 30' 40' (AT 24" x 36" 1/2 SCALE AT 11" x 17")	BENCHMARK 2 (N 1763181.85, E 1130010.91) NW BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 55' NORTH OF CL OF US-30 AND 510' EAST OF CL OF S FRANKFORT SQUARE ROAD	733.97





CIRCLE K
FRANKFORT
7654 W LINCOLN HWY

PROJECT NAME

OWNER'S NAME

FRANKFORT, IL 50423 WILL CO.

RDK VENTURES LLC 500 WARRENVILLE ROAD LISLE, IL 60532 (815) 762-4861

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SHEET TITLE

UTILITY PLAN

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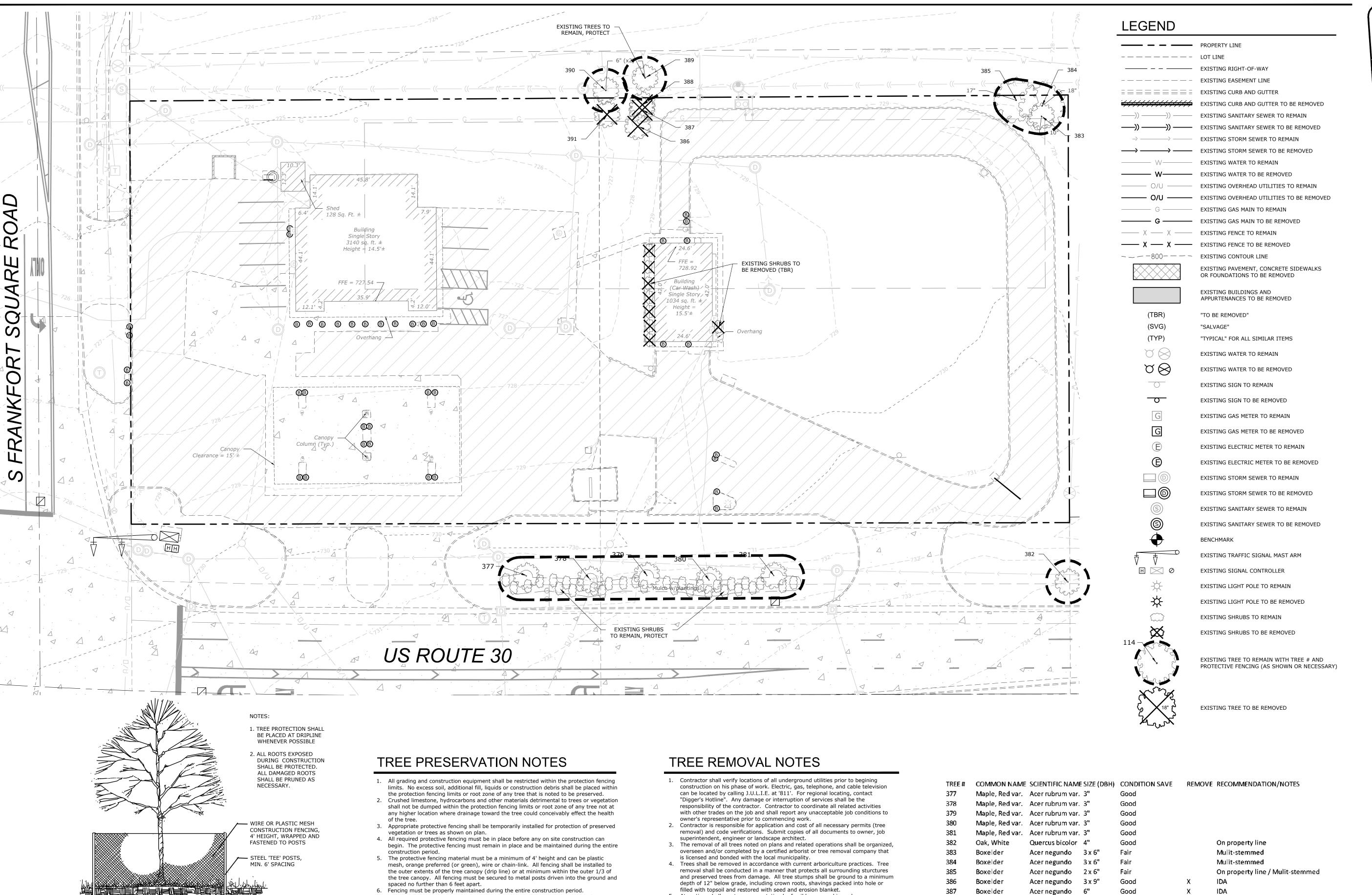
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PROJECT NUMBER SHEET NUMBER

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C08



5. At no time shall any tree or vegetation be forcibly removed in such a manner

6. All invasive trees and vegetation and species as outlined by local municipality or

as noted by engineer, arborist or landscape architect that may not be listed on

that would damage surrounding trees or vegetation, root systems or

tree inventory or plans shall be removed from areas as shown.

Acer negundo

Acer negundo

Acer negundo

Acer negundo

Fair

Good

Boxelder

Boxelder

Boxelder

389

On property line

Offsite / crooked trunk

*IDA = In Development Area

Offsite / Mulit-stemmed, each leaning

7. No other fencing, wires or attachments, other than those approved materials for

engineer or landscape architect.

or landscape architect may remove such trees.

WIDTH OF TREE CANOPY

MIN. 1/3 CROWN OR 8' O.C.

TREE PROTECTION DETAIL

NOT TO SCALE

bracing, guying or wrapping shall be attached to any tree or vegetation during construction. All reasonable measures necessary to prevent the destruction or damage

to trees or plant material (other than those specified to be removed) shall be taken.

soil to be removed from within the protective fencing without prior approval of arborist,

8. No grading or earthwork is to occur within the fenced tree protection limits nor is any

9. If any trees that are noted within or near the areas to be developed will affect more than 1/3 of the root system, the site foreman with approval from an arborist, engineer

ARC DESIGN
RESOURCES INC.

| 5291 ZENITH PARKWAY | LOVES PARK, IL 61111 | VOICE: (815) 484-4300 | FAX: (815) 484-4303 | www.arcdesign.com | Illinois Design Firm License No. 184-001334

CIRCLE K FRANKFORT

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LANDSCAPING PLAN

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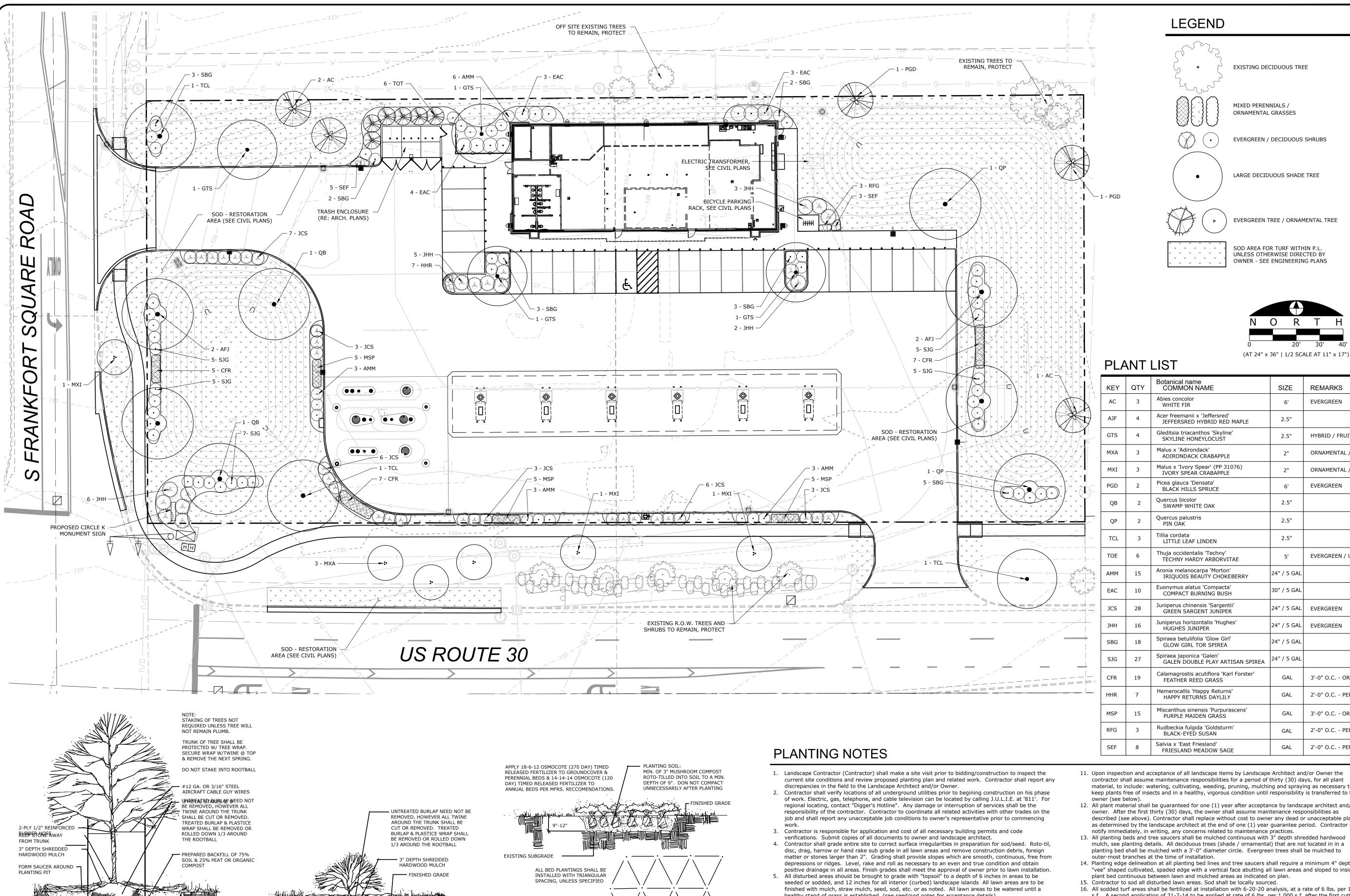
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PROJECT NUMBER
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20033

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SEE SPECIFIC SPACING

CERTAIN BULBS/PERENNIALS MAY REQUIRE

OTHER PLANTING DEPTHS, CONSULT BULB

(GROUNDCOVER, PERENNIALS & ANNUALS)

DISTRIBUTOR FOR SPECIFIC DEPTHS.

SOIL & 25% PEAT OR ORGANIC

NOT TO SCALE

SHRUB PLANTING DETAIL

NOT TO SCALE

TREE PLANTING DETAIL

DIMENSION ON PLANT LIST

BED PLANTING DETAIL

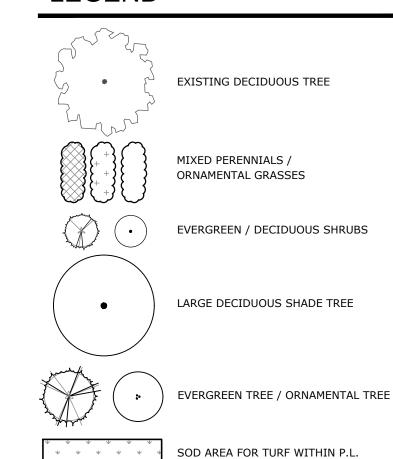
SLICE, CUT OR SEPARATE EXTERIOR

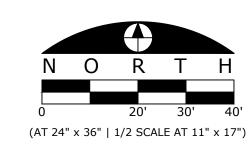
ROOTS ON ROOT-BOUND CONTAINER

PLANTS TO PROMOTE ROOT GROWTH.

NOT TO SCALE

LEGEND





UNLESS OTHERWISE DIRECTED BY

OWNER - SEE ENGINEERING PLANS

PLANT LIST

		LIGT		
KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
AC	3	Abies concolor WHITE FIR	6'	EVERGREEN
AJF	4	Acer freemanii x 'Jeffersred' JEFFERSRED HYBRID RED MAPLE	2.5"	
GTS	4	Gleditsia triacanthos 'Skyline' SKYLINE HONEYLOCUST	2.5"	HYBRID / FRUITLESS
MXA	3	Malus x 'Adirondack' ADIRONDACK CRABAPPLE	2"	ORNAMENTAL / UPRIG
MXI	3	Malus x 'Ivory Spear' (PP 31076) IVORY SPEAR CRABAPPLE	2"	ORNAMENTAL / NARR
PGD	2	Picea glauca 'Densata' BLACK HILLS SPRUCE	6'	EVERGREEN
QB	2	Quercus bicolor SWAMP WHITE OAK	2.5"	
QP	2	Quercus palustris PIN OAK	2.5"	
TCL	3	Tillia cordata LITTLE LEAF LINDEN	2.5"	
TOE	6	Thuja occidentalis 'Techny' TECHNY HARDY ARBORVITAE	5'	EVERGREEN / UPRIGH
AMM	15	Aronia melanocarpa 'Morton' IRIQUOIS BEAUTY CHOKEBERRY	24" / 5 GAL	
EAC	10	Euonymus alatus 'Compacta' COMPACT BURNING BUSH	30" / 5 GAL	
JCS	28	Juniperus chinensis 'Sargentii' GREEN SARGENT JUNIPER	24" / 5 GAL	EVERGREEN
ЈНН	16	Juniperus horizontalis 'Hughes' HUGHES JUNIPER	24" / 5 GAL	EVERGREEN
SBG	18	Spiraea betulifolia 'Glow Girl' GLOW GIRL TOR SPIREA	24" / 5 GAL	
SJG	27	Spiraea japonica 'Galen' GALEN DOUBLE PLAY ARTISAN SPIREA	24" / 5 GAL	
CFR	19	Calamagrostis acutiflora 'Karl Forster' FEATHER REED GRASS	GAL	3'-0" O.C ORN. GRA
HHR	7	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	GAL	2'-0" O.C PERENNIA
MSP	15	Miscanthus sinensis 'Purpurascens' PURPLE MAIDEN GRASS	GAL	3'-0" O.C ORN. GRA
RFG	3	Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	GAL	2'-0" O.C PERENNIA
SEF	8	Salvia x 'East Friesland'	GAL	2'-0" O.C PERENNIA

- healthy stand of grass is established. (see seed/sod notes for acceptance details). 6. Quantity lists are supplied as a convenience; however, the contractor should verify all quantities. The
- . Plantings may need to be adjusted in the field to accommodate utilities, easements, drainage ways, downspouts, etc.; however, quantities and sizes shall remain consistent with these plans.
- 8. Size & grading standards of plant material shall conform to the latest addition of ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association. Plant material shall be nursery grown and be either balled and burlap or container grown. 9. All plant species specified are subject to availability. Material shortages in the landscape industry may

drawings shall take precedence over the lists.

require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner. 10. Any plant materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected by Landscape Architect and/or Owner. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump.

- 11. Upon inspection and acceptance of all landscape items by Landscape Architect and/or Owner the contractor shall assume maintenance responsibilities for a period of thirty (30) days, for all plant material, to include: watering, cultivating, weeding, pruning, mulching and spraying as necessary to keep plants free of insects and in a healthy, vigorous condition until responsibility is transferred to the
- 12. All plant material shall be guaranteed for one (1) year after acceptance by landscape architect and/or owner. After the first thirty (30) days, the owner shall assume maintenance responsibilities as described (see above). Contractor shall replace without cost to owner any dead or unacceptable plants, as determined by the landscape architect at the end of one (1) year guarantee period. Contractor shall notify immediately, in writing, any concerns related to maintenance practices.
- mulch, see planting details. All deciduous trees (shade / ornamental) that are not located in in a planting bed shall be mulched with a 3'-0" diameter circle. Evergreen trees shall be mulched to outer-most branches at the time of installation. 14. Planting edge delineation at all planting bed lines and tree saucers shall require a minimum 4" depth "vee" shaped cultivated, spaded edge with a vertical face abutting all lawn areas and sloped to inside of
- plant bed continuous between lawn and mulched areas as indicated on plan. 15. Contractor to sod all disturbed lawn areas. Sod shall be locally sourced. 16. All sodded turf areas shall be fertilized at installation with 6-20-20 analysis, at a rate of 6 lbs. per 1,000
- s.f.. A second application of 21-7-14 to be applied at rate of 6 lbs. per 1,000 s.f. after the first cutting. Acceptance and guarantee notes shall apply to all sodded areas. 17. Acceptance of grading and sod shall be by landscape architect and/or owner. Contractor shall assume
- maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, re-sodding (wash-offs) and other operations necessary to keep lawn in a thriving condition. Upon final acceptance, owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show a uniform stand of grass for any reason whatsoever shall be re-seeded repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of sodded lawn areas may include scattered bare or dead spots, none of which are larger than one (1) square foot and when combined do not exceed 2% of total lawn area.



OWNER'S NAME

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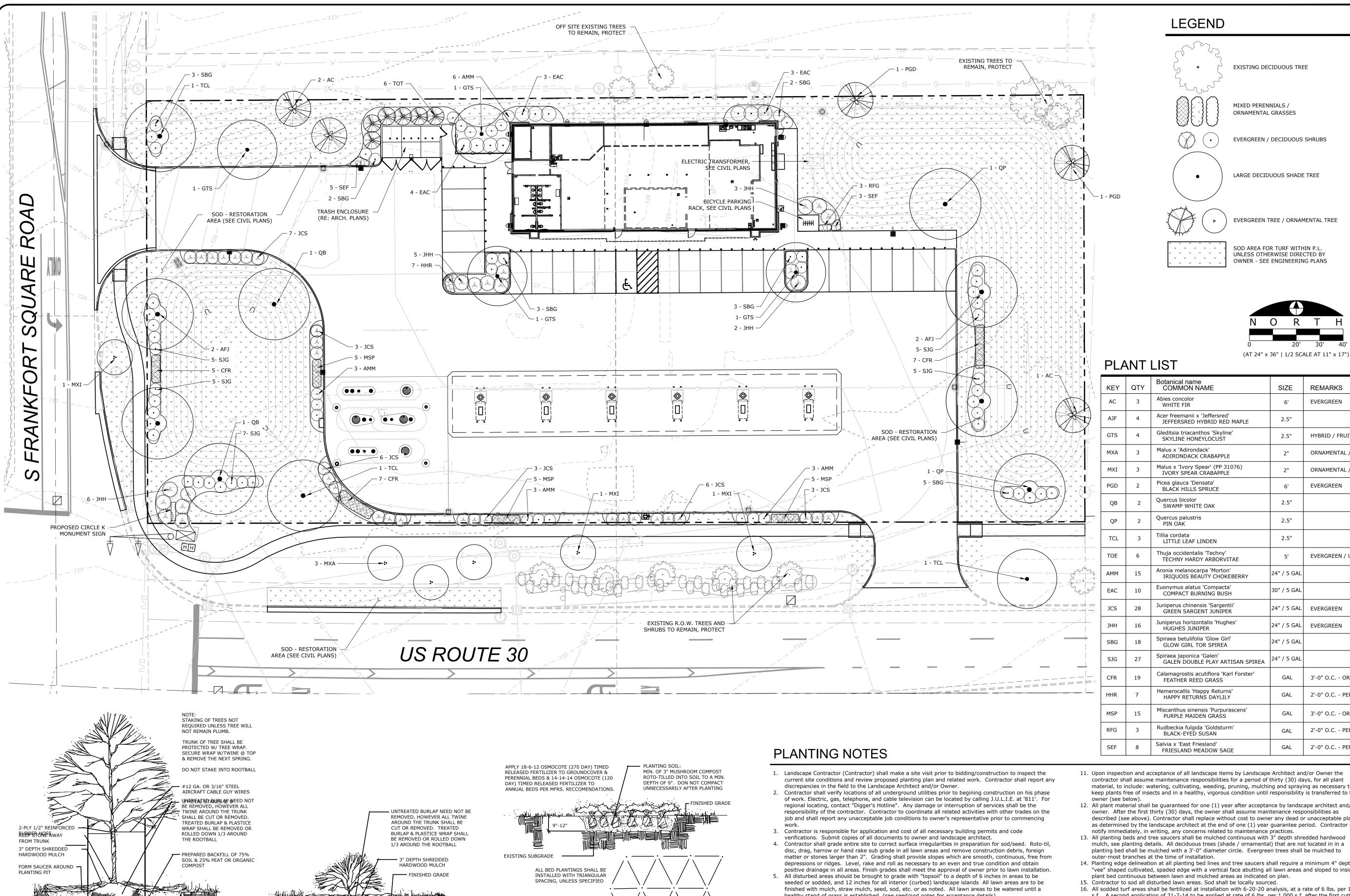
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SHEET TITLE LANDSCAPE PLAN

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PROJECT NUMBER SHEET NUMBER 20033 L02



SEE SPECIFIC SPACING

CERTAIN BULBS/PERENNIALS MAY REQUIRE

OTHER PLANTING DEPTHS, CONSULT BULB

(GROUNDCOVER, PERENNIALS & ANNUALS)

DISTRIBUTOR FOR SPECIFIC DEPTHS.

SOIL & 25% PEAT OR ORGANIC

NOT TO SCALE

SHRUB PLANTING DETAIL

NOT TO SCALE

TREE PLANTING DETAIL

DIMENSION ON PLANT LIST

BED PLANTING DETAIL

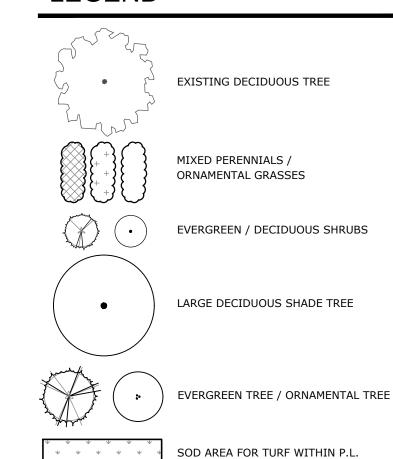
SLICE, CUT OR SEPARATE EXTERIOR

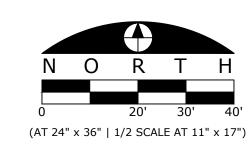
ROOTS ON ROOT-BOUND CONTAINER

PLANTS TO PROMOTE ROOT GROWTH.

NOT TO SCALE

LEGEND





UNLESS OTHERWISE DIRECTED BY

OWNER - SEE ENGINEERING PLANS

PLANT LIST

		LIGT		
KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
AC	3	Abies concolor WHITE FIR	6'	EVERGREEN
AJF	4	Acer freemanii x 'Jeffersred' JEFFERSRED HYBRID RED MAPLE	2.5"	
GTS	4	Gleditsia triacanthos 'Skyline' SKYLINE HONEYLOCUST	2.5"	HYBRID / FRUITLESS
MXA	3	Malus x 'Adirondack' ADIRONDACK CRABAPPLE	2"	ORNAMENTAL / UPRIG
MXI	3	Malus x 'Ivory Spear' (PP 31076) IVORY SPEAR CRABAPPLE	2"	ORNAMENTAL / NARR
PGD	2	Picea glauca 'Densata' BLACK HILLS SPRUCE	6'	EVERGREEN
QB	2	Quercus bicolor SWAMP WHITE OAK	2.5"	
QP	2	Quercus palustris PIN OAK	2.5"	
TCL	3	Tillia cordata LITTLE LEAF LINDEN	2.5"	
TOE	6	Thuja occidentalis 'Techny' TECHNY HARDY ARBORVITAE	5'	EVERGREEN / UPRIGH
AMM	15	Aronia melanocarpa 'Morton' IRIQUOIS BEAUTY CHOKEBERRY	24" / 5 GAL	
EAC	10	Euonymus alatus 'Compacta' COMPACT BURNING BUSH	30" / 5 GAL	
JCS	28	Juniperus chinensis 'Sargentii' GREEN SARGENT JUNIPER	24" / 5 GAL	EVERGREEN
ЈНН	16	Juniperus horizontalis 'Hughes' HUGHES JUNIPER	24" / 5 GAL	EVERGREEN
SBG	18	Spiraea betulifolia 'Glow Girl' GLOW GIRL TOR SPIREA	24" / 5 GAL	
SJG	27	Spiraea japonica 'Galen' GALEN DOUBLE PLAY ARTISAN SPIREA	24" / 5 GAL	
CFR	19	Calamagrostis acutiflora 'Karl Forster' FEATHER REED GRASS	GAL	3'-0" O.C ORN. GRA
HHR	7	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	GAL	2'-0" O.C PERENNIA
MSP	15	Miscanthus sinensis 'Purpurascens' PURPLE MAIDEN GRASS	GAL	3'-0" O.C ORN. GRA
RFG	3	Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	GAL	2'-0" O.C PERENNIA
SEF	8	Salvia x 'East Friesland'	GAL	2'-0" O.C PERENNIA

- healthy stand of grass is established. (see seed/sod notes for acceptance details). 6. Quantity lists are supplied as a convenience; however, the contractor should verify all quantities. The
- . Plantings may need to be adjusted in the field to accommodate utilities, easements, drainage ways, downspouts, etc.; however, quantities and sizes shall remain consistent with these plans.
- 8. Size & grading standards of plant material shall conform to the latest addition of ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association. Plant material shall be nursery grown and be either balled and burlap or container grown. 9. All plant species specified are subject to availability. Material shortages in the landscape industry may

drawings shall take precedence over the lists.

require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner. 10. Any plant materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected by Landscape Architect and/or Owner. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump.

- 11. Upon inspection and acceptance of all landscape items by Landscape Architect and/or Owner the contractor shall assume maintenance responsibilities for a period of thirty (30) days, for all plant material, to include: watering, cultivating, weeding, pruning, mulching and spraying as necessary to keep plants free of insects and in a healthy, vigorous condition until responsibility is transferred to the
- 12. All plant material shall be guaranteed for one (1) year after acceptance by landscape architect and/or owner. After the first thirty (30) days, the owner shall assume maintenance responsibilities as described (see above). Contractor shall replace without cost to owner any dead or unacceptable plants, as determined by the landscape architect at the end of one (1) year guarantee period. Contractor shall notify immediately, in writing, any concerns related to maintenance practices.
- mulch, see planting details. All deciduous trees (shade / ornamental) that are not located in in a planting bed shall be mulched with a 3'-0" diameter circle. Evergreen trees shall be mulched to outer-most branches at the time of installation. 14. Planting edge delineation at all planting bed lines and tree saucers shall require a minimum 4" depth "vee" shaped cultivated, spaded edge with a vertical face abutting all lawn areas and sloped to inside of
- plant bed continuous between lawn and mulched areas as indicated on plan. 15. Contractor to sod all disturbed lawn areas. Sod shall be locally sourced. 16. All sodded turf areas shall be fertilized at installation with 6-20-20 analysis, at a rate of 6 lbs. per 1,000
- s.f.. A second application of 21-7-14 to be applied at rate of 6 lbs. per 1,000 s.f. after the first cutting. Acceptance and guarantee notes shall apply to all sodded areas. 17. Acceptance of grading and sod shall be by landscape architect and/or owner. Contractor shall assume
- maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, re-sodding (wash-offs) and other operations necessary to keep lawn in a thriving condition. Upon final acceptance, owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show a uniform stand of grass for any reason whatsoever shall be re-seeded repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of sodded lawn areas may include scattered bare or dead spots, none of which are larger than one (1) square foot and when combined do not exceed 2% of total lawn area.



OWNER'S NAME

CIRCLE K **FRANKFORT**

7654 W LINCOLN HWY FRANKFORT, IL 50423 WILL CO.

RDK VENTURES LLC 500 WARRENVILLE ROAD LISLE, IL 60532 (815) 762-4861

CONSULTANTS

ISSUED FOR	
	DATE
1. COORDINATION	2021 08-13
2. COORDINATION	2021 09-15
3. AGENCY REVIEW	2021 10-06
4. AGENCY REVIEW	2022 08-01
5. AGENCY REVIEW	2022 09-01
6. 	
7	
8	
9	
10	
11	
12	
REVISIONS	
ITEM	DATE
1	
2	
3	
4	_
5. —	
6	
-	

SHEET TITLE LANDSCAPE PLAN

DRAWN	TWL
CHECKED	LND
PM	RCS

PROJECT NUMBER SHEET NUMBER 20033 L02



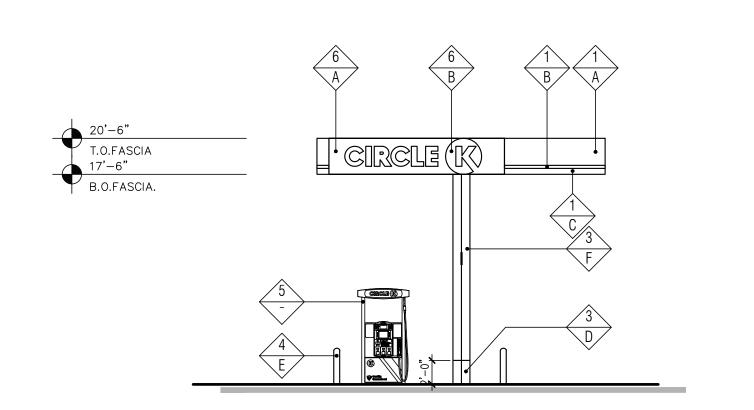


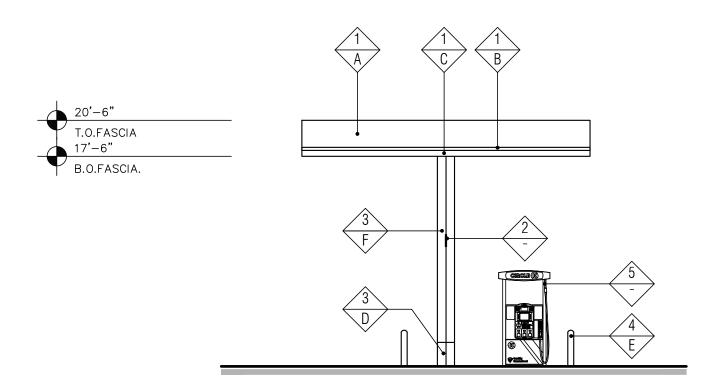
BUILDING EXTERIOR ELEVATIONS - 5200 CIRCLE K

SCALE: AS NOTED 7654 W LINCOLN HWY

FRANKFORT, IL

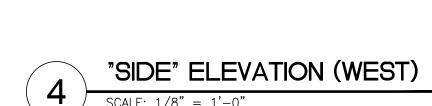
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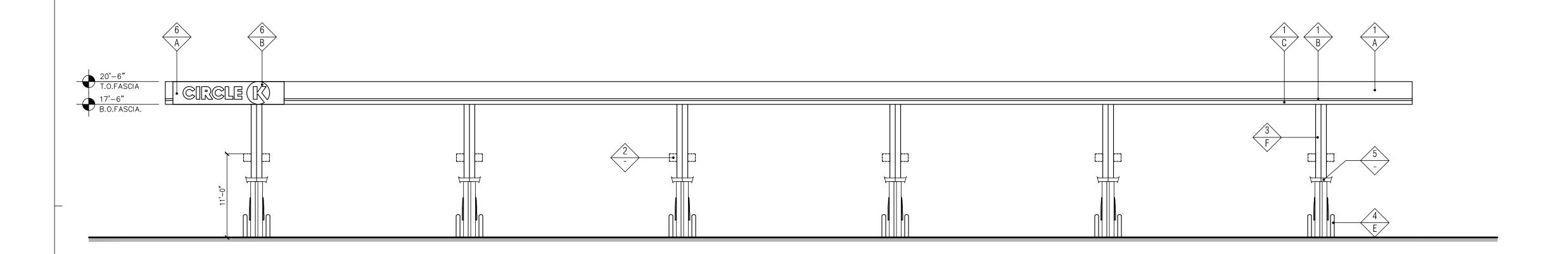


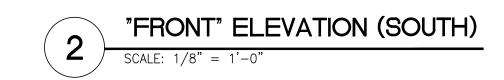


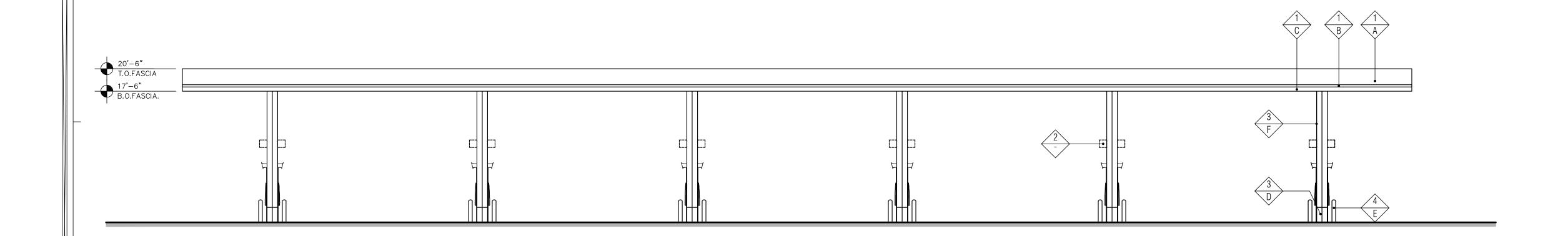














CLASS C COLUMN FINISH



1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples. 2. The fascia panels are pre-finished by signage vendor

3. All signs require a separate submittal.

4. All lighting on canopy to be flush mounted with fascia

BERGMANN

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PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

PROJECT MANAGER

DRAWN BY

PROJECT NAME

CIRCLE K STORES INC. **STORE** #6718

FRANKFORT

7654 W LINCOLN HWY



CIRCLE K STORES INC.

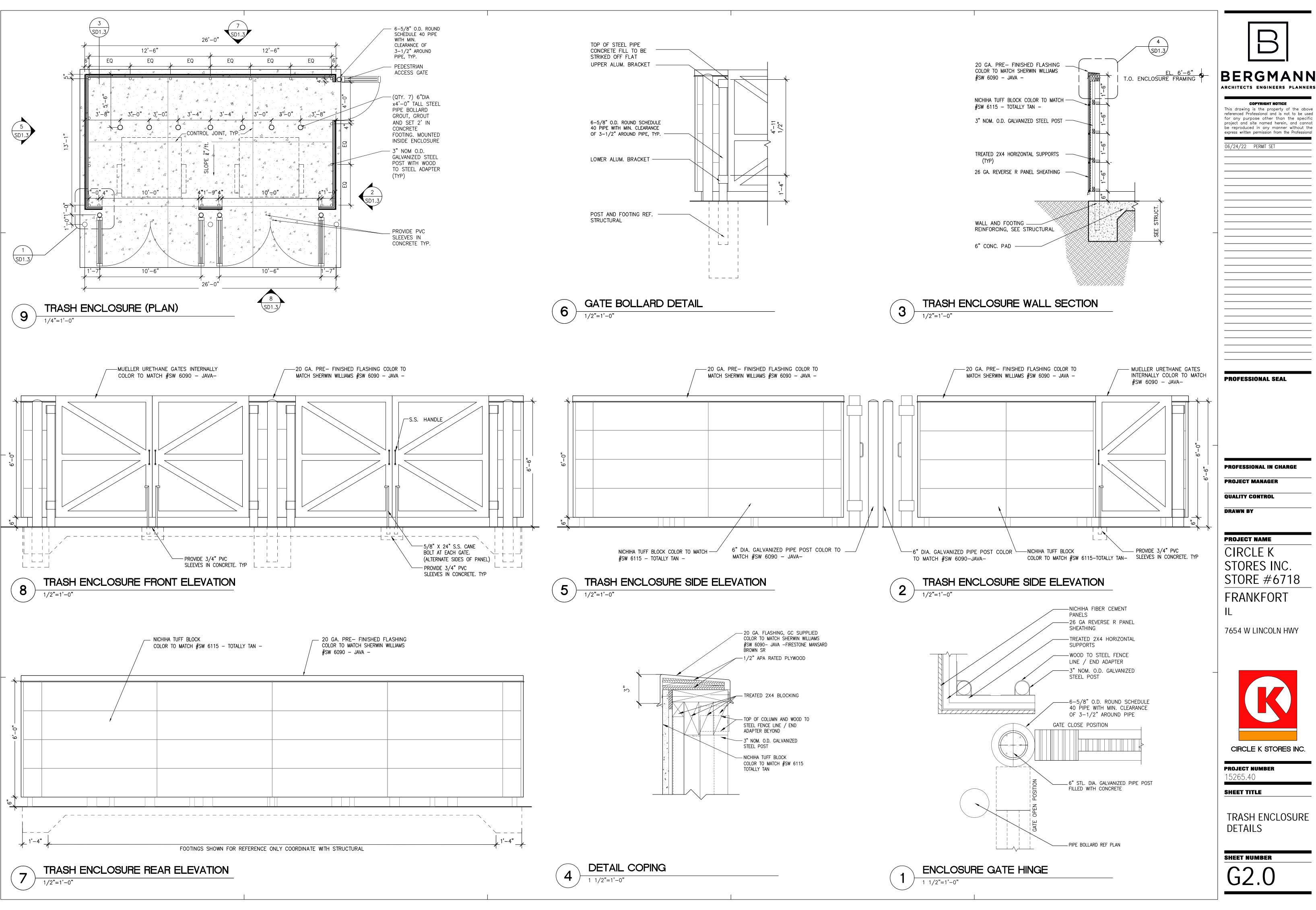
PROJECT NUMBER

SHEET TITLE

FUEL CANOPY EXTERIOR ELEVATIONS (VS08)

SHEET NUMBER

CA-2



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06/24/22 PERMIT SET

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PROFESSIONAL IN CHARGE

PROJECT MANAGER **QUALITY CONTROL**

PROJECT NAME

CIRCLE K STORES INC.

FRANKFORT

7654 W LINCOLN HWY



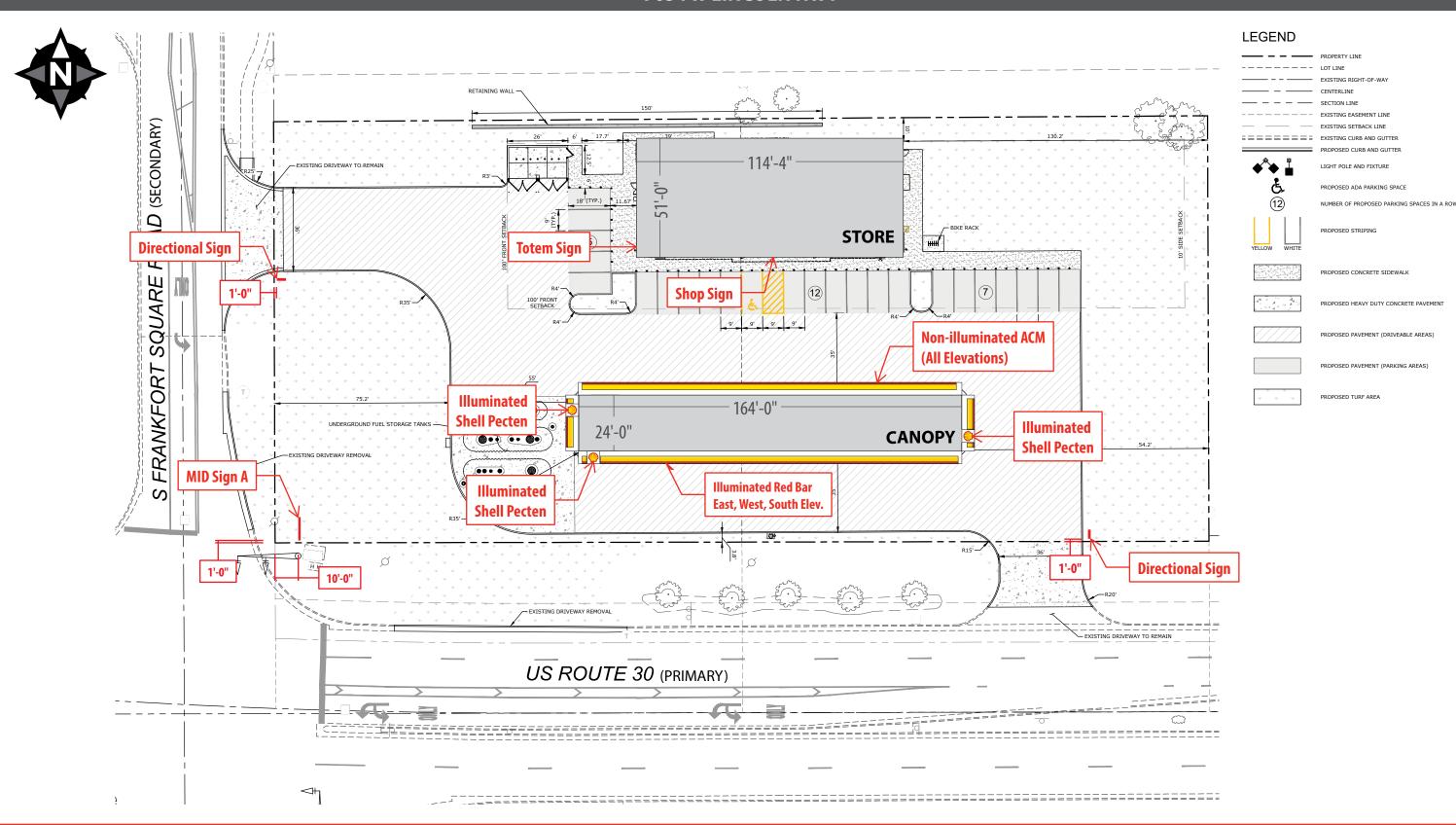
CIRCLE K STORES INC.

PROJECT NUMBER 15265.40

TRASH ENCLOSURE DETAILS

SHEET NUMBER

7654 W LINCOLN HWY





CUSTOMER CIRCLE K

SITE NUMBER

6718

FRANKFORT, IL

ACCOUNT REP

BEN DEHAYES

MH
DATE

09/12/22

REVISION 06 SCALE

NTS

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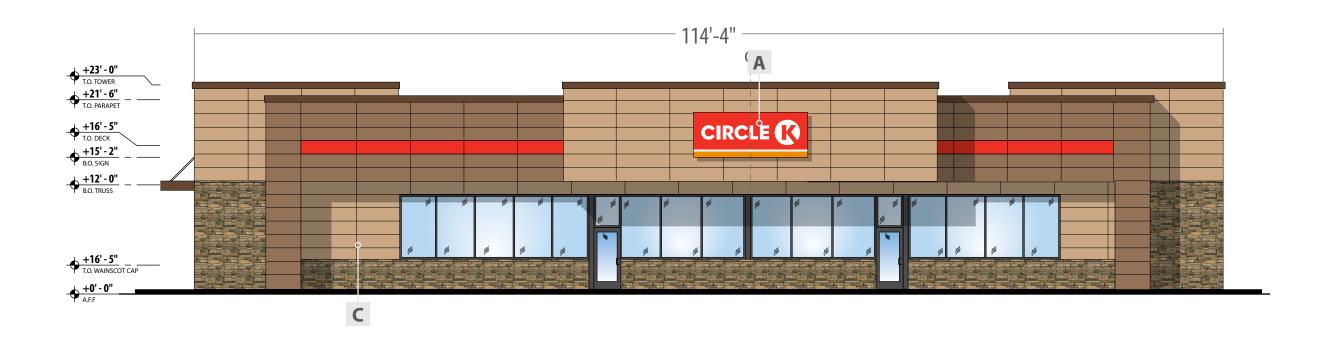
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IATLIDE	DATE	

PROPOSED



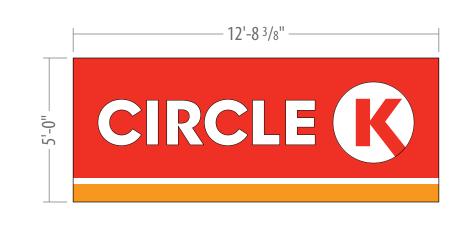
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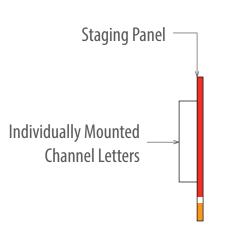
FRONT

SIDES

HEIGHT

В	UILDING INFO	23'-0"	114'-4"		51'-0"	
	SIGN DI	ESCRIPTION	QTY	SI	ZE	AREA
A	Illuminated Circl	e K Channel Letters	1	5'-0" x 1	2'-8 3/8"	60 SF
В	Illuminated Circl	e K Totem Channel	1	5'-0" 2	x 4'-2"	20.8 SF





SCALE: 1:40



CUSTOMER
CIRCLE K
SITE NUMBER
6718

EN DEHAYES

DRAWN BY
MH

DATE

09/12/22

REVISION
06
SCALE
NTS

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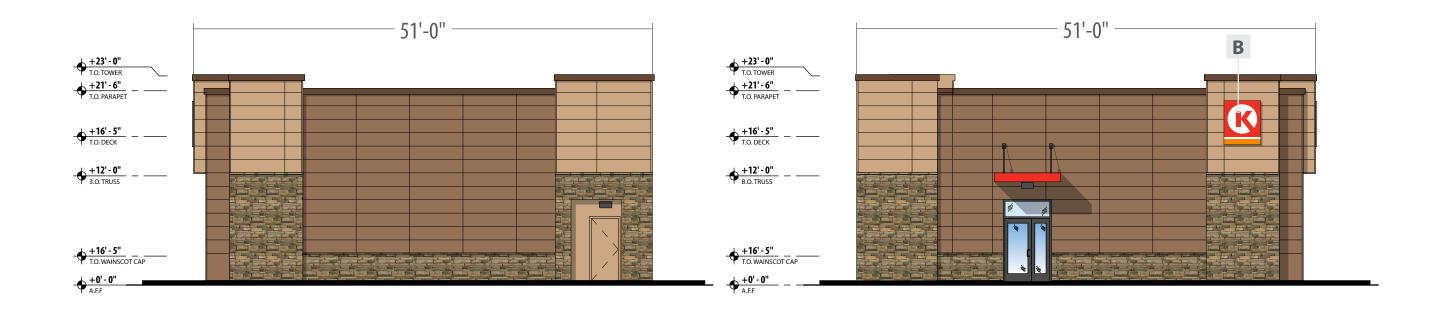
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SIGNATURE _____ DATE ____

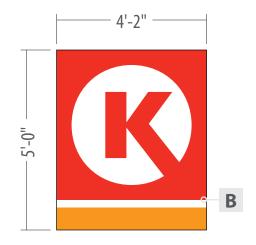
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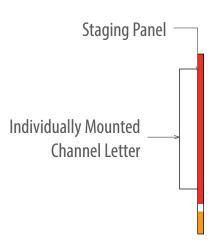


LEVEL A NEW CONSTRUCTION

	HEIGHT	FRONT	SIDES	
BUILDING INFO	23'-0"	114'-4"	51'-0"	

	SIGN DESCRIPTION	QTY	SIZE	AREA
A	Illuminated Circle K Channel Letters	1	5'-0" x 12'-8 3/8"	60 SF
В	Illuminated Circle K Totem Channel	1	5'-0" x 4'-2"	20.8 SF





SCALE: 3/8"=1'-0"



CUSTOMER CIRCLE K SITE NUMBER 6718

LOCATION FRANKFORT, IL ACCOUNT REP BEN DEHAYES

DRAWN BY REVISION 06 SCALE 09/12/22 NTS

MH

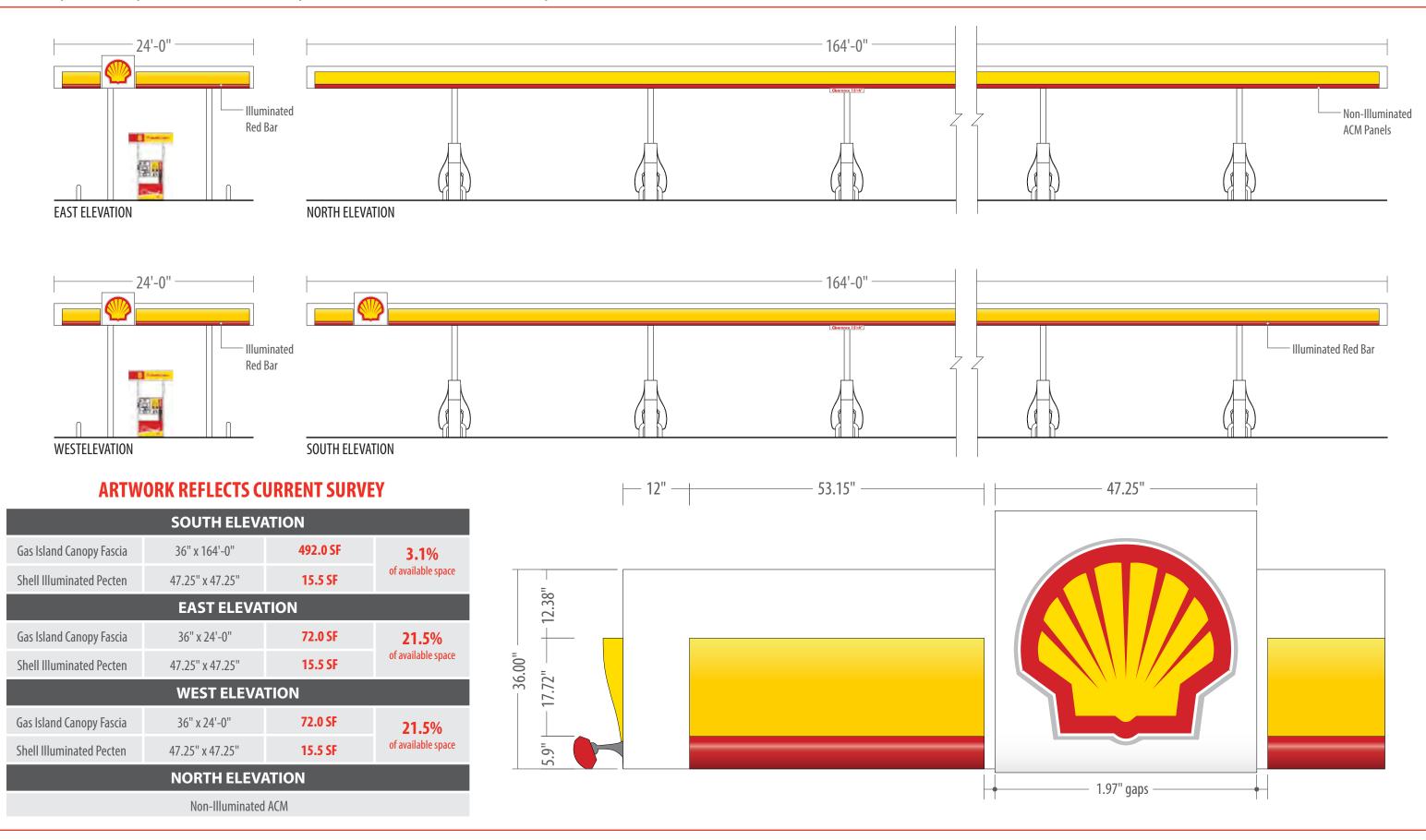
DATE

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CUSTOMER
CIRCLE K

SITE NUMBER
6718

FRANKFORT, IL

ACCOUNT REP

BEN DEHAYES

MH

DATE

09/12/22

REVISION 06 SCALE

NTS

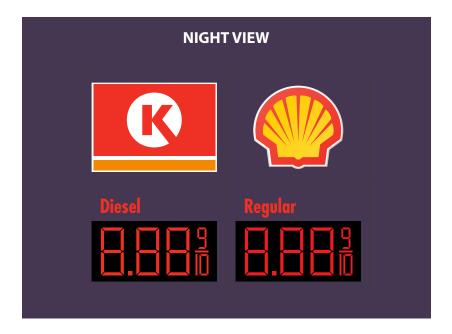
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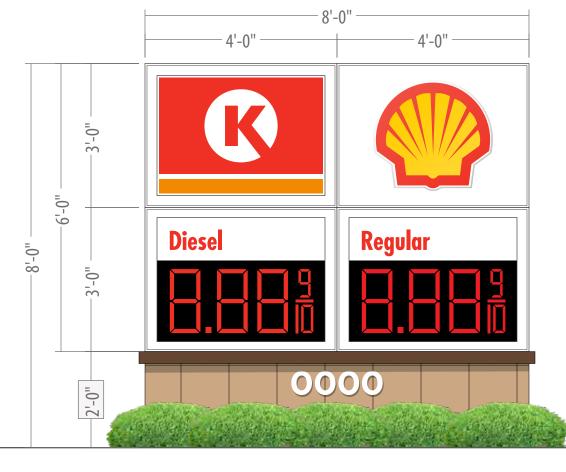
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SIGNATURE _____ DATE_____



SHELL LOGO/REGULAR PRICER **ALWAYS TOWARDS ROAD**



16" RED LED DIGITS WINDOW AREA: 18" X 40" = **5.0 SF**

4" TOGGLES WINDOW AREA: 5" X 32.5" = **1.1 SF**

16" RED LED DIGITS WINDOW AREA: 18" X 40" = **5.0 SF**

TOTAL LED AREA = 11.1 SF

6" TALL ADDRESS NUMERALS

MONUMENT BASE TO BE CONSTRUCTED FROM MATERIALS THAT ARE COMPLIMENTARY TO THE BUILDING

MID SIGN A 48.0 SF



CUSTOMER CIRCLE K

SITE NUMBER 6718

LOCATION FRANKFORT, IL

ACCOUNT REP BEN DEHAYES **DRAWN BY** MH DATE

09/12/22

06 SCALE NTS

REVISION

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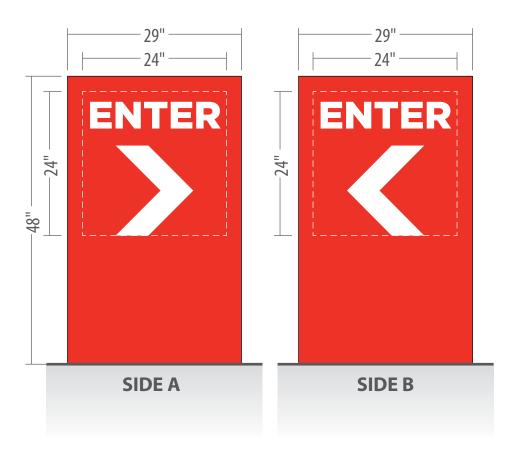
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SIGNATURE

QTY (2)



DIRECTIONAL A
NON-ILLUMINATED
4.0 SF



CUSTOMER
CIRCLE K
SITE NUMBER

6718

FRANKFORT, IL

ACCOUNT REP

BEN DEHAYES

LOCATION

DRAWN BYMH **DATE**09/12/22

REVISION 06 SCALE

NTS

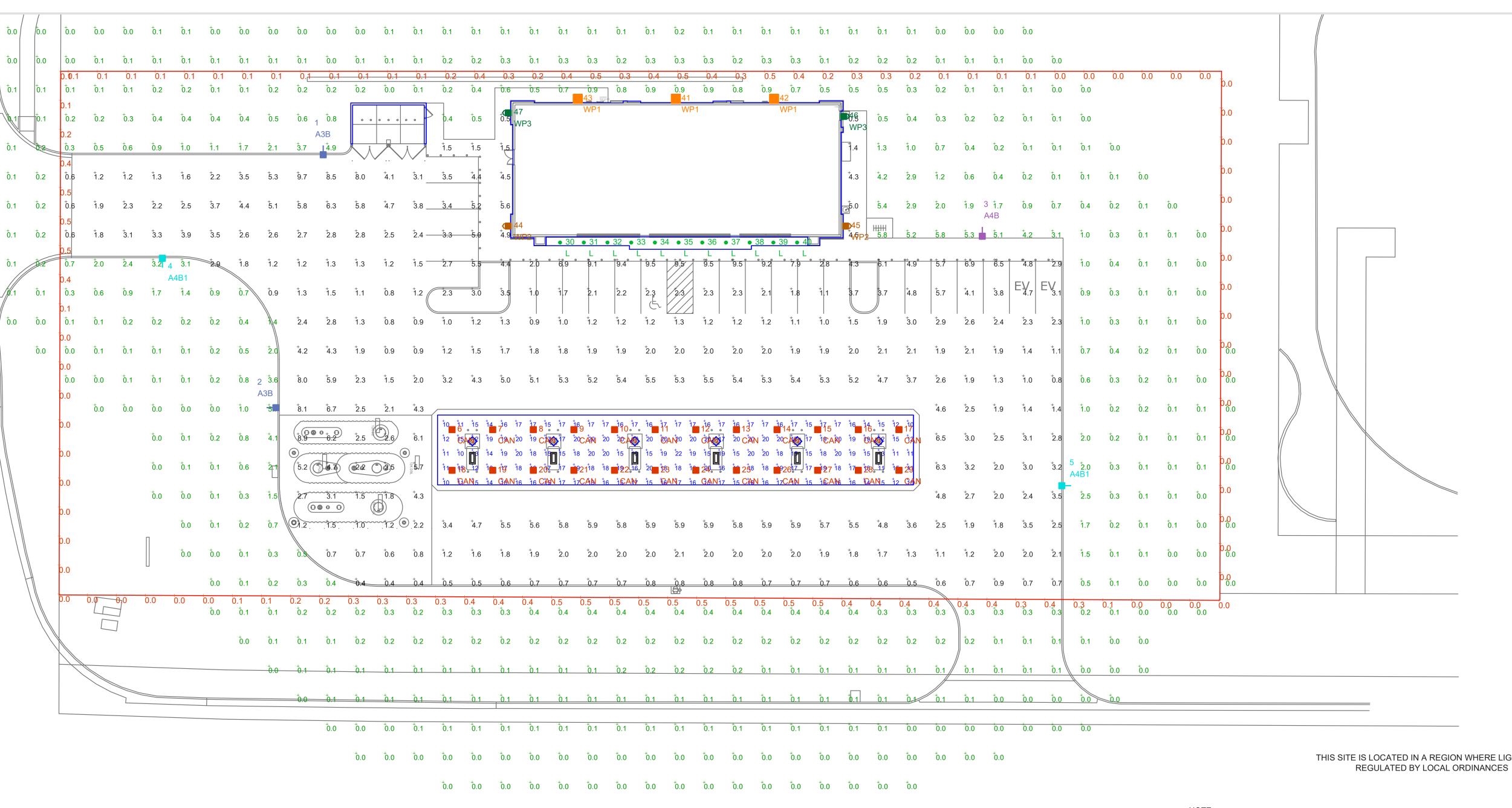
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GNATURE	DATE



 $\overset{+}{0}.0$ $\overset{+}{0}.0$ $\overset{+}{0}.0$ $\overset{+}{0}.0$ $\overset{+}{0}.0$

ILLUMINATION LEVELS ARE THE RESULT OF CONDITIONS OR REQUESTS BY OTHERS RED LEONARD ASSOCIATES IS NOT RESPONSIBLE

> FOR INCIDENTS CAUSED BY INSUFFICIENT LIGHTING AND DOES NOT RECOMMEND THESE LEVELS FOR SECURITY AND SAFETY REASONS

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS

AREA LIGHTS ON NEW 15 FT. POLES MOUNTED ON 3 FT. CONCRETE BASES

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LU	JMEN VALUE	S			
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	3.00	9.7	0.4	7.50	24.25
PROPERTY LINE	0.19	0.5	0.0	N.A.	N.A.
UNDEFINED	0.38	5.8	0.0	N.A.	N.A.
UNDER CANOPY	16.47	22	10	1.65	2.20

	3.00	9.7	0.4	7.50	24.25		WP2	14.5
<u> </u>	0.19	0.5	0.0	N.A.	N.A.	45	WP2	14.5
	0.38	5.8	0.0	N.A.	N.A.	46	WP3	14.5
′	16.47	22	10	1.65	2.20	47	WP3	14.5
	,	•	•	•			'	
	CATALOG LOGIC							
	OSQ-ML-B-XX-X	X + OSQM-B	-16L-57K7-3M	-UL-NM-XX + O	SQ-BLSMF			
	OSQ-ML-B-XX-X	X + OSQM-B	-16L-57K7-4M	-UL-NM-XX + O	SQ-BLSMF			
	OSQ-ML-B-XX-X	X + OSQM-B	-16L-57K7-4M	-UL-NM-XX-Q1	+ OSQ-BLSMF			
F RUUD LIGHTING	CAN-228-SL-RM-	06-E-UL-XX-	525-57K (SET	DIAL @ 2)				

YMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LATF	DIMMING LUMEN MULTIPLIER	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
-	2	A3B	Single	12699	1.030	1.000	1.030	B2-U0-G2	104	208	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-16L-57K7-3M-UL-NM-XX + OSQ-BLSMF
	1	A4B	Single	12349	1.030	1.000	1.030	B2-U0-G2	104	104	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-16L-57K7-4M-UL-NM-XX + OSQ-BLSMF
	2	A4B1	Single	6799	1.030	1.000	1.030	B1-U0-G2	54	108	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-16L-57K7-4M-UL-NM-XX-Q1 + OSQ-BLSMF
■	24	CAN	Single	10847	1.030	0.510	0.525	B3-U0-G1	44.55	1069.2	BETALED, A DIVISION OF RUUD LIGHTING	CAN-228-SL-RM-06-E-UL-XX-525-57K (SET DIAL @ 2)
\bigoplus	11	L	SINGLE	1800	1.030	1.000	1.030	B1-U0-G0	20.5	225.5	Cree Lighting	LR6X-18L-40K-120V
	3	WP1	Single	1884	1.030	1.000	1.030	B0-U0-G1	25	75	CREE, INC.	SEC-EDG-2MB-WM-02-E-UL-XX-350-40K-DIM (OPTICS ROTATED 180 DEGREES)(BXSE9293&)
-	2	WP2	SINGLE	8877	1.030	1.000	1.030	B2-U0-G2	100	200	CREE, INC.	SEC-EDG-4M-WM-06-E-UL-XX-525-40K
	2	WP3	SINGLE	2993	1.030	0.150	0.155	B1-U0-G1	5.55	11.1	CREE, INC.	SEC-EDG-4M-WM-02-E-UL-XX-525-40K-DIM (SET @ 1.4V)

1340 Kemper Meadow Dr, Forest Park, OH 45240 513-574-9500 | redleonard.com

DESCRIPTION REVISED TO MEET MAX OF 0.5FC AT THE PROPERTY LINE

DISCLAIMER ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY, ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT.

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SCALE: LAYOUT BY: 1" = 20' FNE DWG SIZE: DATE: 8/10/21 D

CIRCLE K FRANKFORT, IL RL-7578-S1-R1



12

12 12

12

14.5

14.5

WP1

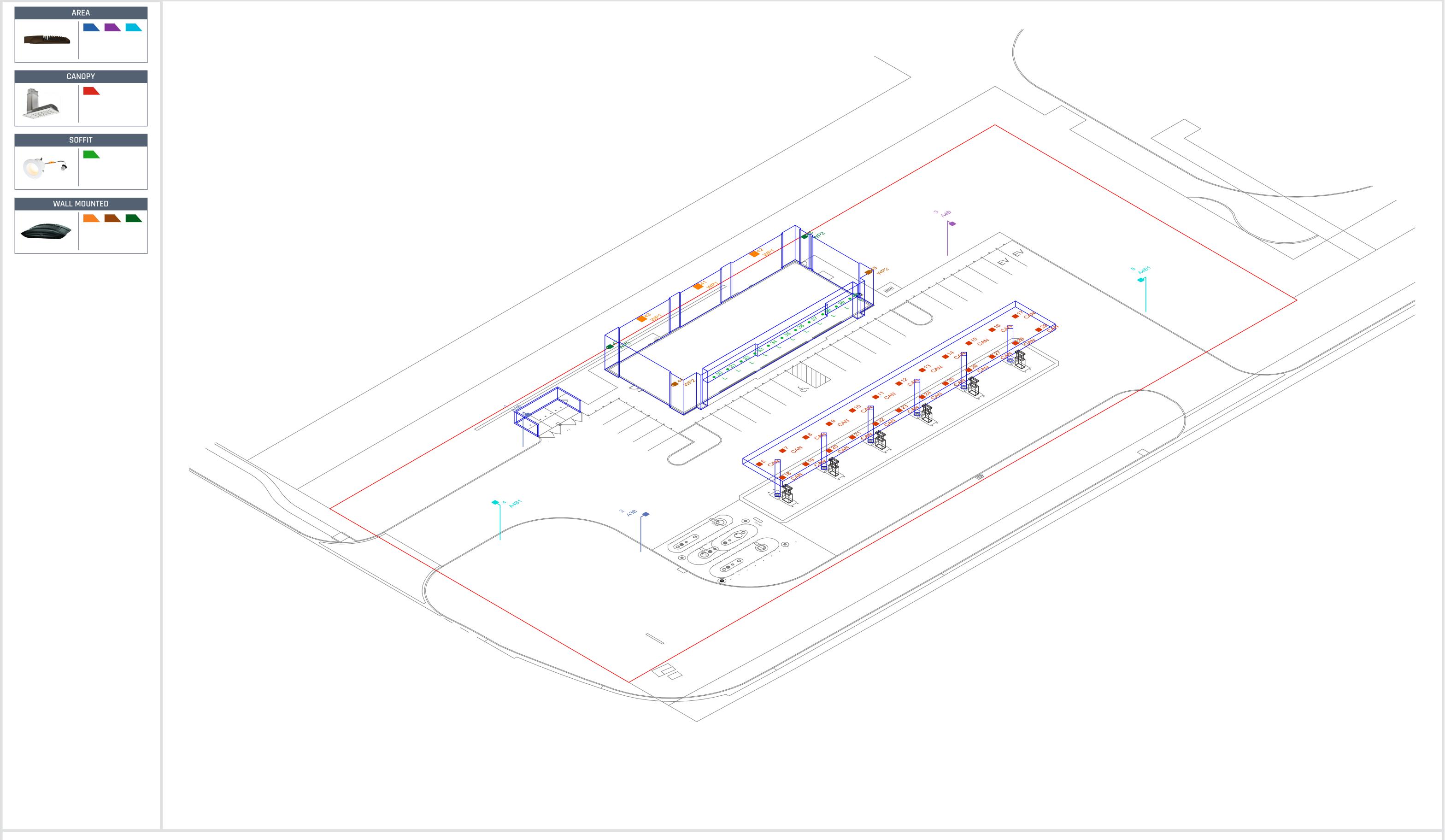
WP1

WP1

43

AIRE LOCATION SUMMARY

MTG. HT.

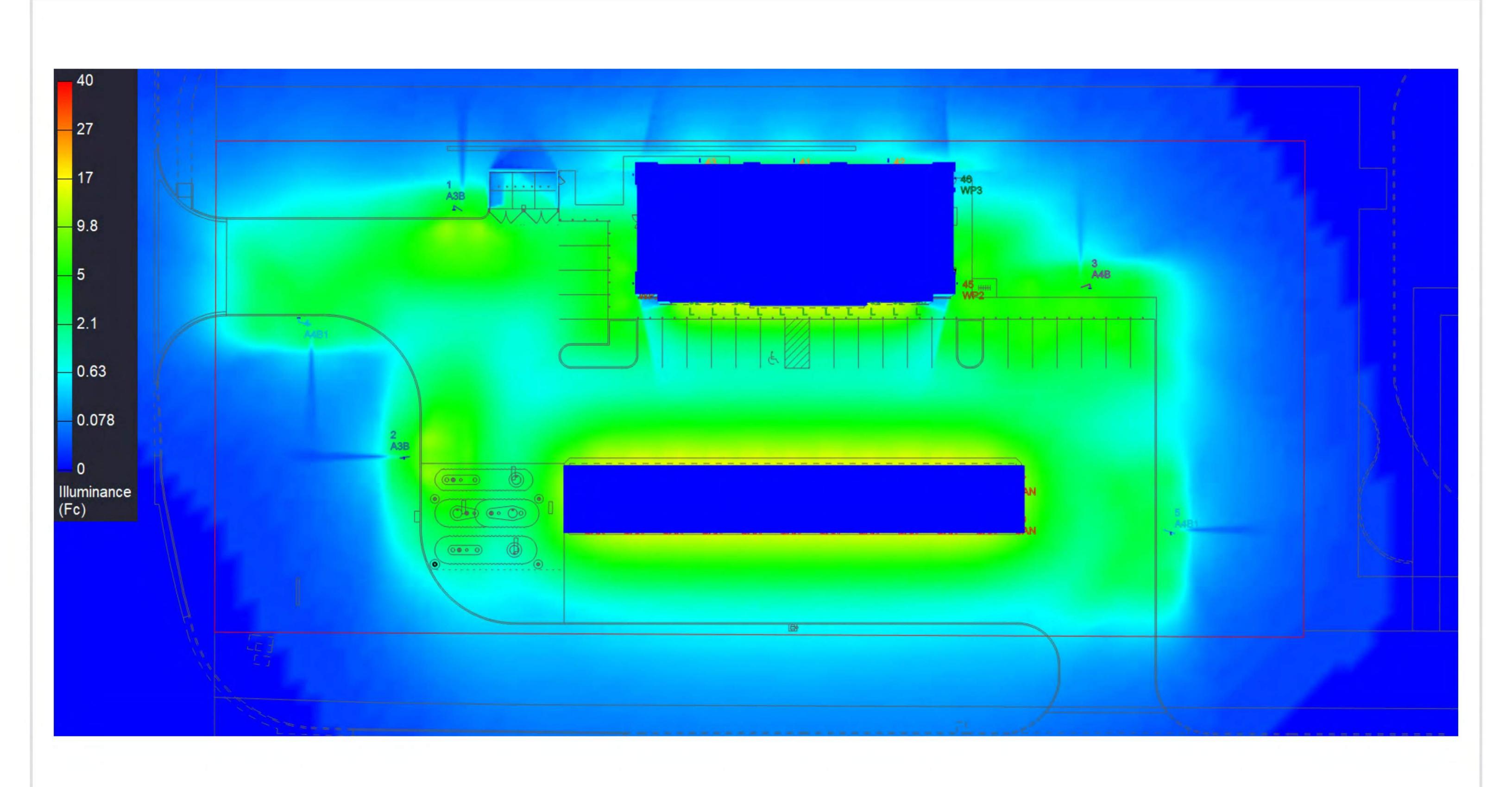




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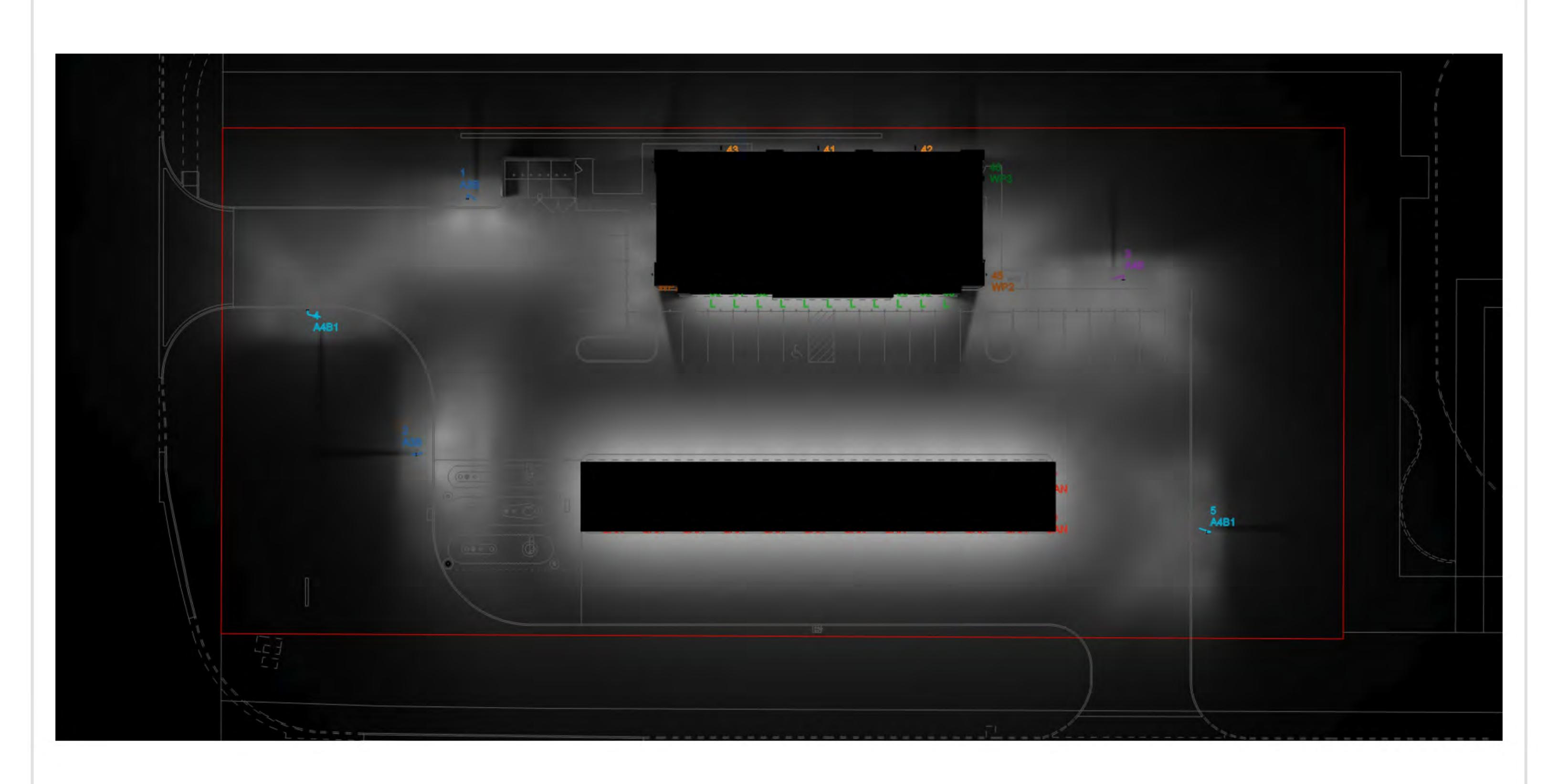




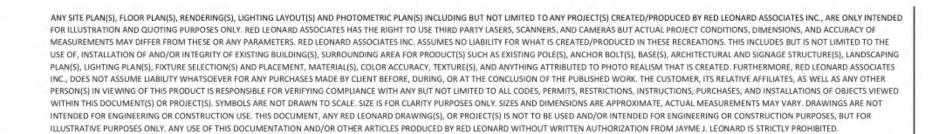
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CIRCLE K
FRANKFORT, IL
DRAWING NUMBER:
RL-7578-S1-R1



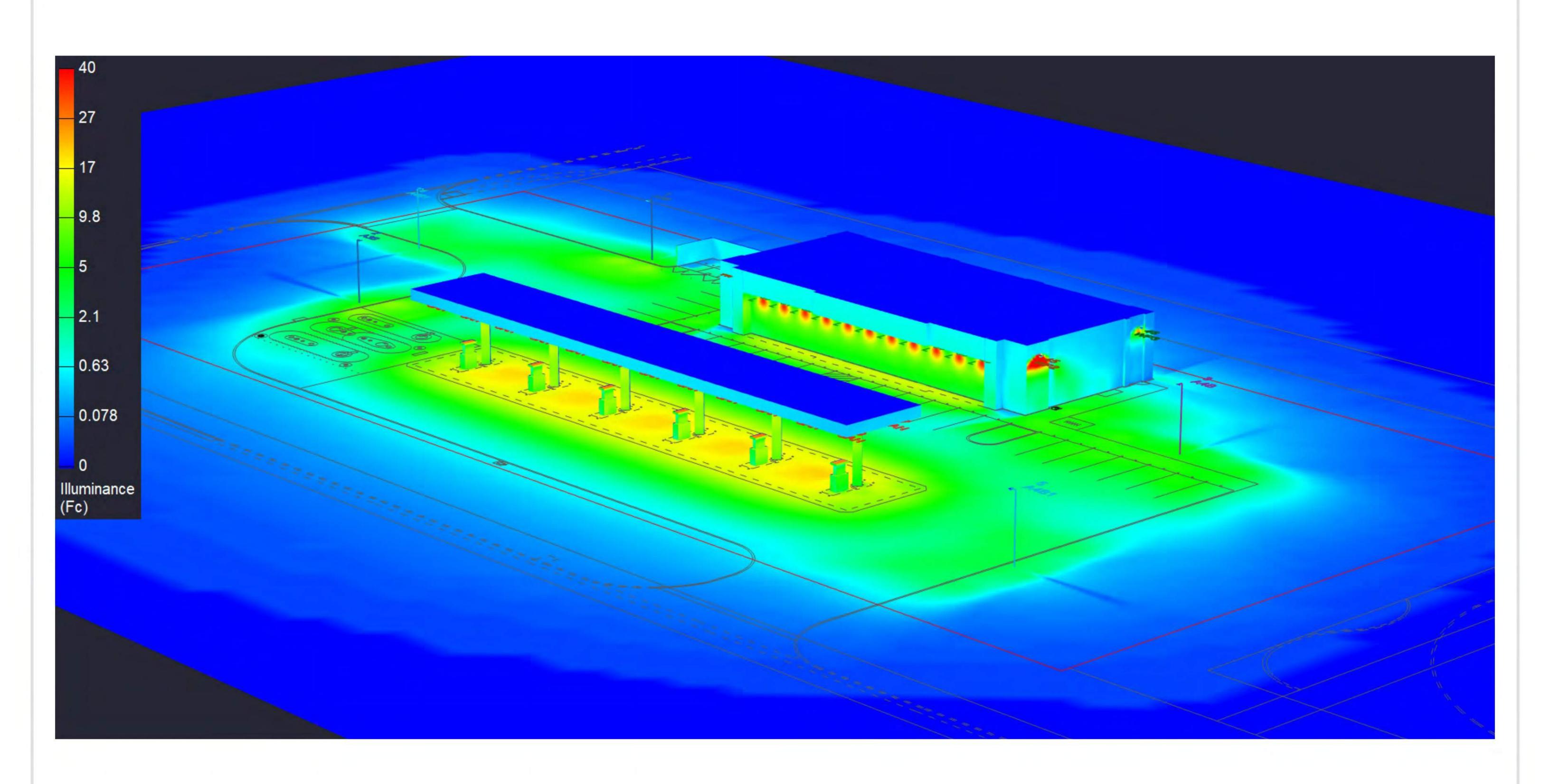










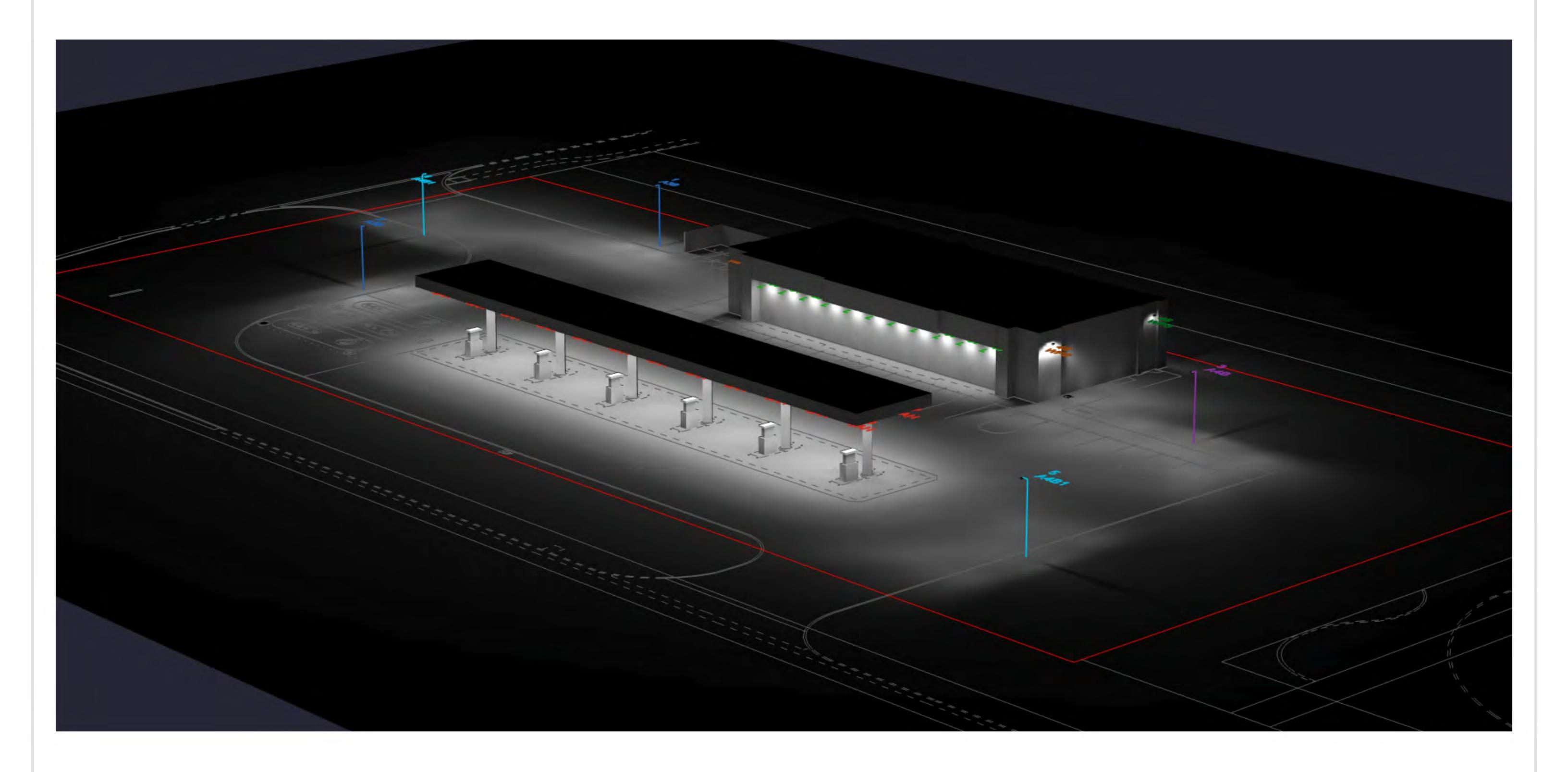




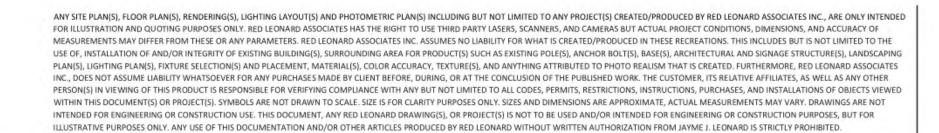
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CIRCLE K
FRANKFORT, IL
DRAWING NUMBER:
RL-7578-S1-R1



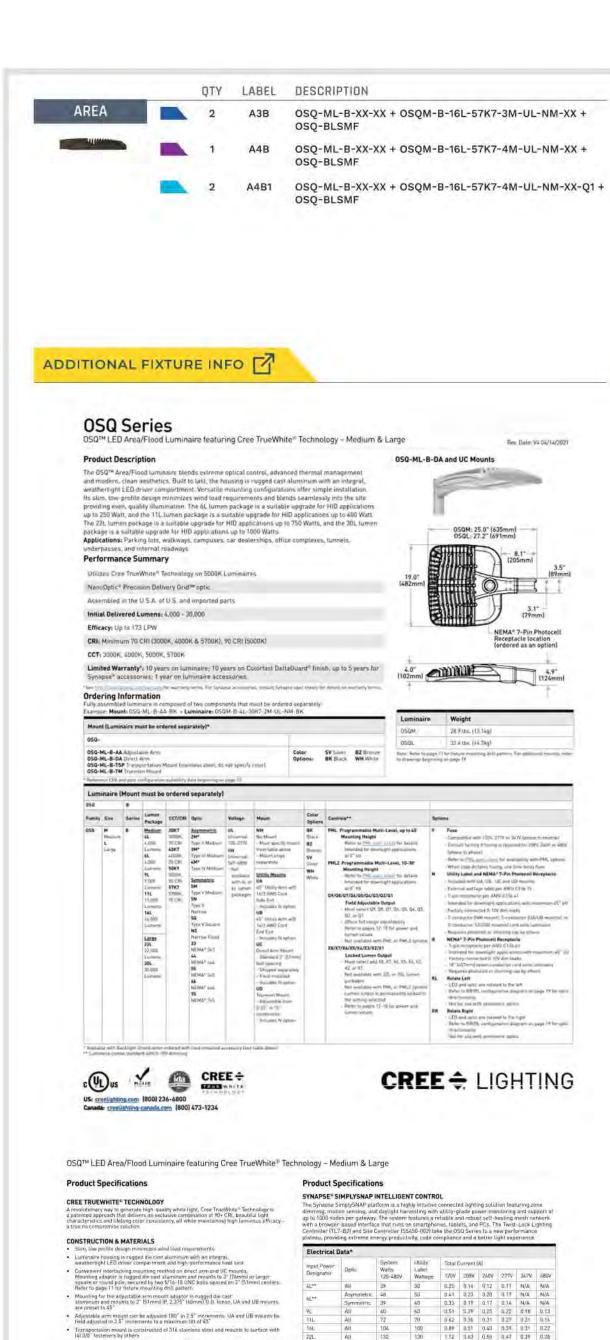












STATE OF THE PARTY OF			108,300			hetter l	4		-
Electrical	Data*	System	Delity	Total I	Surrent I	AL			
Input Power Designator	Dpts	W405 120-480V	Laine	1709	ZDSV	240V	227V	3470	Age
41**	20	29	30	0.25	0.14	0.12	0.11	N/A	N/s
-	Asymmetric	-40	50	0.41	0.23	0.20	0.17	N/A	N/
el.	Symmetric	39	40	0.33	0.19	0.17	G.1A	N/A	140
VI.	Ati	607	40	0.51	11.20	0.25	0.72	3000	0.5
TIL	All	72	70	0.6≥	0.38	0.31	0.27	70.21	0.1
16L	All	104	100	0.89	0.51	0.43	0.39	0.31	11.2
22L	Ati	132	130	1.12	11.63	0.55	0.47	0.39	0.2
39L	Aif	202	200	1.72	0.76	0.84	0.72	0.60	41.4
Aya-hatitis syrt	or 25° E 177° 17 Acro DL voltage 1600 S Ambient Ad				re-string b	urween T	AL-XXXX II	* 16Y-45(M4/+M
050 Serie	S Ambient Ad	initial LMF	25K hr Reported LMF	50X hr Report LMF		75K hi Repor Estim	ted9	100K Repo Estin	rted
		200	100	1.81		0.99		0.47	
	Asymmetric	1.04							

1/2" or 3/8" boits	ec to ka - tradition in	none secures to somece with (1) 374 bolt or 123	Ayahittis w	en Dr. sottadie nud					
furnishing when co	imbined with Nor R :	udir 19" (340mm) 18/5 or 14/5 cord enting the option, 18" (340mm) 18/7 or 18/7 cord is provide	d OSQ Ser	es Ambient A	djusted Li	ımen Mainte	nance!		
mounting arm thro	ugh water tight fating	3 AWS SEOW black core exiting the side of the IUA) at the end of the mounting arm IUB). I 6/5 teads exiting the luminaire. UD mount ummains.	Ambient	Optic	Initial LMF	25K hr Reported	50K hr Reported	75K br Reported / Estimated	Reported//
	UB, UC, UE) include te per ANSI 0136 41	Milling Label per ANSE 0136.16 and 7-pin NEM	es.		And on	LMF	LMF	LMF	LMF
	d and downlight appl	ications.	5"0 41"51	Авутимыни	1.04	1.60	1.81	0.991	0.471
		eatures on E-Coat epoxy primer with an excellent resistance to correction, ultravoidet	2 6 141 41	Symmetric	1 05	1.05	1.05	1.05	1.051
		black, and white are available	1010	Asymmetric	1.03	1.02	00.7	0,981	0.96
Weight			150*€1	Symmetric	1.04	1.03	1.03	1,031	1.03*
Mount	Housing		150	Asymmetric	1.02	1.01	0.99	0.64:	0.941
1.000	Medium	Large	(64.k)	Symmetric	7.02	1,02	1.07	1.02	11029
DSQ-ML-B-AA	28 A thu 12 Ykg	32 0 ths. [14 Skg]	Toronto.	-41.0000	1.01	1.00	0.98	0.967	D.94*
OSQ-MIL B-DA	28.7 lbs. [13.1kg]	32.4 (bu. [14.7kg]	20, 0	Asymmetric	1.04	1:00			400
OSQ-ML-B-TSP	42.0 lbs. [19.1kg]	44 0 (bs. [20 0kg]	168,11	Symmetric	7.01	1.01	1.01	1.01	1.011
USD-ML-B-TM	32.6 lbs. [14.6kg] 29.5 lbs. [13.4kg]	35 Tibs 116 4kgl 33 Tibs 115 0kgl	25°E	Asymmetric	1.00	0.49	0.97	0.95	0.927
UB	29.5 (bu. 113.4kg)	23.7 (by. 175.0kg)	177°E1	Symmetric	1.00	1.00	T.00	1:001	1.001
UC	28.9 (bs [12.1kg)	32.4 (bs. 114.7kg)		A September 1	Lyone	I. Aire	1.00	1	10.90
UEI ECTRICAL SYST	32.6 lbs. [14.8kg]	26.1 lbs. [16.4kg]	package and a mackerance conditions. In around time up to ay the to	r too furrishing les actors. Please refe r with IES TM-21, it sted duration or the	ding Lumino Lettre Leng Sported work IES LM-80 IV	rs ambient temp minute (michae a represent lister quit for the CEO.	erafure formes (c.) erant= Consistent politico «Gines bio	r IES LM BD report of TVI have been applied for nutdoor overage and prolines distalling	d to all having highly-one ordine challen
Power Factor: = 0.		V60Hz. Class I drivers	Accesso		and talties an	n time durations	that exceed the he	rent duration of the l	110.

Weight		150°E1	Symmetric	7.04	1.03	1.03	1,031	1.03-
Housing		1510	Asymmistric	1.02	1.01	0.40	0.97	0.941
Medium	Large	164°F1	Symmetric	7.02	1,02	1.07	1.02	T 102°
ML-B-AA 3LA the [12 Ykg]	32 0 ths. [14 Sleg]		alki nueriic:	-	100	10.00	100-0	100
ML B-DA 28.7 lbs. [13.7kg]	32 4 tbs [14 7kg]	20° €	Asymmetric	1,01	1.00	0.78	0.967	D.94°
ML-B-TSP 42.0 lbs. [19.1kg]	44 II (bs. (20 0kg)	[68] F.	Symmetric-	7.01	1.01	1.81	1.01	1.01
L-B-TM 32.6 lbs. [14.6kg]	36.1 lbs. 116.4kgJ		Asymmetric	1.00	0.44	0.97	0.95	0.932
29.5 lbs. [13.4kg]	33.1 lbn. [1E.0kg]	177°E1	Asymmetric	1.01	3077	1000	1000	200
29.5 (bu. [13.4kg]	39.T (b). (15 Okg)	113.51	Symmetric	1.00	1.00	1.00	1:001	1.001
28.9 (bs [12.1kg] 32.6 (bs. [14.8kg]	32.4 lbs. (14.7kg) 36.1 lbs. (14.4kg)		menance offices at 2 menance offices at 2					
RICAL SYSTEM t Voltage: 128-277V or 947-480V, 51 or Factor: = 0.9 at full head t Harmonic Distortion: = 20% at full		sprisay men	ev with IES TM-21, F install distallon in the blues are calculated ories	IES LM-80	WANT FOR THE S.	ED.		
tegral 10kV surge suppression printed		Field-Ins	talled					
report from badge subjects on protection of the control of the con	Backlight 050-BLS 050-BLS Backlight 050-BLS	Shield (Front Fac MF (Medium) LF (Large) Shield (Rotated O MR (Medium) LR (Large) es			XA-SEMS - For suc impleme program aption, a		Shorting Cas XA-XSLSHRT	
Listed (Ul. 1598)	FICATIONS	Synapse	Wireless Control	Accessor	ies			
able for wel locations		Twist-Loc	k Lighting Contro	tier		Synapse	Wireless Sensor	
nets NEMA CS2 77 standards		T1.7:02	Ter 120-277V (UL)	Tarris		WSN-DP	M and Date sensor	
ets FCC, Pari 15, Subpari B, Class A immaire and finish endurance usited g conditions as defined in ASTM Stani sets Buy American requirements will MS compliant. Consult factory for ad-	on indexed without N er Ripplians go and overpass verginen standards ad in accurtance with IEEE/ANSI CAZ 41.2 invites for cenducted and radiated emissions to withstand 5,000 nours of elevated ambient salt and 8117. Altional destruction of the control of the con	Diamini Nat far Provides resterin registria Refar to Tk17-HVG Suitable Require flecepta Nat for Provides	for 120-480V (UL. NEMA/ANSI 013	MLZ option durating; part and s at for detail ttan and UHI vo 6.41 7-Pin MLZ option diraming.	ns power talus s. S. Domining	Refer to SimplySI SS250-00 - Vertication Designs Parter to Building BMS-GW - Require - Refer to Outdoor	LTE-mmbled of for million application of the million application of the second of the	caller sneet for details tem IBMSI Catel gration es sheet for details toge, 6d8 gain)

CREE & LIGHTING

ADDITIONAL FIXTURE INFO

c (U) us (III)

Product Specifications

US: creekontina.com 1800) 236-6800 Canada: creekontina-canada.com 1800) 473-1234

228 Series™ LED Recessed Canopy Luminaire

• Weight: See Dimensions and Weight chart on page

Input Voltage: 120-277V or 347-486V, 50/60Hz, Class 1 drivers

ELECTRICAL SYSTEM

. Power Factor: - 0.7 at full load

US: creekehtes.com (800) 236-6800 Canada: creekehtes-canada.com (800) 473-1234

CONSTRUCTION & MATERIALS

• Stim, low profile, easy mounting from below or above the deck.

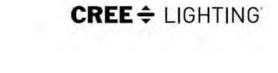


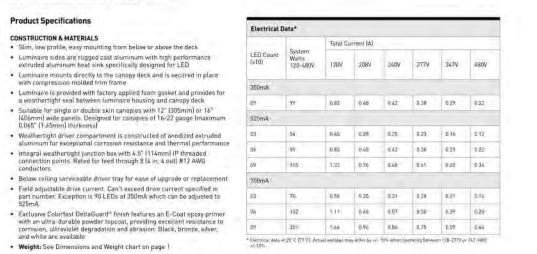
QTY LABEL DESCRIPTION

24 CAN CAN-228-SL-RM-06-E-UL-XX-525-57K (SET DIAL @ 2)

CAN-228				E				
Product	Optic	Mounting	LED Count (x16)	Series	Voltage	Cotor Options	Drive Current	Options
CAH-228	SM Type V Medium SL Spekle Performen PS Petroleum Syrumens	RM Peressand	63 - Americania with Tall make wells 64 - 99		UL Howevall (20-297) UH Universall 347-4909	BK BU BZ BY SY WH WENTER	350 250må Assinglå wern WG i FDs unity 525 E-Elma 700° TD0må	DIM 0-10V Dimming - Control by offers - Control by offers - Car's recommended white the control - Car's recommended white Level - Refer to Phys Page 100 Physics and 50 physics - Control by the control by the control - Control by the control by the control - Control by the control by the control - Manuary 100 CMI.



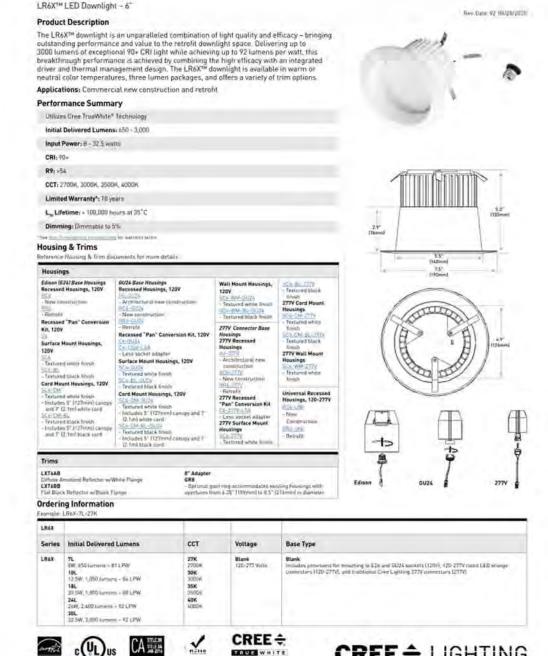




- Pawer Pactor : - U.Y at 10th 10ah						
 Total Harmonic Distortion: < 20% at full load 						
 Maximum 10V Source Current: 30-60 LED: 0.15mA; 90 LED: 0.30mA 						
 Integral T0kV surge suppression protection standard 	228 Serie	s TH Ambien	t Adjusted Lumer	Maintenance'		
 When code dictates fusing, a slow blow fuse or type C/D treaker should be used to address inrush current 	Ambient	Initial LMF	25K hr Reported ² LMF	50K hr Reported	75k hr Estimated	100K hr Estimated
REGULATORY & VOLUNTARY QUALIFICATIONS			Lini	Linit	Time	Print.
CULus Listed	5°C (41°F)	1.04	1.01	0.99	0.28	11.98
Suitable for wet locations	300 KK			100	100	The same
Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions	10°C (50°F)	(ita	1.00.	0.98	0.97	0.95
ANSI C136.2.10kV surge protection, tested in accordance with IEEE/ANSI C62.41.7	15°C (59°F)	1,02	11-94	0.97	0.94	0.92
Luminaire and finish endurance tested to withstand 5,000 hours of	201C [461F]	1.01	0.96	0.96	0.95	0.93
elevated ambient salt fog conditions as defined in ASTM Standard B 117	AND A CHARGO	Year.	V.60	Certain	-	W WW
Meets Buy American requirements within ARRA	52,C (44,E)	1.00	E-97	6.95	11.94	0.92
DLC qualified with select SKUs, Refer to https://www.designilights.org/ search/ for most current information	garlage and e	atta lammaire:	25°C (77°T) are saludo testing Cuminairs ambi	und feroperatore facto	ors (LATF) have been a	quived to bit immer

CREE \$ LIGHTING

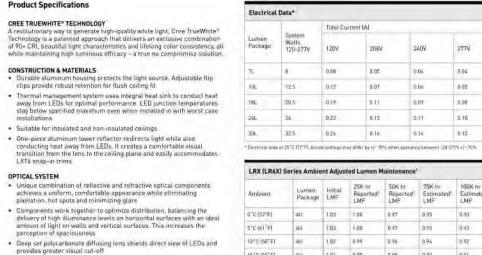
ADDITIONAL FIXTURE INFO



DTY LABEL DESCRIPTION

11 L LR6X-18L-40K-120V



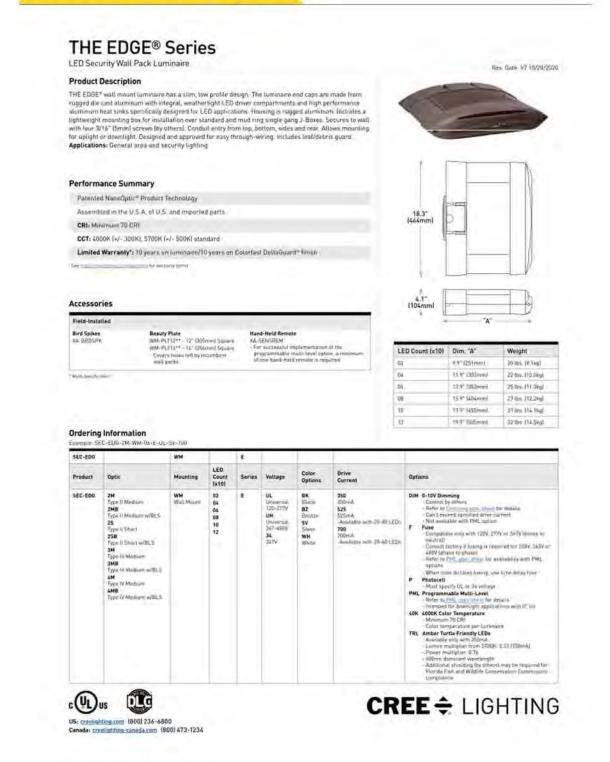


Ambient	Lumen Package	Initial LMF	25K hr Reported LMF	50K hr Reported LMF	75K hr Estimated ¹ LMF	100K hr Estimated ² LMF
0"0 (22"F)	All	1.83	1.00	0.97	0.95	0.93
5"C (41"F)	Ati	1,000	1.00	n 97	0.95	11.43
10°0 (50°F)	Aii	1.02	D.90	26 E	0.94	H 92
)5:f0 (59°F)	Au	1.01	0.78	E.95	0.93	0.41
- terror	21241.	1.81	0.78	0.45	1,93	IF 91
2B, C 198, E1	301	1.81	0.96	E 92	0.89	11.95
and taken	7L-24L	1.00	0.47	11.45	0.92	0.90
25°C (77°F)	300	1.00	0.95	11.91	1) 89	11 04
SACO MATERIA	7L-18L	0.99	0.96	II.94	0.91	T av
30, C 199, ET	24L-38IL	0.99	0.73	0.00	#83	12.79
35°C (95°F)	7L-18L	0.99	0.94	15.94	0.93	0.49



ADDITIONAL FIXTURE INFO

WALL MOUNTED



QTY LABEL DESCRIPTION

3 WP2 SEC-EDG-2MB-WM-02-E-UL-XX-350-40K-DIM (OPTICS

2 WP3 SEC-EDG-4M-WM-06-E-UL-XX-525-40K

ROTATED 180 DEGREES)(BXSE9293&)

WP3 SEC-EDG-4M-WM-02-E-UL-XX-525-40K-DIM (SET @ 1.4V)

THE EDO	GE" LED Sec	urity Wall Par	k Luminaire	

Product Specifications	Electrical D	ata*						
ONSTRUCTION & MATERIALS	i Suedul Grade	1	Total P.	rrent (A)				
Slim, low profile design	1 000 000 000	System	Julian ha	(Tential		1		-
Luminaire sides are rugged die cast pluminum with integrat, weatherlight LED driver compartment and high performance aluminum heat sinks specifically designed for LED applications	LED Count Ix 101	Watts 129-480V	1209	208V	240V	277V	347V	480V
Housing is rugged aluminum.	350mA		-	-		-	-	
Furnished with low copper, light weight mounting box designed for installation over standard and mud ring single gang J-Boxes	02	25	0.21	0.13	0.11	11.16	0.08	0.07
Luminaire can also be direct mounted to a wall and surface wired	-	-	1				-	1
Secures to wall with four 3/16" (5mm) screws (by others)	BC	46	0.36	0.23	0.21	n.20	0.19	0:12
Conduit entry-from top, bottom, sides, and rear	DA.	ńe.	B.52	831	0.28	0.24	0.20	0.15
Allows mounting for uplight or downlight	Dia .	-0-	1.40		Teo F	The same	150	1.0
Designed and approved for easy through wiring	08	90	0.75	20.64	0.39	E.3V	0.28	0.20
Includes leaf/debris guard	10	1-19	0.92	0.53	0.47	E.41	0.12	0.24
Exclusive Color last DelfaGuard* Irnish features an E-Coat epoxy primer with an altradurable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver and	12	130	1.10	0.63	0.55	11.4E	D.06	0.28
white are available	525mA							
Weight: See Dimensions and Weight Chart on page 1	02	37	0.30	0.19	0.17	0.16	0.02	6.10
LECTRICAL SYSTEM			100	1	-	100	100	100
Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers	64	70	0.58	0.34	0.31	0.28	0.21	0.16
Power Factors > 0.9 at full load	06	101	0.84	0.49	0.43	E36	0.30	0.22
Total Harmonic Distortion: < 20% at full load		202	100	No. of	100	1000	olice	Line.
Integral weathertight J-Box with leads (wire nots) for easy power hook up	DB	133	1.13	0.66	0.58	E-51	0.39	0.28
Integral 10kV surge suppression protection standard	700mA							
When code dictates fusing, a slow blow luse or type C/D breaker should be used to address inrush current	02	50	0.41	0.25	11.22	11.211	6.15	0.12
Maximum 10V Source Current: 20 LED (350mA) 10mA;	104	93	0.78	0.44	0.40	D 3A	0.27	11:20
20LED (525 & 700 mA) and 40-120 LED (0.15mA		100	100	1000	100	10.00	1000	-
EGULATORY & VOLUNTARY QUALIFICATIONS	04	134	9340	0.45	0.57	0.56	0.39	0.29
cULus Listed	* Electrical nate a	196°€ 177°€ L'Actu	at wittigs mi	edillin by ch	fittel within ap	orating bitters	m. 12B-277Y in	WS4-14E
Suitable for wet locations	111 112%							

Suitable for wel locations							
 Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions 	THE EDGE	* Series Ambient	Adjusto	rt Lumen Ma	intenance!		
 Enclosure rated IP66 per IEC 60529 when ordered without P or PML options 				- Same contra	1	Lamore	Leanne
 ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2 	Ambient	CCT	Initial LMF	25K m Reported LMF	50K hr Reported LMF	75K hr Estimated LMF	100K hr Estimated LMF
 Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117 	Trace (v) and	30K/40K/50K/57K	1.04.	1,01	0.99	0.98	0.96
 DLC qualified with select SKUs. Refer to https://www.dos.goirghts.org/search/ for most current information 	5 C (4) F)	TRL	1,06	1.66	1.0A	1,04	1,04
Meets Buy American requirements within ARRA.		1DK/40K/50K/57K	1.00	Y.00:	0.98	0.97	0.95
• A RESIDENTS WARNING: Cancer and Reproductive Harm = overwhib/war engls = 3.00	10°C (50°F)	TRU	1 114:	1.04	1.04	1.04	1.04
	Surface Season	30K/A0K/50K/57K	1.02	6.99	0.97	0.96	0.94
	15°C (59°F)	TRI.	1.03	1.03	7.03	1/m	1.03
	20°C [68°F]	30K/N0K/50K/57K	1.01	0.90	0.96	0.95	0.93
	20 0 100 11	TRL.	1.01	7.01	1.01	1.01	1.01
	25°C (77°F)	30K/40K/50K/57k	100	0.97	0.95	0.96	0.92
	20 017773	TRL	1.00	1.00	T.00	1,00	1.00
	partings and en- rough annual fac- roughters. In accordance of up to he the test	serve values at 25 °C 177 ata fundamente teating. Li thes, Plance (effects the effects 1M-21, Augustes at lumition in the PES Life to an extendated and ray	anidalre e I values no I dil rappiri	wesent interpolation for the LED.	to factory (LATE) Openment for	ture time demine	C.b. all jumps sightfere aerdaus this are

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CIRCLE K FRANKFORT, IL DRAWING NUMBER: RL-7578-S1-R1



LRX Series

SOFFIT

LR6X™ LED Downlight - 6"

ELECTRICAL SYSTEM

 Power Factor: > 0.7 [120V] Total Harmonic Distortion: < 20% (120V)

 Input Voltage: 120V - 277V Universal, 50/60Hz. . 120V is dimmable to 5% with most incandescent dimmers

REGULATORY & VOLUNTARY QUALIFICATIONS

Meets CA Title 26 JAB Requirements

. Suitable for wet locations for covered ceilings only

. RoHS Compliant, Consult factory for additional details

. 277V is dimmable to 5% with most trailing edge dimmers Reference https://www.crastlinting.com/products/indoor/retraint-tights/fre-sector for recommended dimmers

Operating Temperature Range: -25°C -+35°C |-13°F -+95°F|,
 For 24L and 30L = -25°C - +30°C (-13°F -+86°F)

ENERGY STAR* certified. Please refer to https://www.energyslar.gov/ productfinder/product/certified-light-fotures/ results

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PROJECT NAME:



Project: 7 N. White – New Multi-Tenant Commercial Building

Meeting Type: Workshop

Requests: Major Change to a PUD (with zoning exceptions), Special Uses (x3), Variance, Resubdivision

Location: 7 N. White Street

Applicant: Integrus Development, LLC

Prop. Owner: Village of Frankfort

Representative: Dan Elliot

Site Details

Lot Size (existing): 68,825 sq. ft. (1.58 acres)
Lot Size (proposed): 10,519 sq. ft. (0.24 acres)
PIN: 19-09-22-305-035-0000

Existing Zoning: H-1
Proposed Zoning: N/A

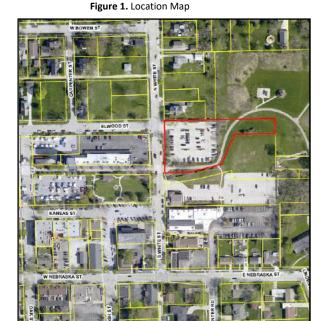
Future Land Use: Mixed-Use

Buildings: 1

Total Sq. Ft.: 8,500 sq. ft. (bldg.)

Adjacent Land Use Summary:

	Land Use Comp. Plan		Zoning
Subject Property	Parking lot	Mixed Use	H-1
North	Single-Family/ Park	Mixed Use	H-1, R-2
South	Commercial	Mixed Use	H-1
East	Public parking	Mixed Use	H-1
West	Commercial	Mixed Use	H-1



Project Summary

The applicant, Integrus Development, LLC., is proposing to construct a one-story, 8,500 square foot multi-tenant commercial building with the downtown, east of White Street and south of Elwood Street. At this time, the building would be divided into 4 tenant spaces, including a dentist office, a sushi restaurant, a smoothie bowl restaurant, and one other commercial use which is yet to be determined. The building would be located within the existing Village-owned parking lot and would require the sale of a portion of Village-owned property. The applicant is proposing to subdivide the existing parcel, separating 0.24 acres from the existing 1.58-acre parcel for the construction of the building.

The property is currently zoned H-1 (Historic District) with a PUD overlay (Ord-3171). This PUD was approved in 2018 to allow for the construction of a 11,462 square foot mixed use building, which would have permitted a steak restaurant and general retail uses. Although the building was never constructed, the PUD overlay remains in place. As such, the proposed new building, proposed uses and subdivision of land will require a Major Change to the existing PUD. Major PUD changes are granted through the Special Use Permit process. As with all PUD developments, any deviations from Zoning Ordinance regulations (setback, height, etc.) are considered "exceptions" to the regulations under the PUD, and not processed as variances. The proposed sushi restaurant will require approval of a special use for a full-service restaurant with liquor sales. The proposed smoothie bowl

restaurant will require approval of a special use for a carry-out restaurant (indoor dining is proposed, but the Zoning Ordinance defines this type of restaurant as a "carry-out" restaurant). The proposed outdoor seating also requires approval of a special use. The project will also require approval of a Final Plat of Subdivision subdivide the property. Page numbers within this report refer to the Zoning Ordinance, unless otherwise specified.

Attachments —

- 1. Aerial Image 1:2000 (Village of Frankfort GIS)
- 2. Photographs of site, taken by staff on October 19, 2022
- 3. Frankfort Downtown Parking Evaluation 2016 (excerpt, downtown parking lots)
- 4. 3-D Color Renderings, received October 13, 2022
- 5. Plat of Survey, received October 13, 2022
- 6. Architectural Site Plan, received October 18, 2022
- 7. Civil Site Plan, received October 19, 2022
- 8. Landscape Plan, received October 19, 2022
- 9. Tree Preservation Plan, received October 13, 2022
- 10. Floor Plans, received October 18, 2022
- 11. Building Elevations, received October 18, 2022
- 12. Signage Elevations, received October 18, 2022
- 13. Photometric Plan, received October 13, 2022

Analysis ——

Land Use

The property is zoned H-1, Historic District. This zone district is primarily intended to "preserve and enhance the historic downtown commercial area" and is mostly a commercial district by nature. The applicant is proposing a mix of commercial uses, including a dentist office and two restaurant uses. Health clinics, including dentist offices, are permitted by-right. However, full-service restaurants, carry-out restaurants and taverns require a Special Use Permit in the H-1 district. Special Use Permits would also be required for outdoor dining, extended hours of operation (if sought) and liquor licenses. Although not specified on the plans, general retail uses under 5,000 square feet are permitted by-right.

Site Plan

The size of the proposed parcel would be 10,519 square feet (0.24 acres). The footprint of the proposed building would be 8,500 square feet, resulting in a lot coverage of 64%. There is no maximum building coverage or maximum impervious lot coverage in the H-1 zone district.

A summary of the dimensional standards is as follows. Where the site plans lacked some specific dimensions, staff provided an approximate measurement. Exact dimensions should be provided prior to a subsequent workshop on this project. Red text denotes the requirement of an *exception* to the Zoning Ordinance regulations as part of the Major Change to the PUD.

	Required	Proposed	Comments
Minimum Lot Size	5,000 sq. ft.	10,519 sq. ft.	
Minimum Lot Width	50'	135' +/-	
			Front yard setback shall be determined by the average setback of the two closest properties on either
Front Setback (west)	14' +/-	5' +/-	side (page 134)
Landscaped front yard	Yes	None	Front yard setback has brick pavers
Side Setback (north & south)	5'	7', 15'	
Rear Setback (east)	10'	4'	
Building Height	35'	30′ +/-	Building height measured to peak

Lot Coverage	No max	64%	
Impervious Lot Coverage	No max	85% +/-	

- A trash enclosure is proposed off-site, east of the proposed 0.24-acre parcel, at the east end of the Village-owned parking lot. An agreement with the Village may be required to allow for the private trash enclosure on Village-owned property, or the enclosure would need to be relocated closer to the building on private property. Per recent aerial images, the proposed location of the of the trash enclosure appears to be in the area of several mature trees, which may need to be removed. Details of the trash enclosure have not been provided at this time.
- 2. The proposed outdoor dining along the west and south sides of the building appears to be confined to areas within the proposed 0.24-acre parcel and not within the right-of-way public sidewalks. If outdoor dining is proposed within the right-of-way (on public sidewalks), a lease agreement with the Village would be required. Regardless, outdoor seating areas must be enclosed by a fence or wall at least 3' in height and must leave at least a 5' wide portion of sidewalk unobstructed (Page 86). The applicant is proposing a 3.5' tall wrought iron fence along the south property line adjacent to Old Plank Trail. It's unclear if the fencing will completely enclose the proposed outdoor dining areas.
- 3. A building overhang is proposed at the southwest corner of the building, extending as much as 5' from the building façade. The overhang would be flat and be as close as 5' from the front property line (the sidewalk along White Street). Roof eaves that project more than 2' are counted toward lot coverage.

Building Materials/Architecture

Building materials and architecture is regulated by the Zoning Ordinance, under the purview of the Plan Commission, and by the Historic Preservation Ordinance (Ord-3261), under the purview of the Historic Preservation Commission (HPC). New buildings or modifications to existing buildings in the H-1 zone district require a Certificate of Appropriateness (COA) from the HPC. The HPC reviewed the proposed architecture, building materials and lighting at their meeting on October 19th and motioned to table the proposal to its next regular or special meeting. A copy of the draft minutes will be available prior to the workshop.

Staff offers the following comments:

- 1. The primary building material is wood, followed by standard brick and window glazing. Approximately half of the roof would be standing seam metal and other half asphalt shingle. The front and rear sides of the roof, facing N. White Street and the park respectively, would be shingle. The north and south sides of the roof would be standing seam metal. It should be noted that the HPC, through a split vote, approved a Certificate of Appropriateness for a similar roof design for 1 N. White Street on June 30, 2021.
- 2. The Zoning Ordinance does not contain any regulations regarding the use of metal roofs in the H-1 district and are also not specifically prohibited in the Historic Preservation Ordinance (Ord-3261). The use of metal roofs in the H-1 district is only reviewed as part of the HPC Certificate of Appropriateness.
- 3. The primary building colors are shades of grey. The Zoning Ordinance does not specifically regulate building color for H-1 zoned properties, which has more often been regulated by the HPC.
- 4. It's unclear from the color building elevations whether any of the proposed windows (glazing) is transparent.
- 5. The Site Plan illustrates an indoor mechanical room, approximately 200 square feet in area. With the proposed sloped roof and no ground-mounted mechanical units illustrated on the site plan, it's assumed that all mechanical equipment would be located in the interior mechanical room.
- 6. The Zoning Ordinance doesn't contain as many regulations for building materials in the H-1 district as it does for properties zoned R-3, R-4, B-1, B-2, B-3, B-4, OR, I-1 and I-2. The lack of exterior material

regulations for H-1 properties may be attributable to reliance on the oversight of the Historic Preservation Commission.

Parking

Article 6, Section C, Part 3 (g)(6) states, "The Village Board has determined that it may be unreasonable and impractical for individual building uses within the historic district to provide auxiliary parking facilities on site. Parking facilities to accommodate the requirements of the uses within the designated area may best be provided by the Village in public parking areas developed in compliance with a general plan of parking facilities. Therefore, any new building or structure, or any expansion to an existing building, or any change in use to a use which requires additional parking as compared to the original use, may be relieved from providing the normally required off-site parking through the approval of a variation. The Village Board may require, as a condition of the variation approval, compensation toward a public parking area. Shared parking is also encouraged in this district".

The proposed 0.24-acre parcel would not provide any on-site parking and instead utilize public parking lots and on-street parking within the downtown area. The following table lists the parking required for the anticipated uses:

Use	Parking Requirement	Permitted or Special Use
Office, Healthcare	3 spaces for each exam room, plus 1 space for each employee during the largest working shift.	Permitted
Restaurant (full service)	1 space for each 100 square feet of gross floor area, plus 1 space for each employee during the largest working shift.	Special Use
Restaurant (carry out)	1 space for each 75 square feet of gross floor area, plus 1 for each 2 employees during the largest working shift.	Special Use
Tavern	1 space for every 100 square feet of gross floor area, plus 1 space for each employee during the largest working shift.	Special Use

Staff offers the following comments:

- 1. The exact number of parking spaces cannot be calculated at this time without knowing the number of employees in the largest working shift and the proposed number of exam rooms. However, using only the gross floor area calculation, if all restaurants are full-service, the development would require at least 57 spaces. The actual number will be higher to account for employees and for the proposed dentist office.
- 2. The existing public parking lot contains 73 spaces. The proposed development would remove 26 of these spaces, resulting in 47 spaces left over. As part of the development, 2 ADA accessible spaces would be relocated from the southwest corner of the parking lot near the Old Plank Road Trail to the north/middle of the parking lot, adjacent to the proposed building.
- 3. The parking lot to the south that serves the Trolley Barn straddles two parcels. The north portion of this parking lot is located on public property (Village of Frankfort) and contains 93 spaces. The south portion of this parking lot is located on private property and contains 100 spaces. These parking lots would remain unimpacted by the proposed development.
- 4. As noted above, any new building or expansion to an existing building in the H-1 zone district may be relieved from providing the required on-site parking through the approval of a variation the Zoning Ordinance. The variation for the required parking should be based upon several factors, including:
 - a. The availability of nearby public parking lots
 - b. The availability of nearby private parking lots
 - c. The availability of nearby on-street parking

- d. The viability of shared parking between uses
- e. Use of alternative transportation, such as bicycles
- 5. In 2016, a parking analysis was performed of the downtown by Sam Schwartz, Transportation Consultants. The report (attached) provides the location of on-street parking, public parking lots and private parking lots, with the total number of parking spaces noted for each. The parking analysis concluded that there is no shortage of parking within the downtown. In particular, the public parking lots east of White Street between Elwood Street and Kansas Street are underutilized.
- 6. The Village retains the right to request a traffic study (Article 7, Section A, Part 3, (b)(4)), if desired.
- 7. In the event that a variation is granted for relief of the parking requirements, staff recommends including a condition of approval requiring the installation of several decorative bicycle racks on or near the subject property.

Loading

- 1. Loading spaces are required for the proposed development and is calculated using the gross floor area of each <u>use</u> (Article 7, Section B, Part 4). However, because all uses within the building are not yet defined, it is impossible to calculate the required number of loading spaces. Loading spaces must measure at least 12' x 50' and be located on the subject property. There are no loading spaces illustrated on the site plan, nor on any adjacent public right-of-way, which would require an exception from the regulations under the PUD Special Use Permit.
- 2. The proposed redevelopment for Olde Frankfort Mall (Frankfort Bowl) is currently in the workshop stage of review by the Plan Commission. Currently, the applicant is proposing a 12'x50' loading space within the right-of-way of White Street. Staff recommends discussing the possibility of on-street loading or adding a loading area behind the building, either on private property or public property. The minimum size of a loading space is 12'x50'.
- 3. It should be noted that loading for many, if not most, of the existing businesses within the downtown occurs within downtown street rights-of-way between 7:00 am and 9:00 am. Most businesses within the downtown are not open before 9:00 am. As the downtown continues to be redeveloped and more buildings are constructed, it may be wise to plan for truck loading that does not occur within the travel lanes within the rights-of-way.

Landscaping

The proposed 0.24-acre parcel currently contains several mature trees just east of the public sidewalk along White Street, which would have to be removed as part of this development. Per the Tree Preservation Plan, a total of 8 trees would be removed, mostly crabapples and honeylocust. Although none of the removed trees are classified as "preservation trees", which would require on-site mitigation, honeylocust are recommended for street trees and overstory trees.

As noted in the Site Plan section, front yards in the H-1 zone district must be dedicated to landscaping. The applicant is proposing brick pavers in the front yard, between the sidewalk and the building façade, requiring an exception under the PUD development.

Lighting

1. The building elevations illustrate "gooseneck" building-mounted lights on all sides of the building. The Photometric Plan submitted does not comply with the lighting regulations in the Zoning Ordinance, specifically regarding the foot-candles at the property line. This aspect was discussed at the HPC meeting on October 19th. Staff recommends that the Photometric Plans be revised to comply with the lighting regulations, most likely by lowering the brightness (lumens) of the lights proposed. Staff also

recommends that manufacturer specifications for the proposed light fixtures be included with a revised Photometric Plan, which typically specify the type of light bulb and brightness measured in lumens.

Preliminary Engineering

1. The project has not yet been reviewed by Robinson Engineering. However, because the site is currently paved in asphalt, there are no anticipated issues with on-site or off-site stormwater detention. Sanitary sewer and storm sewer utilities exist along the east side of White Street and water lines exist along the west side of White Street.

Other

1. The project does not contain any accessory structures, other than a trash enclosure, located off-site to the east of the restaurant.

2019 Comprehensive Plan

The proposed building, including the site layout, architecture and uses, meets the intent of several key aspects of the 2019 Comprehensive Plan:

Chapter 3: Social & Cultural Vibrancy

Goal 3.1 (Priority C): Strengthen Frankfort's social capital by engaging with and connecting a diverse network of citizens to maintain a strong sense of community. It could be argued that a significant investment within the downtown would enforce a strong sense of community, by increasing foot traffic and attracting more Village residents and non-residents to the downtown.

Goal 3.2 (Priority A): Leverage and enhance Frankfort's public spaces through creative place-making and thoughtful design that considers how people interact with space and place. The proposed development would occur directly adjacent to Breidert Green, the Village's central park and gathering place. The building would benefit by being in very close proximity to the park and in turn, visitors to the park would increase, adding to more "eyes on the street" and enhancing the sense of place. By building closer to Breidert Green, it would help complete the courtyard feel for the park, one of the hallmarks of good park planning.

Chapter 4: Green Initiatives

Goal 4.8 (Priority A): Where possible, encourage infill development and adaptive reuse. The proposed building addition would be considered infill development, being placed on underutilized space currently paved with asphalt and surrounded by development.

Chapter 7: Economic Prosperity

Goal: Maintain and enhance downtown Frankfort as a successful and vibrant corridor for residents, local business and visitors. The proposed building addition would add commercial real estate to the heart of the downtown, creating momentum for more development or redevelopment in the area.

Summary of Requests ———

Special Use Permits:

Several Special Use Permits may be required, depending on the requested uses:

- 1. Special Use Permit for Major Change to PUD.
- 2. Full-service restaurants, carry-out restaurants or taverns.
- 3. Outdoor seating associated with a full-service restaurant within the right-of-way.

- 4. Extended hours of operation, if operated before 7 am or after 11 pm.
- 5. Liquor licenses, for any restaurants that seek them.

Exceptions as part of PUD approval:

Several **exceptions** would be required at this time:

- 1. Front yard setback of 14' required, 5' proposed.
- 2. Front Yard setback shall be landscaped; none proposed.
- 3. Rear yard setback of 10' required, 4' proposed.
- 4. Relief from the required loading.

Variations:

A single variation would be required at this time:

1. Relief of all required parking for a building within the H-1 zone district (Article 6, Section C, Part 3 (g)(6)).

Other:

2. Plat of Subdivision to create the 0.24-acre parcel as proposed.

Findings of Fact – Special Use Permits —

The following findings of fact are used to judge the merit of a Special Use Permit request. The applicant's responses to the following findings of fact have been included with this report.

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.

Findings of Fact – Variations –

For reference during the workshop, Article 3, Section B, Part 3 of the Village of Frankfort Zoning Ordinance lists "findings" or "standards" that the Zoning Board of Appeals must use to evaluate every variation request.

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

- 1. That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;
- 2. That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
- 3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
- 4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- 5. That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;
- 6. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood;
- 7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

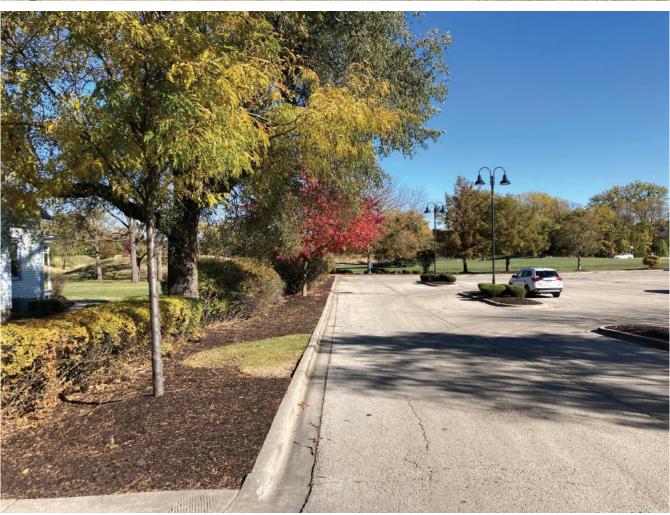
7 N. White - Mixed use commercial building





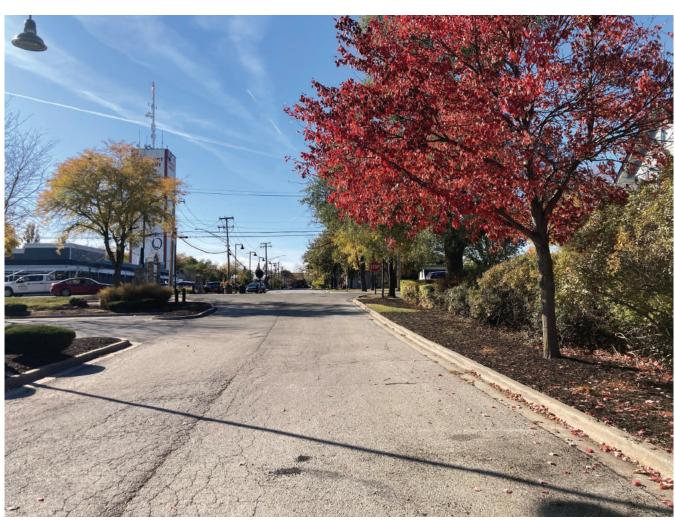










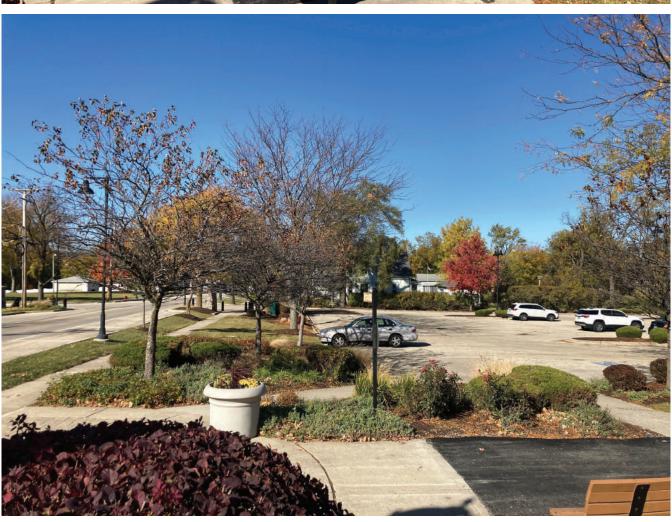


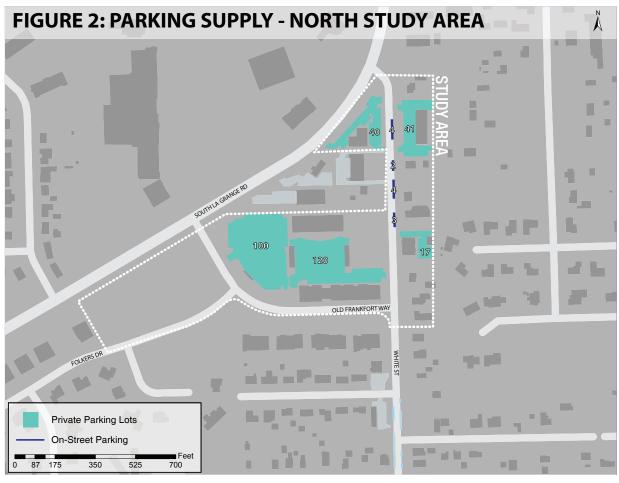


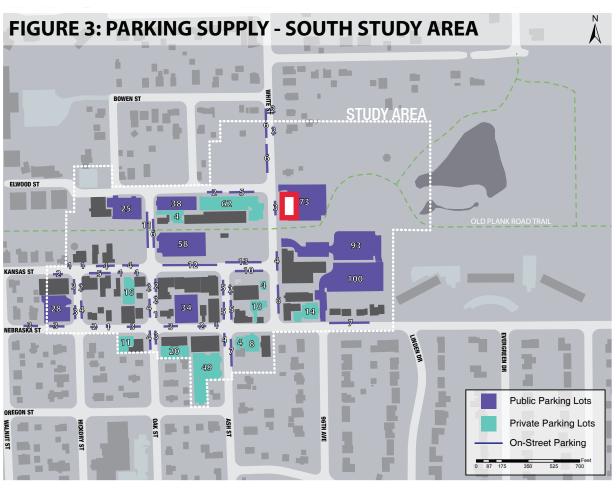












RECEIVED

By Mike Schwarz at 12:26 pm, Oct 13, 2022

7 N White Frankfort, IL

ZBA Submittal

2022.10.13







Northwest Corner







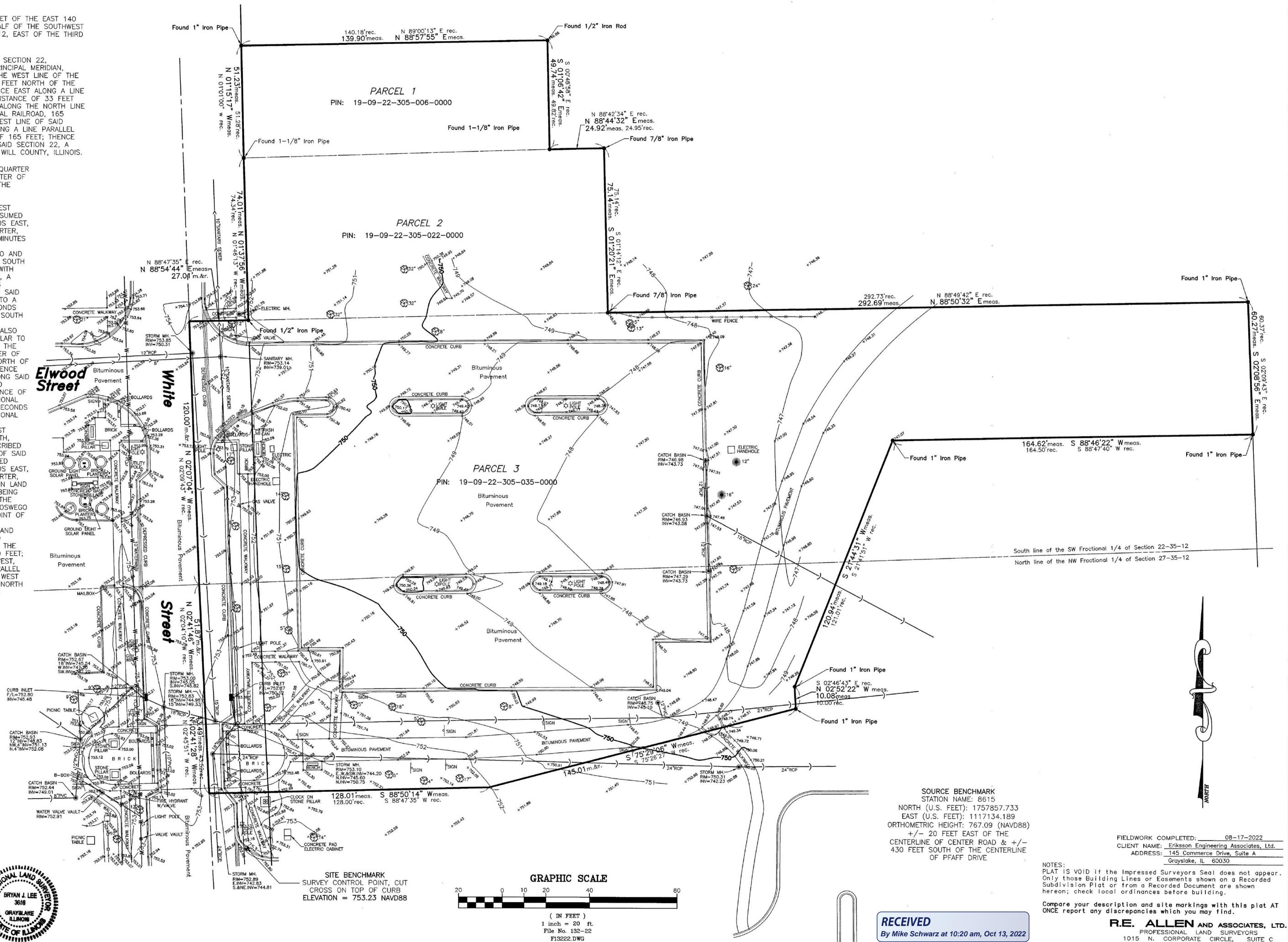
Thank you.



PARCEL 1: THE NORTH 50 FEET OF THE SOUTH 245 FEET OF THE EAST 140 FEET OF THE WEST 173 FEET OF LOT 7 IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS. PARCEL 2: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22.

PARCEL 2: THAT PART OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF THE SAID SOUTHWEST QUARTER OF SECTION 22, THAT IS 120 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE EAST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ALONG THE NORTH LINE OF THE DEPOT GROUNDS OF THE NOW NEW YORK CENTRAL RAILROAD, 165 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 75 FEET; THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 165 FEET; THENCE SOUTH, ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SECTION 22, A DISTANCE OF 75F FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 287, AND THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE. BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE ON AN ASSUMED BEARING OF NORTH OO DEGREES 04 MINUTES 10 SECONDS EAST, ON THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 120 FEET TO A POINT; THENCE SOUTH 88 DEGREES 58 MINUTES 32 SECONDS EAST, PARALLEL WITH THE REESTABLISHED CENTERLINE OF THE FORMER MAIN TRACK OF THE OSWEGO AND INDIANA PLANK ROAD, A DISTANCE OF 484 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 10 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST FRACTIONAL SECTION, A DISTANCE OF 60.37 FEET TO A POINT; THENCE NORTH 88 DEGREES 58 MINUTES 32 SECONDS WEST, PARALLEL WITH SAID REESTABLISHED CENTERLINE, A DISTANCE OF 164.5 FEET TO A POINT; THENCE SOUTH 23 DEGREES 55 MINUTES 36 SECONDS WEST, A DISTANCE OF 121.01 FEET TO A POINT ON THE SOUTH LINE IN PARCEL LINE PARCEL A OF LANDS CONVEYED TO RITTENHOUSE AND EMBREE B YR79-000962, SAID POINT ALSO BEING 28.50 FEET NORTH OF, AS MEASURED PERPENDICULAR TO SAID REESTABLISHED CENTERLINE AND 270 FEET EAST OF THE WEST LINE OF AFORESAID NORTHWEST FRACTIONAL QUARTER OF SECTION 27. AS MEASURED ALONG A LINE 28.50 FEET NORTH OF AND PARALLEL WITH SAID REESTABLISHED CENTERLINE; THENCE NORTH 88 DEGREES 58 MINUTES 32 SECONDS WEST, ALONG SAID SOUTH LINE OF PARCEL A, BEING 28.50 FEET NORTH AND PARALLEL WITH SAID REESTABLISHED CENTERLINE, A DISTANCE OF 270 FEET TO THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTH OO DEGREES 32 MINUTES 11 SECONDS WEST. ALONG SAID WEST LINE OF THE NORTHWEST FRACTIONAL QUARTER, A DISTANCE OF 51.87 FEET TO THE POINT OF BEGINNING; TOGETHER WITH THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH OO DEGREES 32 MINUTES 11 SECONDS EAST, ON THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER, 51.87 FEET TO THE SOUTHWEST CORNER OF PARCEL A ON LAND CONVEYED PER R79-000962, SAID SOUTHWEST CORNER BEING 2.85 FEET NORTH OF AS MEASURED PERPENDICULAR TO THE REESTABLISHED CENTERLINE OF FORMER MAIN TRACK OF OSWEGO AND INDIANA PLANK ROAD COMPANY, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 58 MINUTES 32 SECONDS EAST, ON THE SOUTH LINE OF SAID PARCEL A AND PARALLEL WITH CENTERLINE 270 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 11 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER, 10 FEET; THENCE SOUTH 77 DEGREES 40 MINUTES 20 SECONDS WEST, 145.01 FEET; THENCE WEST 15 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF MAIN TRACT 128 FEET TO THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER: THENCE NORTH ALONG A LINE, 43.52 FEET TO THE POINT OF BEGINNING.



GRAYSLAKE, ILLINOIS 60030

PHONE: 847-223-0914 FAX: 847-223-0980

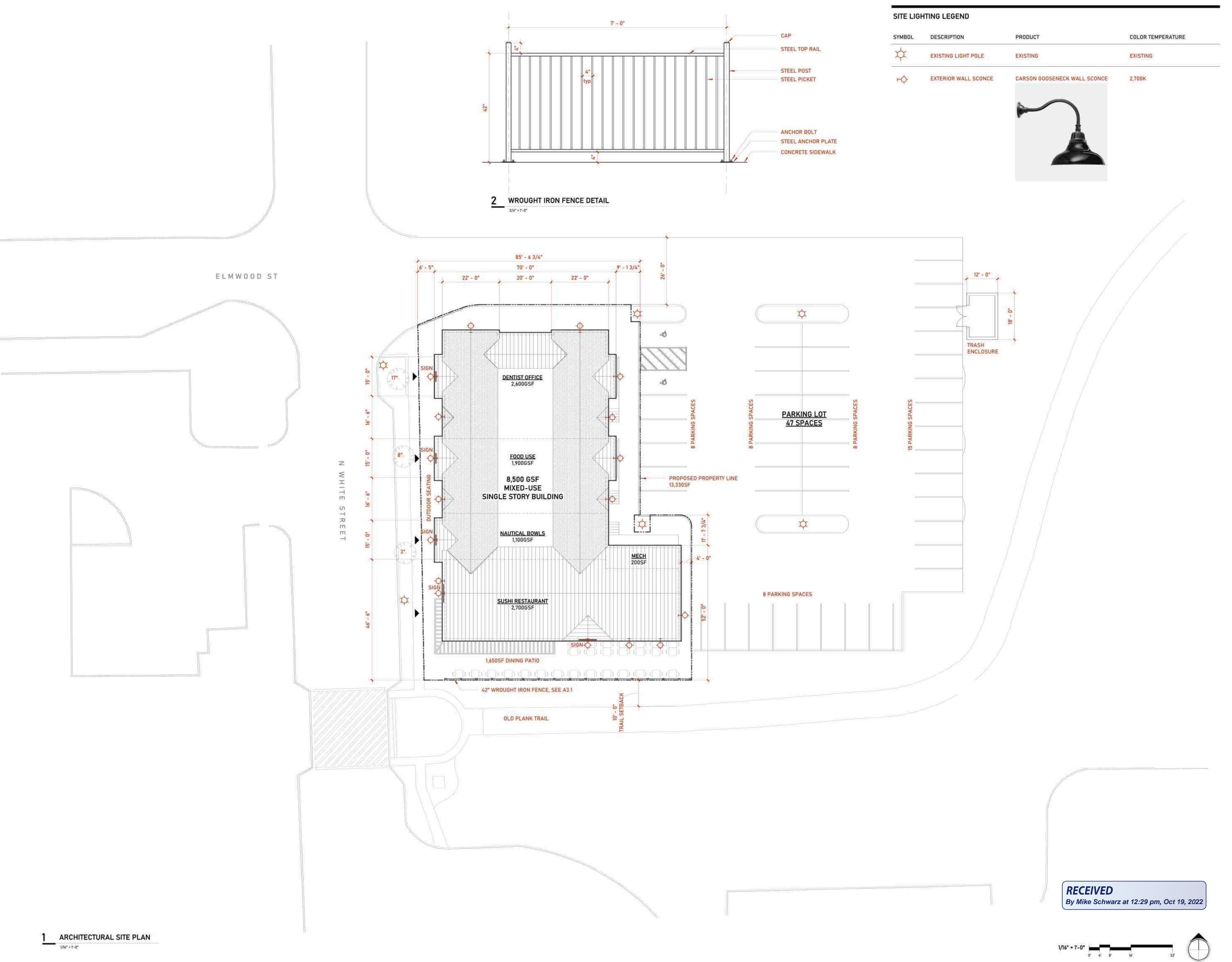
STATE OF ILLINOIS COUNTY OF LAKE S.S.

I, BRYAN J. LEE , AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 26TH DAY OF

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616
MY LICENSE EXPIRES 11-30-22

PROFESSIONAL DESIGN FIRM NO. 184-002732





(773) 413-8142 www.seek.design

7 N WHITE

7 NORTH WHITE STREET FRANKFORT, ILLINOIS 60423

CLIENT

INTEGRUS DEVELOPMENT 3057 W DIVERSEY AVE, CHICAGO, IL 60647

CONSULTANTS

CIVIL

ERIKSSON ENGINEERING ASSOCIATES, LTD 135 S JEFFERSON ST SUITE 135 CHICAGO, IL 60661

STRUCTURAL

REX ENGINEERING GROUP 325 W HURON ST, SUITE 412 CHICAGO, IL 60654

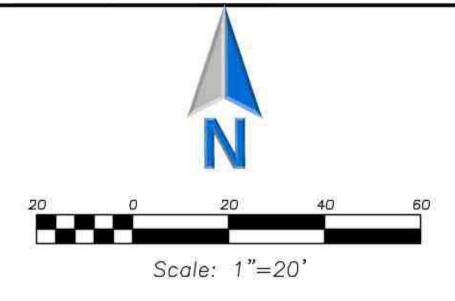
MEP

DMK DESIGN GROUP CHICAGO, IL

1 ZBA SUBMITTAL 10.12.2022
DESCRIPTION DATE

ARCHITECTURAL SITE PLAN

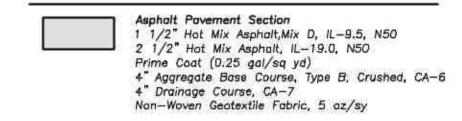
AS1.1



LEGEND

	LEGEND	
EXISTING		PROPOSED
VF-3	Manhole	•
(1)	Catch Basin	•
	Inlet	
Λ	Area Drain	A
) In m	Clean Out	O _{c o}
d	Flared End Section	
-	Storm Sewer	— <u> </u>
	Sanitary Sewer	
	Combined Sewer	\longrightarrow
	Water Main	w
	Gas Line	——G——
	Overhead Wires	—-он
	Electrical Cable (Buried)	E
_	Telephone Une	——T——
	Fire Hydrant	
3	Valve Vault	•
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BOL.	Bollard	OBOL
BOL	Gas Valve	- 801
	Gas Meter	
P _c	a vice-weeks consume	
	Electric Meter	
	ComEd Manhole	
	Hand Hale	1929
	Light Pole	X
Ä	Light Pole w/ Mast Arm	
	Utility Pale	-0-
1	Telephone Pedestal	
7	Telephone Manhole	
	Sign	4
	Fence	××
5	Accessible Parking Stall	Ġ.
	Curb & Gutter	
	Depressed Curb	
2.50	Curb Elevation	C 782.50
00	Gutter Elevation	G 782.00
3.25	Pavement Elevation	P 783.25
O.L.S	Sidewalk Elevation	W 782.10
	Ground Elevation	x 784.0
785.20	Top of Retaining Wall Elevation	T/W 785.20
100	Swale	// -
non.	Contaur Line	781
. 3	Deciduous Tree	
·	Coniferous Tree	
1	Brushline	
	Tree Protection	

PAVING & SURFACE LEGEND



Concrete Sidewalk Section
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric 2" Aggregate Base Course, Type B. Crushed

Special Sidewalk Section See Architect's Plans For Details

--- Ridge Line/High Point

Stormwater Overland Flow Poth

RECEIVED By Mike Schwarz at 12:30 pm, Oct 19, 2022

ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A BRAYSLAKE, ILLINDIS 60030 PHONE (847) 223-4804 FAX (847) 223-4864 EMAIL INFO@EEA-LTD.COM PROFESSIGNAL DESIGN FIRM LICENSE NO. 184-003220 EXPIRES: 04/30/2023



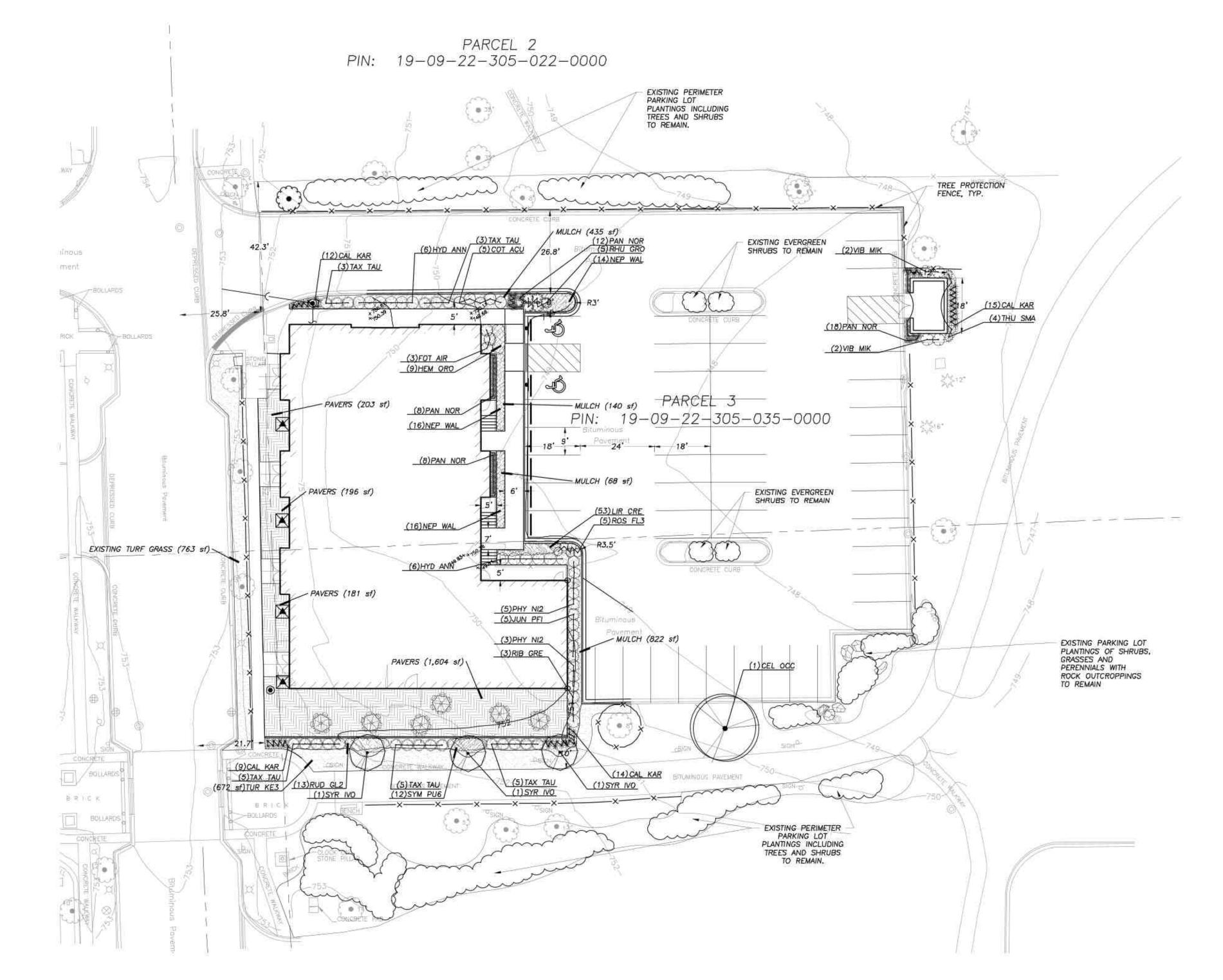
No.	Date	Description
		-

Approved By: Date: 10/12/2022 CS

SITE PLAN

Sheet No:

SP-01



PLANT SCHEDULE

CANOPY TREES CEL OCC	BOTANICAL / COMMON NAME CELTIS OCCIDENTALIS / COMMON HACKBERRY	COND B & B	<u>SIZE</u> 2.5" CAL.	<u>QTY</u>
				(5 V-24400
UNDERSTORY TREES	BOTANICAL / COMMON NAME	COND	<u>SIZE</u>	QTY
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2" CAL.	3
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	48" HT.	5
FOT AIR	BOTANICAL / COMMON NAME COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER FOTHERGILLA GARDENII 'MT. AIRY' / MOUNT AIRY FOTHERGILLIA HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	CONT.	24" HT.	3
HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	8 & B	30" HT.	12
PHY NI2	PHYSOCARPUS OPULIFOLIUS / NINEBARK	8 & B	36" HT.	8
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	18" HT.	5
RIB GRE	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	8 & B		3
ROS FL3	ROSA X 'FLOWER CARPET CORAL' / ROSE	CONT.		3 12 8 5 3 5
VIB MIK	VIBURNUM CARLESII 'SMVCB' TM / SPICE BABY KOREANSPICE VIBURNUM	B & B		4
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
JUN PFI	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER		24" SPREAD.	5
TAX TAU	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ÁNGLO-JAPANESE YEW		30" HT.	21
THU SMA	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	8 & 8	6' HT.	4
GRASSES	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
CAL KAR		CONT.	#1	50
PAN NOR	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	CONT.	#1 #1	46
GROUND COVERS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
LIR CRE	LIRIOPE SPICATA / CREEPING LILYTURF	CONT.	4" POTS	53
PERENNIALS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
HEM ORO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	9
NEP WAL	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	#1	46
NEP WAL RUD GL2	RUDBECKIA FULGIDA 'GLODSTRUM' / BLACK-EYED SUSAN	CONT.	QUART	13
SYM PU6	SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME' / NEW ENGLAND ASTER	QUART	QUART	12
TURF GRASS	BOTANICAL / COMMON NAME	COND	SIZE	OTY
TUR KE3	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	SOD	S.F.	672 SF

SITE MATERIALS SCHEDULE

PAVERS	2,184 SF
EXISTING TURF GRASS	763 SF
MULCH -	1,465 SF

LANDSCAPE NOTES:

- 1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- 2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
- 3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL
- 4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX. PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- 5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- 6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- 7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- 8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- 9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- 10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- 11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- 12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
- 13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- 14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- 15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
- 16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE \$75 OR APPROVED EQUAL
- 17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- 18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- 19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- 20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- 21 ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED,
- FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- 22 LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS. 23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- 24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

RECEIVED By Mike Schwarz at 12:29 pm, Oct 19, 2022



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LICENSE No. 184-003220 EXPIRES: 04/30/2023

lo.	Date	Description
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eserved for Seal:

ERIKSSON ENGINEERING ASSOCIATES, LTD., 2022 THE PLAN & BESON ARE THE PROPERTY OF EMPHROON ENGINEERING ASSOCIATED UT NO REPRODUCTION OF ANY PART OF THESE PLANS IN PERMITTED WITHOUT THE WITH CONSENT OF EMPSON EXCINITERING ASSOCIATED, LTD. Approved By: Date: SSG XXX 10/12/22

Sheet Title:

LANDSCAPE

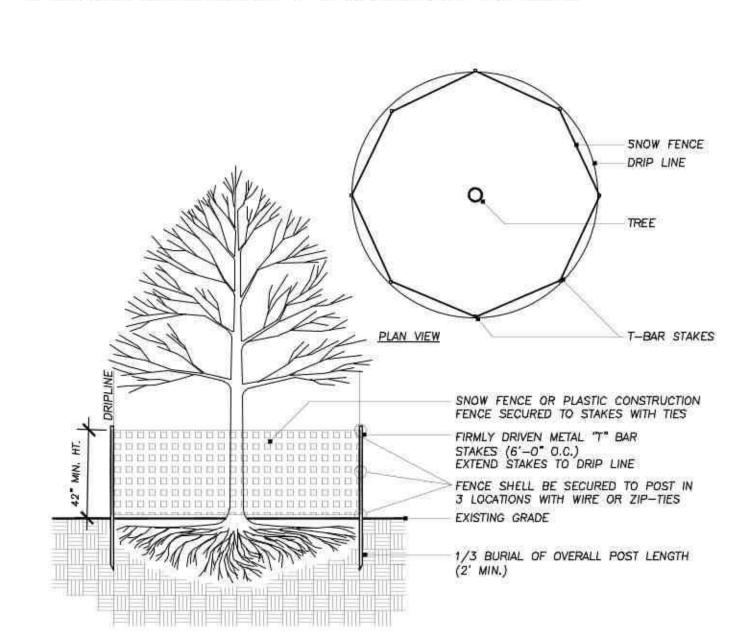
RECEIVED By Mike Schwarz at 10:22 am, Oct 13, 2022

EXISTING TREE INVENTORY:

TAG#	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	Gleditsia triacanthos inermis	Thornles Honeylocust	16" Cal.	Good	
2	Taxodium distichum	Bald Cypress	12" Cal.	Good	
3	Taxodium distichum	Bald Cypress	16" Cal.	Good	
4	Robinia pseudoacacia	Black Locust	9" Cal.	Good	
5	Acer rubrum	Red Maple	8" Cal.	Good	
6	Gleditsia triacanthos inermis	Thornles Honeylocust	17" Cal.	Good	
7	Malus spp.	Crabapple	4" Cal.	Good	
	Malus spp.	Crabapple	5" Cal.	Good	
9	Malus spp.	Crabapple	5" Cal.	Good	
10	Gleditsia triacanthos inermis	Thornles Honeylocust	18" Cal.	Good	
11	Malus spp.	Crabapple	5" Cal.	Good	
12	Malus spp.	Crabapple	7" Cal.	Good	
	Malus spp.	Crabapple	5" Cal.	Good	
	Malus spp.	Crabapple	5" Cal.	Good	
	Quercus rubrum	Red Oak	3" Cal.	Good	Parkway Tree
16	Gleditsia triacanthos inermis	Thornles Honeylocust	15" Cal.	Good	
17	Acer platanoides	Norway Maple	8" Cal.	Fair	Parkway Tree Some Trunk Damage
18	Gleditsia triacanthos inermis	Thernles Honeylocust	14" Cal.	Good	
19	Gleditsia triacanthos inermis	Thornles Honeylocust	17" Cal.	Good	Parkway Tree
	Acer platanoides	Norway Maple	12" Cal.	Good	Parkway Tree
	Gleditsia triacanthos inermis	THE SHADE AND A STREET	4" Cal.	Good	HI TOTAL STATE OF THE STATE OF
	Ulmus pumila	Siderian Elm	32" Cal.	Good	
	Acer rubrum	Red Maple	8" Cal.	Good	
	Juglans nigra	Black Walnut	5" Cal.	Good	
	Juglans nigra	Black Walnut	13" Cal.	Good	

TREE PRESERVATION NOTES:

- 1. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT THE DRIP LINE OF THE PROTECTED TREE.
- 2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
- 3. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- 4. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- 5. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- 6. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- 7. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
- 8. TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
- 9. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.



SECTION VIEW



329383-01

ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
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EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LIGENSE NO. 184-003220
EXPIRES: 04/30/2023

Reserved for Seal:

200	Date	Description	
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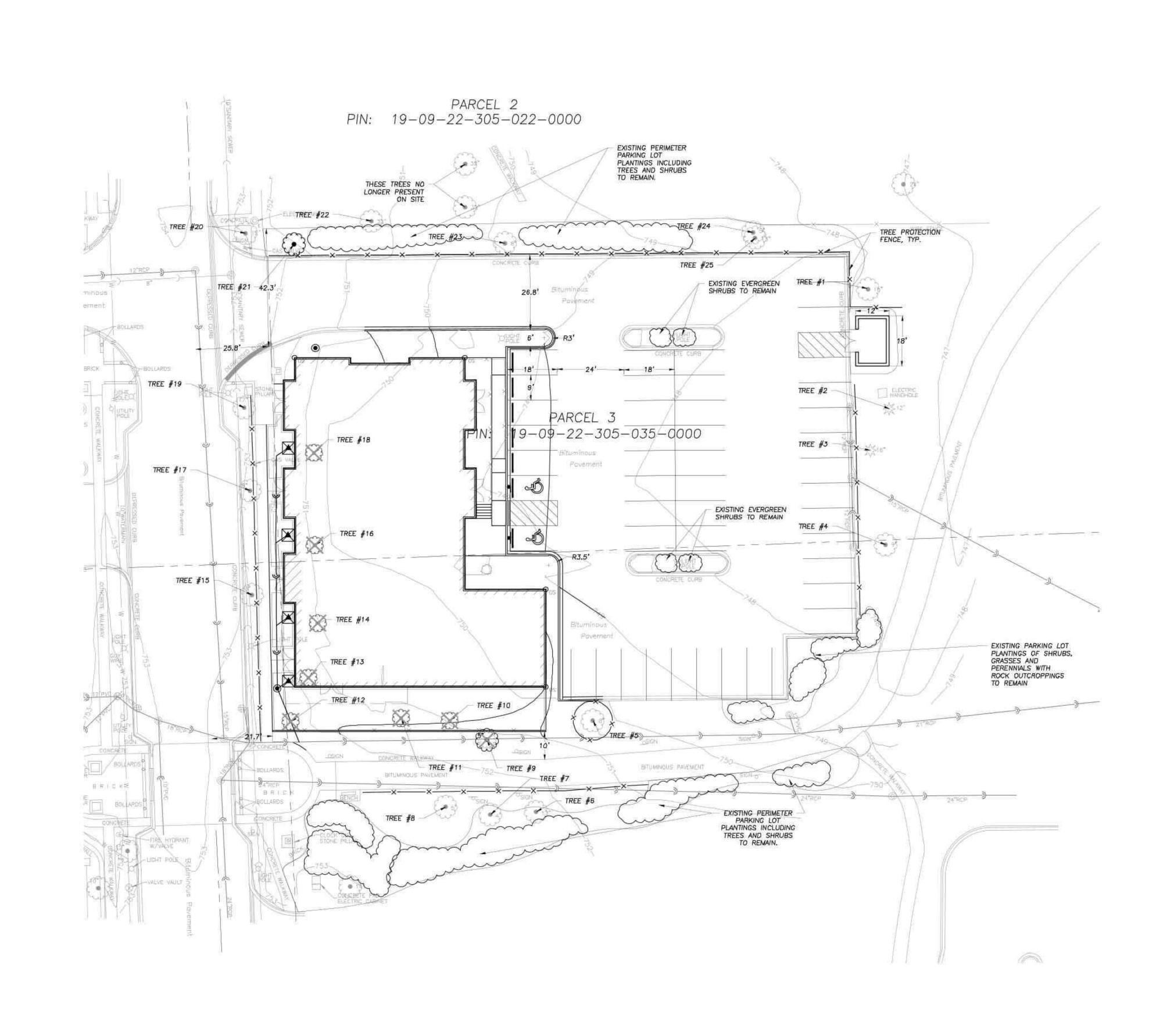
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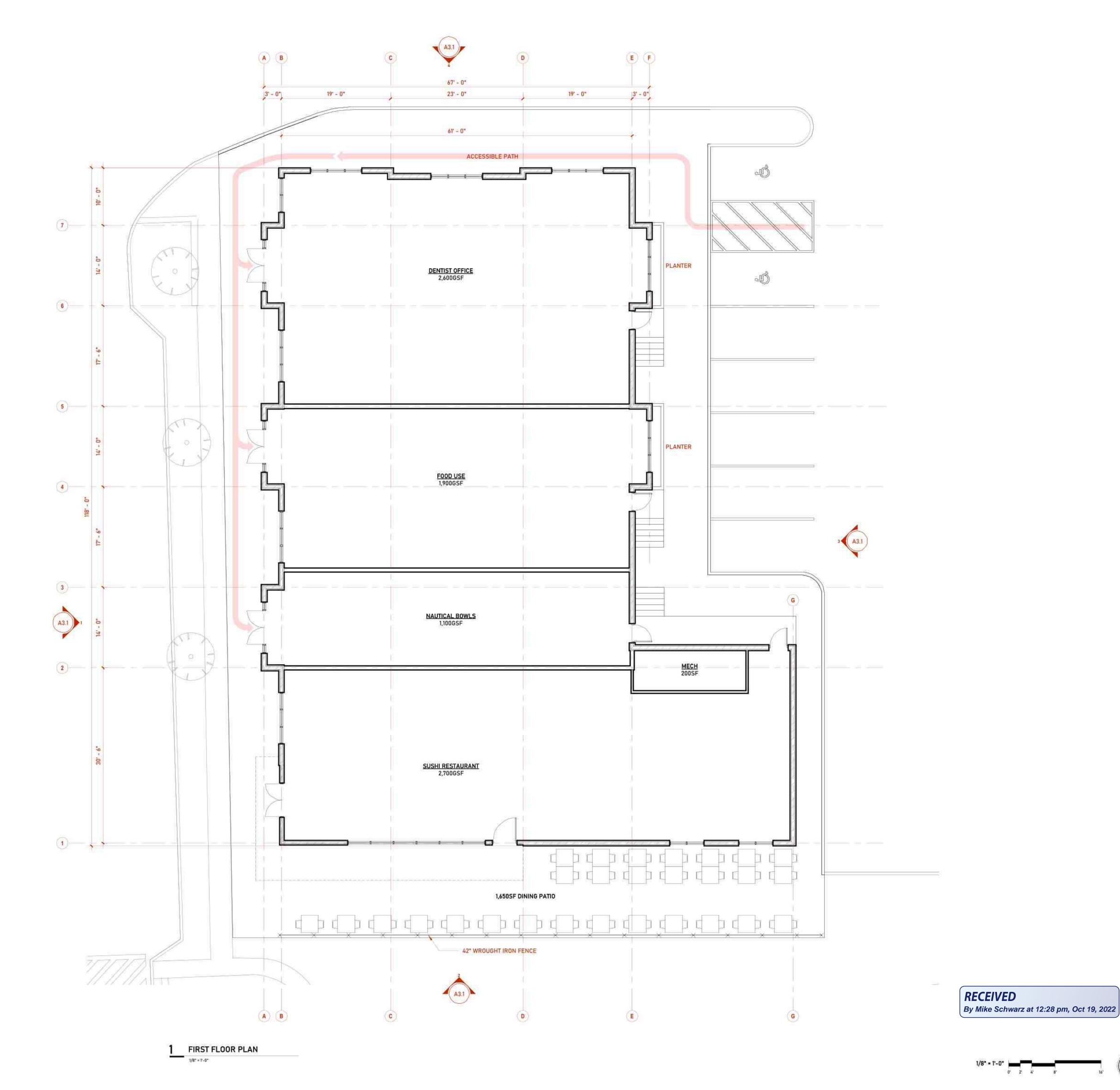
Sheet Title:

TREE **PRESERVATION PLAN**

Sheet No:

L200







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7 N WHITE

7 NORTH WHITE STREET FRANKFORT, ILLINOIS 60423

CLIENT

INTEGRUS DEVELOPMENT 3057 W DIVERSEY AVE, CHICAGO, IL 60647

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ERIKSSON ENGINEERING ASSOCIATES, LTD 135 S JEFFERSON ST SUITE 135 CHICAGO, IL 60661

STRUCTURAL

REX ENGINEERING GROUP 325 W HURON ST, SUITE 412 CHICAGO, IL 60654

MEP

DMK DESIGN GROUP CHICAGO, IL

1 ZBA SUBMITTAL

DESCRIPTION DATE

10.12.2022

FLOOR PLANS

A1.1



Project: 7 N. White – New Multi-Tenant Commercial Building

Meeting Type: Workshop

Requests: Major Change to a PUD (with zoning exceptions), Special Uses (x3), Variance, Resubdivision

Location: 7 N. White Street

Applicant: Integrus Development, LLC

Prop. Owner: Village of Frankfort

Representative: Dan Elliot

Site Details

Lot Size (existing): 68,825 sq. ft. (1.58 acres) Lot Size (proposed): 10,519 sq. ft. (0.24 acres) PIN: 19-09-22-305-035-0000

Existing Zoning: H-1
Proposed Zoning: N/A

Future Land Use: Mixed-Use

Buildings: 1

Total Sq. Ft.: 8,500 sq. ft. (bldg.)

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Parking lot	Mixed Use	H-1
North	Single-Family/ Park	Mixed Use	H-1, R-2
South	Commercial	Mixed Use	H-1
East	Public parking	Mixed Use	H-1
West	Commercial	Mixed Use	H-1

RANKAS ST.

REBRASA ST.

REBRASA ST.

REBRASA ST.

Figure 1. Location Map

Project Summary

The applicant, Integrus Development, LLC., is proposing to construct a one-story, 8,500 square foot multi-tenant commercial building with the downtown, east of White Street and south of Elwood Street. At this time, the building would be divided into 4 tenant spaces, including a dentist office, a sushi restaurant, a smoothie bowl restaurant, and one other commercial use which is yet to be determined. The building would be located within the existing Village-owned parking lot and would require the sale of a portion of Village-owned property. The applicant is proposing to subdivide the existing parcel, separating 0.24 acres from the existing 1.58-acre parcel for the construction of the building.

The property is currently zoned H-1 (Historic District) with a PUD overlay (Ord-3171). This PUD was approved in 2018 to allow for the construction of a 11,462 square foot mixed use building, which would have permitted a steak restaurant and general retail uses. Although the building was never constructed, the PUD overlay remains in place. As such, the proposed new building, proposed uses and subdivision of land will require a Major Change to the existing PUD. Major PUD changes are granted through the Special Use Permit process. As with all PUD developments, any deviations from Zoning Ordinance regulations (setback, height, etc.) are considered "exceptions" to the regulations under the PUD, and not processed as variances. The proposed sushi restaurant will require approval of a special use for a full-service restaurant with liquor sales. The proposed smoothie bowl

restaurant will require approval of a special use for a carry-out restaurant (indoor dining is proposed, but the Zoning Ordinance defines this type of restaurant as a "carry-out" restaurant). The proposed outdoor seating also requires approval of a special use. The project will also require approval of a Final Plat of Subdivision subdivide the property. Page numbers within this report refer to the Zoning Ordinance, unless otherwise specified.

Attachments —

- 1. Aerial Image 1:2000 (Village of Frankfort GIS)
- 2. Photographs of site, taken by staff on October 19, 2022
- 3. Frankfort Downtown Parking Evaluation 2016 (excerpt, downtown parking lots)
- 4. 3-D Color Renderings, received October 13, 2022
- 5. Plat of Survey, received October 13, 2022
- 6. Architectural Site Plan, received October 18, 2022
- 7. Civil Site Plan, received October 19, 2022
- 8. Landscape Plan, received October 19, 2022
- 9. Tree Preservation Plan, received October 13, 2022
- 10. Floor Plans, received October 18, 2022
- 11. Building Elevations, received October 18, 2022
- 12. Signage Elevations, received October 18, 2022
- 13. Photometric Plan, received October 13, 2022

Analysis ——

Land Use

The property is zoned H-1, Historic District. This zone district is primarily intended to "preserve and enhance the historic downtown commercial area" and is mostly a commercial district by nature. The applicant is proposing a mix of commercial uses, including a dentist office and two restaurant uses. Health clinics, including dentist offices, are permitted by-right. However, full-service restaurants, carry-out restaurants and taverns require a Special Use Permit in the H-1 district. Special Use Permits would also be required for outdoor dining, extended hours of operation (if sought) and liquor licenses. Although not specified on the plans, general retail uses under 5,000 square feet are permitted by-right.

Site Plan

The size of the proposed parcel would be 10,519 square feet (0.24 acres). The footprint of the proposed building would be 8,500 square feet, resulting in a lot coverage of 64%. There is no maximum building coverage or maximum impervious lot coverage in the H-1 zone district.

A summary of the dimensional standards is as follows. Where the site plans lacked some specific dimensions, staff provided an approximate measurement. Exact dimensions should be provided prior to a subsequent workshop on this project. Red text denotes the requirement of an *exception* to the Zoning Ordinance regulations as part of the Major Change to the PUD.

	Required	Proposed	Comments
Minimum Lot Size	5,000 sq. ft.	10,519 sq. ft.	
Minimum Lot Width	50'	135' +/-	
			Front yard setback shall be determined by the average setback of the two closest properties on either
Front Setback (west)	14' +/-	5' +/-	side (page 134)
Landscaped front yard	Yes	None	Front yard setback has brick pavers
Side Setback (north & south)	5'	7', 15'	
Rear Setback (east)	10'	4'	
Building Height	35'	30′ +/-	Building height measured to peak

Lot Coverage	No max	64%	
Impervious Lot Coverage	No max	85% +/-	

- A trash enclosure is proposed off-site, east of the proposed 0.24-acre parcel, at the east end of the Village-owned parking lot. An agreement with the Village may be required to allow for the private trash enclosure on Village-owned property, or the enclosure would need to be relocated closer to the building on private property. Per recent aerial images, the proposed location of the of the trash enclosure appears to be in the area of several mature trees, which may need to be removed. Details of the trash enclosure have not been provided at this time.
- 2. The proposed outdoor dining along the west and south sides of the building appears to be confined to areas within the proposed 0.24-acre parcel and not within the right-of-way public sidewalks. If outdoor dining is proposed within the right-of-way (on public sidewalks), a lease agreement with the Village would be required. Regardless, outdoor seating areas must be enclosed by a fence or wall at least 3' in height and must leave at least a 5' wide portion of sidewalk unobstructed (Page 86). The applicant is proposing a 3.5' tall wrought iron fence along the south property line adjacent to Old Plank Trail. It's unclear if the fencing will completely enclose the proposed outdoor dining areas.
- 3. A building overhang is proposed at the southwest corner of the building, extending as much as 5' from the building façade. The overhang would be flat and be as close as 5' from the front property line (the sidewalk along White Street). Roof eaves that project more than 2' are counted toward lot coverage.

Building Materials/Architecture

Building materials and architecture is regulated by the Zoning Ordinance, under the purview of the Plan Commission, and by the Historic Preservation Ordinance (Ord-3261), under the purview of the Historic Preservation Commission (HPC). New buildings or modifications to existing buildings in the H-1 zone district require a Certificate of Appropriateness (COA) from the HPC. The HPC reviewed the proposed architecture, building materials and lighting at their meeting on October 19th and motioned to table the proposal to its next regular or special meeting. A copy of the draft minutes will be available prior to the workshop.

Staff offers the following comments:

- 1. The primary building material is wood, followed by standard brick and window glazing. Approximately half of the roof would be standing seam metal and other half asphalt shingle. The front and rear sides of the roof, facing N. White Street and the park respectively, would be shingle. The north and south sides of the roof would be standing seam metal. It should be noted that the HPC, through a split vote, approved a Certificate of Appropriateness for a similar roof design for 1 N. White Street on June 30, 2021.
- 2. The Zoning Ordinance does not contain any regulations regarding the use of metal roofs in the H-1 district and are also not specifically prohibited in the Historic Preservation Ordinance (Ord-3261). The use of metal roofs in the H-1 district is only reviewed as part of the HPC Certificate of Appropriateness.
- 3. The primary building colors are shades of grey. The Zoning Ordinance does not specifically regulate building color for H-1 zoned properties, which has more often been regulated by the HPC.
- 4. It's unclear from the color building elevations whether any of the proposed windows (glazing) is transparent.
- 5. The Site Plan illustrates an indoor mechanical room, approximately 200 square feet in area. With the proposed sloped roof and no ground-mounted mechanical units illustrated on the site plan, it's assumed that all mechanical equipment would be located in the interior mechanical room.
- 6. The Zoning Ordinance doesn't contain as many regulations for building materials in the H-1 district as it does for properties zoned R-3, R-4, B-1, B-2, B-3, B-4, OR, I-1 and I-2. The lack of exterior material

regulations for H-1 properties may be attributable to reliance on the oversight of the Historic Preservation Commission.

Parking

Article 6, Section C, Part 3 (g)(6) states, "The Village Board has determined that it may be unreasonable and impractical for individual building uses within the historic district to provide auxiliary parking facilities on site. Parking facilities to accommodate the requirements of the uses within the designated area may best be provided by the Village in public parking areas developed in compliance with a general plan of parking facilities. Therefore, any new building or structure, or any expansion to an existing building, or any change in use to a use which requires additional parking as compared to the original use, may be relieved from providing the normally required off-site parking through the approval of a variation. The Village Board may require, as a condition of the variation approval, compensation toward a public parking area. Shared parking is also encouraged in this district".

The proposed 0.24-acre parcel would not provide any on-site parking and instead utilize public parking lots and on-street parking within the downtown area. The following table lists the parking required for the anticipated uses:

Use	Parking Requirement	Permitted or Special Use
Office, Healthcare	3 spaces for each exam room, plus 1 space for each employee during the largest working shift.	Permitted
Restaurant (full service)	1 space for each 100 square feet of gross floor area, plus 1 space for each employee during the largest working shift.	Special Use
Restaurant (carry out)	1 space for each 75 square feet of gross floor area, plus 1 for each 2 employees during the largest working shift.	Special Use
Tavern	1 space for every 100 square feet of gross floor area, plus 1 space for each employee during the largest working shift.	Special Use

Staff offers the following comments:

- 1. The exact number of parking spaces cannot be calculated at this time without knowing the number of employees in the largest working shift and the proposed number of exam rooms. However, using only the gross floor area calculation, if all restaurants are full-service, the development would require at least 57 spaces. The actual number will be higher to account for employees and for the proposed dentist office.
- 2. The existing public parking lot contains 73 spaces. The proposed development would remove 26 of these spaces, resulting in 47 spaces left over. As part of the development, 2 ADA accessible spaces would be relocated from the southwest corner of the parking lot near the Old Plank Road Trail to the north/middle of the parking lot, adjacent to the proposed building.
- 3. The parking lot to the south that serves the Trolley Barn straddles two parcels. The north portion of this parking lot is located on public property (Village of Frankfort) and contains 93 spaces. The south portion of this parking lot is located on private property and contains 100 spaces. These parking lots would remain unimpacted by the proposed development.
- 4. As noted above, any new building or expansion to an existing building in the H-1 zone district may be relieved from providing the required on-site parking through the approval of a variation the Zoning Ordinance. The variation for the required parking should be based upon several factors, including:
 - a. The availability of nearby public parking lots
 - b. The availability of nearby private parking lots
 - c. The availability of nearby on-street parking

- d. The viability of shared parking between uses
- e. Use of alternative transportation, such as bicycles
- 5. In 2016, a parking analysis was performed of the downtown by Sam Schwartz, Transportation Consultants. The report (attached) provides the location of on-street parking, public parking lots and private parking lots, with the total number of parking spaces noted for each. The parking analysis concluded that there is no shortage of parking within the downtown. In particular, the public parking lots east of White Street between Elwood Street and Kansas Street are underutilized.
- 6. The Village retains the right to request a traffic study (Article 7, Section A, Part 3, (b)(4)), if desired.
- 7. In the event that a variation is granted for relief of the parking requirements, staff recommends including a condition of approval requiring the installation of several decorative bicycle racks on or near the subject property.

Loading

- 1. Loading spaces are required for the proposed development and is calculated using the gross floor area of each <u>use</u> (Article 7, Section B, Part 4). However, because all uses within the building are not yet defined, it is impossible to calculate the required number of loading spaces. Loading spaces must measure at least 12' x 50' and be located on the subject property. There are no loading spaces illustrated on the site plan, nor on any adjacent public right-of-way, which would require an exception from the regulations under the PUD Special Use Permit.
- 2. The proposed redevelopment for Olde Frankfort Mall (Frankfort Bowl) is currently in the workshop stage of review by the Plan Commission. Currently, the applicant is proposing a 12'x50' loading space within the right-of-way of White Street. Staff recommends discussing the possibility of on-street loading or adding a loading area behind the building, either on private property or public property. The minimum size of a loading space is 12'x50'.
- 3. It should be noted that loading for many, if not most, of the existing businesses within the downtown occurs within downtown street rights-of-way between 7:00 am and 9:00 am. Most businesses within the downtown are not open before 9:00 am. As the downtown continues to be redeveloped and more buildings are constructed, it may be wise to plan for truck loading that does not occur within the travel lanes within the rights-of-way.

Landscaping

The proposed 0.24-acre parcel currently contains several mature trees just east of the public sidewalk along White Street, which would have to be removed as part of this development. Per the Tree Preservation Plan, a total of 8 trees would be removed, mostly crabapples and honeylocust. Although none of the removed trees are classified as "preservation trees", which would require on-site mitigation, honeylocust are recommended for street trees and overstory trees.

As noted in the Site Plan section, front yards in the H-1 zone district must be dedicated to landscaping. The applicant is proposing brick pavers in the front yard, between the sidewalk and the building façade, requiring an exception under the PUD development.

Lighting

1. The building elevations illustrate "gooseneck" building-mounted lights on all sides of the building. The Photometric Plan submitted does not comply with the lighting regulations in the Zoning Ordinance, specifically regarding the foot-candles at the property line. This aspect was discussed at the HPC meeting on October 19th. Staff recommends that the Photometric Plans be revised to comply with the lighting regulations, most likely by lowering the brightness (lumens) of the lights proposed. Staff also

recommends that manufacturer specifications for the proposed light fixtures be included with a revised Photometric Plan, which typically specify the type of light bulb and brightness measured in lumens.

Preliminary Engineering

1. The project has not yet been reviewed by Robinson Engineering. However, because the site is currently paved in asphalt, there are no anticipated issues with on-site or off-site stormwater detention. Sanitary sewer and storm sewer utilities exist along the east side of White Street and water lines exist along the west side of White Street.

Other

1. The project does not contain any accessory structures, other than a trash enclosure, located off-site to the east of the restaurant.

2019 Comprehensive Plan

The proposed building, including the site layout, architecture and uses, meets the intent of several key aspects of the 2019 Comprehensive Plan:

Chapter 3: Social & Cultural Vibrancy

Goal 3.1 (Priority C): Strengthen Frankfort's social capital by engaging with and connecting a diverse network of citizens to maintain a strong sense of community. It could be argued that a significant investment within the downtown would enforce a strong sense of community, by increasing foot traffic and attracting more Village residents and non-residents to the downtown.

Goal 3.2 (Priority A): Leverage and enhance Frankfort's public spaces through creative place-making and thoughtful design that considers how people interact with space and place. The proposed development would occur directly adjacent to Breidert Green, the Village's central park and gathering place. The building would benefit by being in very close proximity to the park and in turn, visitors to the park would increase, adding to more "eyes on the street" and enhancing the sense of place. By building closer to Breidert Green, it would help complete the courtyard feel for the park, one of the hallmarks of good park planning.

Chapter 4: Green Initiatives

Goal 4.8 (Priority A): Where possible, encourage infill development and adaptive reuse. The proposed building addition would be considered infill development, being placed on underutilized space currently paved with asphalt and surrounded by development.

Chapter 7: Economic Prosperity

Goal: Maintain and enhance downtown Frankfort as a successful and vibrant corridor for residents, local business and visitors. The proposed building addition would add commercial real estate to the heart of the downtown, creating momentum for more development or redevelopment in the area.

Summary of Requests ———

Special Use Permits:

Several Special Use Permits may be required, depending on the requested uses:

- 1. Special Use Permit for Major Change to PUD.
- 2. Full-service restaurants, carry-out restaurants or taverns.
- 3. Outdoor seating associated with a full-service restaurant within the right-of-way.

- 4. Extended hours of operation, if operated before 7 am or after 11 pm.
- 5. Liquor licenses, for any restaurants that seek them.

Exceptions as part of PUD approval:

Several **exceptions** would be required at this time:

- 1. Front yard setback of 14' required, 5' proposed.
- 2. Front Yard setback shall be landscaped; none proposed.
- 3. Rear yard setback of 10' required, 4' proposed.
- 4. Relief from the required loading.

Variations:

A single variation would be required at this time:

1. Relief of all required parking for a building within the H-1 zone district (Article 6, Section C, Part 3 (g)(6)).

Other:

2. Plat of Subdivision to create the 0.24-acre parcel as proposed.

Findings of Fact – Special Use Permits —

The following findings of fact are used to judge the merit of a Special Use Permit request. The applicant's responses to the following findings of fact have been included with this report.

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.

Findings of Fact – Variations –

For reference during the workshop, Article 3, Section B, Part 3 of the Village of Frankfort Zoning Ordinance lists "findings" or "standards" that the Zoning Board of Appeals must use to evaluate every variation request.

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

- 1. That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;
- 2. That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
- 3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
- 4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
- 5. That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;
- 6. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood;
- 7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

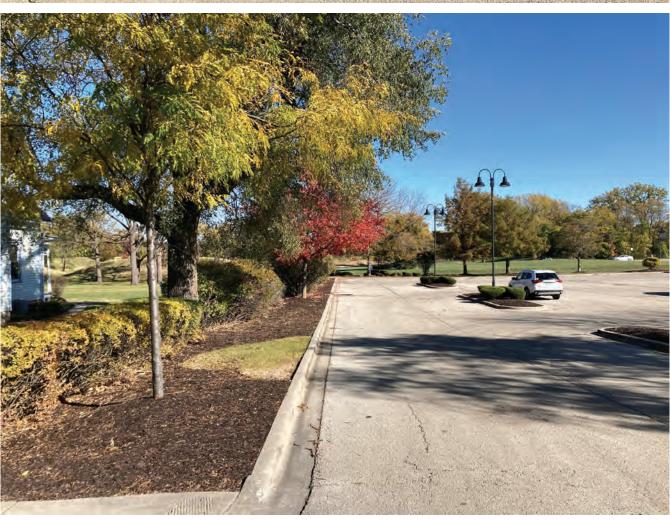
7 N. White - Mixed use commercial building





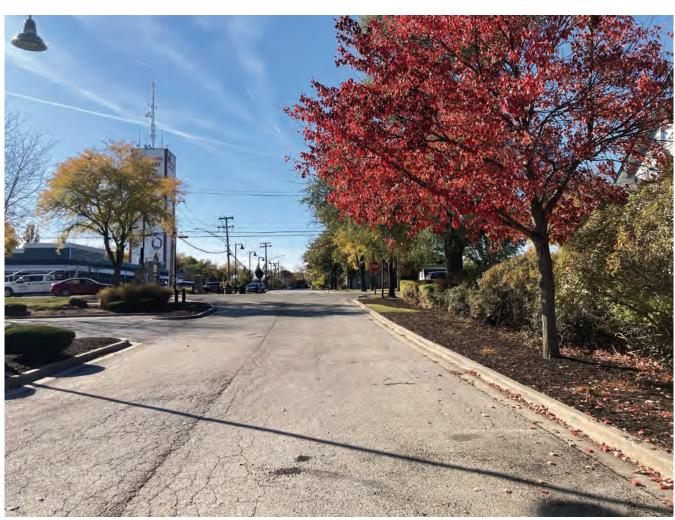




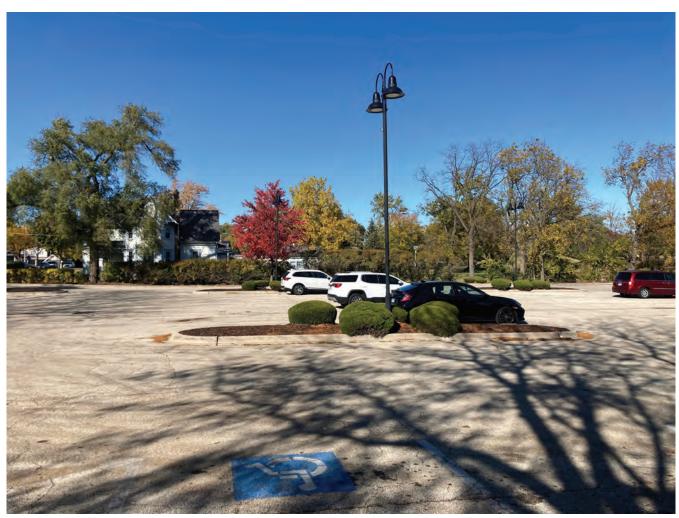






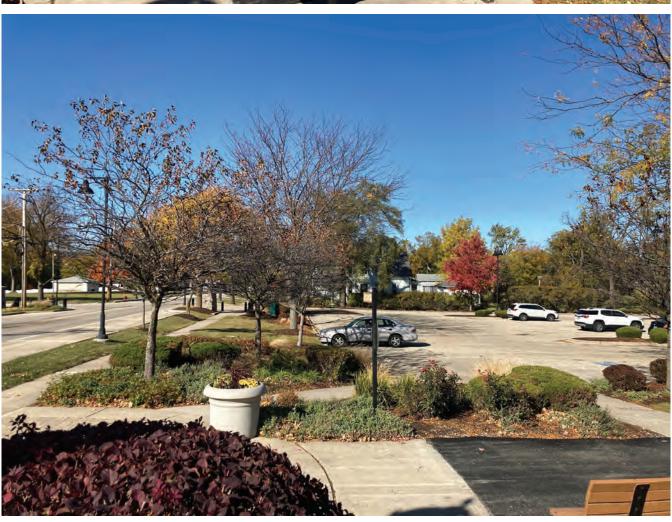


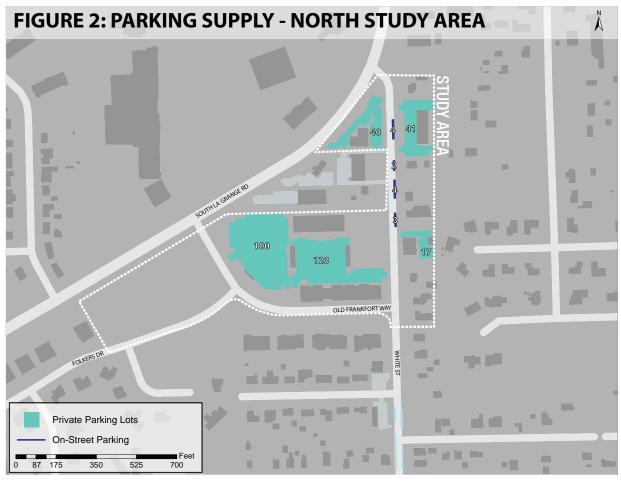


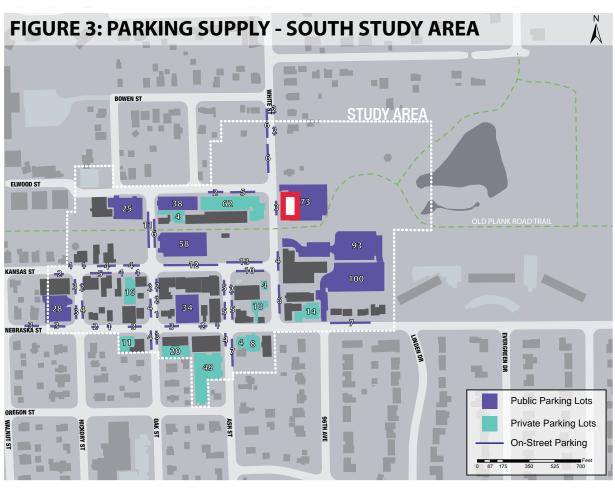












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By Mike Schwarz at 12:26 pm, Oct 13, 2022

7 N White Frankfort, IL

ZBA Submittal

2022.10.13





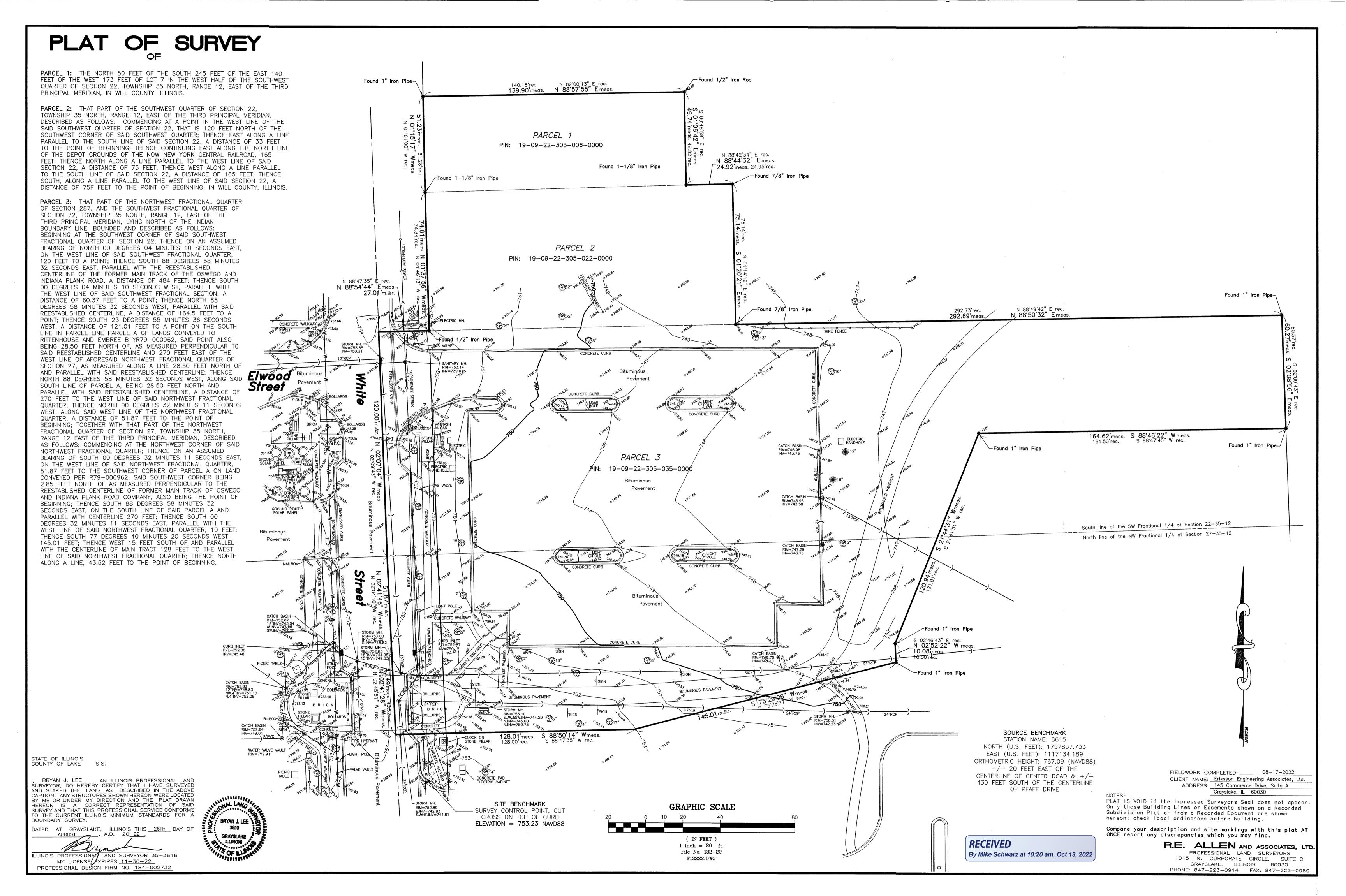


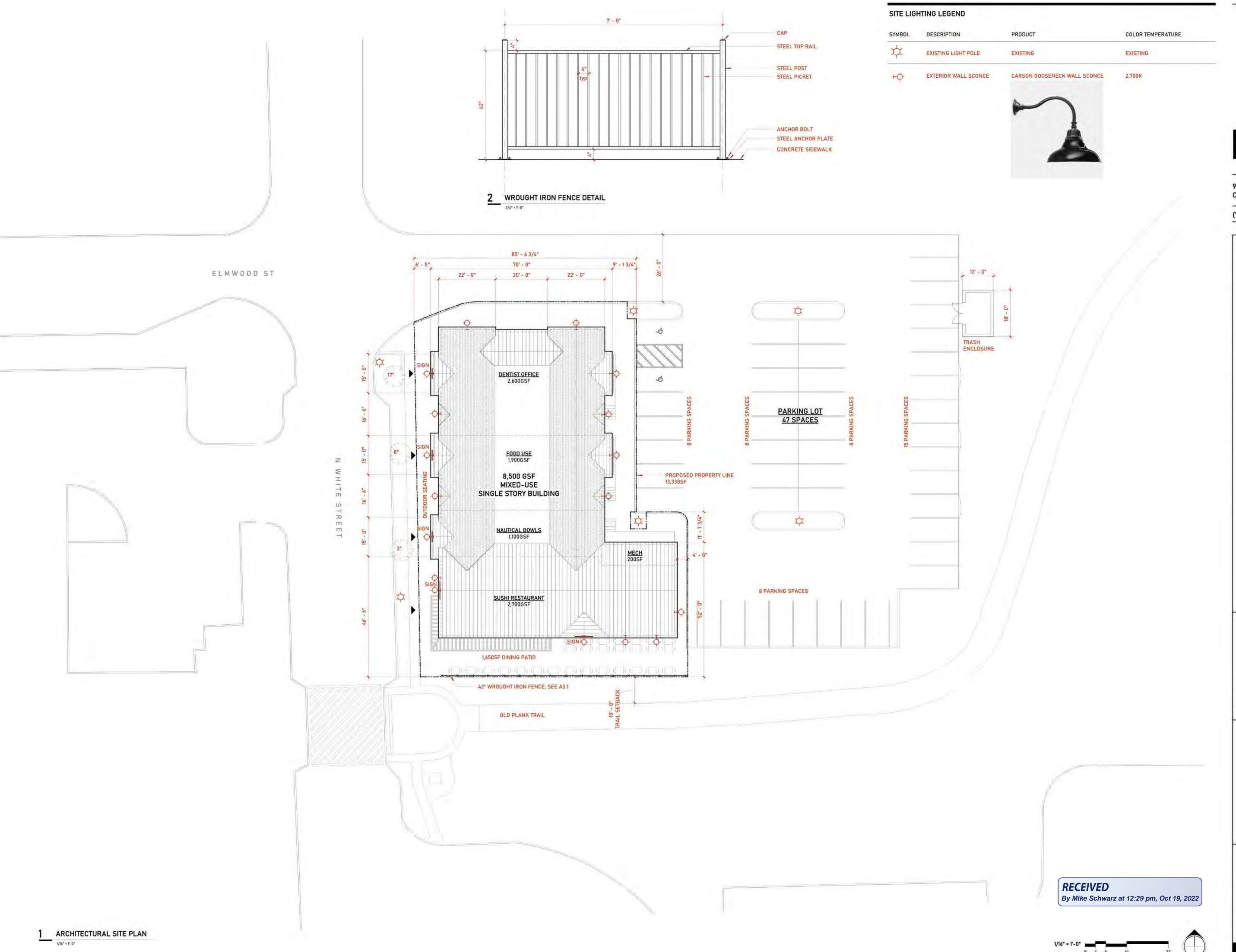
Northwest Corner











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7 N WHITE

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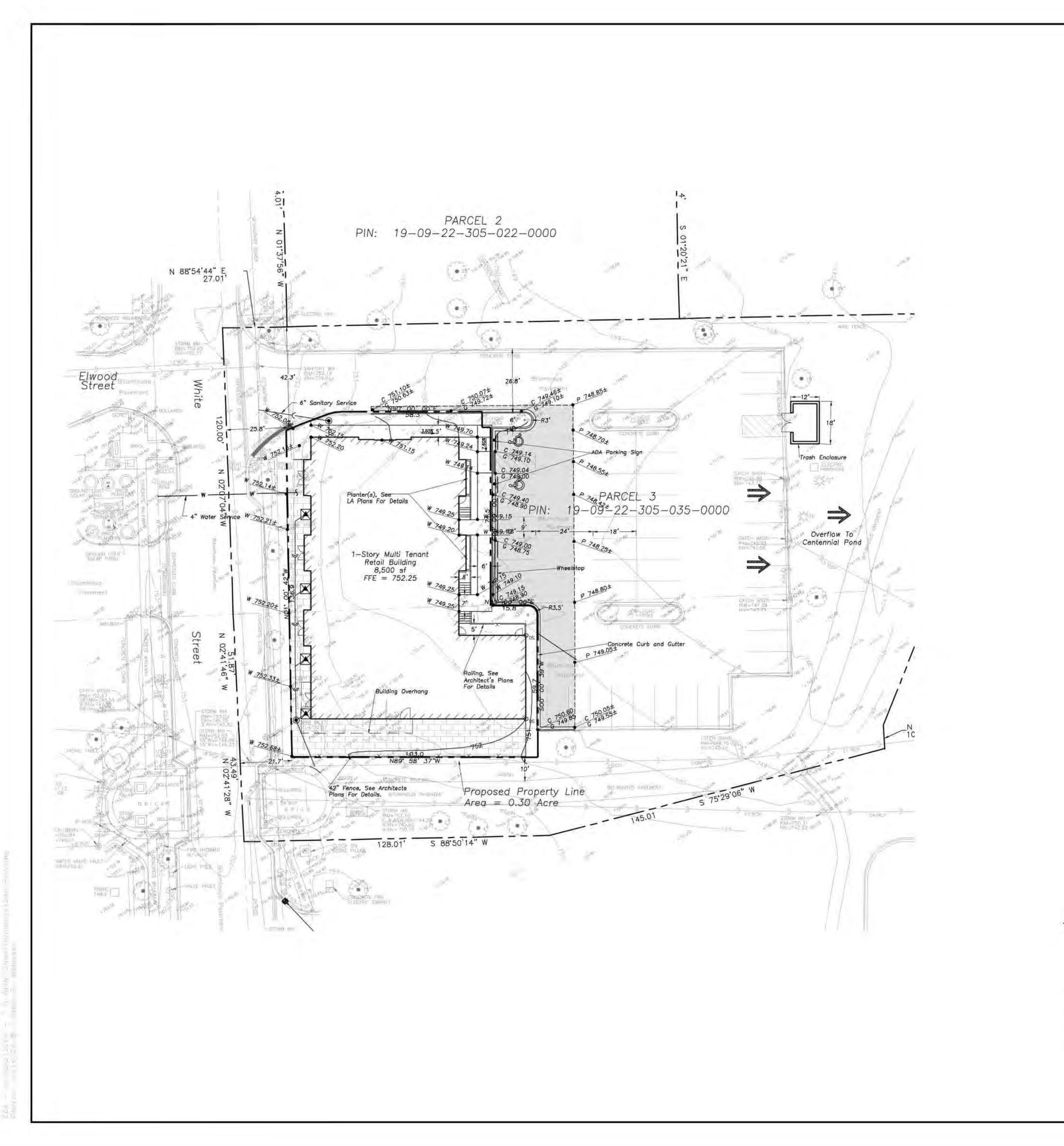
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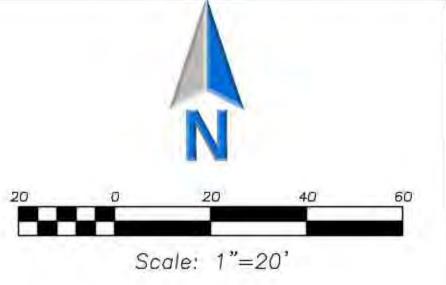
DESCRIPTION DATE

10.12.2022

ARCHITECTURAL SITE PLAN

AS1.1





LEGENIE

	LEGEND	
EXISTING		PROPOSED
-0-	Manhole	•
(##	Catch Basin	•
- []	Inlet	
39.	Area Drain	A
De-	Clean Out	Oco
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	Sanitary Sewer	>
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D	Electrical Cable (Buried)	—E—
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8	Valve Vault	•
8	Buffalo Box	⊗ _B
Opposite	Downspout	Ops
E page	Bollard	OBOL
8.	Cas Valve	
79-17	Gas Meter	
Top	Electric Meter	
(6)	ComEd Manhole	
911	Hand Hale	
11	Light Pole	×
<u> </u>	Light Pole w/ Most Arm	
*	Utility Pole	-0-
150	Telephone Pedestal	
	Telephane Manhole	
11	Sign	•
-	Fence	×
	Accessible Parking Stall	6
	Curti & Gutter	
	Depressed Curb	
C 762 NO	Curb Elevation	C 782.50
C 152(0)	Gutter Elevation	G 782.00
7 78) 25	Pavement Elevation	P 783.25
W TEL D	Sidewalk Elevation	W 782.10
44.0	Ground Elevation	x 784.0
// III	Top of Retaining Wall Elevation	T/W 785.20
*****	Swale	
108	Contaur Line	
5 6 3	Deciduous Tree	
Section of	Coniferous Tree	
V	Brushline	
	Tree Protection Fencing at Drip Line	*

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By Mike Schwarz at 12:30 pm, Oct 19, 2022

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145 COMMERCE DRIVE, SUITE A GRAYSLAKE, ILLINOIS 60030 PHONE (847) 223-4804 TAX (847) 223-4864 EMAIL INFO@EEA-LTD.COM PROFESSIONAL DESIGN FIRM LICENSE NO. 184-003220 EXPIRES: 04/30/2023

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062-045198
REGISTERED
PROFESSIONAL
ENGINEER
OF

EXPIRATION DATE. 11/30/23

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-4		
		1

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Design By: Approved By: Date: 10/12/2022

Sheet Title:

SITE PLAN

Sheet No:

SP-01

PAVING & SURFACE LEGEND

Asphalt Pavement Section

1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50

2 1/2" Hot Mix Asphalt, IL-19.0, N50

Prime Coat (0.25 gal/sq yd)

4" Aggregate Base Course, Type B, Crushed, CA-6

4" Drainage Course, CA-7

Non-Woven Geatextile Fabric, 5 az/sy

Concrete Sidewalk Section

5" Portland Cement Concrete

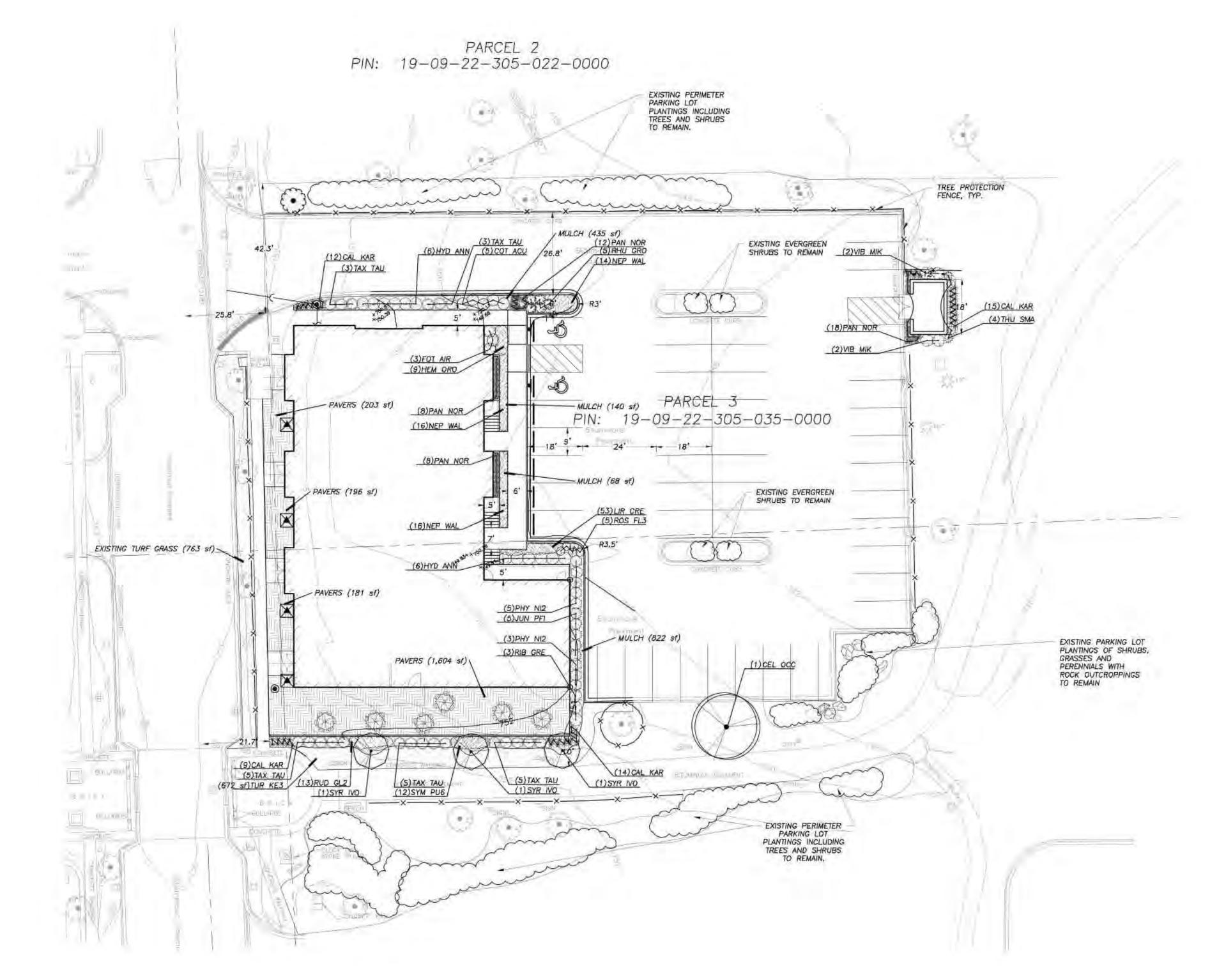
6"x6" W1.4xW1.4 Welded Wire Fabric

2" Aggregate Base Course, Type B, Crushed

Special Sidewalk Section
See Architect's Plans For Details

Starmwater Overland Flow Path

--- Ridge Line/High Point



PLANT SCHEDULE

CANOPY TREES CEL OCC	BOTANICAL / COMMON NAME CELTIS OCCIDENTALIS / COMMON HACKBERRY	COND B & B	SIZE 2.5" CAL	OTY 1
UNDERSTORY TREES	BOTANICAL / COMMON NAME SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	COND B & B	SIZE 2" CAL.	QTY 3
DECIDUOUS SHRUBS COT ACU FOT AIR HYD ANN PHY NI2 RHU GRO	BOTANICAL / COMMON NAME COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER FOTHERGILLA GARDENII 'MT. AIRY' / MOUNT AIRY FOTHERGILLIA HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA PHYSOCARPUS OPULIFOLIUS / NINEBARK RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT ROSA X 'FLOWER CARPET CORAL' / ROSE	COND. B & B CONT. B & B B & B B & B CONT.	SIZE 48" HT. 24" HT. 30" HT. 36" HT. 18" HT. 24" HT.	QTY 5 3 12 8 5 3 5
			30" HT.	
EVERGREEN SHRUBS JUN PFI TAX TAU THU SMA	BOTANICAL / COMMON NAME JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	COND. B & B B & B B & B	<u>SIZE</u> 24" SPREAD 30" HT. 6' HT.	<u>0TY</u> 5 21 4
GRASSES CAL KAR PAN NDR	BOTANICAL / COMMON NAME CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	COND. CONT. CONT.	<u>SIZE</u> #1 #1	<u>QTY</u> 50 46
GROUND COVERS LIR CRE	BOTANICAL / COMMON NAME LIRIOPE SPICATA / CREEPING LILYTURF	COND.	SIZE 4" POTS	<u>QTY</u> 53
PERENNIALS HEM ORO NEP WAL RUD GL2 SYM PU6	BOTANICAL / COMMON NAME HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT RUDBECKIA FULGIDA 'GLODSTRUM' / BLACK—EYED SUSAN SYMPHYOTRICHUM NOVAE—ANGLIAE 'PURPLE DOME' / NEW ENGLAND ASTER	COND CONT. CONT. CONT. QUART	SIZE #1 #1 QUART QUART	<u>OTY</u> 9 46 13 12
TURE GRASS TUR KEJ	BOTANICAL / COMMON NAME TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	COND SOD	SIZE S.F.	QTY 672 SF

SITE MATERIALS SCHEDULE

PAVERS	2,184 SF
EXISTING TURF CRASS	763 SF
MULCH	1,465 SF

LANDSCAPE NOTES:

- 1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
- 2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
- 3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL
- 4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GLYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- 5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- 6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- 7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
- B. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC., SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- 9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- 10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- 11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- 12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
- 13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- 14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- 15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED,
- 15. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL, ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE 575 OR APPROVED EQUAL
- 17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- 18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- 19, ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- 20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- 21 ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED,
- 22 LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- 23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- 24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.

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Sheet Title:

LANDSCAPE PLAN

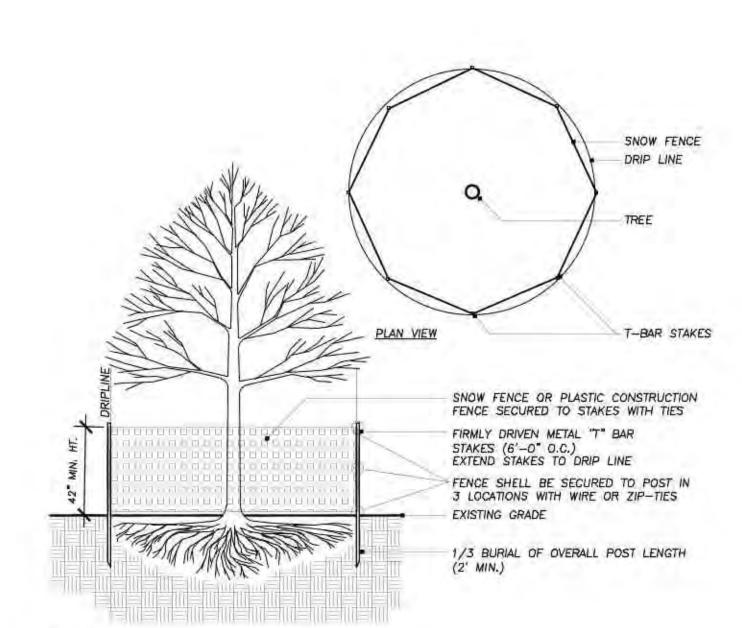
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EXISTING TREE INVENTORY:

TAG#	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	Gleditsia triacanthos inermis	Thornles Honeylocust	16" Cal.	Good	
2	Taxodium distichum	Bald Cypress	12" Cal.	Good	
3	Taxodium distichum	Bald Cypress	16" Cal.	Good	
4	Robinia pseudoacacia	Black Locust	9" Cal.	Good	
5	Acer rubrum	Red Maple	8" Cal.	Good	
6	Gleditsia triacanthos inermis	Thornles Honeylocust	17" Cal.	Good	
7	Maius spp.	Crabapple	4" Cal.	Good	
	Malus spp.	Crabapple	5" Cal.	Good	
9	Malus spp.	Crabapple	5" Cal.	Good	
10	Gleditsia triacanthos inermis	Thornles Honeylocust	18" Cal.	Good	
11	Malus spp.	Crabapple	5" Cal.	Good	
12	Malus spp.	Crabapple	7" Cal.	Good	
13	Malus spp.	Crabapple	5" Cal	Good	
14	Malus spp.	Crabapple	5" Cal	Good	
	Querous rubrum	Red Oak	3" Cal.	Good	Parkway Tree
16	Gleditsia triacanthos inermis	Thornles Honeylocust	15" Cal.	Good	
	Acer platanoides	Norway Maple	8" Cal.	Fair	Parkway Tree Some Trunk Damage
18	Gleditsia triacanthos inermis	Thernles Honeylocust	14" Cal.	Good	
	Gleditsia triacanthos inermis		17" Cal.	Good	Parkway Tree
20	Acer platanoides	Norway Maple	12" Cal.	Good	Parkway Tree
21	Gleditsia triacanthos inermis	Thornles Honeylocust	4" Cal.	Good	
22	Ulmus pumila	Siderian Elm	32" Cal.	Good	
	Acer rubrum	Red Maple	8" Cal.	Good	
24	Juglans nigra	Black Walnut	5" Cal.	Good	
	Juglans nigra	Black Walnut	13" Cal.	Good	

TREE PRESERVATION NOTES:

- 1. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT THE DRIP LINE OF THE PROTECTED TREE.
- 2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
- 3. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- 4. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- 5. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- 6. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- 7. PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
- 8. TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
- 9. TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.



SECTION VIEW



329383-01

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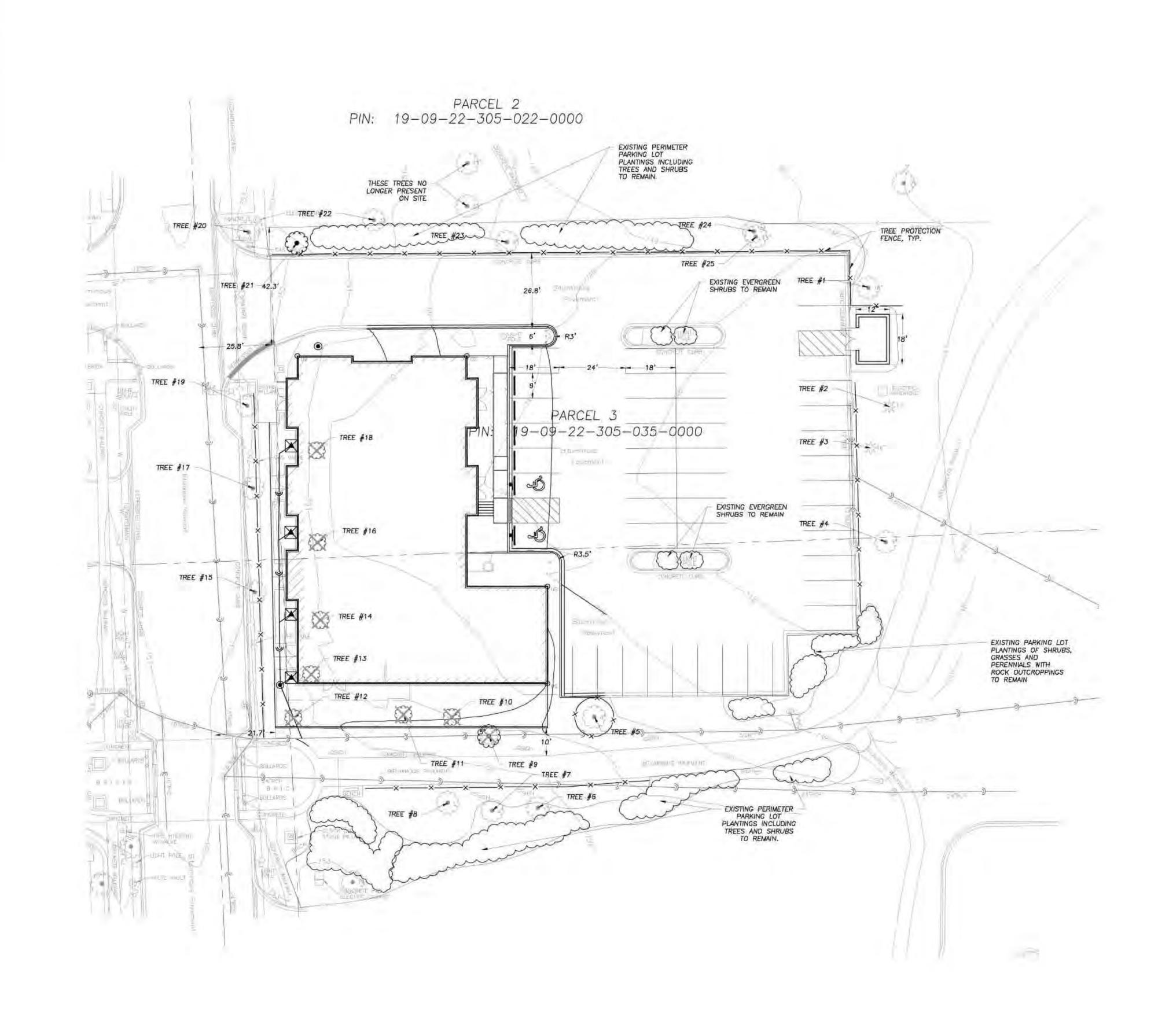
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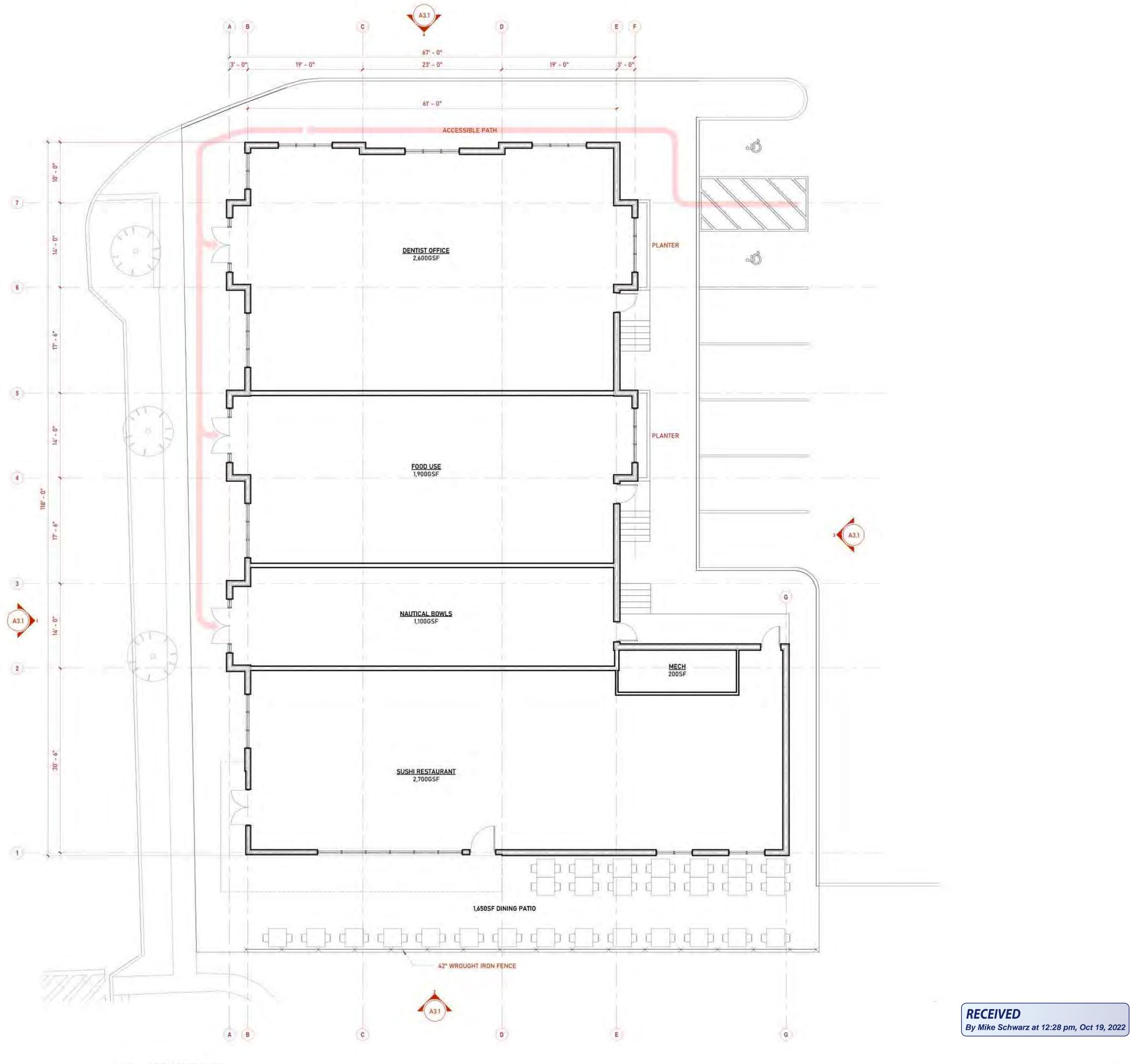
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TREE **PRESERVATION** PLAN

Sheet No:

L200







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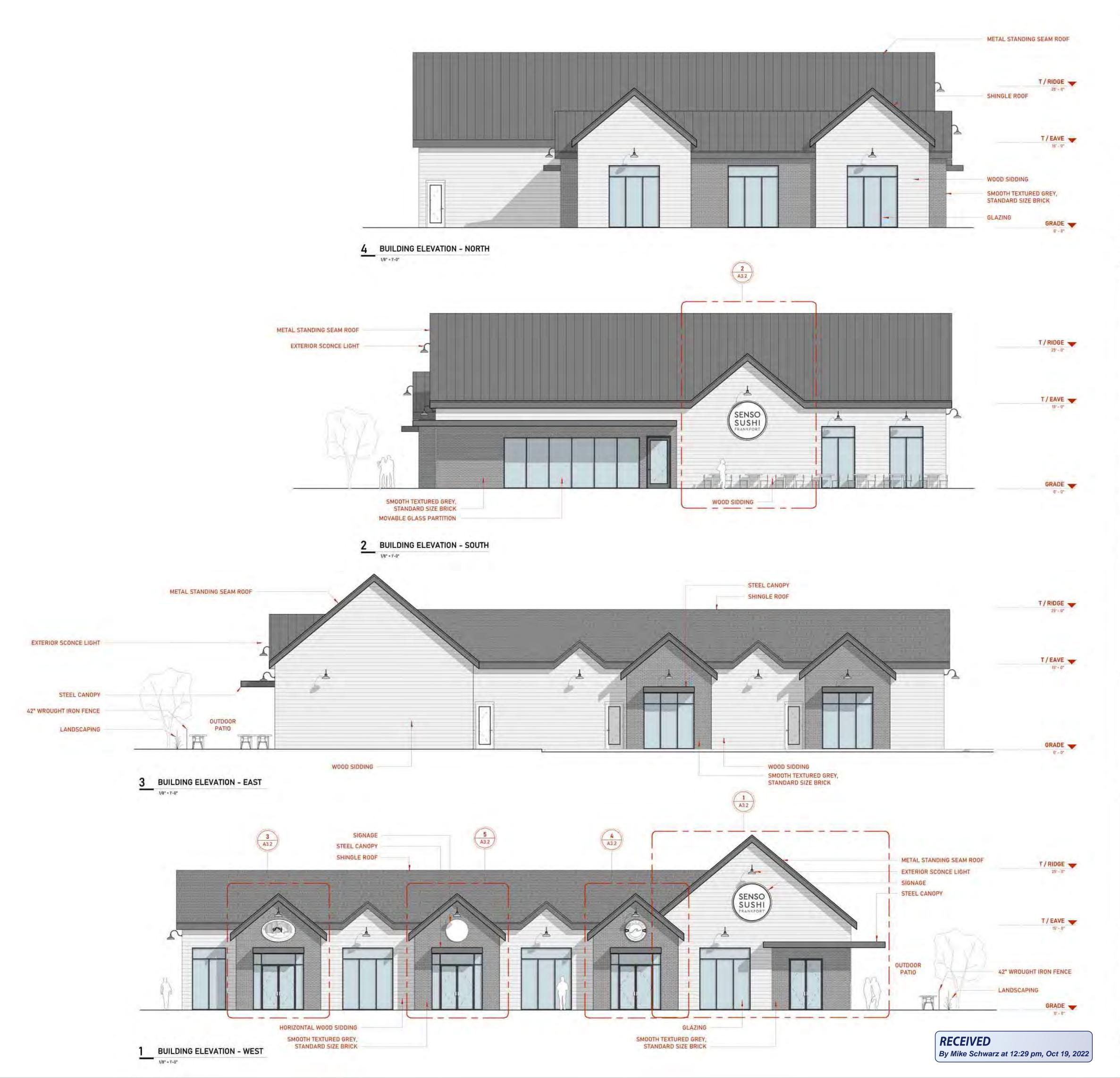
FLOOR PLANS

A1.1

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1 FIRST FLOOR PLAN

1/8" = 1'-0"





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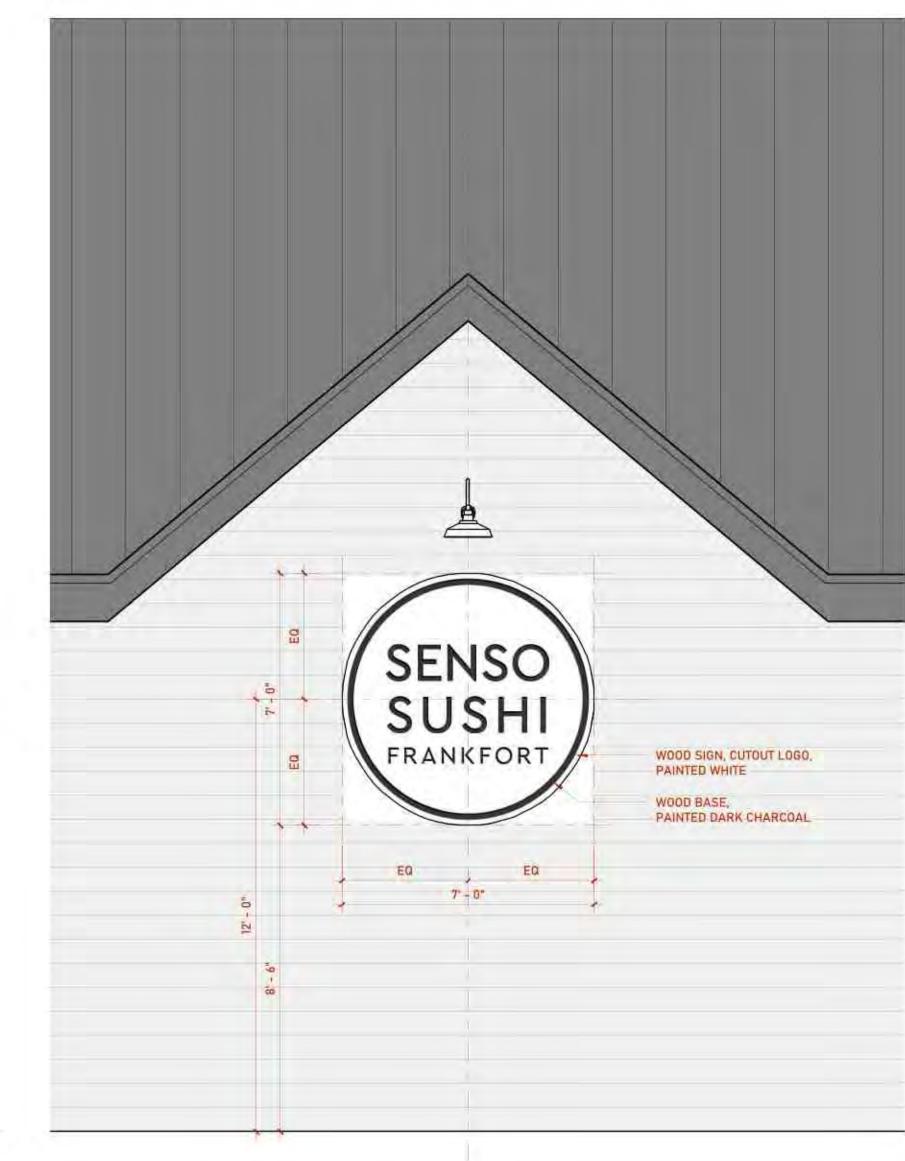
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BUILDING ELEVATIONS

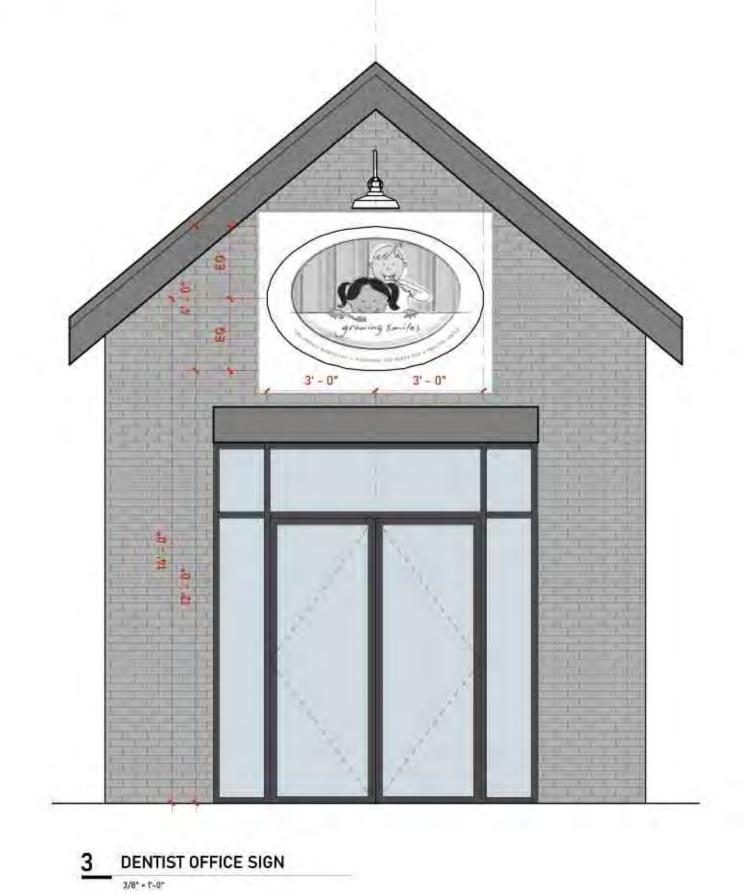
A3.1



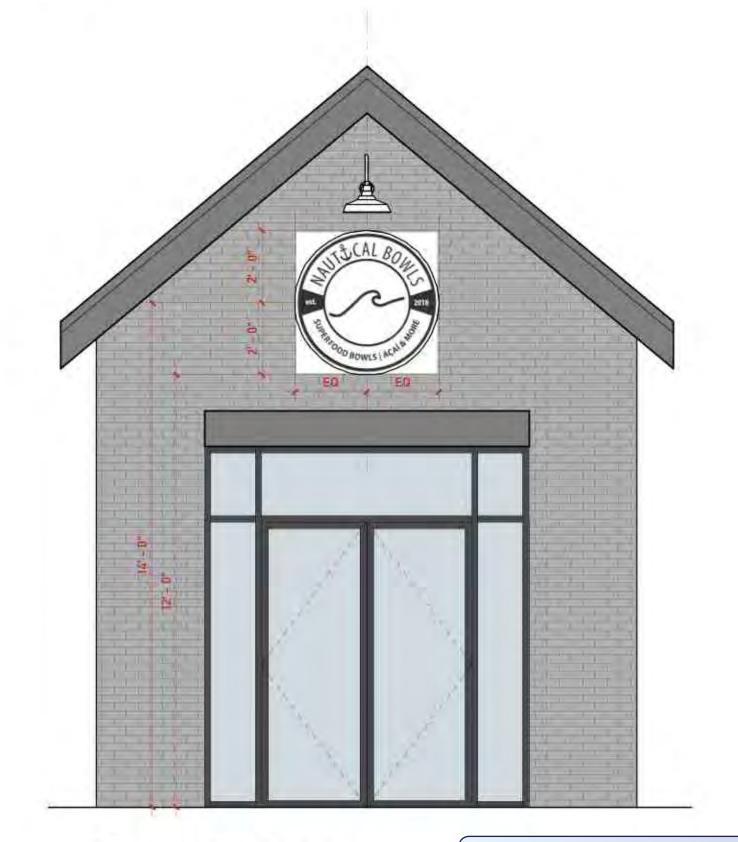


SENSO SUSHI SIGN - WEST

2 SENSO SUSHI - SOUTH







5 NAUTICAL BOWLS SIGN

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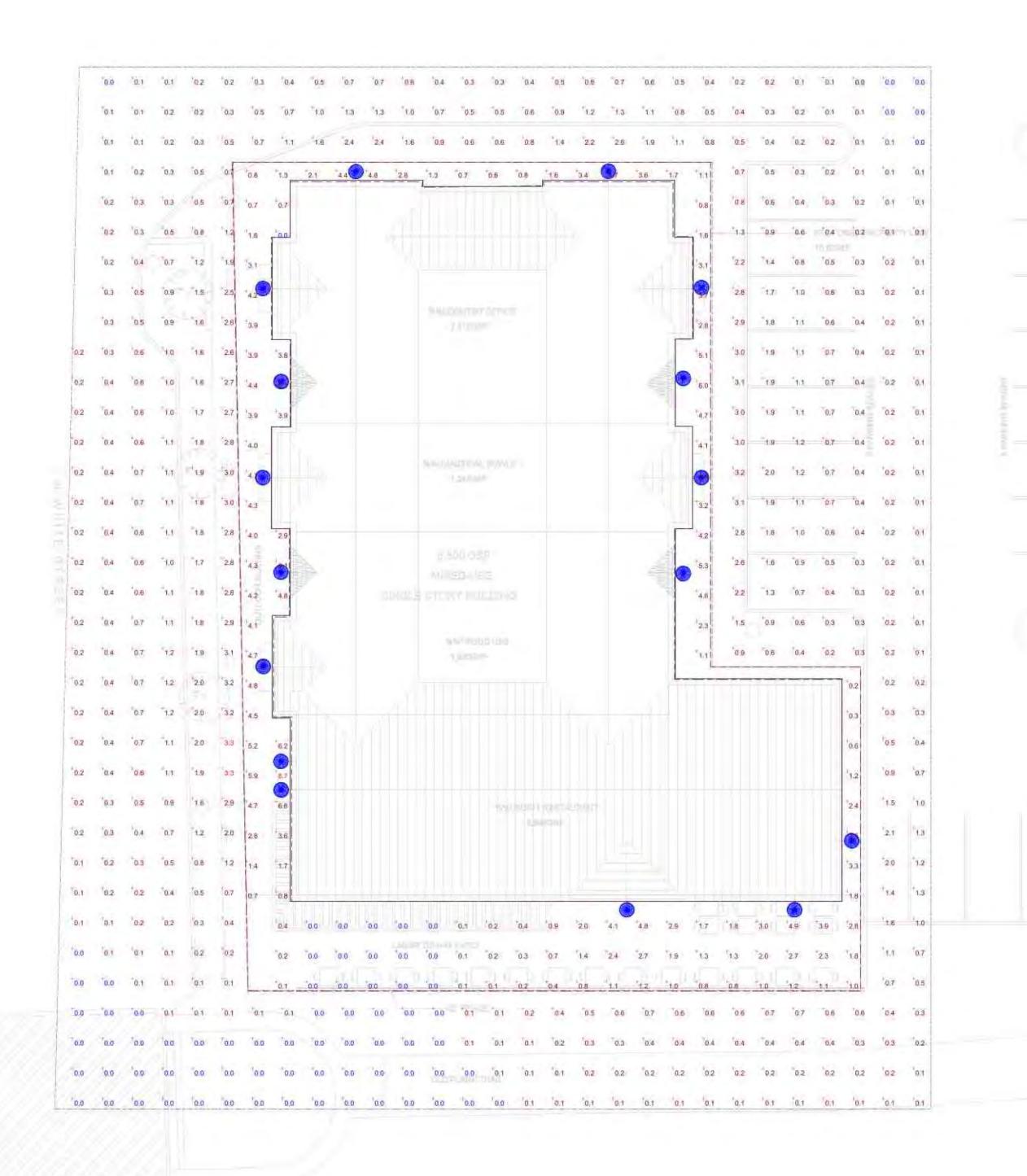
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SIGNAGE ELEVATIONS

A3.2



Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
SIDEWALK	+	2.3 fc	8.7 fc	0.0 fc	N/A	N/A	
EXTENDED	+	0.7 fc	3.3 fc	0.0 fc	N/A	N/A	



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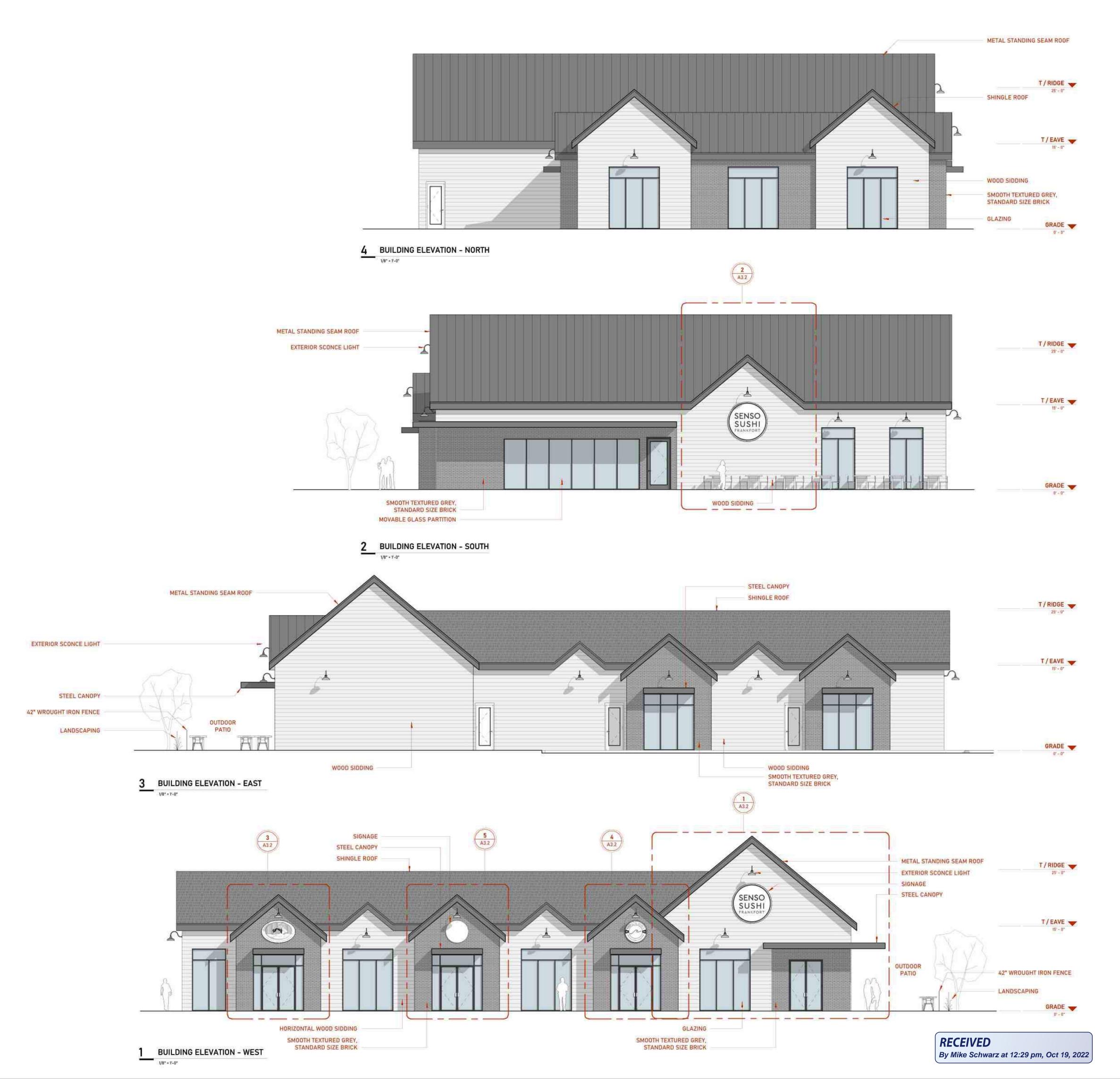
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BUILDING ELEVATIONS

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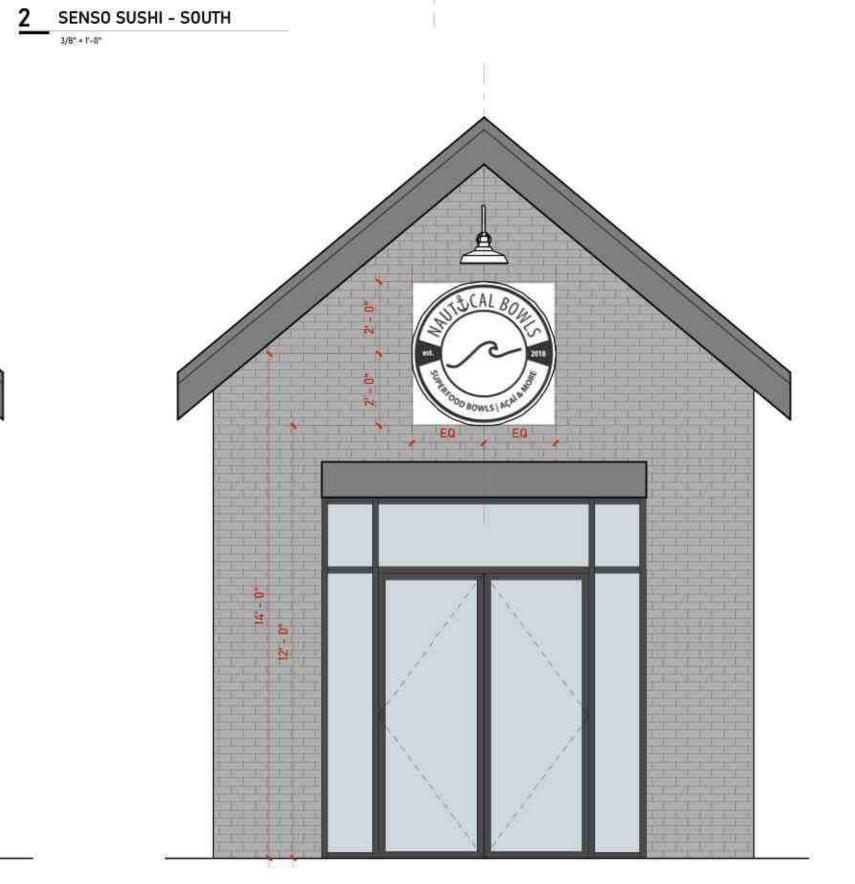
SENSO SUSHI SIGN - WEST

3-0-3-0

3 DENTIST OFFICE SIGN

PLACE HOLDER

4 F00D USE SIGN
3/8" - 1'-0"



5 NAUTICAL BOWLS SIGN

3/8" * Y-0"

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SIGNAGE ELEVATIONS

A3.2

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Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
SIDEWALK	+	2.3 fc	8.7 fc	0.0 fc	N/A	N/A	
EXTENDED	+	0.7 fc	3.3 fc	0.0 fc	N/A	N/A	



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