



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

**Thursday, March 24, 2022  
6:30 P.M.**

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes of March 10, 2022**
- 4. Public Hearing: 247 Hickory Street – Quinlan Variance (Ref #105)**  
Public Hearing Request: To permit construction of a new single-family home with a basement that is less than 80% of the area of the footprint of the house. Other: Plat of Resubdivision to combine underlying lots 45, 46 and half of 47 in the McDonald's Subdivision. (PIN: 19-09-28-225-006-0000) (*Christopher Gruba*)
- 5. Public Hearing: 19948 Lily Court – Gale Variance (Ref #106)**  
Public Hearing Request: To permit construction of a rear yard addition to a single-family home on Lot 29 in the La Porte Meadows Subdivision. The property is zoned R-2, which requires a 30' rear yard setback, whereas 14'3" is proposed. (PIN: 19-09-15-205-019-0000) (*Christopher Gruba*)
- 6. Public Hearing: 22660 S. Harlem Avenue – Gracepoint Ministries (Ref#107)**  
Public Hearing Request: Zoning Map Amendment (Rezoning) from the AG Agricultural District and the R-2 Single-Family Residential District to the R-2 Single-Family Residential District; Special Use Permit for a Planned Unit Development to allow a religious retreat center, including certain exceptions. (PIN: 19-09-36-204-042-0000). (*Mike Schwarz*)
- 7. Public Hearing: Olde Stone Subdivision 1<sup>st</sup> Addition (Ref #108)**  
Public Hearing Request: Zoning Map Amendment (Rezoning) upon annexation from E-R (Estate Residential) to R-2 (Single Family Residential). Other: Plat of Annexation, Final Plat of Subdivision and Plat of Dedication to create a 15 buildable-lot addition to the Olde Stone Subdivision. (PINs: 19-09-31-400-013-0000, 19-09-31-400-016-0010, 19-09-31-400-016-0020.) (*Christopher Gruba*)
- 8. Public Comments**
- 9. Village Board & Committee Updates**
- 10. Other Business**
- 11. Attendance Confirmation (April 14, 2022)**
- 12. Adjournment**

---

All applicants are advised to be present when the meeting is called to order. Agenda items are generally reviewed in the order shown on the agenda, however, the Plan Commission/Zoning Board of Appeals reserves the right to amend the agenda and consider items in a different order. The Commission may adjourn its meeting to another day prior to consideration of all agenda items. All

persons interested in providing public testimony are encouraged to do so. If you wish to provide public testimony, please come forward to the podium and state your name for the record and address your comments and questions to the Chairperson.





**MINUTES  
MEETING OF VILLAGE OF FRANKFORT  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
MARCH 10, 2022–VILLAGE ADMINISTRATION BUILDING  
432 W. NEBRASKA STREET**

**Call to Order:** Chair Rigoni called the meeting to order at 6:30 P.M.

**Commissioners Present:** Chair Maura Rigoni, Dan Knieriem, Will Markunas, Nichole Schaeffer, David Hogan, Ken Guevara

**Commissioners Absent:** None

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

**Elected Officials Present:** None

Chair Rigoni noted that there were a number of members of the public in attendance.

**A. Approval of the Minutes from February 24, 2022**

**Motion (#1):** Approval of the minutes, as presented, from February 24, 2022

Motion by: Knieriem                      Seconded by: Markunas

Approved: (5 to 0, Guevara abstain)

**B. Workshop: 247 Hickory Street – Quinlan Residence Variation and Plat of Resubdivision**

Gruba presented the staff report.

Chair Rigoni asked the applicants to come forward.

Arthur and Gail Quinlan approached the podium. Mr. Quinlan explained the need for the variation and gave examples of basement sizes in other houses in the neighborhood.

Chair Rigoni asked staff to provide some historical background on the current basement size requirement.

Adam Nielsen, Director of Building Services, explained that the requirement was established in 2013. He added that this is not a Building Code requirement. The Building Code only requires a basement or habitable room to be 70 square feet. He further clarified that if this were a two-story home, they would actually be over the 80% requirement.

Commissioner Schaeffer stated that her question about the history of the requirement was answered. She added that in full disclosure, she is a nearby neighbor and also lives on Hickory Street.

Chair Rigoni commented that a potential ordinance amendment would also address this matter.

Chris Gruba responded that this would be a fairly easy ordinance amendment. The subject application is currently scheduled and was published for a public hearing on March 24.

Commissioner Knieriem asked staff to explain Option 2 that was mentioned in the staff report presentation.

Chris Gruba showed the basement floorplan on the overhead screen and video monitors and explained that Option 2 involved shifting the wall between the basement and the crawl space to meet the requirement.

Chair Rigoni asked staff to be very clear for the public hearing regarding a one-story versus a two-story basement requirement.

**C. Workshop: 23050 S. La Grange Road – Special Use Permits for outdoor storage of uncontained bulk materials and outdoor storage except uncontained bulk materials for a proposed landscape company**

Gruba presented the staff report.

Chair Rigoni asked the applicant to come forward.

Rob Smith approached the podium. He explained that the bollard lights would be to illuminate the driveway which is presently very dark. He explained the need for the new building for truck and equipment storage. He further explained the need for the display area for customers to see what they do.

Chair Rigoni asked about the timeline of the Buildings A and B that are marked “future building”.

Rob Smith answered that Building A would be built now and the other buildings would be built in the future.

Chair Rigoni asked the Commissioners for comments.

Commissioner Knieriem asked the applicant how long ago he acquired the property.

Rob Smith responded in May or June of last year.

Commissioner Knieriem asked what is stored in the existing garage.

Rob Smith answered some vans.

Commissioner Knieriem stated that when he drives by there, he sees those vans outside.

Rob Smith responded that he did have to move them in order to store some plows. He needs to make room to store everything inside the building.

Commissioner Knieriem asked what is the status of the boarded up house.

Rob Smith stated that it caught on fire.

Commissioner Knieriem stated that every time he drives by there I smore and more stuff on the property.

Rob Smith stated that he can't work on the property at this time due to the engineering review which is underway. He added that some of the vehicles are there to work on the house. He added that he can't clean up the debris and dirt piles. He was told that he can't touch those piles.

Adam Nielsen, Director of Builder Services, stated that last response in not accurate. He explained that some work on the driveway was begun without a permit and that work was stopped.

Rob Smith stated that when he bought the property he thought that he was in the county.

Commissioner Knieriem commented that this corner is right across from a beautiful healthcare facility and is a gateway into the town.

Commissioner Knieriem stated that Mr. Smith's master plan does not show the driveway onto Laraway Road.

Rob Smith stated that this driveway was taken off the plan.

Commissioner Markunas asked about the storage bins of materials.

Rob Smith responded that these are for bulk materials.

Commissioner Markunas asked staff if any new bins were added would he need a permit?

Chris Gruba responded that any changes to the plan would require the applicant to come back before the Plan Commission/ZBA.

Commissioner Markunas asked if there is any additional fencing proposed along the property.

Rob Smith responded no. There is no need for it due to landscaping.

Commissioner Schaeffer asked Mr. Smith to clarify what he stated earlier about contaminated soil.

Rob Smith clarified that he was referring to the concrete piles but it is not contaminated.

Commissioner Schaeffer asked Mr. Smith what is his intention for the house.

Rob Smith responded that he found out that his contractor will be out there tomorrow but has not picked up a permit. Anyone from the Village can stop out there and stop the work.

Commissioner Schaeffer asked Mr. Smith about the bins – if he has any intention to have uncontained piles of materials.

Rob Smith replied no.

Several members stated that this could be made a condition.

Chair Rigoni asked Mr. Smith if the vehicles will be stored in the building.

Rob Smith responded yes.

There was some discussion about a condition that would specify what items may be included in the approval of the special use for outdoor storage. Chair Rigoni would like a very well-defined area for the storage of vehicles. Chair Rigoni stated that this is becoming more commercial than agricultural.

Chair Rigoni asked staff if there is need for any screening of outdoor storage.

Chris Gruba responded that there is no requirement in the Zoning Ordinance for screening of outdoor storage in the Agricultural District.

Chair Rigoni stated that this is one of her concerns. She asked a rhetorical question where in the Village do we have such outdoor storage so close to a residential area?

A discussion ensued between Chair Rigoni and Mr. Smith regarding finding the balance for allowing outdoor storage but protecting the adjacent residents.

Commissioner Hogan commented that he lives down the street from the property and has seen its evolution over the past 20 years. He added that previously the only concern was the tall weeds. Now it is the amount of materials and other things that are on the property. He staff asked if Riverside Medical Center was zoned Ag before it was developed. Gruba responded. Hogan added that the business on the other corner is a good example of a clean, well maintained property.

Commissioner Schaeffer asked Mr. Smith will have people come through the office.

Rob Smith responded yes.

Commissioner Hogan stated that another concern is the traffic pattern with school buses, etc. He asked Rob Smith if there would be a problem with being able to exit the site.

Rob Smith responded that this is the reason he wanted to construct a second driveway onto Laraway Road.

Commissioner Hogan asked when that work began.

Adam Nielsen responded that the work was stopped because it was being done without a permit.

Chair Rigoni suggested that Mr. Smith clean up the property before the public hearing.

Commissioner Guevara asked if there could be a fence on the plan. There was some discussion on whether or not there will be customers coming to the property and if they will have a place to park.

Rob Smith replied that he does not intend to invite customers to the property but if they want to stop and look at the display they can.

Commissioner Guevara asked about lighting – is there any plan to install more lighting?

Rob Smith responded that he had ComEd come out and install one light aimed at the driveway for his safety.

Commissioner Guevara asked if there will be any other site lighting.

Rob Smith responded no, just along the driveway.

Commissioner Markunas asked if future Building B will be in the future. Rob Smith responded yes. But he may not build future Building A. Can he explain this further?

Rob Smith stated that he will only have one van and two pickup trucks, so those would stay outside. He added that the only reason for removing the concrete foundations is for absorption.

Commissioner Markunas suggests that if the future Building A is not built it is very important to know what happens to the existing shed.

Chair Rigoni reiterated that the options should be spelled out clearly.

Commissioner Markunas stated that this any approvals will be based on the submitted plans and no deviation will be allowed.

Chris Gruba stated that the landscape plan should specify the species, size, location, etc.

Chair Rigoni asked Chris Gruba to provide the applicant with an example of a landscape plan.

Chair Rigoni asked Chris Gruba if this would be a change in use that would trigger IDOT review. She added that she didn't need to know now, but wanted staff to look into this before we get too far along.

Chair Rigoni commented that the new building façade facing east should have some additional materials. She asked Mr. Smith for clarification on which building elevation in the packet is facing east.

Rob Smith responded the image at the top right in the packet.

Chair Rigoni summarized the issues:

- The PC/ZBA needs to know what is being built now and what is proposed for the future.
- Landscape plan, screening of bins.
- How to make the new building more commercial looking than just a pole barn.

- Generally cleaning up the property.

Chair Rigoni asked Mr. Smith to work with staff.

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

Chris Gruba presented the staff report.

Chair Rigoni asked the applicant to come forward.

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

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

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

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

Chris Gruba responded Option 1.

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

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

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

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

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

Chair Rigoni stated that residential is more appropriate.

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

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

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

Commissioner Guevara asked about the landscaping.

Commissioner Guevara asked about the west yard setback.

Mike Flaherty responded it would be 32 feet.

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

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

Commissioner Schaeffer asked what some units are skewed.

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

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

Mike Flaherty responded yes.

Commissioner Markunas stated he has no other comments.

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

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

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

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

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

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

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

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

Mike Flaherty responded no.

Chair Rigoni asked if they could discuss the architecture.

The architect approached the podium.

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

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

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

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

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

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

Chair Rigoni recognized a resident to approach the podium.

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

Chris Gruba added that he should have mentioned that.

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

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

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

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

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

Jack Johnson, asked about the setback exceptions.

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

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

Chair Rigoni stated that the engineering review will address this.



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

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

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

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

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

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

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

Chair Rigoni summarized the issues to be considered:

- Landscape Plan
- Architecture
- Dog Park location

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

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

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

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

Chris Gruba presented the staff report.

Chair Rigoni asked the applicant to come forward.

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

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

Tom Carrol responded yes.

Commissioner Knieriem asked if there would be any fencing along Route 30.

Tom Carrol responded no.

Commissioner Knieriem asked if fellow commissioners agreed.

Chair Rigoni asked if the applicant could explain who the residents are and to explain their needs.

Tanir Knan, the applicant, responded that the residents don't generally go outside nor do they drive. They would have two caregivers for every 15 residents, a chef, etc. He stated that the west wing is all memory care.

Commissioner Knieriem asked if there will be a turn lane off of Route 30.

Tom Carrol stated no. They would need to go to IDOT for such approval.

Commissioner Markunas stated that it would be a good idea to make the building and site appear to blend with the residential area of Windy Hill.

Commissioner Markunas asked how many trees will be removed and have many do they need to provide.

Chair Rigoni restated that question.

Chris Gruba responded by stating the requirement in the staff report.

Commissioner Markunas asked why the building is set back so far from Route 30.

Tom Carroll responded that there is a 130-foot setback requirement from Route 30.

Chair Rigoni stated that she feels that there should be a 25-foot setback for the delivery area from the residential because it is an incompatible use.

There was some discussion about the rear elevation of the proposed building and whether it would have windows facing south.

Commissioner Schaeffer asked if the storm sewer exists.

Chris Gruba showed the sewer atlas and confirmed that it does exist.

Commissioner Schaeffer asked where the deliveries would occur.

Tom Carrol responded that they would occur in the back at the south doors.

Commissioner Schaeffer asked what door the deliveries go to.

Tanir Knan responded into the middle door on the south side of the building.

Commissioner Hogan asked how many residents there would be (78) in order to compare to the deliveries of a typical restaurant.

Chair Rigioni stated that she would like a better understanding of the tree removal as it provides significant screening. She wishes that there could be a more creative site design to preserve more of the trees.

Commissioner Knieriem stated that he sees some trees along the property line that might be looked at to be saved.

Tom Carrol responded that they will take a closer look at these but site grading may require their removal.

Commissioner Hogan stated that the existing trees provide a benefit to both the existing residents and the new residents of the facility.

Commissioner Guevara echoes the comments about tree preservation and new landscaping to see how these offset each other.

Commissioner Guevara asked where the trash enclosure is located.

Tom Carrol stated it is at the southwest corner of the building.

Chair Rigoni asked if there is a reason it is there any not on the west side to be away from the residents.

Tom Carrol stated that they can look at relocating the trash enclosure further from the adjacent residences.

Chair Rigoni asked for comments on the architecture.

Commissioner Guevara stated that the elevation facing Route 30 should be prominent with more brick.

Tom Carrol stated that the applicant was going for a residential look.

Chair Rigoni asked staff to provide a color rendering of the building in the packet for the public hearing. She added that she would like to have more brick on the large wall expanse on Sheet 8.1. She stated that they should either differentiate from the architecture of Windy Hill or go closer to it, but not be somewhere in the middle.

Commissioner Hogan asked staff what the parking requirement is.

Chris Gruba responded.

Chair Rigoni asked the applicant how many visitor cars visit on average.

Tanir Knan responded that typically there are only about 10 visitor cars per day.

Rita Starkey, a nearby resident, approached the podium and stated that she conducted a

demographic study of the area and there are 27 assisted living facilities. She asked what will happen in the future when this facility is no longer needed. She stated that this will not be a quiet little place. She does not want brick. Everything should be stone like Windy Hill. Her windows face this site and the lights will destroy her view. She doesn't want to see this vacant building in 15 years. She doesn't know if this is the right plan for the area. The loss of trees is a concern. Only a few buildings in Windy Hill face this property. She is not against assisted living, but do the demographics. She stated it should be aesthetically pleasing.

Terry Colins, President of the Windy Hill Homeowners Association, asked staff who owns the land.

Chris Gruba responded that he does not know but can find out.

Terry Colins stated that the same owner owns the other side of the street as well. Maybe they could buy that parcel. He stated that he is just making a suggestion. Leave the trees along the edge so people don't see the building.

Chair Rigoni summarized the issues:

- It would be helpful to know more about the Windy Hill architecture.
- Need for decorative fencing similar to what exists in Windy Hill today.

Chris Gruba asked the Commission if they would prefer another workshop.

There was consensus to have another workshop.

Chair Rigoni asked Tom Carroll if they could stake the property so that the Commission and residents could visualize how close the property line is to the townhomes.

Tom Carroll responded that they can do this and then will let staff know when it has been staked.

#### **E. Workshop: 22660 S. Harlem Avenue – Zoning Map Amendment (Rezoning) and Special Use Permit for a PUD (Gracepoint Ministries)**

Mike Schwarz presented the staff report.

He noted that the applicants were seeking to use the existing 22.6-acre property as a religious retreat center, which would require rezoning the property from E-R to R-2 and a special use permit for a PUD. He noted that the existing property is under one tax parcel, but has “split zoning”, in which most of the property is zoned E-R with a smaller, southern portion zoned R-2 adjacent to Crystal Brook Subdivision. He noted that the Future Land Use Map within the Comprehensive Plan designates the property as “Single-Family Detached Residential”, as well as the areas to the west and south of the subject property. The areas to the north and east of the subject property are Forest Preserve lands and are designated as “Environmental Conservation” on the Future Land Use Map. The driveway entrance to the property is gated. The applicant has

purchased the property and is registered as a 501C3 non-profit organization. Schwarz noted that a PUD requires is a special use within every zone district except for the A-G zone district, in which it is not permitted. As such, a rezoning to R-2 would be required to allow the proposed PUD, creating an avenue to use the property as a religious retreat center as proposed. As part of the PUD, an exception would be required to allow 0' of road frontage. The parcel is currently accessed via a recorded access easement that extends across the Forest Preserve property to Harlem Avenue. The applicant submitted a site plan illustrating a proposed parking lot containing 46 parking spaces, including ADA handicap accessible spaces. The Frankfort Fire Protection District has been working with the applicant and they are aware that the use of the property as proposed will trigger life-safety codes for the house, guest house and gym, requiring the installation of fire suppression systems.

The applicant, Joong “Jonathan” Lee, and his attorney Richard Kavanagh approached the podium. Mr. Lee noted that the property would be used by ministers throughout the area and country to use for rest and relaxation. It would not be open to the public. The occupancy of the property would vary throughout the year. Approximately three-four times per year, events may be held in which up to 150 people may visit the site.

Commissioner Hogan asked if there would be staff on-site that would maintain the property.

Mr. Lee responded that he and his wife would reside at the site half of the time, and another couple would reside the other half of the time. Mr. Lee noted that he would personally make repairs and needed when necessary or call in contractors to perform maintenance when needed.

Commissioner Hogan asked that what the uses of the property would be when the site is fully operational.

Mr. Lee responded that on Saturdays, approximately 10-20 people would visit the site from the Chicagoland area and stay for a night or two. On Sunday evenings after the ministers' workday, approximately 20-40 people would spend the evening together.

Commissioner Hogan asked about the non-profit status of the organization.

Mike Schwarz noted that the property would be tax-exempt. Mr. Lee stated that the organization does have property in other parts of the country and even though they are tax-exempt, they continue to pay taxes to their jurisdiction.

Commissioner Markunas asked if Mr. Lee intended to pay taxes in Frankfort. Mr. Lee responded yes.

Chair Rigoni asked if someone would be on the property every day, but not necessarily at all times of the day. Mr. Lee responded yes, the property will typically be visited or occupied daily. Chair Rigoni noted that her primary concern was parking. She noted that the construction of a parking lot for 46 spaces would be helpful but wondered if it was enough considering that the property could be used by up to 150 people at times.

Mr. Lee responded that most of the people during the 150-person occupancy days

would travel to the site in small groups via minivans and that 46 parking spaces is actually more than they need. He added that typically these small groups of people arrive on Friday night and stay through the weekend, typically leaving on Sunday.

Chair Rigoni asked if the Cook County Department of Transportation and Highways needs to review the change in use.

Mike Schwarz responded that he will look into this prior to the public hearing.

Chair Rigoni asked why the property would be rezoned from E-R/R-2 to entirely R-2, instead of entirely E-R. She thought that the E-R zone district would be more appropriate because of the size of the property.

Mike Schwarz noted that he would examine that further. Schwarz noted that the R-2 zoned portion of the property is not currently part of the Crystal Brook subdivision, as it was purchased by the previous property owner as an additional buffer and consolidated into a single lot, but that portion of the property could potentially be subdivided and sold off as individual lots in the future, as they were originally part of the Crystal Brook Subdivision.

Chair Rigoni noted that the applicant should be aware that as Crystal Brook Subdivision develops, a road will likely be constructed that abuts the subject property.

Commissioner Shaeffer questioned whether there was any need for storm drains due to the construction of the parking lot.

Mr. Kavanagh responded that the parking lot would likely sheet flow off the lot, but that he would ask the engineer, Brian Hertz, to examine this.

Commissioner Markunas asked what the building existed north of the house. Mr. Lee responded that it was actually a very large dog house.

Commissioner Knieriem stated that he is generally supportive of the proposed use.

Chair Rigoni asked staff to review the parking plan that was submitted this afternoon for parking demand.

Chair Rigoni asked to clarify that the property would not be used as a typical church with worship services.

Mr. Lee confirmed that it would not be used for church and worship services.

Mike Schwarz noted that the applicant requested that the proposal be placed on the Plan Commission/Zoning Board of Appeals agenda for March 24th as a public hearing and that a Legal Notice of the public hearing has been advertised in the newspaper.

## **F. Public Comments**

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

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

Schwarz noted that the following matters that previously came before the PC/ZBA were acted upon by the Village Board at its meeting on March 7:

- The Zoning Ordinance text amendment for accessory structures was passed by the Village Board.
- A variance and Plat of Resubdivision for 240 Hickory Street (Kimsey Residence) was passed by the Village Board.
- A Plat of Resubdivision for Lots 57 and 58 within the Olde Stone Subdivision (Williams Residence) was approved by the Village Board.
- A variance to permit a sports court exceeding 144 square feet at 7403 Mayfield Drive was denied by the Village Board.
- A variance to permit a sports court exceeding 144 square feet at 22960 Hankins Court was approved (McCarthy Residence) by the Village Board. A variance to permit a sports court located less than 10' from the side property line was denied by the Village Board.

## **H. Other Business**

Chair Rigoni noted that there was no other business.

## **I. Attendance Confirmation (March 24, 2022)**

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on March 24<sup>th</sup>.

**Motion (#6):** Adjournment 11:05 p.m.

Motion by: Schaeffer                      Seconded by: Knieriem

Unanimously approved by voice vote.

Approved March 24, 2022

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

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

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

**Project:** Quinlan Residence – New Construction  
**Meeting Type:** Public Hearing  
**Request(s):** Request for a variation from Article 6, Section B, Part 2(l) of the Village of Frankfort Zoning Ordinance to permit the construction of a basement that is less than 80% of the area of the ground floor (not including the attached garage); request for approval of a Plat of Resubdivision to consolidate lots  
**Location:** 247 Hickory Street  
**Applicant:** Arthur & Gail Quinlan  
**Prop. Owner:** Same  
**Report By:** Christopher Gruba, Senior Planner

### Site Details

**Lot Size:** 0.36 Acres / 15,739 sq. ft.  
**PIN(s):** 19-09-28-225-006-0000  
**Existing Zoning:** R-2  
**Prop. Zoning:** N/A  
**Building(s) / Lot(s):** 1 buildings / 2 ½ lots  
**Adjacent Land Use Summary:**

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

Figure 1: Location Map



### Project Summary

The applicants, Arthur and Gail Quinlan, are seeking to demolish the existing home located at 247 Hickory Street and construct a new, 3,492 square foot 1-story house. The Zoning Ordinance requires that all new home construction include a basement that is at least 80% of the footprint of the house, not including the attached garage. The ground floor area of the house, *not including the garage or the open porch*, is 2,886 square feet, requiring a basement area of at least 2308.8 square feet. The applicant is proposing a basement that is 1,385 square feet (48% of the ground floor area), requiring a variance. The application also includes a request for approval of the Quinlan Plat of Resubdivision, which is a proposed consolidation of Lot 45, Lot 46 and half of Lot 47, in the McDonald Subdivision for the purpose of removing the existing lot lines which run beneath the proposed home. A Plan Commission workshop was held on March 10<sup>th</sup>, 2022, and comments were provided to the applicant.

### Attachments

- Plat of Survey, prepared by RT&A
- Existing Conditions and Demolition Plan, prepared by RT&A, received 2.18.22
- Site Plan, received 2.18.22
- Building Elevations and Floorplans, prepared by Mark J. Rupsis, received 3.1.22 (illustrating Option 1 and Option 2 for basement size)



- Quinlan Plat of Resubdivision, received 2.18.22
- 2019 Aerial Photograph, Village of Frankfort GIS
- Photographs from site visit on 3.1.22
- Variance Findings of Fact, completed by applicant
- House plans for 117 S. Maple: A two-story house with similar gross floor area, to compare basement sizes

## ***Analysis***

---

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

- The 2 ½ existing lots which comprise the property are individually non-conforming with respect to **minimum lot area** in the R-2 District. However, the proposed resubdivision to consolidate these lots creates a new lot which is 15,739 square feet. (15,000 square feet minimum required)
- The 2 ½ existing lots which comprise the property are individually non-conforming with respect to **minimum lot width** in the R-2 District. The individual lot widths are 50 feet. However, the proposed resubdivision to consolidate these lots creates a new lot which is 125 feet wide. (100 feet minimum is required)
- Front yard setback is 30.25 ft. (30 ft. minimum required)
- North side yard setback is 23.36 ft., (10 ft. minimum required)
- South side yard setback is approximately 27.56 ft. (10 ft. minimum required)
- Total of the combined side yards is approximately 50.92 ft., (25 feet minimum total required)
- Rear yard setback is 30.84 ft., (30 ft. minimum required)
- Lot coverage is 22.19% based on the Main Floor Plan on Sheet A3 (25% maximum allowed).
- Impervious coverage is 22.19% based on the Main Floor Plan on Sheet A3 and Site Plan on Sheet GP2.00. (40% maximum allowed)
- The gross floor area is 3,492 sq. ft. (not including the open porch). New home construction in the R-2 zone district requires a minimum of 2,400 sq. ft. for a one-story house.
- The proposed residence meets the anti-monotony regulations as detailed in Article 7, Section A, Part 6.
- The entire first-floor level is constructed of face-brick, complying with the first-floor masonry requirements listed in Article 6, Section B, Part 2, 'g'.
- The applicant has provided two options for the basement. The preferred option illustrates a basement measuring 1,385 square feet, which is approximately 48% of the area of the ground floor of the house, not including the attached garage or open porch, whereas 80% is required, necessitating a variance. The alternative option illustrates a basement that is 1,971 square feet, which is approximately 68.3% of the area of the ground floor of the house. Both basement plan options would require a variation.

## ***Standards of Variation***

---

The applicants are requesting a variation from Article 6, Section B, Part 2(l) of the Village of Frankfort Zoning Ordinance to permit the construction of a basement that is less than 80% of the ground floor of the house (not including the attached garage) in the R-2 Single-Family Residential District.

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

- a. The Zoning Board of Appeals shall not vary the provisions of this Ordinance as authorized in this Article 3, Section B, unless they have made findings based upon the evidence presented to it in the following cases:
  1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;
  2. That the plight of the owner is due to unique circumstances;
  3. That the variation, if granted, will not alter the essential character of the locality.

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

### ***Resubdivision***

---

The application also includes a request for approval of the Quinlan Plat of Resubdivision, which is a consolidation of Lot 45, Lot 46 and half of Lot 47 in the McDonald Subdivision for the purpose of removing the existing lot lines which run beneath the existing home. Staff has performed a cursory review of the Final Plat.

### ***Affirmative Motion***

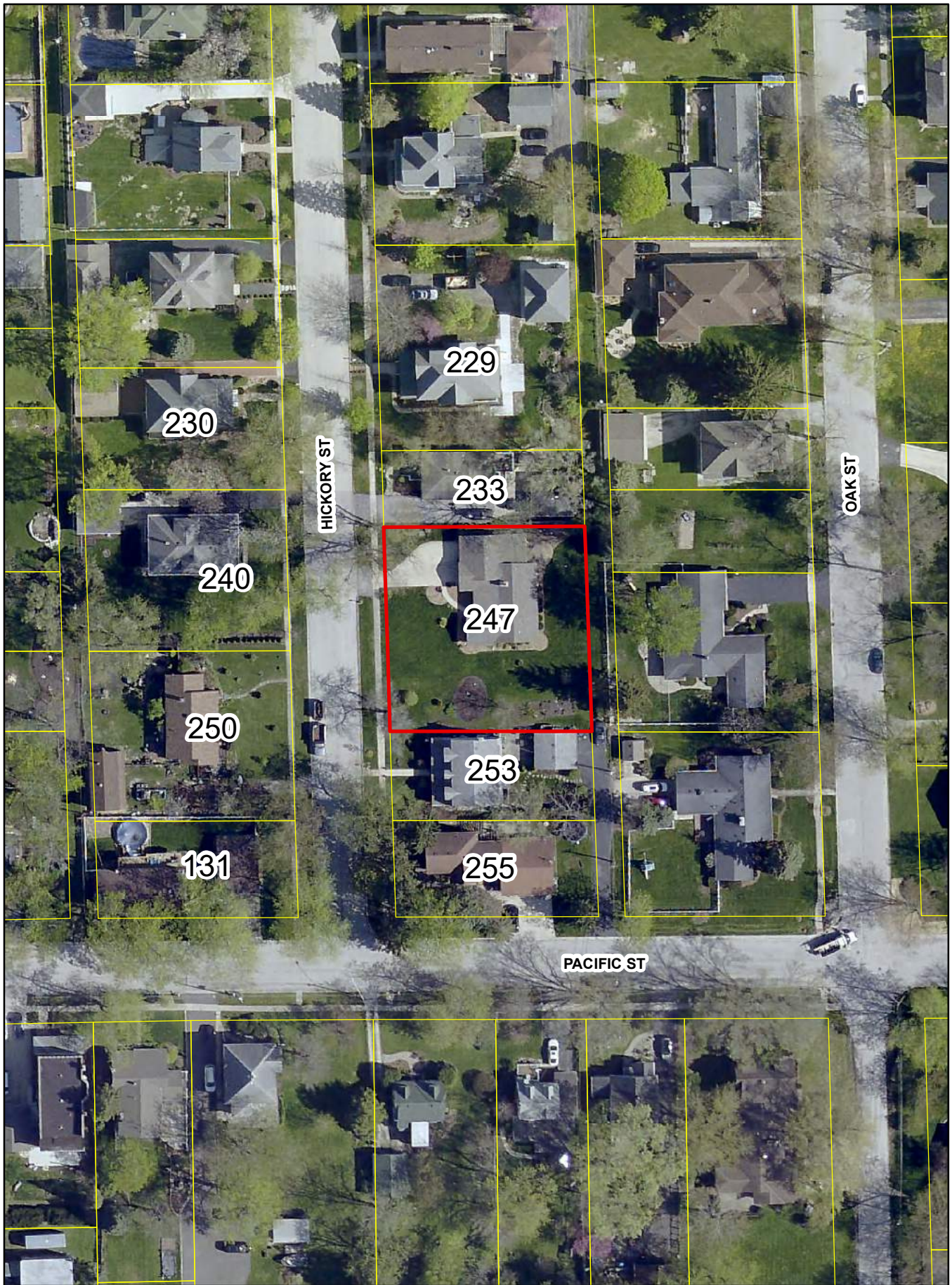
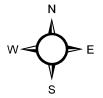
---

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

1. Recommend the Village Board approve a variation from Article 6, Section B, Part 2(l) of the Village of Frankfort Zoning Ordinance to permit the construction of a basement that is less than 80% of the area of the ground floor of a new house in the R-2 Single-Family Residential District located at 247 Hickory Avenue in accordance with the submitted plans, public testimony, and Findings of Fact.
2. Recommend the Village Board approve the Quinlan Plat of Resubdivision, which is a consolidation of Lot 45, Lot 46 and half of Lot 47 in the McDonald Subdivision, subject to any necessary technical revisions prior to recording.



# 247 Hickory



0 50 100 200 Feet





Jennifer Bertino-Tarrant  
County Executive  
Rhonda R. Novak  
Supervisor of Assessments

Disclaimer of Warranties and Accuracy of Data  
Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions to Mapping & Planning at (615) 740-4664.

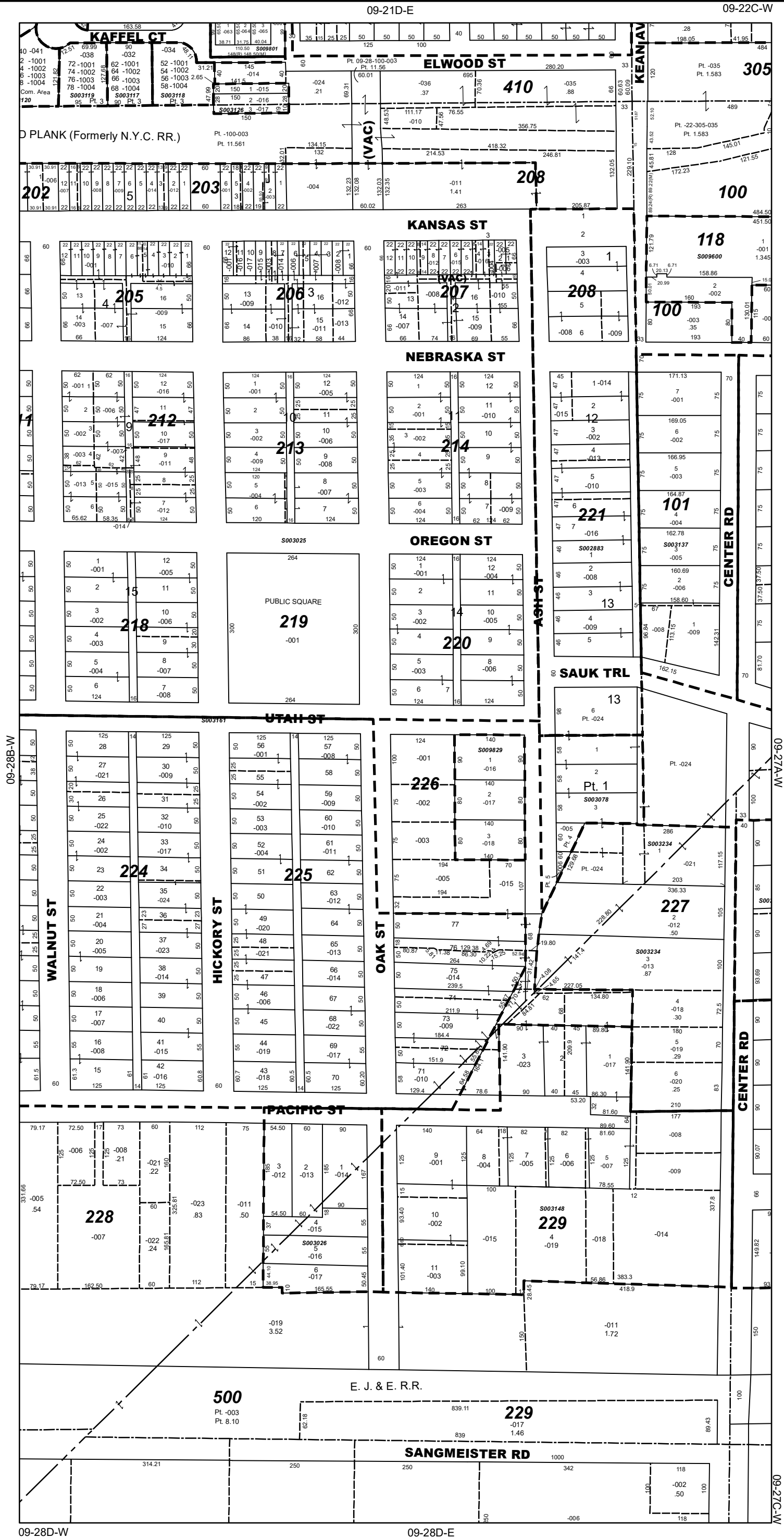
# Will County, Illinois

## Tax Assessment Map

Revised for the 2021 Assessment  
Copyrighted 2021 by Will County GIS Division

Map Page 09-28B-E

Frankfort Township  
E. 1/2 N.E. 1/4 Sec. 28 T.35N. R. 12E.



### Subdivision List

- S002883**  
Bowen's Sub of Blks. 1, 12 & 13  
2-69
- S003025**  
Original Town of Frankfort  
2-45
- S003026**  
R. W. Fredin's Sub  
27-50
- S003078**  
Holden's Addn. - Pt. Vacated - 2-88
- S003126**  
Klepper's Sub  
12-47
- S003148**  
Lankenaus Addn.  
27-54
- S003161**  
Mc Donald's Sub  
10-43
- S003234**  
Proprietors Sub  
36-6
- S009829**  
Ash Street Sub  
R2019-066753

1 inch = 200 feet  
Plot Date: Jul 08 2021

VILLAGE OF  
**FRANKFORT**  
INC • 1879

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

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

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

*An oversized basement will not give a reasonable return for the investment of the additional square footage in basement.*

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

*In building a 1 story (ranch) home instead of a 2 story creates an exceptionally larger footprint, creating a significantly larger basement than needed.*

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

*A basement, in no way, will alter the character of this location.*

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

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

*See attached sheet*

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

*This 1 story ranch style home is the first new construction home in the area. It is not applicable for homes in that area.*

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

*We intend to live in this home for the rest of our lives.*

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

*N/A*

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

*This will not be a detriment in any way.*

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

*Will not apply*

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.

*Does not apply*



## In summary

The zoning ordinance creates a disadvantage to the construction of a 1 story structure compared to a 2 story structure. As the footprint of a 2 story less than  $\frac{1}{2}$  of the footprint of a 1 story residence.

Example: Residence at 117 Maple, the 3,000 2 story house has a footprint of 1,155 sq. ft., and in comparison, the proposed residence at 247 Hickory, a 2,689 sq. ft. 1 story home has a footprint of 2,689 sq. ft. This creates a disadvantage to any person contemplating building a 1 story home to fit their particular future or present needs. For example, seniors, handicapped or persons planning their future needs.

Ex. 2 story 117 Maple St. 3,000 sq. ft.	1 story 247 Hickory St. 2,689 sq. ft.
100% footprint 1,155 sq. ft.	100% footprint 2,689 sq. ft.
80% footprint 924 sq. ft.	80% 2,151.2 sq. ft.
	50% 1,344.5 sq. ft.
	40% 1,075.6 sq. ft.
	30% 806.7 sq. ft.



5-17-2020

**RECEIVED**

By Christopher Gruba at 3:51 pm, Mar 09, 2022

117 MAPLE

3000 sq

1155 AT 100%  
924 AT 80%

BASEMENT



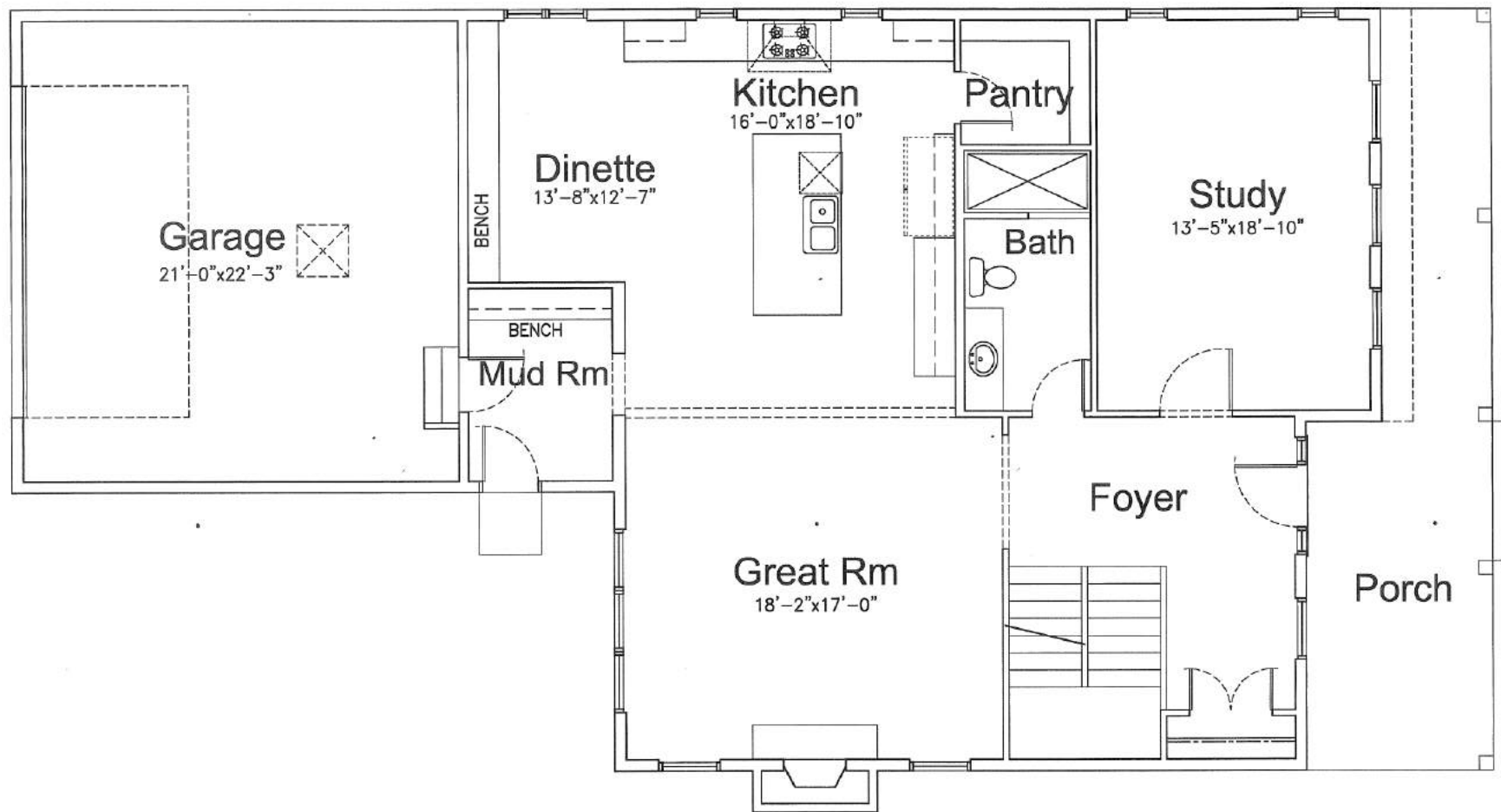


**117 S Maple St., Frankfort, IL, 60423**

- 3000 sq. ft.
- Lot size: 75 ft. Wide by 132 ft. Deep
- 2 Car Garage with radiant heat tubes
- 3 Bedroom- all bedrooms on 2nd floor
- 3 Bathrooms- Master and Jack & Jill upstairs, huge first floor bath downstairs.
- First Floor Study can option as Master Bedroom
- Great Rm includes Fireplace and Large Windows
- Huge Kitchen with 5ft x 8ft Island
- 9 ft. Basement with roughed in plumbing and radiant heat tubes
- Shiplap walls and ceilings galore
- 5 inch wide plank white oak wood floors throughout
- Final Grade and Driveway included
- Custom Hardie Board Lap siding with custom 4" reveal
- Cedar Shake Roof
- Dark Bronze Metal front porch roof
- Commercial appliances
- The cabinets will knock you off your feet!

**Available for \$799,900.00**

**Call Steve, 815-693-9288 for questions and inquiries!**



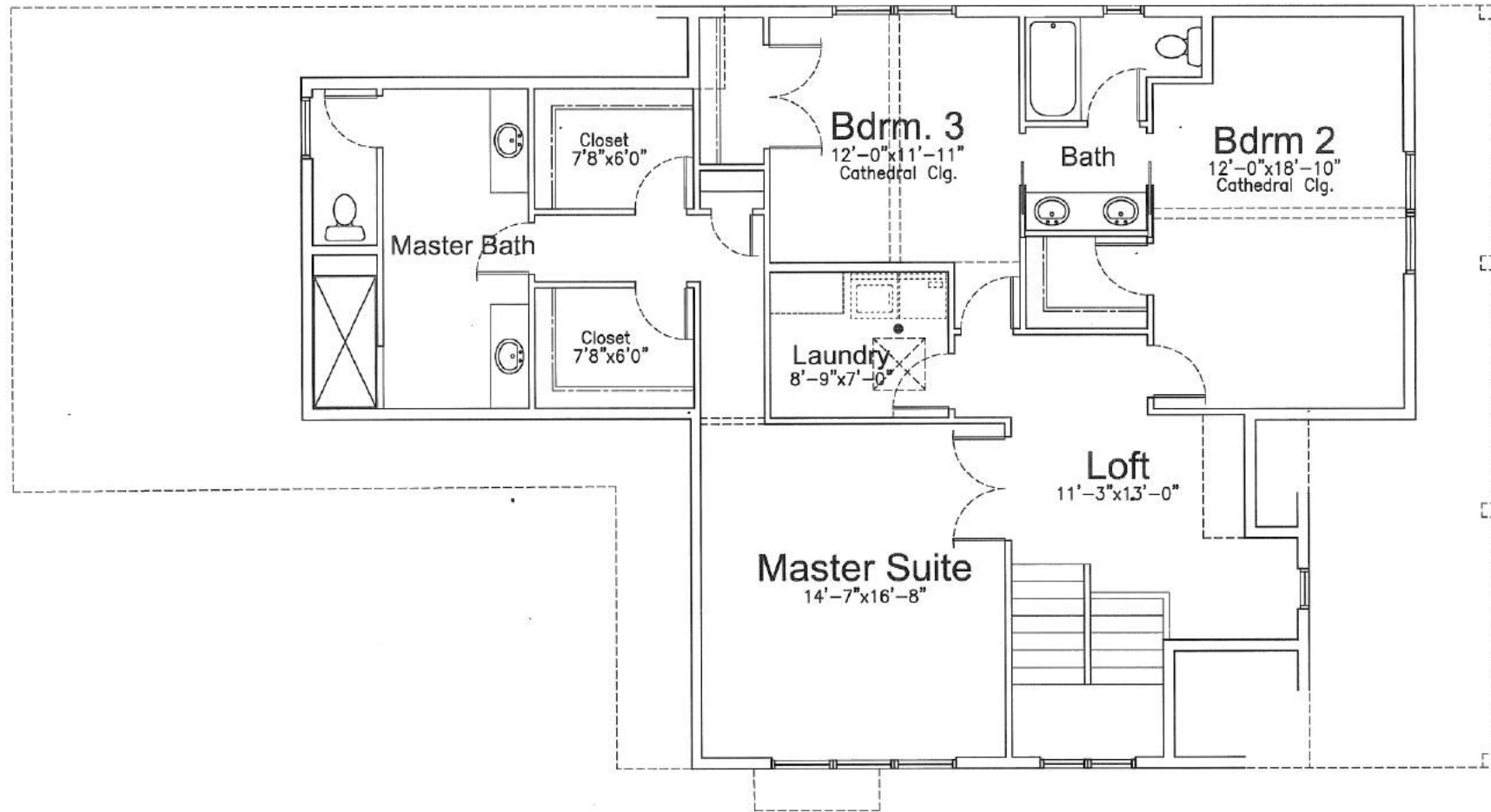
FIRST FLOOR PLAN

DRAWN:	RB
DATE:	05.13.20
CADD NO:	2019.039

Copyrighted: 2019  
 I hereby reserve the rights to these plans and the ideas expressed therein. They may not be reproduced or copied in any form or assigned to a third party without written permission.

**Bulin Custom Designs, Inc.**  
 Phone: 815.861.1757 Fax: 815.577.9039

Bulin Custom Designs policy of continually improving in design and construction requires that dimensions are approximate and subject to change.



## SECOND FLOOR PLAN

Bulin Custom Designs policy of continually improving in design and construction requires that dimensions are approximate and subject to change.

**Bulin Custom Designs, Inc.**  
 Phone: 815.861.1757  
 Fax: 815.577.9039

Copyrighted: 2019  
 I hereby reserve the rights to these plans and the ideas expressed therein. They may not be reproduced or copied in any form or assigned to a third party without written permission.

DRAWN: RB  
 DATE: 05.13.20  
 CADD NO: 2019.039

PLAT OF SURVEY

LEGAL DESCRIPTION

LOTS 45, 46 AND THE SOUTH HALF OF LOT 47 IN McDONALD'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, IN TOWNSHIP 35 NORTH, AND IN RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1901, IN PLAT BOOK 10, PAGE 43 AS DOCUMENT NUMBER 215422, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:  
247 HICKORY STREET  
FRANKFORT, ILLINOIS

BUYER: QUILLAN  
SELLER: OHLSON

PIN# 09-28-225-006

LEGEND

- mea. MEASURED
- rec. RECORDED
- calc. CALCULATED
- FOUND SURVEY MONUMENT
- SET 5/8" REBAR UNLESS OTHERWISE NOTED

NOTES:

- ALL FOUND MONUMENTS ARE IRONS UNLESS NOTED OTHERWISE.
- THERE IS NO BUILDING SETBACK LINE INDICATED ON THE PLAT OF SUBDIVISION.

LOT AREA = 0.359 ACRES more or less

REVISIONS			
No.	DATE	DESCRIPTION	BY

<b>RT &amp; A</b>	<b>Ruettiger, Tonelli &amp; Associates, Inc.</b>		
	Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants		
	120 CAPISTA DRIVE • SHOREWOOD, ILLINOIS 60404		
	PH. (815) 744-6500 FAX (815) 744-0101 website: www.ruettiger-tonelli.com		

DATE: 07/18/2019	SCALE: 1" = 20'	DRAWN BY: TW	CHECKED BY: DZ
PREPARED FOR: HAMMEL LAW 54 N. OTTAWA STREET JOLIET, ILLINOIS 60432		FIELD BOOK: 9-45 PAGE: 78-79	
DRAWING TITLE: PLAT OF SURVEY		DRAWING No.: 219-0770-LS	

STATE OF ILLINOIS }  
COUNTY OF WILL }

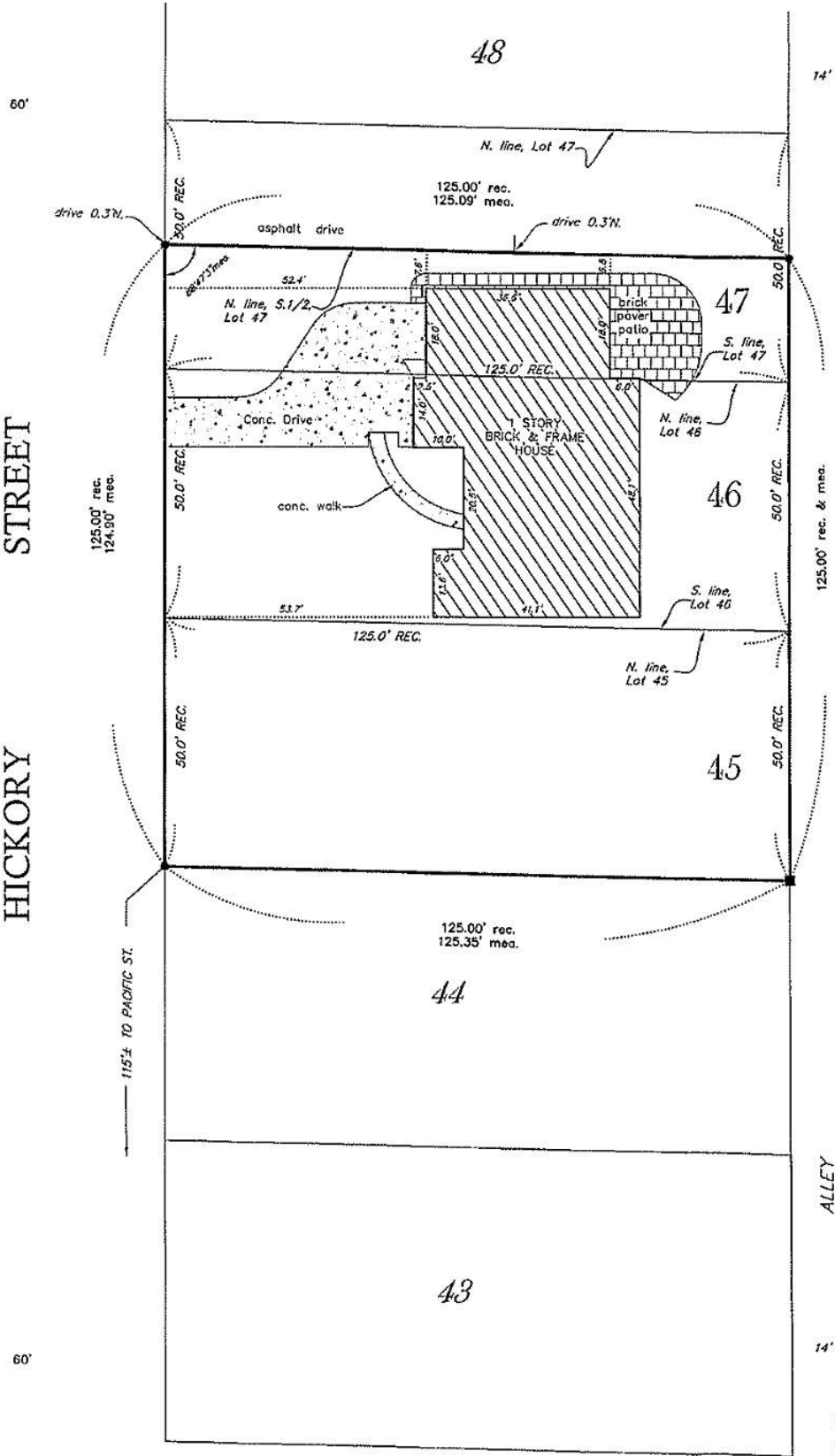
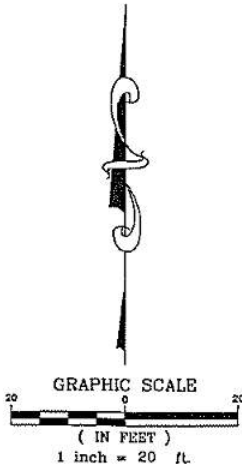
RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-001251, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT, WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

SURVEY FIELD WORK COMPLETED

GIVEN UNDER MY HAND AND SEAL THIS 24th DAY OF July 2019

BY *[Signature]*  
SURVEYOR  
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2020)  
TO ENSURE AUTHENTICITY OF THIS DRAWING, I HAVE AFFIXED MY PROFESSIONAL SEAL  
OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE'S IDENTIFICATION DRAWING.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.



RECEIVED

By Christopher Gruba at 10:40 am, Feb 18, 2022

CERTIFICATE OF OWNERSHIP AND SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )  
)SS  
COUNTY OF WILL )  
  
THIS IS TO CERTIFY THAT \_\_\_\_\_ IS OWNER OF RECORD  
OF FEE SIMPLE TITLE TO THE REAL PROPERTY LEGALLY DESCRIBED IN THIS PLAT OS  
RESUBDIVISION AND EASEMENT DEDICATION AND THAT HE/SHE/IT HAS CAUSED THE REAL  
PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THIS PLAT.

TO THE BEST OF THE OWNER'S KNOWLEDGE, THE REAL PROPERTY LEGALLY DESCRIBED ON THIS  
PLAT OS RESUBDIVISION AND EASEMENT DEDICATION LIES WITHIN THE FOLLOWING SCHOOL  
DISTRICTS:

ELEMENTARY SCHOOL DISTRICT NO. 157C (FRANKFORT)  
HIGH SCHOOL DISTRICT NO. 210 (LINCOLN-WAY COMMUNITY)  
JUNIOR COLLEGE DISTRICT NO. 525 (JOLIET JUNIOR COLLEGE)

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

BY: \_\_\_\_\_ ARTHUR GAIL G QUINLAN TRUST

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS )  
)SS  
COUNTY OF WILL )  
  
THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DOES CERTIFY  
  
THAT \_\_\_\_\_ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME  
PERSON WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS  
DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT  
UNDER HIS/HER OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH IN THE  
INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
(SEAL)  
NOTARY PUBLIC

BOARD OF TRUSTEE'S CERTIFICATE

STATE OF ILLINOIS )  
)SS  
COUNTY OF WILL )  
  
PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, COUNTY OF WILL, STATE OF  
ILLINOIS HEREBY CERTIFY THAT THE SAID COUNCIL HAS DULY APPROVED QUINLAN SUBDIVISION.  
  
AUTHENTICATED AS PASSED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

\_\_\_\_\_  
VILLAGE PRESIDENT

\_\_\_\_\_  
VILLAGE CLERK

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
)SS  
COUNTY OF WILL )  
  
I, \_\_\_\_\_, CHAIRMAN OF THE PLANNING COMMISSION OF THE VILLAGE OF FRANKFORT,  
COUNTY OF WILL, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID HAS DULY APPROVED THE FINAL  
PLAT OF QUINLAN SUBDIVISION.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
SECRETARY

PROPERTY TAX CERTIFICATE

STATE OF ILLINOIS )  
)SS  
COUNTY OF WILL )  
  
THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID CURRENT TAXES AGAINST OF THE REAL  
ESTATE DESCRIBED IN THE FORGOING CERTIFICATES.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

\_\_\_\_\_  
WILL COUNTY CLERK

RECORDER CERTIFICATE

STATE OF ILLINOIS )  
)SS  
COUNTY OF WILL )  
  
THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE  
OF WILL COUNTY AFORESAID THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022,  
AT \_\_\_\_ O'CLOCK, \_\_\_\_ M. AND MICROFILMED.

\_\_\_\_\_  
WILL COUNTY RECORDER

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS )  
)SS  
COUNTY OF WILL )  
  
I, \_\_\_\_\_ DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY  
THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY  
RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREON DESCRIBED  
IS LOCATED ON TAX MAP 09-289-E AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER  
(PIN):  
19-09-25-225-006-0000

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

\_\_\_\_\_  
DIRECTOR

OWNER & DESIGN ENGINEER'S CERTIFICATE AS TO DRAINAGE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PLANNED  
CONSTRUCTION ON THE REAL PROPERTY DESCRIBED IN THIS PLAT OF RESUBDIVISION AND EASEMENT DEDICATION OR ANY PART  
THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE  
COLLECTION AND DIVERSION OF SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED  
ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DRAINAGE TO THE ADJOINING PROPERTY BECAUSE OF THE  
PLANNED CONSTRUCTION ON THE SUBDIVIDED REAL PROPERTY.

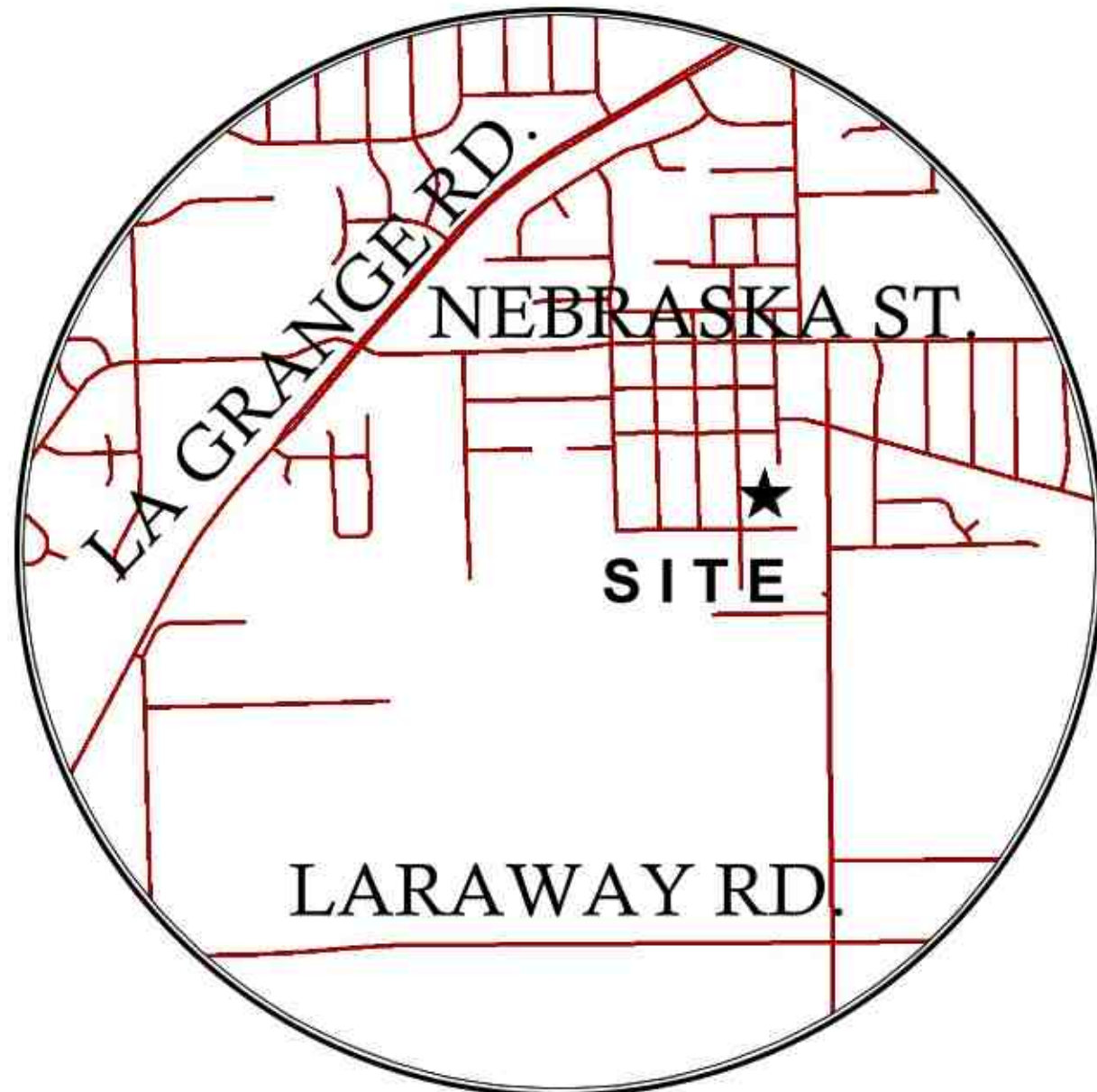
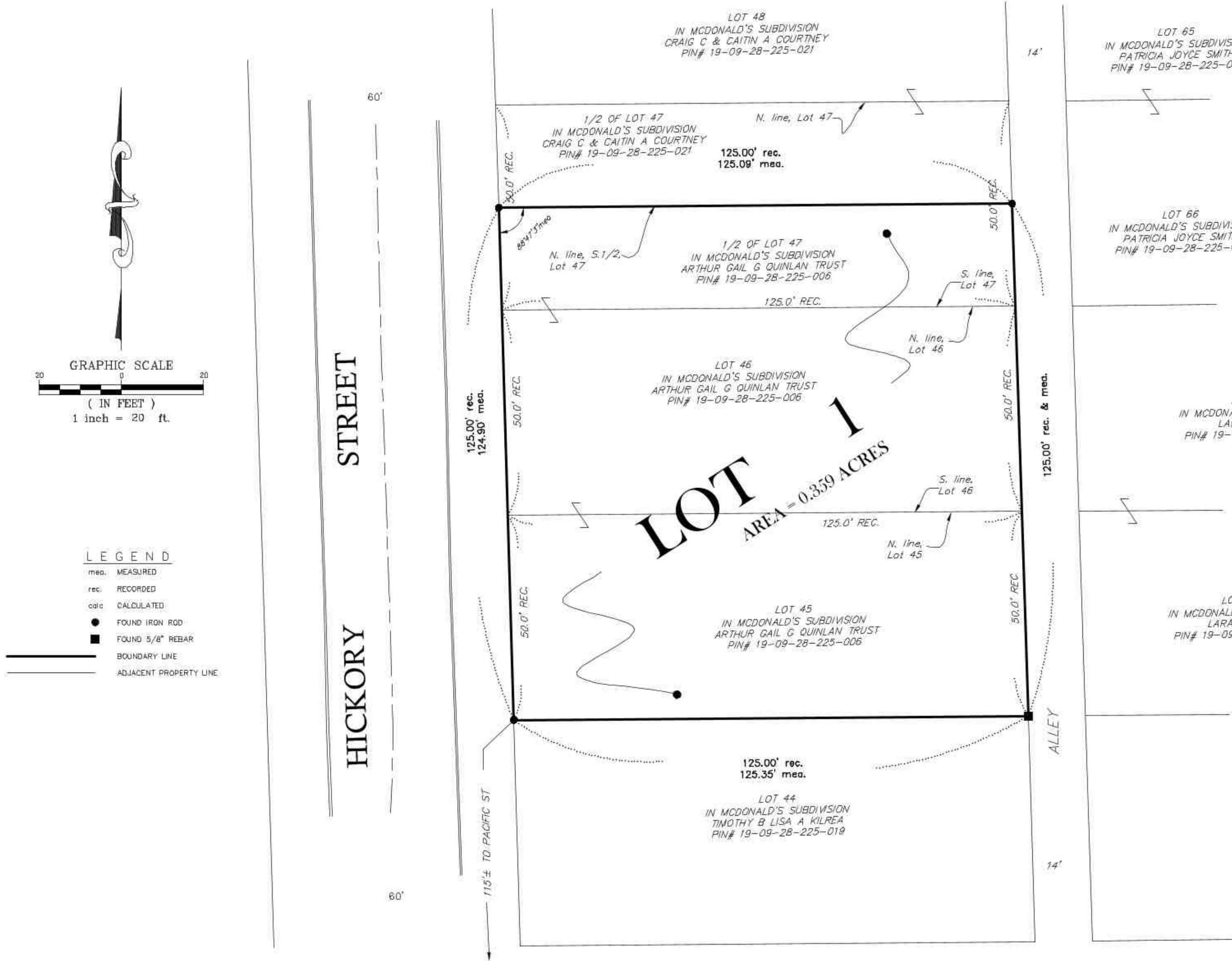
BY: \_\_\_\_\_  
OWNER

BY: \_\_\_\_\_  
REGISTERED ENGINEER

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

QUINLAN SUBDIVISION

BEING A RE-SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, IN TOWNSHIP 35 NORTH, AND IN  
RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1901, IN PLAT BOOK 10,  
PAGE 43 AS DOCUMENT NUMBER 215422, IN WILL COUNTY, ILLINOIS



LEGAL DESCRIPTION

LOTS 45, 46 AND THE SOUTH HALF OF LOT 47 IN MCDONALD'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF  
SECTION 28, IN TOWNSHIP 35 NORTH, AND IN RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED  
DECEMBER 6, 1901, IN PLAT BOOK 10, PAGE 43 AS DOCUMENT NUMBER 215422, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:  
247 HICKORY STREET  
FRANKFORT, ILLINOIS

PIN# 09-28-225-006

SURVEYOR CERTIFICATE

STATE OF ILLINOIS )  
)SS  
COUNTY OF WILL )

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY RUETTIGER, TONELLI & ASSOCIATES, INC., AN ILLINOIS  
PROFESSIONAL DESIGN FIRM, NUMBER 184-001251 AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL  
DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 0.359 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE VILLAGE OF FRANKFORT WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND  
IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL/MAP NUMBER 17197003266  
WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" AREA AS  
IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL RE-REINFORCING RODS (30" LONG, 5/8" DIAMETER) (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT  
CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

GIVEN UNDER OUR HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

ILLINOIS PROFESSIONAL LAND SURVEYOR  
LICENSE EXPIRES NOVEMBER 30, 2022  
TO ENSURE THE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO  
PREPARED THIS DRAWING.

VILLAGE OF FRANKFORT EASEMENT PROVISIONS

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

ALL EASEMENT INDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS ON THE PLAT ARE RESERVED FOR GRANTED TO THE VILLAGE OF  
FRANKFORT AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF FRANKFORT, INCLUDING BUT NOT  
LIMITED TO, AMERITECH TELEPHONE COMPANY, NICOR GAS COMPANY, COMMONWEALTH EDISON ELECTRIC COMPANY, MEDIA ONE CABLE TELEVISION  
COMPANY ANT THEIR SUCCESSORS AND ASSIGNS, FOR PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR,  
INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITIES, TRANSMISSION WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS,  
APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE NECESSARY OR CONVENIENTLY RELATED TO SAID WATER MAIN, SANITARY SEWER PIPES, STORM SEWER  
PIPES, STORM WATER DETENTION, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEM, IN, ON,  
UPON, OVER, THROUGH, ACROSS, AND UNDER ALL OF THAT REAL ESTATE HEREON DESCRIBED AND DESIGNATED AS WITHIN PUBLIC UTILITY AND  
DRAINAGE EASEMENTS. SAID EASEMENTS BEING DESIGNATED BY THE DASHED LINES AND DESIGNATIONS OF WIDTH.

COMMONWEALTH EDISON AND AMERITECH EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND  
GRANTED TO:

COMMONWEALTH EDISON COMPANY  
AND AMERITECH ILLINOIS, A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES

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, LONG 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 GRANTEEES' FACILITIES,  
OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT",  
"PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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 TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OF 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 GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NORTHERN ILLINOIS GAS COMPANY EASEMENT PROVISION

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO:  
NORTHERN ILLINOIS GAS COMPANY

ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT,  
SAID EASEMENT TO BE FOR 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 ANY OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO  
BUILDING OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS, OR THERE PUBLIC  
WAYS OR PLACES, NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED  
HEREBY.

**RT & A** Ruettiger, Tonelli & Associates, Inc.  
Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants  
129 CAPISTA DRIVE • SHOREWOOD, ILLINOIS 60404  
PH. (815) 744-6669 FAX (815) 744-0101  
website: www.ruettigertonnelli.com  
LATEST R.T. & A. REVISION: 02-06-2022 **R.T. & A. Dwg. No.: 222-0064**



RECEIVED

By Christopher Gruba at 10:38 am, Feb 18, 2022

BENCHMARKS:

PROJECT BENCHMARK:  
NGS DATA SHEET  
DESIGNATION - WILL COUNTY GPS 934  
PID - AE2581  
ELEVATION: 785.05 (NAVD 88)

SITE BENCHMARK #1  
NORTHEAST BOLD ON FIRE HYDRANT ON WEST SIDE OF  
HICKORY STREET, APPROXIMATELY 153 FEET NORTH OF  
NORTHWEST CORNER OF SUBJECT LOT.  
ELEVATION: 761.55 (NAVD 88)

SITE BENCHMARK #2  
OUT CROSS IN SIDEWALK ON WEST SIDE OF HICKORY  
STREET (AS SHOWN)  
ELEVATION: 761.55 (NAVD 88)



LEGAL DESCRIPTION

LOTS 45, 46 AND THE SOUTH HALF OF LOT 47 IN  
MCDONALD'S SUBDIVISION OF PART OF THE EAST HALF  
OF THE NORTHEAST QUARTER OF SECTION 28, IN  
TOWNSHIP 35 NORTH, AND IN RANGE 12 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE  
PLAT THEREOF RECORDED DECEMBER 6, 1901, IN  
PLAT BOOK 10, PAGE 43 AS DOCUMENT NUMBER  
215422, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:  
247 HICKORY STREET  
FRANKFORT, ILLINOIS

PIN# 09-28-225-006

LEGEND

- meas. MEASURED
- rec. RECORDED
- calc. CALCULATED
- FOUND SURVEY MONUMENT
- SET 5/8" REBAR UNLESS OTHERWISE NOTED
- TREE DECIDUOUS
- TREE EVERGREEN
- MAIL BOX
- ELECTRIC METER
- GAS METER
- UTILITY POLE
- OVERHEAD ELECTRIC LINE
- GAS LINE
- EXISTING ELEVATION
- TREE PROTECTION
- EDGE OF PAVEMENT
- BACK OF CURB
- LOW LINE

OWNER:

ART QUINLAN  
17415 S 71ST COURT  
TINLEY PARK, ILLINOIS 60477

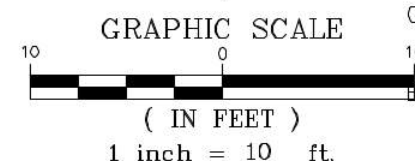
STATE OF ILLINOIS )  
COUNTY OF WILL )

THIS PROFESSIONAL SERVICE CONFORMS  
TO THE CURRENT ILLINOIS MINIMUM  
STANDARDS FOR A BOUNDARY SURVEY.

RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM  
No. 184-001251, HEREBY CERTIFIES THAT IT HAS SURVEYED THE PROPERTY  
DESCRIBED IN THE ABOVE CAPTION AND AS SHOWN ON THE ANNEXED PLAT,  
WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

SURVEY FIELD WORK COMPLETED \_\_\_\_\_  
GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

ILLINOIS PROFESSIONAL LAND SURVEYOR (MY LICENSE EXPIRES 11-30-2022)  
TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL  
OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

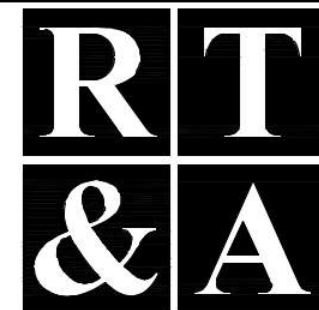


REVISIONS

No.	DATE	DESCRIPTION	BY

DOCUMENTATION:

PROJECT No.: 20220064  
DATE: 2-2-2022  
FIELD BOOK: B-9-56 P. 49  
DRAWN BY: ESM  
CHECKED BY: DJZ



**Ruettiger, Tonelli & Associates, Inc.**

Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants  
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404  
PH. (815) 744-6600 FAX (815) 744-0101  
website: www.ruettigertonnelli.com

PROJECT TITLE:

**SITE IMPROVEMENTS  
247 HICKORY STREET  
FRANKFORT, ILLINOIS 60423**

DRAWING TITLE:

**EXISTING CONDITIONS AND  
DEMOLITION PLAN**

DRAWING No.

322-0064-GP

SCALE:

AS NOTED

**SHEET GP1.00**



RECEIVED

By Christopher Gruba at 10:38 am, Feb 18, 2022

BENCHMARKS:

PROJECT BENCHMARK:  
NGS DATA SHEET  
DESIGNATION - WILL COUNTY GPS 934  
PID - AE2581  
ELEVATION: 785.05 (NAVD 88)

SITE BENCHMARK #1  
NORTHEAST BOLD ON FIRE HYDRANT ON WEST SIDE OF  
HICKORY STREET, APPROXIMATELY 153 FEET NORTH OF  
NORTHWEST CORNER OF SUBJECT LOT.  
ELEVATION: 761.55 (NAVD 88)

SITE BENCHMARK #2  
CUT CROSS IN SIDEWALK ON WEST SIDE OF HICKORY  
STREET (AS SHOWN)  
ELEVATION: 761.55 (NAVD 88)

LEGEND

- mea. MEASURED  
rec. RECORDED  
calc. CALCULATED  
● FOUND SURVEY MONUMENT  
■ SET 5/8" REBAR UNLESS OTHERWISE NOTED  
○ TREE DECIDUOUS  
○ TREE EVERGREEN  
○ MAIL BOX  
○ EXISTING ELEVATION  
○ PROPOSED ELEVATION  
○ EXISTING CONTOUR  
○ PROPOSED CONTOUR  
○ TREE PROTECTION  
○ EDGE OF PAVEMENT  
○ BACK OF CURB  
○ LOW LINE

NOTES:

- UTILITIES DEPICTED HEREON ARE BASED ON LOCATION OF ABOVE GROUND EVIDENCE AND J.U.L.I.E. MARKINGS PER DIG NO. X0190627. FIELD VERIFY PRIOR TO ANY CONSTRUCTION.
- GRADE SLOPES NOT TO EXCEED 4 TO 1.
- DROP FOOTINGS AS REQUIRED TO PROVIDE ADEQUATE FROST PROTECTION.
- DROP SIDING OR BRICK AS REQUIRED TO A MINIMUM OF 0.5' ABOVE GRADE.
- DRIVEWAY SLOPES NOT TO EXCEED 8%.
- EROSION CONTROL TO BE APPLIED PER THE ILLINOIS PROCEDURES FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL, LATEST EDITION.

LEGAL DESCRIPTION

LOTS 45, 46 AND THE SOUTH HALF OF LOT 47 IN McDONALD'S SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, IN TOWNSHIP 35 NORTH, AND IN RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 1901, IN PLAT BOOK 10, PAGE 43 AS DOCUMENT NUMBER 215422, IN WILL COUNTY, ILLINOIS.

LOCAL MAILING ADDRESS:  
247 HICKORY STREET  
FRANKFORT, ILLINOIS

PIN# 09-28-225-006

EROSION CONTROL NOTES

- EROSION CONTROL TO BE APPLIED PER THE ILLINOIS PROCEDURES FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL MANUAL, LATEST EDITION.
  - THE TEMPORARY EROSION CONTROL SYSTEMS INSTALLED BY THE CONTRACTOR SHALL BE PROPERLY MAINTAINED AS DIRECTED BY THE VILLAGE TO CONTROL SILTATION AT ALL TIMES DURING THE LIFE OF THE CONTRACT.
  - ALL STORM SEWER STRUCTURES WITH OPEN GRATES SHALL BE PROTECTED WITH INLET FILTER BASKETS.
  - DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN (7) SEVEN CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE. RE-DISTURBANCE, CONSISTENT WITH THE FOLLOWING CRITERIA: APPROPRIATE TEMPORARY OR PERMANENT STABILIZATION MEASURES SHALL INCLUDE SEEDING, MULCHING, SODDING AND / OR NON-VEGETATIVE MEASURES.
  - ALL EROSION CONTROL ITEMS REMAIN IN PLACE AND BE MAINTAINED UNTIL DEEMED UNNECESSARY BY THE OWNER / DEVELOPER AND THE VILLAGE AT WHICH TIME THE EROSION CONTROL ITEMS SHALL BE COMPLETELY REMOVED FROM THE SITE BY THE INSTALLER.
  - ALL DISTURBED AREAS NOT SPECIFICALLY IDENTIFIED FOR LANDSCAPING IMPROVEMENTS OR IMPERVIOUS SURFACE TREATMENTS SUCH AS PAVEMENTS, DRIVES, PATIOS, STOODS, SIDEWALKS OR WALKWAYS SHALL BE FINISHED WITH A MINIMUM OF 6" OF TOPSOIL AND RESTORED IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST ADDITION) AS FOLLOWS:
    - CLASS 2 SEED PER SECTION 250.
    - FERTILIZED NUTRIENTS IN THE RATIO OF 1:1:1 OF NITROGEN, PHOSPHOROUS AND POTASSIUM EACH, ALL AT THE RATE OF 90 LBS/ACRE IN ACCORDANCE WITH SECTION 250.
    - EROSION CONTROL BLANKET: EXCELSIOR GREEN BLANKET (I.D.O.T. SEC. 251.04)
    - CONTRACTOR SHALL MAINTAIN RESTORED AREA AS NEEDED UNTIL GERMINATION IS COMPLETED AND THE OWNER, OR LOCAL AGENCY HAVING JURISDICTION, HAS ACCEPTED THE WORK.
  - FOR EACH PHASE OF WORK, THE CONTRACTOR RESPONSIBLE FOR THAT WORK IS TO PROVIDE QUALIFIED PERSONNEL WHO SHALL INSPECT:
    - DISTURBED AREAS OF THE CONSTRUCTION SITE WHICH HAVE NOT BEEN STABILIZED WITH IMPERVIOUS MATERIALS OR VEGETATIVE GROUND COVER.
    - STRUCTURAL CONTROL MEASURES (I.E. SILT FENCE, FILTER BASKETS, GRATE FABRIC, ETC.).
    - OFF SITE ROADS AND ON SITE PAVEMENTS WHICH THE CONTRACTOR'S VEHICLES AND OR EQUIPMENT OPERATE.
- SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT HAS 0.5 INCHES OR MORE OF PRECIPITATION.
- ALL INSPECTIONS SHALL BE IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN INSPECTION REQUIREMENTS.

OWNER:

ART QUINLAN  
17415 S 71ST COURT  
TINLEY PARK, ILLINOIS 60477

I, DAVID J. ZIENTEK, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THIS DETAILED GRADING PLAN HAS BEEN PREPARED UNDER MY SUPERVISION BY RUETTIGER, TONELLI & ASSOCIATES, INC., ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001251.

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

DAVID J. ZIENTEK IL P.E. No. 062-D60061 (EXPIRES 2-28-2022)

TO ENSURE AUTHENTICITY OF THIS DRAWING, IT MUST BEAR THE EMBOSSED SEAL OF THE DESIGN FIRM OR PROFESSIONAL LICENSEE WHO PREPARED THIS DRAWING.

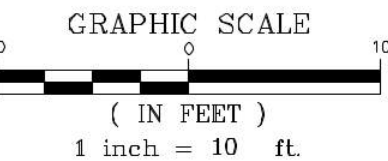
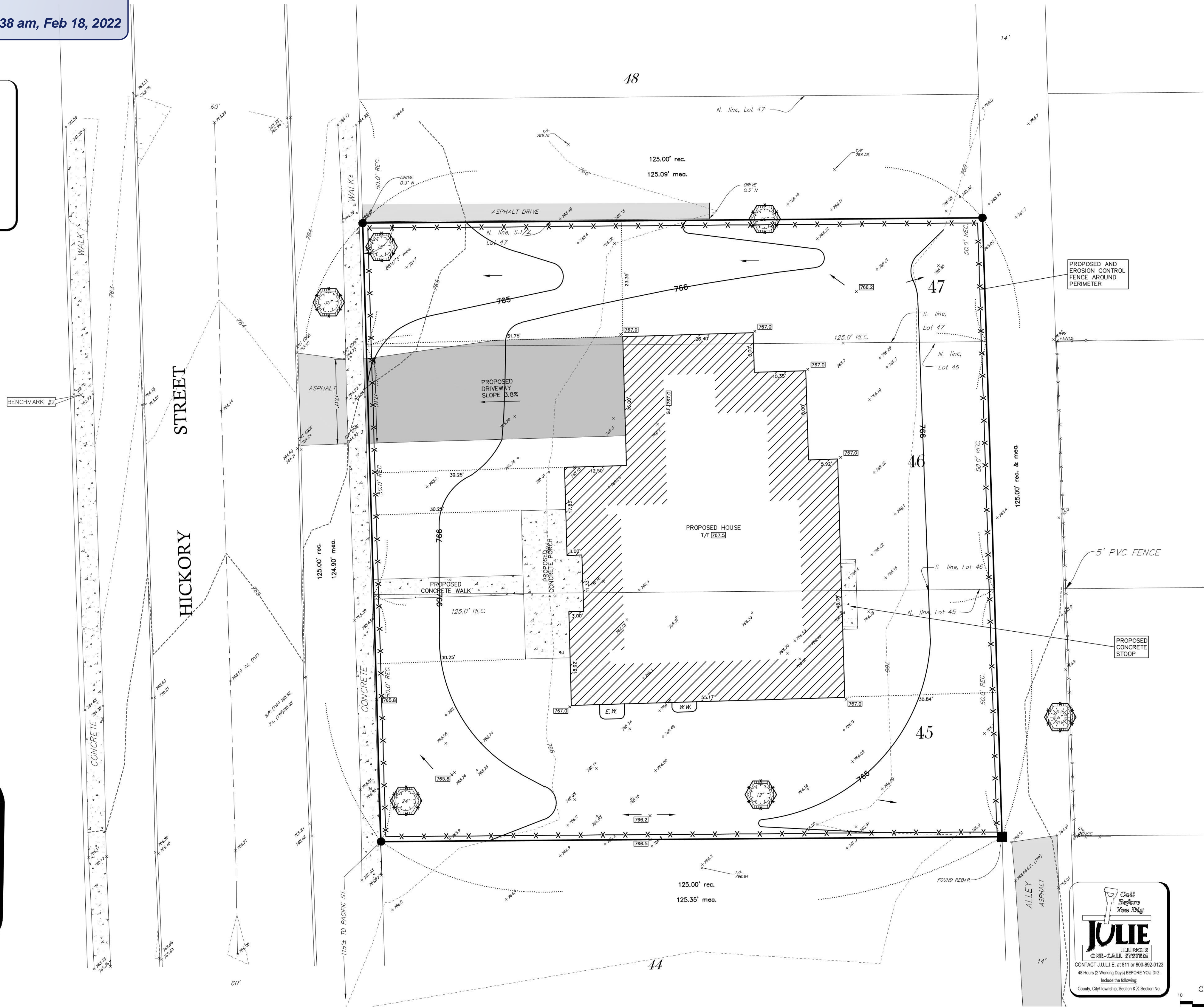
DRAWING No.

322-0064-GP

SCALE:

AS NOTED

SHEET GP2.00

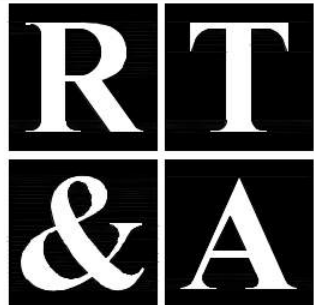


REVISIONS

No.	DATE	DESCRIPTION	BY

DOCUMENTATION:

PROJECT No.: 20220064  
DATE: 2-2-2022  
FIELD BOOK: B-9-58 P. 49  
DRAWN BY: ESM  
CHECKED BY: DJZ



Ruettiger, Tonelli & Associates, Inc.

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

129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404

PH. (815) 744-6600 FAX (815) 744-0101

website: www.ruettigertonnelli.com

PROJECT TITLE:

SITE IMPROVEMENTS  
247 HICKORY STREET  
FRANKFORT, ILLINOIS 60423

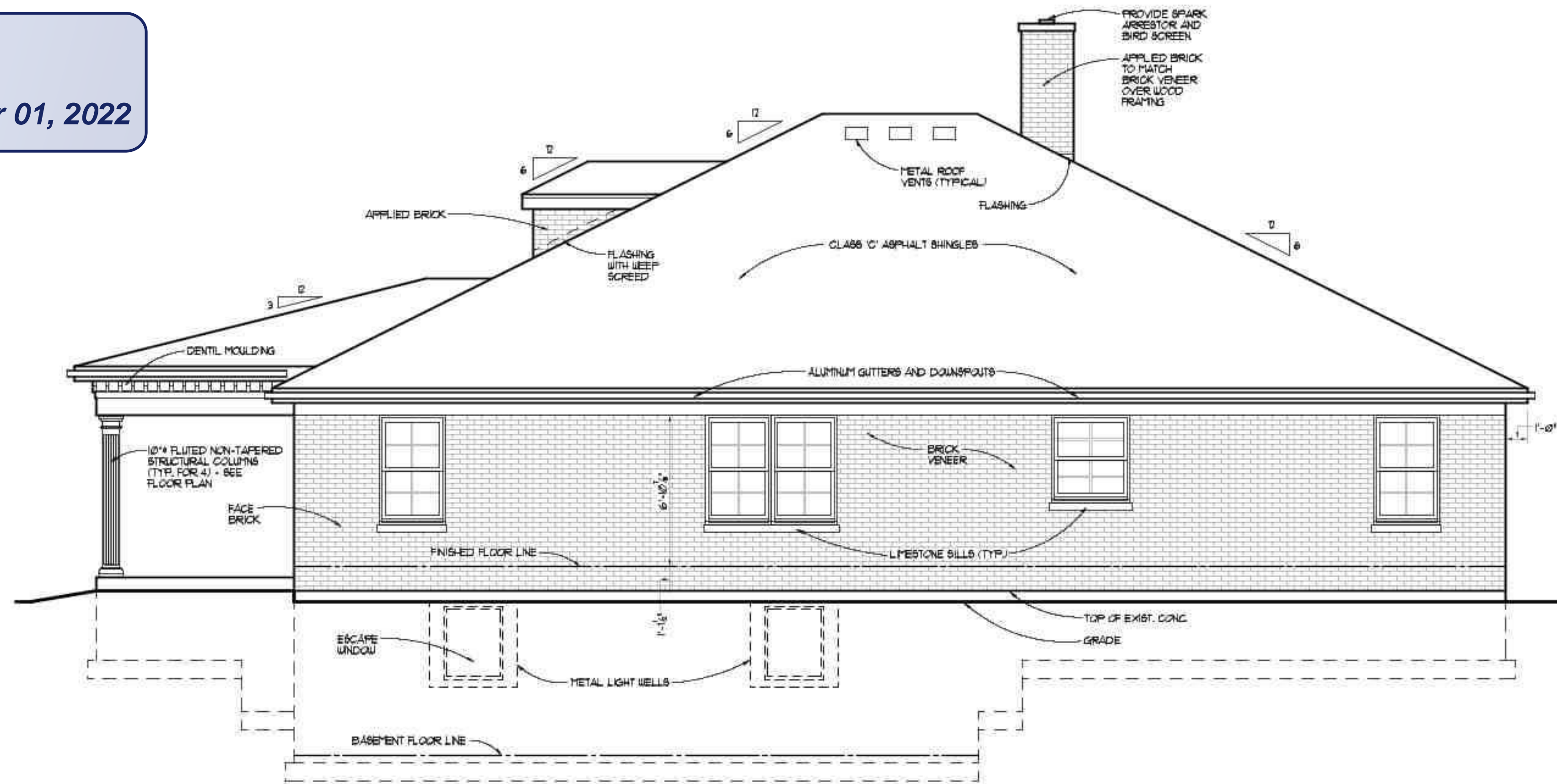
DRAWING TITLE:

SITE PLAN



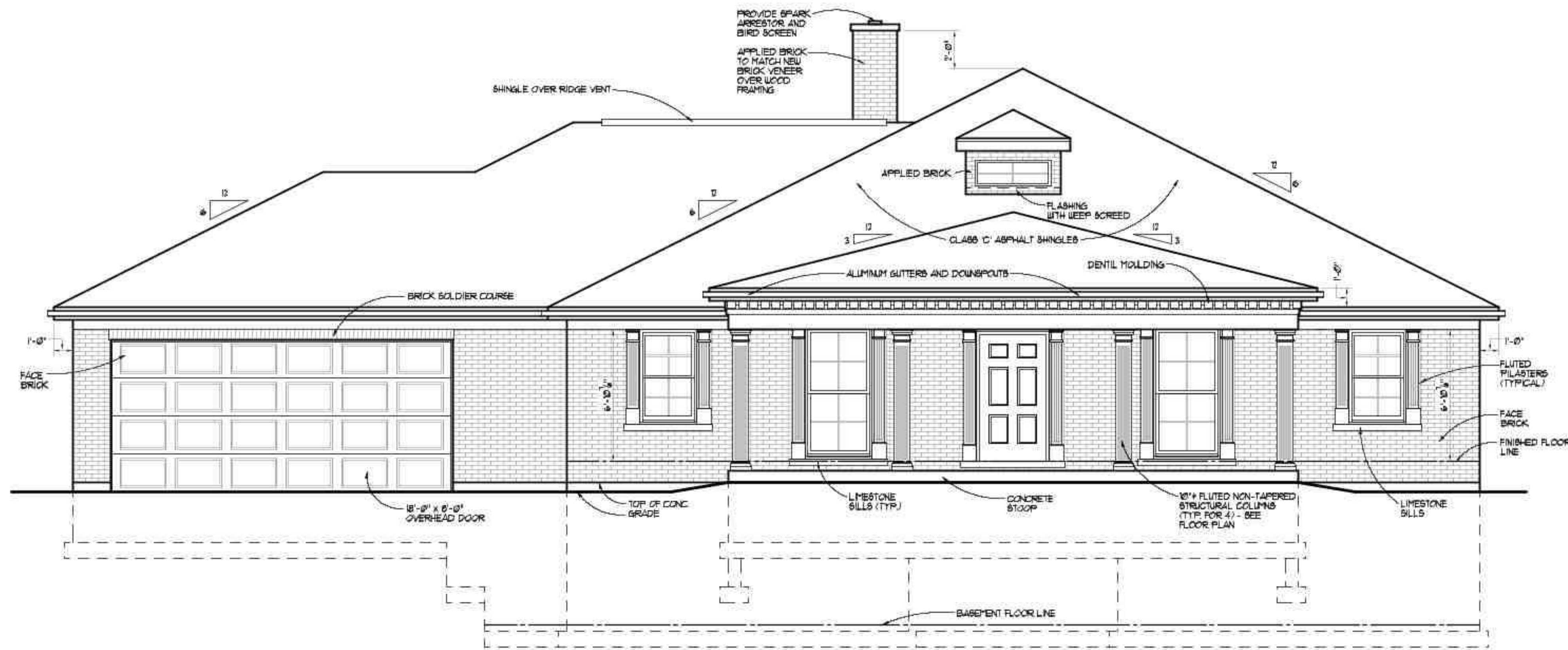
RECEIVED

By Christopher Gruba at 9:41 am, Mar 01, 2022



Right Side (South) Elevation

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



Front (West) Elevation

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

Mark J. Rupsis - Architect

8322 Murphy Drive  
Joliet, Illinois 60435  
630.740.6956 FAX - 630.405.6764  
www.rupsis.com

A Renovation and Addition to the Home of:

Arthur and Gail Quinlan

247 Hickory Street  
Frankfort, Illinois 60423

Issued for:	Date
REVIEW	6-7-21
PERMIT	6-23-21
PERMIT	1-14-21
PERMIT	9-20-21
PERMIT	1-11-22
Revisions	Date
REV. KIT. BINK WINDOW	1-26-22
ADD GARAGE WINDOW	1-24-22
ADD EQ. FT. NOTES	3-1-22

I hereby certify that these plans were prepared under my direct supervision, & to the best of my knowledge conform to the building codes & ordinances of FRANKFORT, ILLINOIS.

FOR SHEETS:  
AI - 46, ML, EL, E2  
LICENSE EXPIRES:  
11-30-22



DATE: 1-4-22

Elevations

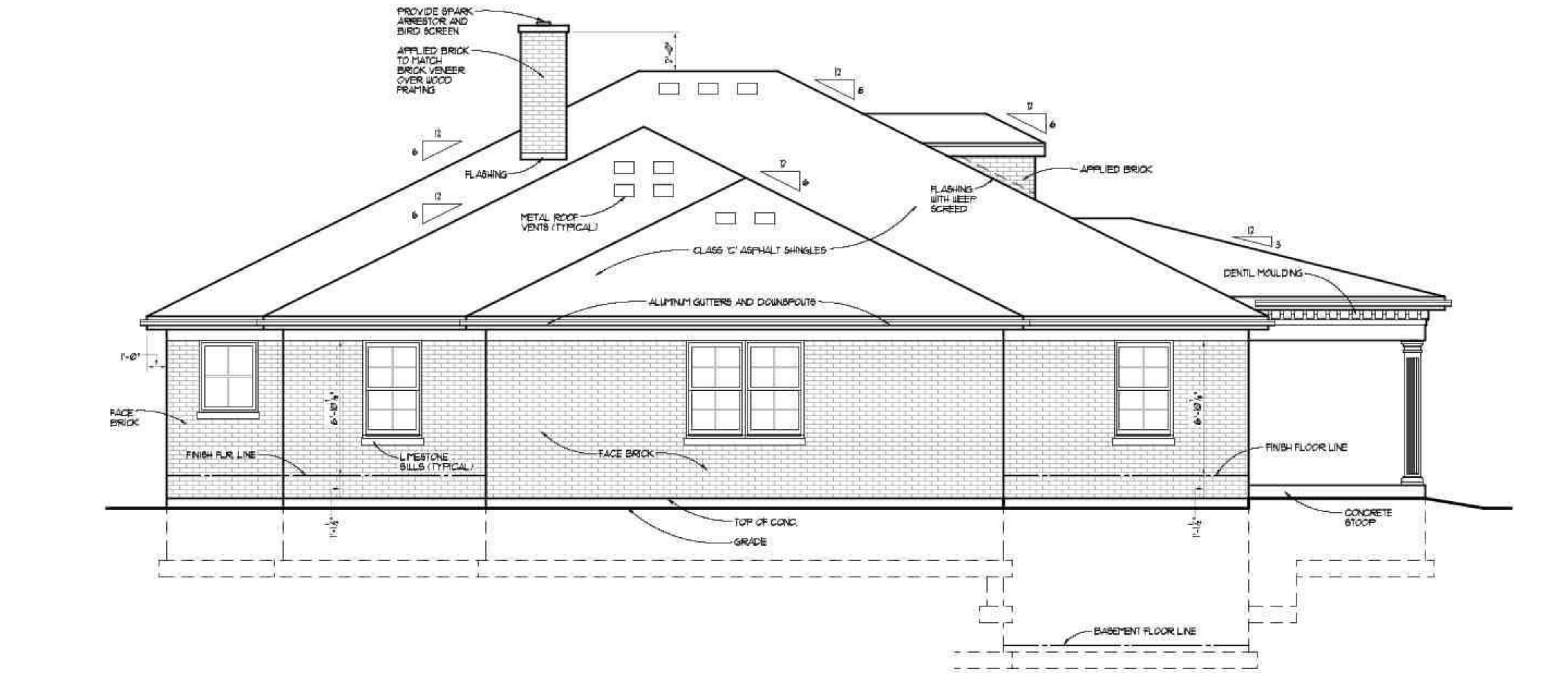
Drawn by: MUR Checked by: MUR

Job no: 2104.07

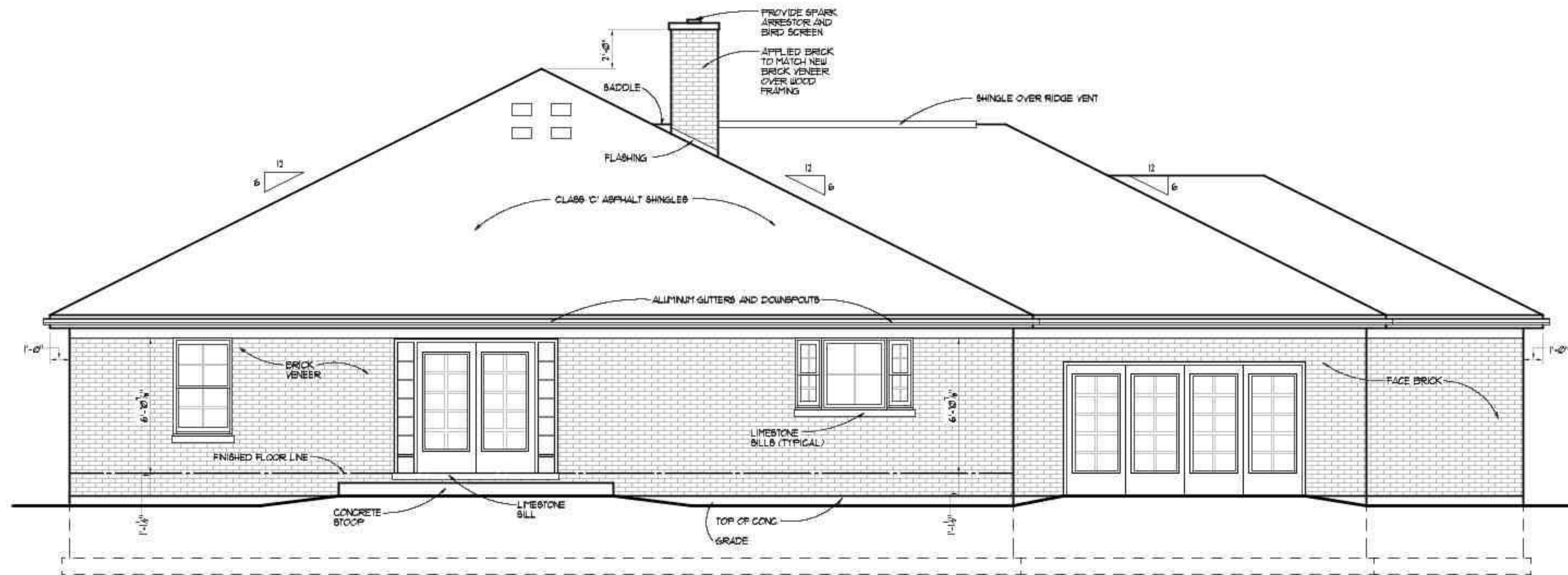
Sheet:

AI





Left Side (North) Elevation  
SCALE - 1/4" = 1'-0"



Rear (East) Elevation  
SCALE - 1/4" = 1'-0"

Mark J. Rupsis - Architect  
8322 Murphy Drive  
Joliet, Illinois 60435  
630.740.6956 FAX - 630.405.6764  
www.mjrpk.com

A Renovation and Addition to the Home of:  
**Arthur and Gail Quinlan**  
247 Hickory Street  
Frankfort, Illinois 60423

Issued for:	Date
REVIEW	6-7-21
PERMIT	6-23-21
PERMIT	1-14-21
PERMIT	9-20-21
PERMIT	1-1-22
Revisions	Date
REV. KIT. BINK. WINDOW	1-26-22
ADD GARAGE WINDOW	1-24-22
ADD EQ. FT. NOTES	3-1-22

I hereby certify that these plans were prepared under my direct supervision, & to the best of my knowledge conform to the building codes & ordinances of FRANKFORT, ILLINOIS.

FOR SHEETS:  
AI - 46, ML, H2, EI, E2  
LICENSE EXPIRES:  
11-30-22



DATE: 1-4-22

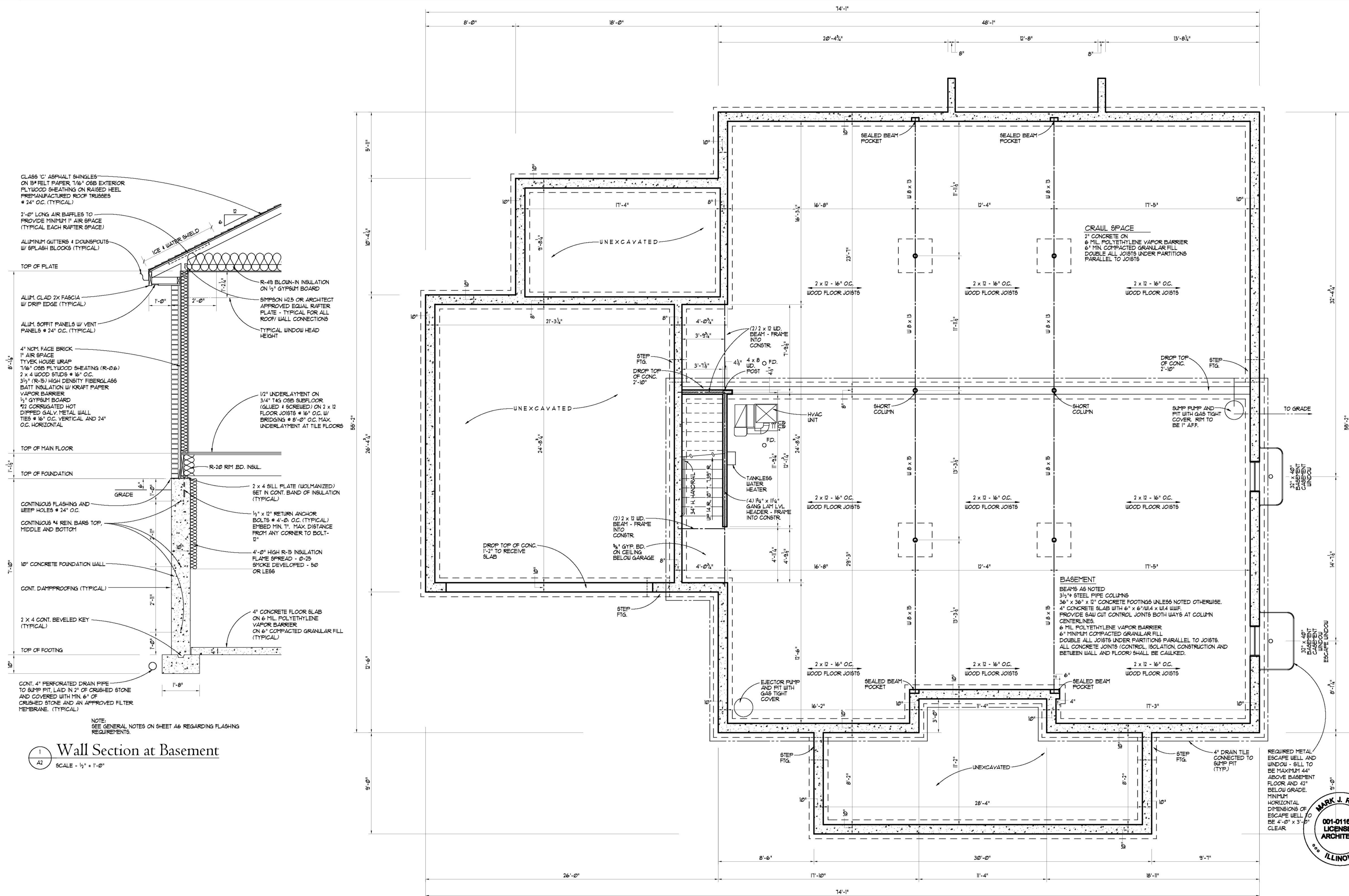
Elevations

Drawn by: MUR  
Checked by: MUR  
Job no: 2104.07

Sheet:  
**AI.1**



## OPTION 1 - 1,385 SF








### A Renovation and Addition to the Home of:

Arthur and Gail Quinlan

247 Hickory Street  
Frankfort, Illinois 60423

Mark J. Rupsis - Architect

822 Murphy Drive  
Joliet, Illinois 60435  
630.740.6956 FAX - 630.405.6764  
[www.rupis.com](http://www.rupis.com)

Issued for:		Date:
	REVIEW	6-7-21
	PERMIT	6-23-21
	PERMIT	7-14-21
	PERMIT	9-20-21
	PERMIT	1-17-22
<b>Revisions</b>		<b>Date</b>
REV. KIT, SINK, WINDOW		1-20-22
ADD GARAGE WINDOW		1-24-22
ADD SQ. FT. NOTES		3-1-22

Basement and  
Foundation  
Plan, Section

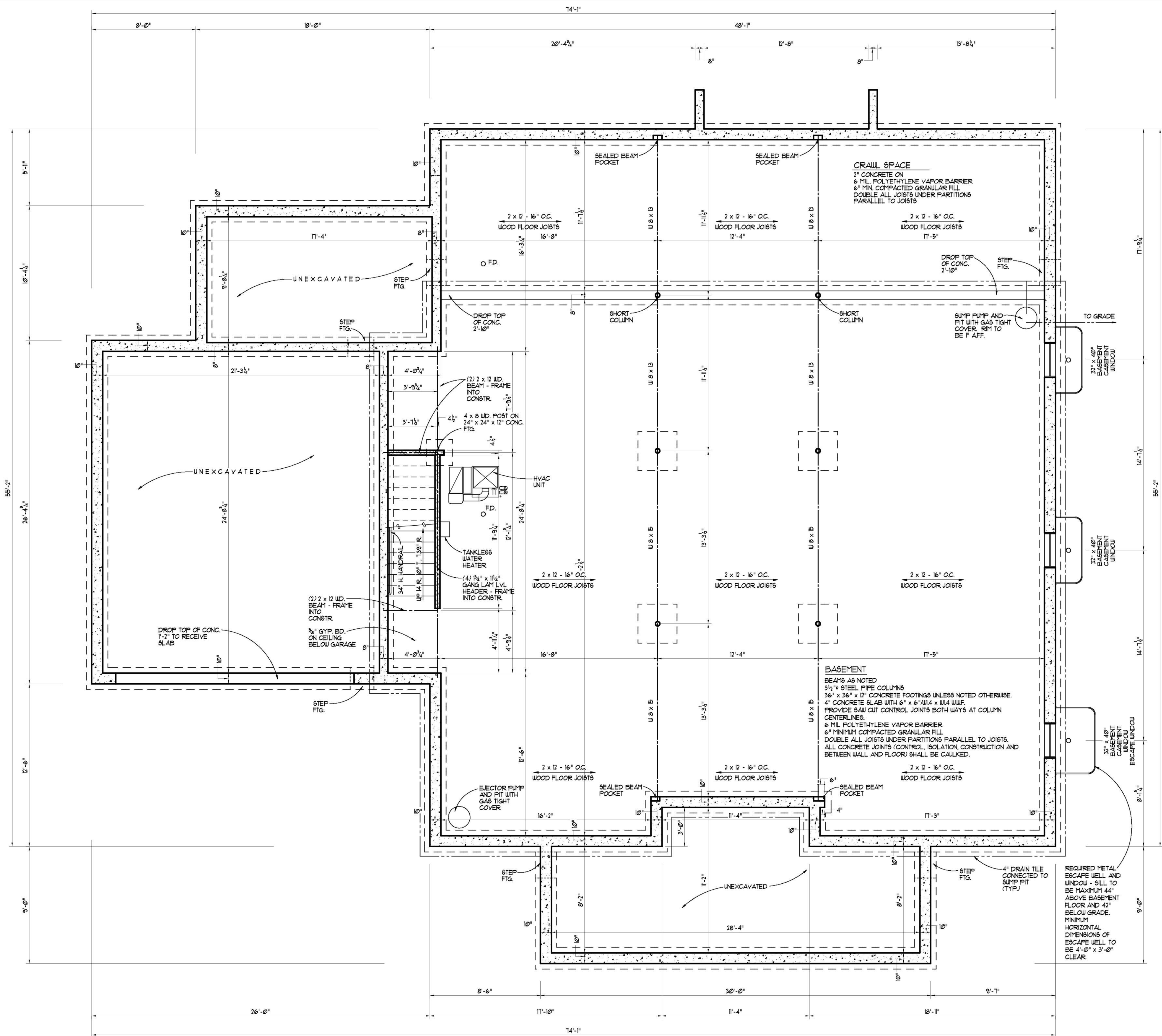
Drawn by: MUR	Checked by: MUR
------------------	--------------------

Job no:	2104.07
---------	---------

Sheet: A2



OPTION 2 - 1,971 SF



Alternate Basement and Foundation Plan

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



BASEMENT AREA: 1,971 SQ. FT.  
CRAWL SPACE AREA: 571 SQ. FT.  
16% BASEMENT, 22% CRAWL SPACE



A Renovation and Addition to the Home of:

Arthur and Gail Quinlan

247 Hickory Street  
Frankfort, Illinois 60423

Issued for:	Date
REVIEW	6-7-21
PERMIT	6-23-21
PERMIT	1-14-21
PERMIT	9-20-21
PERMIT	1-7-22
Revisions	Date
REV. KIT. SINK WINDOW	1-20-22
ADD GARAGE WINDOW	1-24-22
ADD SQ. FT. NOTES	3-1-22

Alternate  
Basement and  
Foundation  
Plan

Drawn by: MUR  
Checked by: MUR  
Job no: 2104.07

Sheet:

A2.1

Mark J. Rupsis - Architect

8322 Murphy Drive  
Joliet, Illinois 60435  
630.740.6956 FAX - 630.405.6764  
www.rupsis.com















**Project:** Gale Residence – House Addition  
**Meeting Type:** Public Hearing  
**Request(s):** Request for a variation from Article 6, Section B, Part 1 of the Village of Frankfort Zoning Ordinance to permit an addition to the primary structure (house) located 14' 3" from the rear property line whereas 30' is required.  
**Location:** 19948 Lily Court  
**Applicant:** Patrick Gale  
**Prop. Owner:** Same  
**Report By:** Christopher Gruba, Senior Planner

### Site Details

**Lot Size:** 0.38 Acres / 16,585 sq. ft.  
**PIN:** 19-09-15-205-019-0000  
**Existing Zoning:** R-2  
**Prop. Zoning:** N/A  
**Gross Living Area:** 2,901 S.F. (not including garage)  
**Building footprint:** 3,633 S.F. (including garage)  
**Lot Coverage:** 21.9%

Figure 1: Location Map



### Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Single-family Residential	Single-Family Detached Residential	R-2
<b>North</b>	Single-family Residential	Single-Family Detached Residential	R-2
<b>South</b>	Single-family Residential	Single-Family Detached Residential	R-2
<b>East</b>	Single-family Residential	Single-Family Detached Residential	R-2
<b>West</b>	Open Space (pond)	Single-Family Detached Residential	R-2

### Project Summary

The applicant, Patrick Gale, is seeking to construct an addition to the rear of his house for an unenclosed, roofed patio area. The proposed unenclosed roof would project 17 feet beyond the westernmost rear wall of the house, and would measure 17 feet wide by 25 feet deep, or 425 square feet. The house was constructed in 2014, within the La Porte Meadows Subdivision. The proposed rear yard building addition would be located 14' 3" from the rear property line, whereas 30' is required in the R-2 zone district, requiring a variance.

### Attachments

- Location map, prepared by staff (GIS)
- Property Survey, performed by Exacta, dated 4.22.16
- Permit drawings, materials list and pictures, submitted by applicant, March 1, 2022
- Variance findings of fact, provided by applicant
- HOA approval letter from La Porte Meadows Community Architectural Committee

## Analysis

---

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

- The property complies with the required front, side and rear yard setbacks for the R-2 zone district.
- The application for the building addition was submitted on March 3, 2022, prior to the Zoning Ordinance text amendment changes regarding accessory structures and impervious lot coverage and is therefore held to the standards of the previous code.
- The maximum **lot coverage** for a one-story house in the R-2 zone district is 25%. The existing lot coverage (enclosed structures) is 3,633 square feet, or 21.9%. The open porch addition, as regulated by the former Zoning Ordinance regulations, does not add to the lot coverage. Under the new Zoning Ordinance regulations, which this property is not bound to, the open porch addition would add 425 square feet, for a total lot coverage of 4,058 square feet, or 24.5%.
- The existing **impervious lot coverage**, *without* the driveway or sidewalk (old code, applicable) is approximately 26.8%, whereas a maximum of 40% is permitted. The addition would increase the impervious coverage to approximately 29.3%, still within the permitted amount.
- The existing **impervious lot coverage**, with the driveway and sidewalk (new code, not applicable), is approximately 34%.
- An arced conservation area & public utility easement exists in the rear yard of the property, adjacent to the existing detention pond. No accessory structures may be constructed within this area. The proposed building addition would be located just outside of this easement. The easement boundary is in the approximate location as the existing rear yard, decorative, black aluminum fence.
- The proposed addition would match the existing home in terms of materials (shingled roof) and roof pitch.
- A detention pond exists beyond the rear yard. The closest house to the applicant's house, measured from back of house to back of house, is approximately 222'. The proposed building addition would decrease this amount to approximately 205'.

## Standards of Variation

---

The applicants are requesting a variation from Article 6, Section B, Part 1 of the Village of Frankfort Zoning Ordinance to permit the construction of an addition that is set back less than 30' from the rear property line.

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

- a. The Zoning Board of Appeals shall not vary the provisions of this Ordinance as authorized in this Article 3, Section B, unless they have made findings based upon the evidence presented to it in the following cases:
  1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;
  2. That the plight of the owner is due to unique circumstances;
  3. That the variation, if granted, will not alter the essential character of the locality.
- b. For the purpose of supplementing the above standards, the Zoning Board of Appeals, in making this determination, whenever there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:
  1. That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;



2. That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
5. That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;
6. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood;
7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

### ***Affirmative Motion***

---

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

1. Recommend the Village Board approve a variation from Article 6, Section B, Part 1 of the Village of Frankfort Zoning Ordinance to permit the construction of a rear yard addition set back 14' 3" from the rear property line, whereas 30' is required in the R-2 zone district, for the property located at 19948 Lily Court in accordance with the submitted plans, public testimony, and Findings of Fact.

# 19948 Lily Court



0 75 150 300 Feet





PROPERTY ADDRESS: 19948 LILY COURT FRANKFORT, ILLINOIS 60423

SURVEY NUMBER: IL1604.1989

FIELD WORK DATE: 4/20/2016  
16041989

REVISION DATE(S): (REV.0 4/23/2016)

BOUNDARY SURVEY  
WILL COUNTY

LOT 29 IN LAPORTE MEADOWS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2002 AS DOCUMENT NUMBER R2002223892, AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 9, 2005, AS DOCUMENT NUMBER R2005155138, IN WILL COUNTY, ILLINOIS.

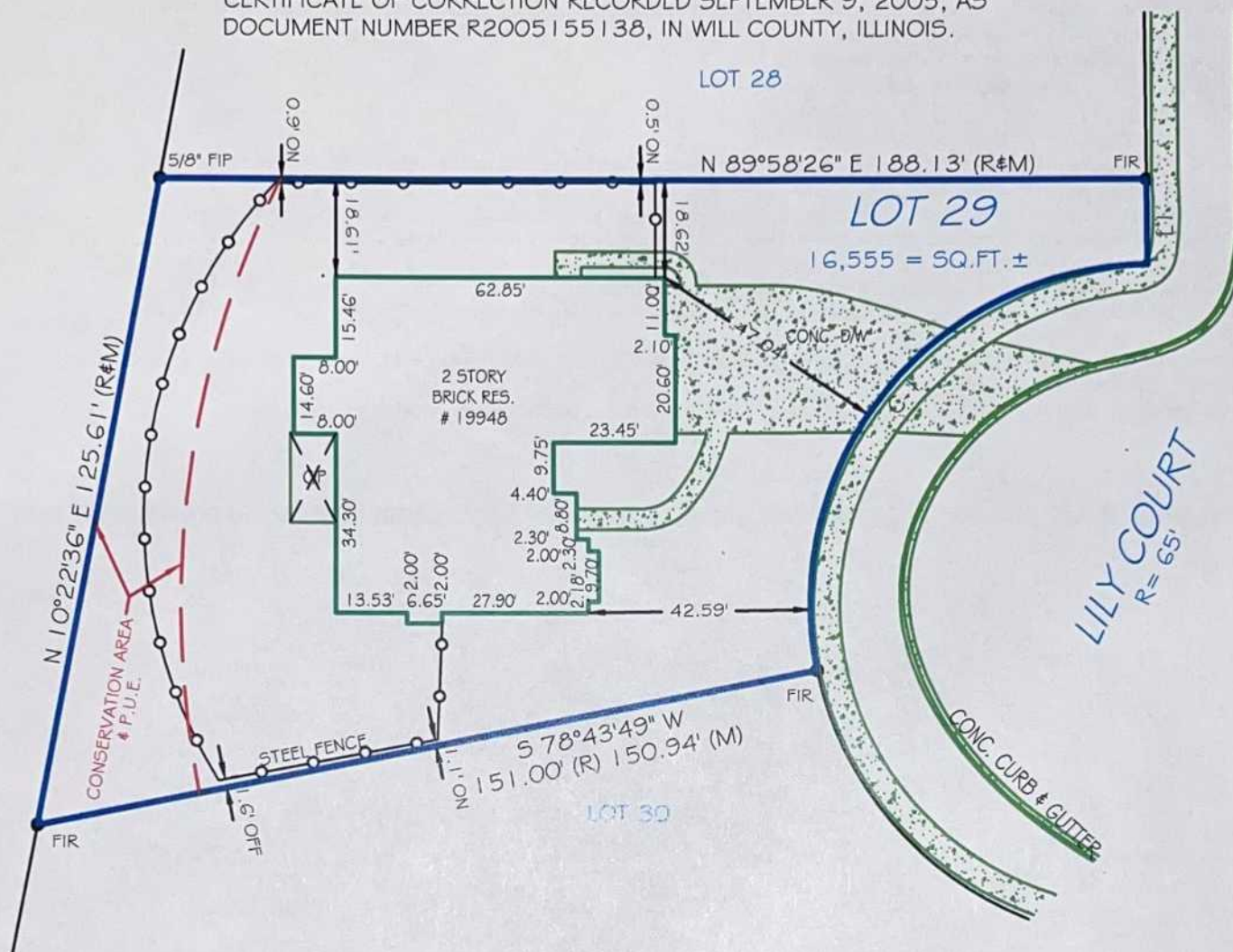


TABLE:

L1 S 0°33'16" E 16.53' (R) 16.42' (M)

C-1

R=65.00' (R)

L=113.83' (R) 114.05' (M)

Δ=100°32'01" (M)

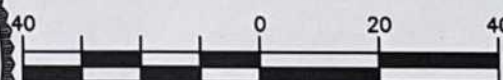
CH=S 38°58'54" W, 99.97' (M)

STATE OF ILLINOIS } ss  
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF APRIL, 2016 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

*Kenneth Kennedy*

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403  
LICENSE EXPIRES 11/30/2016  
EXACTA LAND SURVEYORS LB# 5763



GRAPHIC SCALE (In Feet)  
1 inch = 40' ft.



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER: 12113

DATE: 4/22/2016

BUYER: PATRICK GALE

SELLER: JOHN SCHWALM

CERTIFIED TO: PATRICK GALE; FIRST AMERICAN; CHASE

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST  
NONE VISIBLE

Exacta Proudly Supports

THE *cara* PROGRAM

transforming lives...

[www.thecaraprogram.org](http://www.thecaraprogram.org)

Since 1991, The Cara Program has placed more than 4,500 motivated adults into more than 6,500 quality jobs, catalyzing the same number of families to stop the transfer of poverty from one generation to the next.

EXACTA  
ILLINOIS SURVEYORS, INC.

LB# 184005763

[www.exactachicago.com](http://www.exactachicago.com)  
P: (773) 305-4010 • F: (773) 305-4011  
316 East Jackson Street, Morris, IL 60450



LEGAL DESCRIPTION:

LOT 29 IN LAPORTE MEADOWS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2002 AS DOCUMENT NUMBER R2002223892, AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 9, 2005, AS DOCUMENT NUMBER R2005155138, IN WILL COUNTY, ILLINOIS.

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any additions or deletions to this 2 page survey document are strictly prohibited.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at [www.fema.gov](http://www.fema.gov).
9. All pins marked as set are 5/8 diameter, 18" iron rebar.
10. An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
11. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

**LINE TYPES: (UNLESS OTHERWISE NOTED)**

**BOUNDARY LINE**

**STRUCTURE**

CENTERLINE

CHAIN-LINK or WIRE FENCE

EASEMENT

EDGE OF WATER

IRON FENCE

OVERHEAD LINES

SURVEY TIE LINE

WALL OR PARTY WALL

WOOD FENCE

VINYL FENCE

**SURFACE TYPES: (UNLESS OTHERWISE NOTED)**

ASPHALT

CONCRETE

WATER

**SYMBOLS: (UNLESS OTHERWISE NOTED)**

BENCH MARK

CENTERLINE

CENTRAL ANGLE or DELTA

COMMON OWNERSHIP

CONTROL POINT

CONCRETE MONUMENT

CATCH BASIN

ELEVATION

FIRE HYDRANT

FND OR SET MONUMENT

GUYWIRE OR ANCHOR

MANHOLE

TREE

UTILITY OR LIGHT POLE

WELL

A/C AIR CONDITIONING

B.R. BEARING REFERENCE

B.C. BLOCK CORNER

B.F.P. BACKFLOW PREVENTOR

B.K. BLOCK

B.L.D.G. BUILDING

B.M. BENCHMARK

B.R.L. BUILDING RESTRICTION LINE

B.S.M.T. BASEMENT

B.W. BAY/BOW WINDOW

(C) CALCULATED

C. CURVE

CATV CABLE TV. RISER

C.B. CONCRETE BLOCK

CHIM. CHIMNEY

C.L.F. CHAIN LINK FENCE

C.O. CLEAN OUT

CONC. CONCRETE

COR. CORNER

CS/W CONCRETE SIDEWALK

C.V.G. CONCRETE VALLEY GUTTER

CL. CENTER LINE

C/P COVERED PORCH

C/S CONCRETE SLAB

(D) DEED

D.F. DRAIN FIELD

D.W. DRIVEWAY

ELEV. ELEVATION

ENCL. ENCLOSURE

ENT. ENTRANCE

EM. ELECTRIC METER

E.O.P. EDGE OF PAVEMENT

E.O.W. EDGE OF WATER

EUB. ELECTRIC UTILITY BOX

(F) FIELD

FCM FND. CONCRETE MONUMENT

F/DH FOUND DRILL HOLE

F.F. FINISHED FLOOR

FIP FOUND IRON PIPE

FIPC FOUND IRON PIPE & CAP

FIK FOUND IRON ROD

FIRC FOUND IRON ROD & CAP

FN FOUND NAIL

FN&D FOUND NAIL & DISC

FND. FOUND

PPKN FOUND PARKER-KALON NAIL

PPKN&D FOUND PK NAIL & DISK

PPRS&PK FOUND RAILROAD SPIKE

GAR. GARAGE

GM. GAS METER

ID. IDENTIFICATION

ILL. ILLEGIBLE

INST. INSTRUMENT

INT. INTERSECTION

L. LENGTH

LB# LICENSE # - BUSINESS

LS# LICENSE # - SURVEYOR

(M) MEASURED

M.B. MAP BOOK

M.E.S. MITERED END SECTION

M.F. METAL FENCE

N.R. NON RADIAL

N.T.S. NOT TO SCALE

O.C.S. ON CONCRETE SLAB

O.G. ON GROUND

OP# OUTSIDE OF SUBJECT PARCEL

OH. OVERHANG

OH. OVERHEAD LINES

OH. INSIDE OF SUBJECT PARCEL

O.R.B. OFFICIAL RECORD BOOK

O.R.V. OFFICIAL RECORD VOLUME

OA. OVERALL

OS. OFFSET

(P) PLAT

P.B. PLAT BOOK

P.C. POINT OF CURVATURE

P.C.C. POINT OF COMPOUND CURVATURE

P.C.P. PERMANENT CONTROL POINT

P/E. POOL EQUIPMENT

P.G. PAGE

P.I. POINT OF INTERSECTION

PLS. PROFESSIONAL LAND SURVEYOR

PLT. PLANTER

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

P.P. PINCHED PIPE

P.R.C. POINT OF REVERSE CURVATURE

P.R.M. PERMANENT REFERENCE MONUMENT

PSM. PROFESSIONAL SURVEYOR AND MAPPER

P.T. POINT OF TANGENCY

R. RADIUS or RADIAL

(R) RECORD

RGE. RANGE

RES. RESIDENCE

RAW. RIGHT OF WAY

(S) SURVEY

S.B.L. SETBACK LINE

S.C.L. SURVEY CLOSURE LINE

SCR. SCREEN

SEC. SECTION

SEP. SEPTIC TANK

SEW. SEWER

SGD. SET GLUE DISC

SIRC. SET IRON ROD & CAP

SN&D. SET NAIL & DISC

SQ.FT. SQUARE FEET

STY. STORY

S.T.L. SURVEY TIE LINE

SV. SEWER VALVE

SW. SIDEWALK

S.W. SEAWALL

TBM. TEMPORARY BENCHMARK

TEL. TELEPHONE FACILITIES

T.O.B. TOP OF BANK

TWP. TOWNSHIP

TX. TRANSFORMER

TYP. TYPICAL

U.R. UTILITY RISER

WC. WITNESS CORNER

WF. WATER FILTER

W.F. WOODEN FENCE

WM. WATER METER/VALVE BOX

WV. WATER VALVE

V.F. VINYL FENCE

A.E. ACCESS EASEMENT

AN.E. ANCHOR EASEMENT

C.M.E. CANAL MAINTENANCE ESMT.

C.U.E. COUNTY UTILITY ESMT.

D.E. DRAINAGE EASEMENT

D.U.E. DRAINAGE AND UTILITY ESMT.

ESMT. EASEMENT

I.E./E.E. INGRESS/EGRESS ESMT.

IRR.E. IRRIGATION EASEMENT

L.A.E. LIMITED ACCESS ESMT.

L.B.E. LANDSCAPE BUFFER ESMT.

L.E. LANDSCAPE ESMT.

L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT

M.E. MAINTENANCE EASEMENT

P.U.E. PUBLIC UTILITY EASEMENT

R.O.E. ROOF OVERHANG ESMT.

S.W.E. SIDEWALK EASEMENT

S.W.M.E. STORM WATER MANAGEMENT ESMT.

T.U.E. TECHNOLOGICAL UTILITY ESMT.

U.E. UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
  2. Select a printer with legal sized paper.
  3. Under "Print Range", click select the "All" toggle.
  4. Under the "Page Handling" section, select the number of copies that you would like to print.
  5. Under the "Page Scaling" selection drop down menu, select "None."
  6. Uncheck the "Auto Rotate and Center" checkbox.
  7. Check the "Choose Paper size by PDF" checkbox.
  8. Click OK to print.
- TO PRINT IN BLACK + WHITE:**
1. In the main print screen, choose "Properties".
  2. Choose "Quality" from the options.
  3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR THE BUYERS LISTED ON THE FIRST PAGE OF THIS SURVEY:

**EXACTA**

**25% off**

(UP TO \$500)

**ANY FUTURE SURVEYING SERVICES ON THIS PROPERTY**

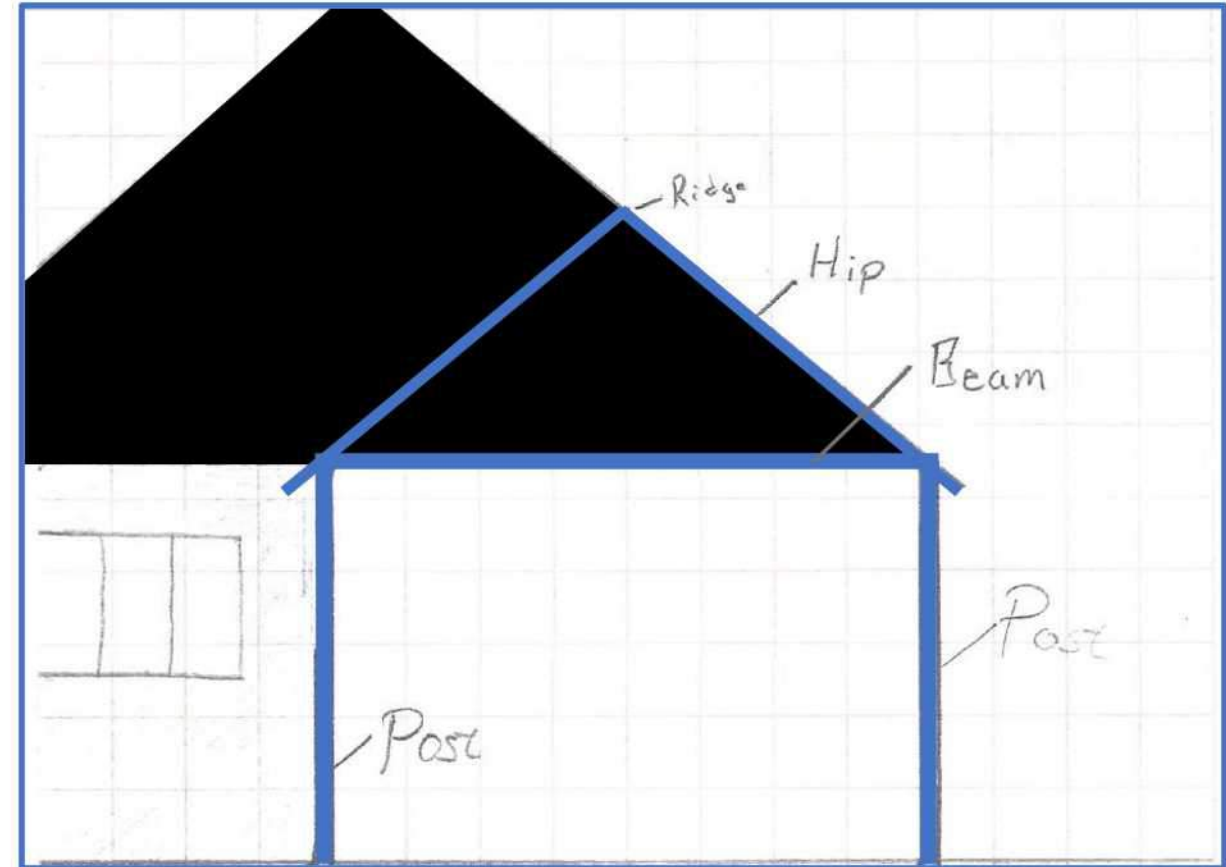
Offer valid only for the buyer as listed on the first page of the survey. Total discount not to exceed \$500.



The attached unenclosed roof structure would extend West, off our current home. To aesthetically "blend in" and maintain the exterior architectural appeal of the current home, the "unenclosed structure" would maintain the same 8/12 hip roof pitch and design. The extension will follow the current southern-most roof "hip," and create a new "hip" that begins on the north edge of the currently covered area; effectively, splitting the current "hip" in half.

**RECEIVED**

*By Christopher Gruba at 10:20 am, Mar 01, 2022*



As for the material/finishes, the posts will be Cedar 6x6s, and the fascia, soffit, gutters, and shingles will match the current fascia, soffit, gutters, and shingles.













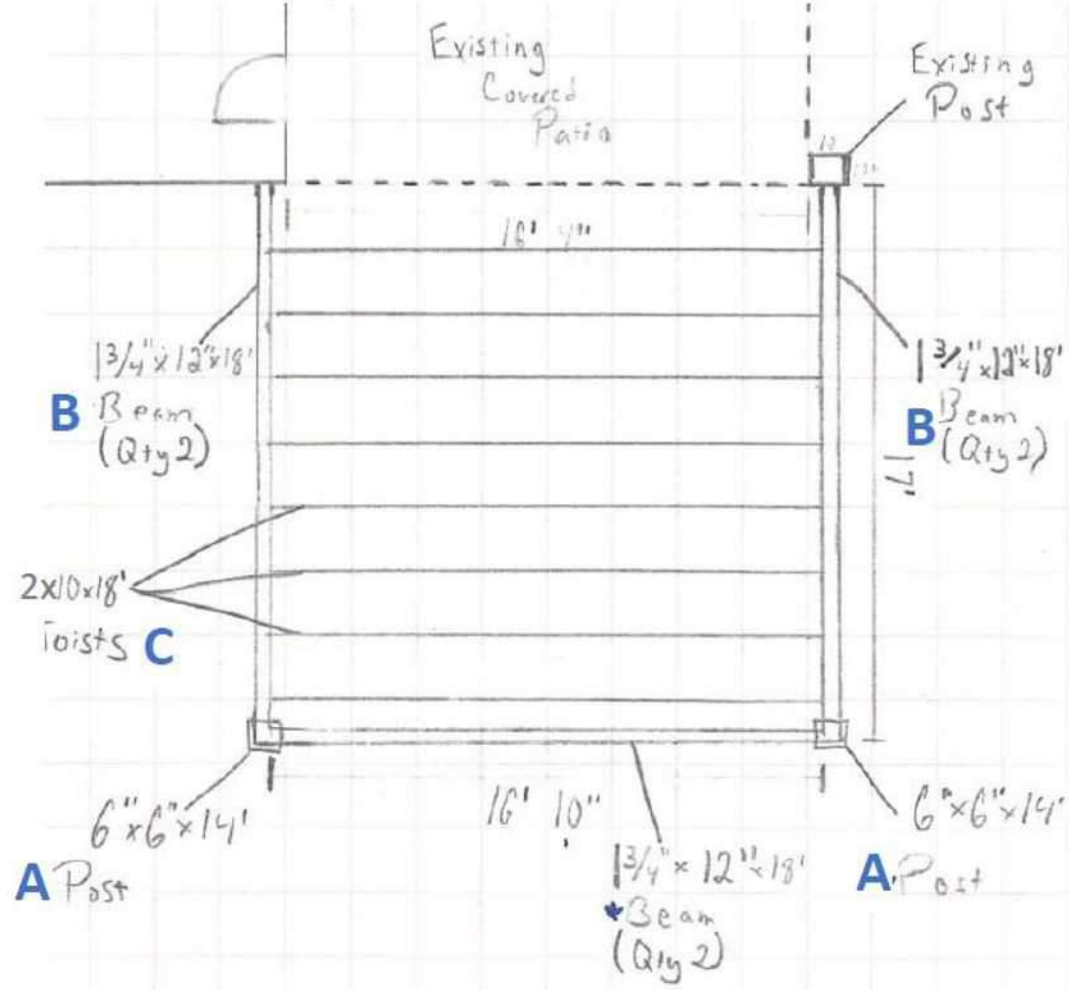


# Material List

Drawing Reference	Structure	Quantity	Dimension	Notes
A	Post	2	6 x 6 x 14'	Treated 6x6, wrapped in cedar 1x8   11' 1" - 12' 1" Height Consider replacing 12" with 14"
B	Beams	6	1 3/4 x 12" x 18'	
C	Ceiling Joist	12	2 x 10 x 18'	
D	Rafters (8/12)	24	2 x 8 x 14'	
E	"Lay on" Rafters	6	2 x 8 x 12'	
F	Hips	2	2 x 10 x 16'	
G	"Lay ons" (Valley Rafters)	2	2 x 10 x 14'	
H	Ridge	2	2 x 10 x 18'	
I	Bracing	10	2 x 4 x 16'	
	OSB Plywood	24	4 x 8 x 1/2	
	Gun Nails	2	3 1/4	
	Gun Nails	2	2 1/4	
	Heavy Angle			
	Hangers			
	Soffit (Aluminum, VARIFORM, or AZEK® Beadboard)			
	Aluminum Fascia			
	Gutters			
	Shingles			
	Tar Paper			
	Rain/Ice			
	Scaffolding Rental			
	Ladders			
	Leveling Pads			

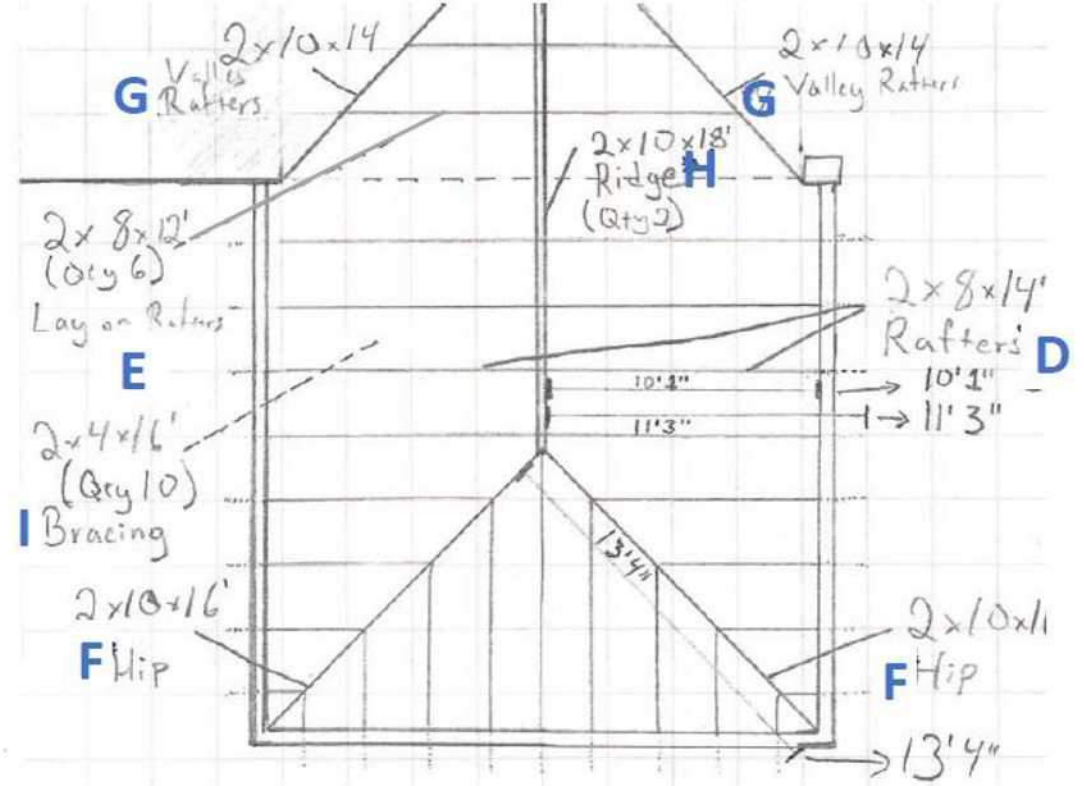


# Permit Drawings



T O P V I E W

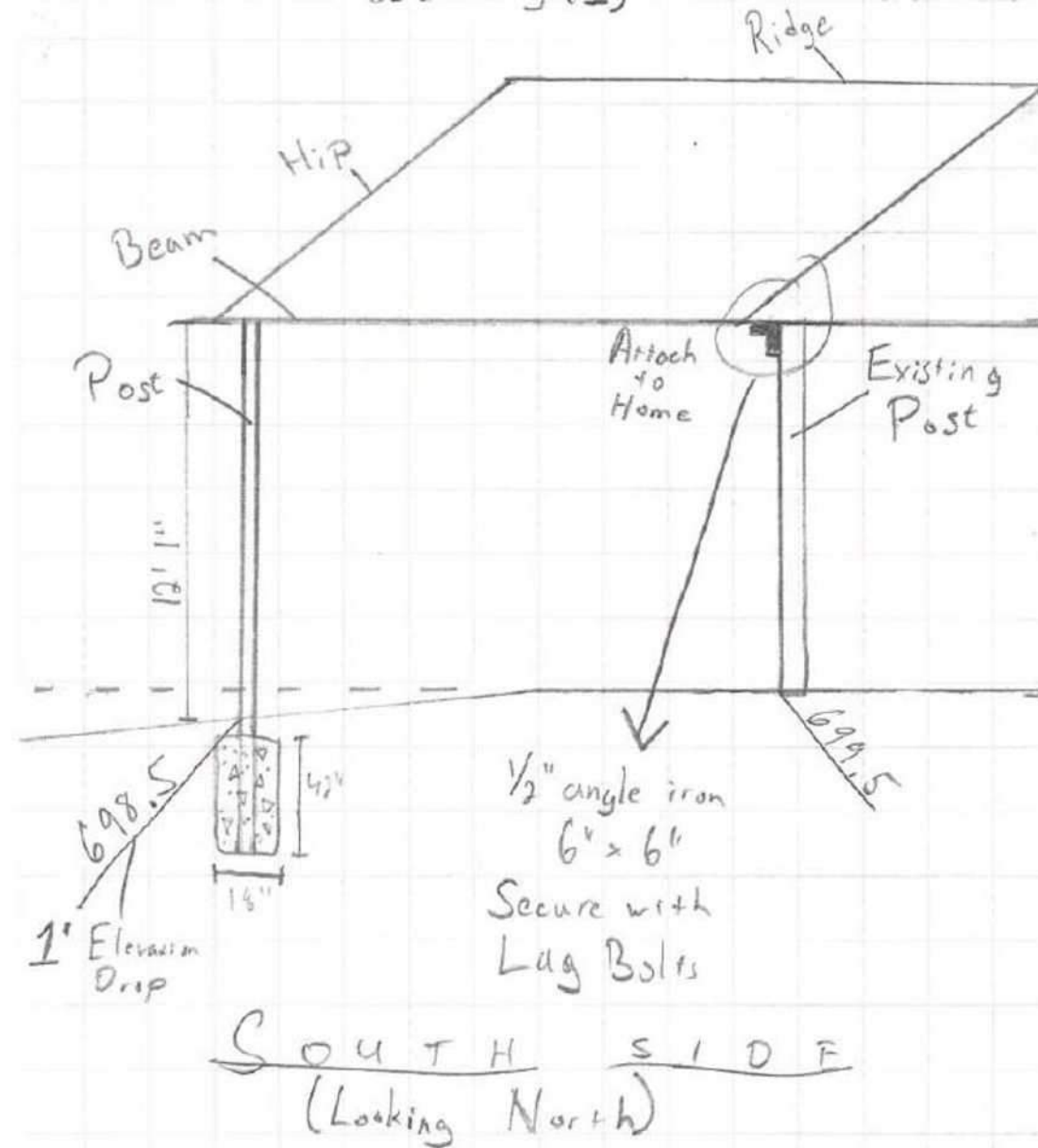
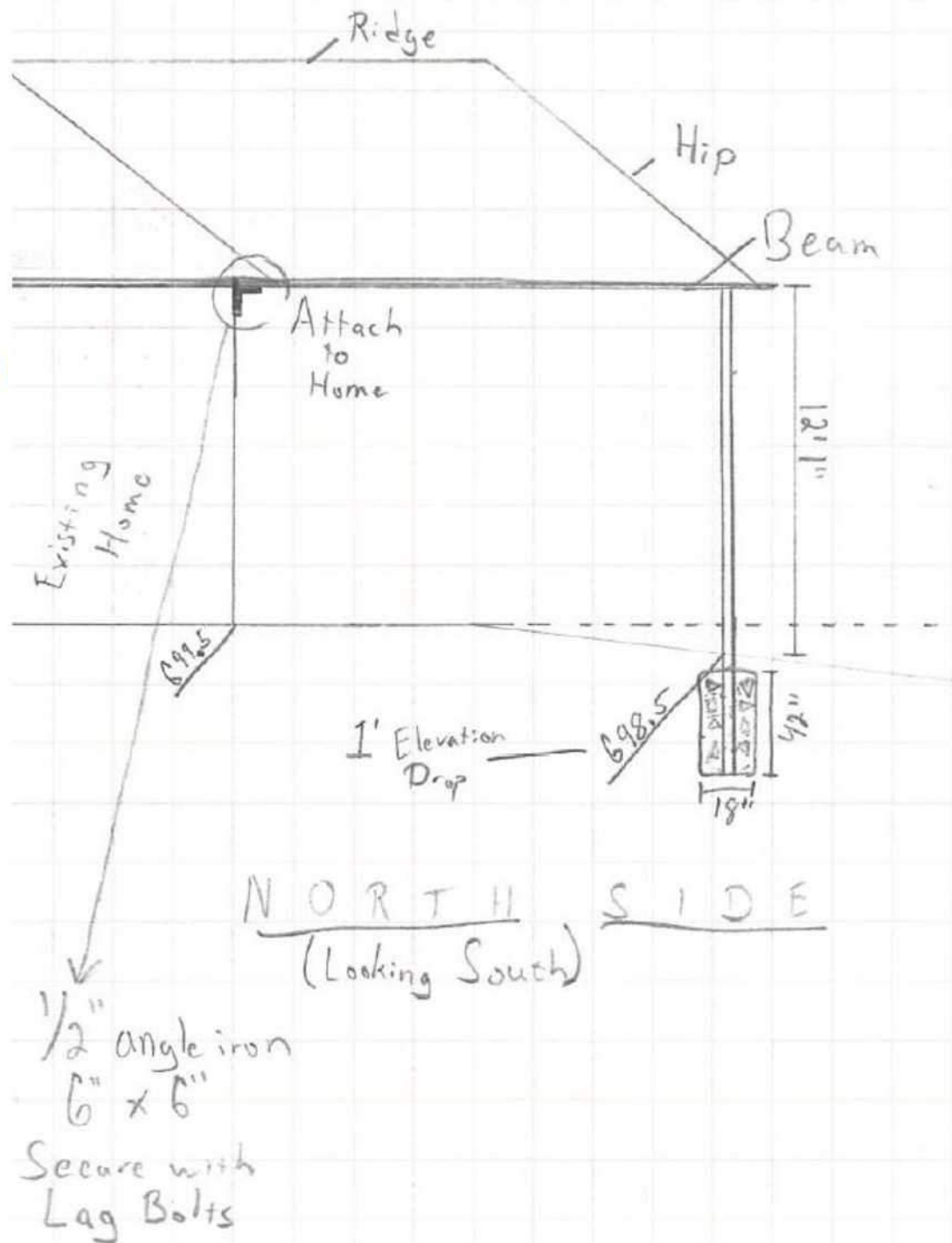
- 1) Beams (B)
- 2) Posts (A)
- 3) Joists (C)



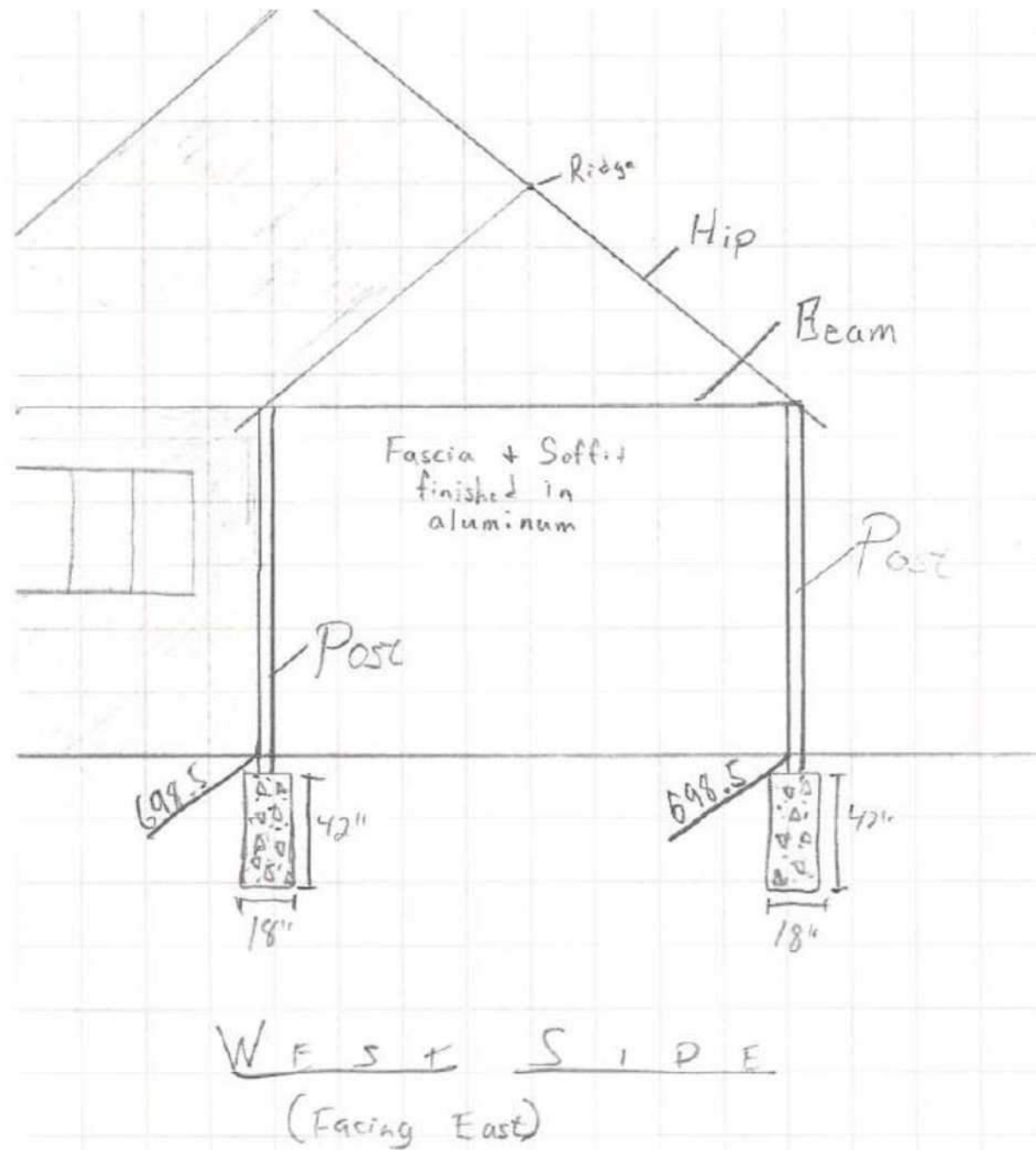
T O P V I E W 2

- 1) Ridge (H)
- 2) Hips (F)
- 3) Rafters (D)
- 4) Valley Rafters (G)
- 5) Lay on Rafters (E)
- 6) Bracing (I)

# Permit Drawings



# Permit Drawings





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

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

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

The pond, adjacent to the rear property line, increases the upfront cost/value of the home, yet cannot be reasonably returned due to the extreme exposure of the sun on the rear side of the property (west-facing) during the summer months. The unique circumstances (beyond facing west), are detailed in the remaining questions below.

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

Given the rear property line is adjacent to a pond, there are no homes, nor trees to provide any shade whatsoever. Additionally, the sun's reflection off the pond, adds further heat/glaring rays to our property. The rear property line is 120' from the rear neighbor's property line, which would make the proposed structure 135' from rear neighbor's property line.

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

The variation, if granted, enables us to maintain the essential character of the locality, AND fully resolve the hardship. If we did NOT seek a variation, standard regulations would allow a 144 SF pavilion, detached 10' from the house, & closer to the property line; yet, only partially resolves the hardship and much less aesthetically pleasing.

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

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

As described in question #1 above and #2 below, the heat in the rear of the property is extreme, and distinguished from a mere inconvenience due to the physical surroundings (no homes, nor tall trees), shape of the property (cul-de-sac lot, which positions the home further back in the lot), and topographical conditions (pond adjacent to rear property line).



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;

Per "Attachments A & B", the property's lot location is uniquely positioned; it is the first home on an "off-centered" cul-de-sac, which forced the home to be "set back" deep into the lot. Furthermore, the property's rear property line is 120' from the rear neighbor's property line due to the pond, per "Attachment C."

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

The purpose of the variation is based on hardship upon the owner, not money.

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

The hardship has not been created by any person presently having 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;

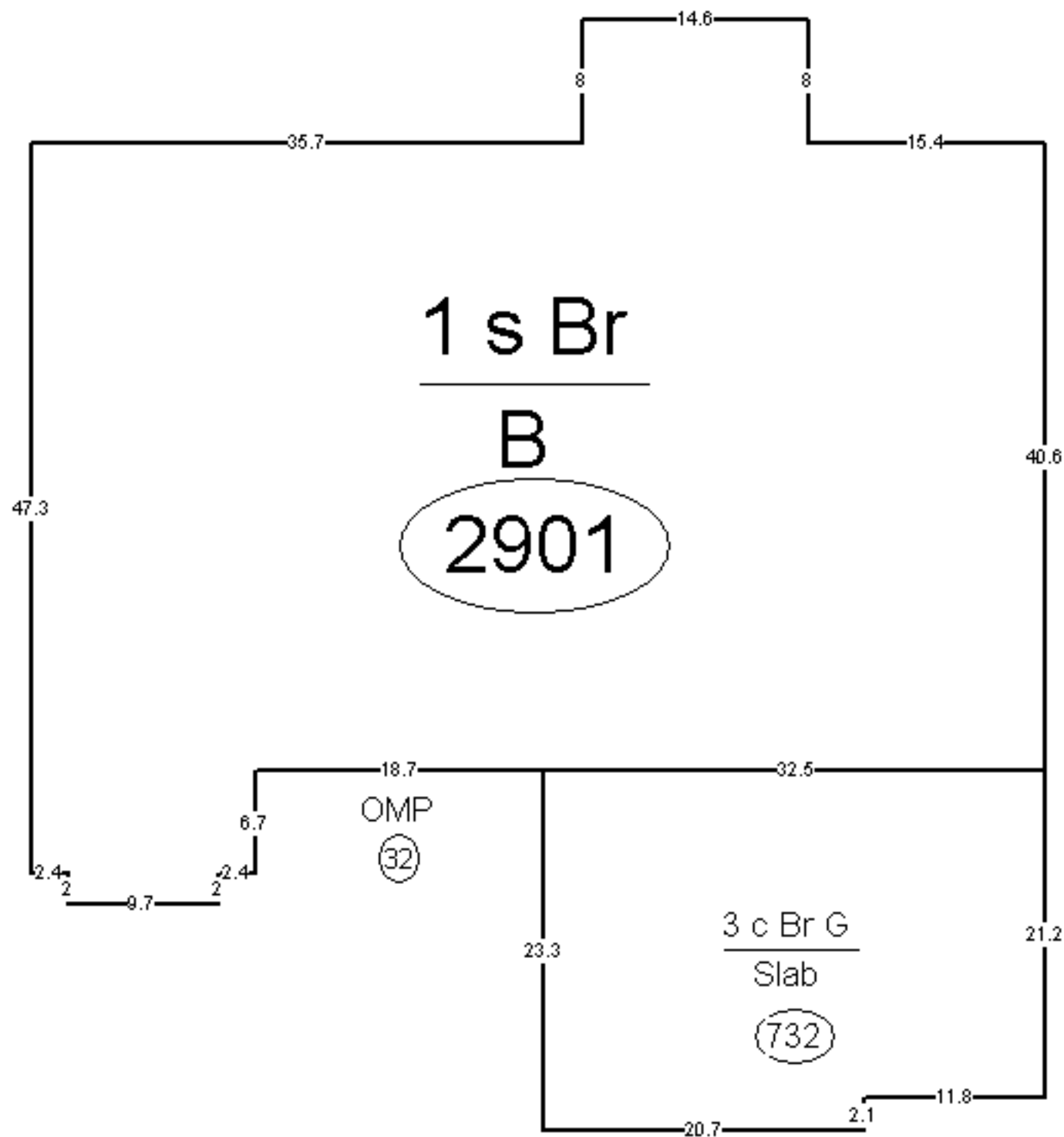
Per "Attachment D," the currently proposed plan (requiring this variation), has been approved by the La Porte Meadows Home Owners Association (HOA). The variation will not cause damage, harm, or any other negative impact to the public welfare and neighborhood.

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

As referenced in "Attachment E" & Question #3 on pg 1 above, the proposed plan (i.e. same 8/12 hip roof pitch & design) was developed to ensure that there is no variance whatsoever, with the exterior architectural appeal and functional plan of the current structure (home), immediate neighborhood, and character of the applicable district.

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.

As referenced in both question #2s above, the property's rear property line is 120' from the rear neighbor's property line. Furthermore, if granted the variation, the extended roof will not be visible from the current, adjacent side properties' structures (homes). The proposed variation will not impair adequate supply of air to adjacent properties, substantially increase the danger of fire, otherwise endanger the public safety nor substantially diminish nor impair property values within the neighborhood.



**LAPORTE MEADOWS COMMUNITY**  
**Architectural Committee Plan Approval Request Form**

The Architectural Review Committee submits the attached for approval. I understand that the final approval may take at least (3) weeks from the time a complete and properly prepared submittal has been received by the committee. I am requesting permission for the construction or installation:

<input type="checkbox"/> sidewalk	<input type="checkbox"/> driveway	<input type="checkbox"/> courtyard	<input type="checkbox"/> patio
<input type="checkbox"/> wall	<input type="checkbox"/> pool	<input type="checkbox"/> fence	<input type="checkbox"/> exterior lights
<input type="checkbox"/> satellite dish	<input type="checkbox"/> hot tub	<input type="checkbox"/> flag pole	<input type="checkbox"/> deck

☒ other – describe: **Covered patio/structure**

As required, I have attached TWO (2) copies of the Plat of Survey, including “to-scale” drawings on plat, a complete listing of all materials to be used, and a picture, brochure, or conceptual drawing of the requested change.

Date **January 28, 2022**

Neighborhood: **LaPorte Meadows**

Name: **Mr. & Mrs. Gale**

Address: **19948 Lily Ct**

City/State: **Frankfort, IL**

Phone: Home: **None** Work:

The Architectural Committee has reviewed the plans submitted. Please note:

**Approval has been granted** for the use and location only. Approval does not constitute any review or approval as to the adequacy or sufficiency of the design of the structure itself. For your own protection, may we suggest that you obtain a certificate of insurance and contractors license number (if applicable) from your contractor. You must also comply with all other State and Local rules and regulations. A building permit may be necessary from the City of Frankfort.

The following condition shall also apply:

**Obtain a permit from Frankfort Township**

APPROVAL

Architectural Committee:

By: **Michael Murphy**  
**Michael J Murphy**

Date: **January 28, 2022**

By: **Dan Lekki**  
**Dan Lekki**

Date: **January 28, 2022**

By: **Brian Williams**  
**Brian Williams**

Date: **January 28, 2022**



**Project:** Religious Retreat Center for Gracepoint Ministries  
**Meeting Type:** Public Hearing  
**Requests:** Zoning Map Amendment (Rezoning from AG and R-2 to R-2); Special Use Permit for a Planned Unit Development  
**Location:** 22660 S. Harlem Avenue  
**Applicant:** Gracepoint Ministries  
**Prop. Owner:** Same  
**Consultants:** Gabe Garcia, Ideal Designs; Brian Hertz, MG2A  
**Representative:** Richard J. Kavanaugh, Attorney  
**Report By:** Michael J. Schwarz, AICP

### Site Details

**Lot Size:** ±22.66 Acres  
**PIN(s):** 19-09-36-204-042-0000  
**Existing Zoning:** AG & R-2  
**Prop. Zoning:** R-2  
**Building(s) / Lot(s):** 5 buildings / 1 lot  
**Adjacent Land Use Summary:**

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Single-Family Residential	Single-Family Detached Residential	AG/R-2
<b>North</b>	Forest Preserve	Environmental Conservation	FP
<b>South</b>	Single-Family Residential	Single-Family Detached Residential	R-2
<b>East</b>	Forest Preserve	Environmental Conservation	FP
<b>West</b>	Single-Family Residential	Single-Family Detached Residential	R-2

Figure 1: Location Map



### Project Summary

The applicant, Gracepoint Ministries, is a California religious 501(c)3 nonprofit corporation, which is an association of Gracepoint churches scattered throughout the United States. Gracepoint is the owner of the 22.66-acre property located at 22660 Harlem Avenue which includes an 8,704 square-foot, 2 and ½ - story, single-family home, a 10,189.76 square-foot private gymnasium building, a 2-story guest house, and two smaller accessory buildings all situated adjacent to an approximately 3-acre private lake in a secluded, wooded setting. Gracepoint is seeking to establish a religious retreat center on the property for the benefit of its members. The proposed religious retreat center would not be open to the public for commercial use or rental. The Table of Permitted and Special Uses in the Village's Zoning Ordinance does not include a land use classification for a religious retreat center. However, there is past precedent to allow such land uses via a Planned Unit Development, which is a special use in all zoning districts in the Village except the Agricultural District. Ordinance No. 2314, An ordinance Granting a Special Use Permit for a Planned Unit Development to Manitoqua Ministries, for the Camp Manitoqua property located at 8122 Sauk Trail was approved on August 21, 2006. In conjunction with the request for a Special Use Permit for a Planned Unit Development, the applicant seeks approval of an exception from the Zoning Ordinance to allow continuation of a lot which has zero street frontage. To accommodate the request for a Special Use Permit for a Planned Unit Development, the applicant is requesting approval of a Zoning

Map Amendment (rezoning) from the Agricultural (AG) District to the R-2 Single-Family Residential District for the northern portion of the property. The request to rezone the AG zoned portion of the property to R-2 Single-Family Residential District would be consistent with the neighboring properties to the south and west and would be consistent with the Future Land Use Map in the Comprehensive Plan which designates the property as "Single-Family Detached Residential". This also corrects the current split zoning.

## **Attachments**

---

- Applicant's Narrative Description of Use dated 2.15.22
- Letter from Attorney dated 1.28.22 regarding easement of ingress and egress
- 2020 Aerial Photograph from Will County GIS
- Photographs provided by applicant 3.3.22
- Plat of Survey prepared by MG2A Civil Engineering and Surveying dated 2.14.22
- Floor Plans/Life Safety Plans of existing private gymnasium prepared by Ideal Designs dated 1.25.22
- Site Sketch Plan prepared by MG2A Civil Engineering and Surveying dated 3.10.22
- Article 3, Section F of the Village of Frankfort Zoning Ordinance (Planned Unit Developments)

## **Analysis**

---

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

- The subject lot is non-conforming with respect to the required minimum frontage/lot width in the proposed R-2 District. The lot has zero street frontage. (100 feet minimum required)
- The subject lot is conforming with respect to the required minimum lot area in the proposed R-2 District. The lot area is approximately 22.66 acres. (15,000 square feet minimum required)
- The existing buildings comply with all R-2 District setback requirements.
- The existing buildings comply with the R-2 District maximum 20% lot coverage requirement.
- The existing buildings comply with the R-2 District maximum 50% impervious coverage requirement (for the proposed non-single-family residential use).
- The existing home has a gross floor area of 10,189.76 square feet (minimum 2,600 square feet for a two-story and minimum 2,400 sq. ft. for a one-story required).
- The existing buildings, which predominantly have wood-siding, are considered legal-nonconforming with respect to the Village's masonry materials exterior requirements outlined in Article 6, Section B, Part 2, 'g' and Article 6, Section B, Part 4, 'd' of the Zoning Ordinance.
- The height of the existing residence is not known at this time. (35 ft. maximum is allowed).
- The Zoning Ordinance specifies parking for Religious Institutions as follows: One (1) space per four (4) seats based upon maximum capacity of the facility, plus adequate space for all vehicles associated with the institution. The applicant's narrative (attached) states that there will be 20-40 people on the property once per month (requiring an estimated minimum of 10 parking spaces) and 100-150 people on the property 3-4 times per year (requiring an estimated minimum of 38 parking spaces). The applicant has submitted a Site Sketch Plan which illustrates a proposed new parking lot consisting of 45 paved parking spaces (43 standard spaces and 2 handicap accessible spaces) located parallel to the existing long driveway. The proposed new parking lot would satisfy the Zoning Ordinance parking requirement and should also satisfy the actual parking demand during gatherings on the property. If the actual parking demand ever exceeds the capacity of the parking lot, there are additional parking spaces in the driveway located between the main house and the guest house, as well as additional parking spaces located in the driveway immediately east of the gymnasium building, and if ever needed, along the long driveway.
- The property is heavily buffered with Forest Preserve property abutting the north and east property line and heavily wooded areas along the south and west property lines.
- It should be noted that since this property is already developed and only the proposed use would be changing, not all aspects of the Village's Planned Unit Development regulations would apply as would be the case for a new development. The proposed Planned Unit Development would allow for the change in use from the existing single-family use to a religious retreat center use, while providing governing documents with respect to the form and function of the proposed operation.

## **Workshop Discussion**

---

The Plan Commission/Zoning Board of Appeals held a workshop on this application on March 24, 2022. Questions from the Plan Commission/Zoning Board of Appeals included the following topics:

- Specific uses of the property
- Expected number of visitors to the property
- Tax-exempt status of the property
- Daily oversight and caretaking of the property
- Expected parking demand for occasional larger gatherings during the year
- The proposed zoning classification of the property
- Drainage needs for the proposed new parking lot
- The previous use of the accessory building located north of the main house

Village staff reached out to the Cook County Department of Transportation and Highways and has confirmed that the applicant likely will need to apply for a permit for the driveway entrance on Harlem Avenue due to the proposed conversion of the use of the property from a single-family residential use to religious institutional use. The applicant has been made aware of the need to contact the agency for more information.

## **Standards for Zoning Map Amendments (Rezoning)**

---

For reference during the workshop, Article 3, Section D, Part 6 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Zoning Board of Appeals must use to evaluate a Zoning Map Amendment (rezoning) request.

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

- a. Existing uses of property within the general area of the property in question; Village of Frankfort Article 3:
- b. The zoning classification of property within the general area of the property in question;
- c. The suitability of the property in question to the uses permitted under the existing zoning classification;
- d. 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
- e. The change in zoning is in conformance with the comprehensive plan of the Village and its official map.
- f. After consideration of the above matters, the Plan Commission may recommend the adoption of a proposed amendment, a denial of a proposed amendment or a modification to such proposed amendment. The Plan Commission may include with its recommendation certain conditions or modifications to a proposed amendment for consideration by the Board of Trustees.

## **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 Zoning Board of Appeals 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 Planned Unit Developments*** \_\_\_\_\_

For reference during the workshop, Article 3, Section F of the Village of Frankfort Zoning Ordinance refers to Planned Unit Developments (refer to complete Article 3 attached). Part 4 of said Section F refers to the review standards the must be considered.

In granting or withholding approval of Preliminary Plans and Final Plans, the Plan Commission and the Village Board shall consider the extent to which the application fulfills the requirements of this Ordinance and the following standards:

- a. The plan is designed to protect the public health, welfare and safety.
- b. The proposed development does not cause substantial injury to the value of other property in the immediate area.
- c. 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.
- d. The plan provides for and ensures the preservation of adequate recreational amenities and common open spaces.
- e. Residential use areas may provide a variety of housing types to achieve a balanced neighborhood.
- f. 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.

- g. The proposed development provide for the orderly and creative arrangement of all land uses with respect to each other and to the entire Village.

### ***Affirmative Motions***

---

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

1. Recommend that the Village Board approve a Zoning Map Amendment (Rezoning) from AG and R-2 to R-2 for the property located at 22660 S. Harlem Avenue, in accordance with the public testimony and Findings of Fact; and
2. Recommend that the Village Board approve a Special Use Permit for a Planned Unit Development (PUD), including an exception from Article 6, Section B, Part 1 of the Village of Frankfort Zoning Ordinance which requires a minimum 100-foot lot width standard, and from Article IX, Section 9.5 of the Village of Frankfort Land Subdivision Regulations, which requires lot dimensions to conform to the requirements of the Village of Frankfort Zoning Ordinance, to allow continuation of a lot which has zero street frontage, as well as any other exceptions as may be necessary, to accommodate a proposed religious retreat center, for the property located at 22660 S. Harlem Avenue, in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following conditions:
  - a. Subject to Village approval of the required final engineering plans for the proposed parking area;
  - b. Subject to Village approval of the required landscape plan;
  - c. Subject to retention of the existing trees and vegetation around the perimeter of the property, to serve as screening from adjacent properties;
  - d. Subject to Village approval of the required site lighting photometric plans for any proposed exterior lighting;
  - e. Subject to Cook County Department of Transportation and Highways approval of any necessary permits related to the driveway entrance on Harlem Avenue
  - f. The submitted Plat of Survey and Site Sketch Plan shall be the approved site plan for the Planned Unit Development.

## **Gracepoint Ministries' Proposed Use of 22660 S Harlem Ave, Frankfort, IL 60423 (2/15/22)**

### **Introduction:**

[Gracepoint Ministries](#), a California religious 501(c)3 nonprofit corporation, is an association of Gracepoint churches scattered throughout the United States ([www.gracepointonline.org](http://www.gracepointonline.org)). As Christians, we strive to live a life of love in the footsteps of Jesus Christ, obeying the great commandments to love God and love your neighbor as yourself. We have affiliation with the [Southern Baptist](#) denomination, the largest Protestant denomination in the United States.

More than 30 years ago, we started as a collegiate ministry to minister to undergraduate and graduate students. As our churches matured, we've expanded to bless the local communities through ministries like elderly care ministry (nursing home visits), children programs, and youth mentoring, to name a few. We are currently serving close to [70 campuses](#) in [30 cities](#).

We're increasingly multiethnic and relatively young working adult 20- to 40-somethings who are eager to make a positive impact in society today, where there's much need for spiritual/emotional/mental health and thriving all around.

Several years ago, we expanded into the Chicagoland area with locations at Hyde Park (University of Chicago) and Evanston (Northwestern University). Recently, we started additional locations in the Greater Midwest with churches for Purdue University, University of Illinois—Urbana Champaign, University of Wisconsin—Madison, University of Michigan—Ann Arbor, and the Ohio State University.

Over time, Gracepoint Ministries has purchased properties near clusters of our existing ministries for use by our members.

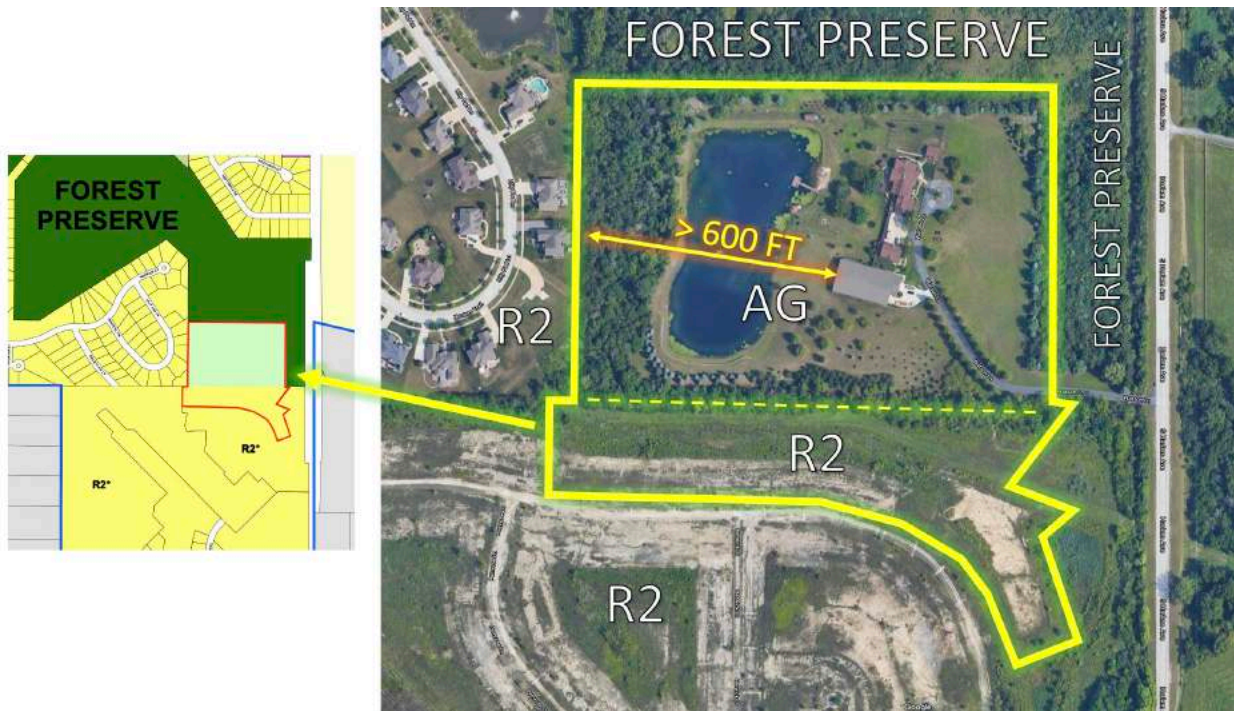
### **22660 S Harlem Ave Property:**

Gracepoint Ministries recently purchased the property on 22660 S Harlem Ave, comprising of three existing structures:

- Main house (9-bedrooms, built 1992),
- Guest house (built 1997), and
- Gym (built 2012).

The bulk of the property is zoned AG (Agricultural District), with a portion zoned as R2 (Single Family Residential District); this 22 acre parcel includes both AG and R2 zones. (see illustrative mock-up below)





This property is **well-buffered and sheltered** from the surrounding land with layers of mature trees all around the perimeter to provide a very tranquil feel/experience. Forest Preserve land is to the north, along with a strip between our parcel and Harlem Avenue. The west and south edges of this parcel face R2 zones. There is a 3 acre private pond on the parcel and the distance from the buildings to the nearest residential neighbor is more than 600 ft, so it maintains privacy fairly well.

Gracepoint Ministries purchased the property **for exclusive use by our official ministry team members as a “getaway” primarily for rest and restoration** away from the busy city life and the volunteer service they are engaged in our Ministries, as many of our members volunteer in different capacities at their respective local churches.

As such, this property will **not be “open to the public,”** but rather, it will be for private use by official members of Gracepoint Ministries. Immediate use is for members to enjoy outdoor recreational activities (e.g., fishing and kayaking in the pond, gardening, cornhole games, etc.) as *“Outdoor Recreational & Entertainment”* is one of the permitted uses for the AG zone. The existing large gym with basketball/volleyball also helps to meet such purposes. Under Use Group A-3, the allowable Occupant Load (Table 1004.1.2) is 172 occupants for the gym. Our typical use will be far less than that (20-40 people per typical weekly usage outlined below).

It is important to note that there will be **no revenue generated** from our members’ use of the property. The main house is also used as a parsonage for the official clergy of our ministries while they serve as caretakers of the property; currently, there are two caretaker couples who share this responsibility a few days each for each week.

## Rezone & Special Use for Planned Unit Development:

Upon discussion with Michael Schwarz, we are applying to rezone the AG portion of the property to be R-2 which would be consistent with neighboring properties and also consistent with the Future Land Use Map in the Comprehensive Plan. In addition, we would like to apply for a Special Use for a Planned Unit Development (consistent with the manner in which Camp Manitouqua was approved in 2006 under Ordinance No. 2314). This would enable our members to, in addition to the existing use as a gym for recreational activities, hold religious meetings in the large gym; this again will be for our ministry team members only, primarily for times of prayer, reflection, and study of the Bible. This is **not a Sunday church worship service**, as those are taking place at their respective local church locations (at Evanston, Hyde Park, etc.).

We envision a **typical WEEKLY usage** as follows:

- 2-3 days out of the week, living quarters for primary caretaker couple.
- 2-3 days out of the week, living quarters for secondary caretaker couple.
- 1-6 hours of Saturday day use for a small group of 10-20 people, primarily recreational.
- 2-3 hours of Sunday evening use for 20-40 people, for any combination of recreation, prayer, reflection, and study of the Bible.

In addition, less frequent OCCASIONAL use will be as follows:

- Once a month, a group may use the facilities for a weekend where that group size might be 20-40 people.
- Once a quarter (3 or 4 times a year), a larger gathering may use the gym for 1-2 days; this may be 100-150 people. (The former owner, Robert Watson, held parties and events of such sizes in the gym when he owned it.) We are working with a local architectural firm, Ideal Designs (principal architect Gabe Garcia) to **upgrade the existing gym for A-3 Assembly use** to properly accommodate such groups. A small subset of the folks will lodge at the gym (20-50 people) and others may utilize the local hotels/motels in Frankfort.

Among other modifications, we will meet life safety plans, parking capacity (per ADA requirements), and satisfy the Fire Marshal's requirements for a fire sprinkler system. We are working with Brian Hertz of MG2A engineering firm to tap into the water main that currently runs along Harlem Avenue since our water well system would not suffice for a sprinkler system.

If you have any questions, please feel free to reach out to me at [Jonathan.Lee@gpmail.org](mailto:Jonathan.Lee@gpmail.org) or 530-902-4441. We look forward to working with the folks at the Village of Frankfort and thank you in advance for all of your service.

Sincerely,

Jonathan Lee  
Midwest Regional Director, Gracepoint Ministries



---

**Attorneys at Law**

**Richard J. Kavanagh**

ATTORNEY

rkavanagh@kggllc.com

**Website:**

www.kggllc.com

**Main Office:**

111 N. Ottawa Street

Joliet, IL 60432

(815) 727-4511 T

(815) 727-1586 F

**DuPage Office:**

2100 Manchester Rd.

Bldg. B Suite 906

Wheaton, IL 60187

(630) 547-2590 T

(815) 727-1586 F

January 28, 2022

Mr. Michael Schwarz  
VILLAGE OF FRANKFORT  
432 West Nebraska Street  
Frankfort, IL 60423

Re: Gracepoint Ministries – Property at 22660 S. Harlem Avenue, Frankfort

Dear Mike:

As I mentioned in our meeting Tuesday morning, access to the Gracepoint site is over an easement reserved in the Deed from Bridgeview Bank & Trust Company to the Forest Preserve District of Will County. I have enclosed a copy of that Deed which was dated July 23, 1976 and recorded as Document No. R76-24311.

Please let me know if you have any questions concerning the above.

Sincerely,

KGG LLC

Richard J. Kavanagh

RJK:rjc

Enclosure

CC: Mr. Jonathan Lee – jonathan.lee@gpmail.org

R76-24311

mail Road + this bill to  
Forest Preserve District  
L. VARSEK  
PO Box 69 Joliet, IL 60434

**This Indenture,**Made this 23rd day of July, 19 76,

between **BRIDGEVIEW BANK AND TRUST COMPANY**, a corporation duly authorized by the Statutes of Illinois to execute trusts, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said company in pursuance of a trust agreement dated the 31st day of October 19 74, and known as Trust Number 1-0014, party of the first part, and Forest Preserve District of Will County

of Joliet, Will County, Illinois, party of the second part.

**WITNESSETH**, That said party of the first part, in consideration of the sum of \_\_\_\_\_  
Ten and no/100 \_\_\_\_\_ Dollars, and other good and  
valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part,  
the following described real estate, situated in Will County, Illinois, to-wit:

The South half of the East half of the Northeast quarter of Section  
36, except the South 674.99 feet of the West 1024.34 feet thereof,  
in Township 35 North, Range 12 East of the Third Principal Meridian,  
all in Will County, Illinois and expressly reserving therefrom a  
nonexclusive perpetual easement of ingress and egress across the  
South 120 feet of the premises herein conveyed.\*\*\*

(Contains 24.424-acres more or less)

together with the tenements and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** the same unto said party of the second part, and to the proper use, benefit  
and behoof forever of said party of the second part.

Subject to: General Real Estate Taxes for the year 1975 and subsequent years.  
Covenants, conditions and restrictions of record.

This instrument was prepared by: Robert G. Schuler  
7940 S. Harlem  
Bridgeview, Ill. 60455

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

**IN WITNESS WHEREOF**, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ Vice President and attested by its \_\_\_\_\_ Vice President, the day and year first above written.

**BRIDGEVIEW BANK AND TRUST COMPANY**

As Trustee as aforesaid, under Trust No. 1-0014,  
and not personally.

By \_\_\_\_\_

Attest \_\_\_\_\_

CENTURY TITLE COMPANY,  
WILL COUNTY FOREST PRESERVE  
W-10-9629



R76-24311

FILED-RECORDERS OFFICE  
WILL COUNTY, ILL.

'76 AUG-3 AM 10:10

State of Illinois, } ss.  
COUNTY OF COOK }

I, Marie A. Arnold

Kenneth M. Arnold  
RECORDER  
MICROFILMED

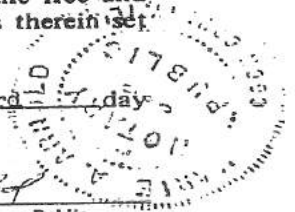
A NOTARY PUBLIC, in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that Peter E. Haleas

Vice President of the BRIDGEVIEW BANK AND TRUST  
COMPANY, and Robert G. Schuler

Vice President of said Corporation, personally known to me to  
be the same persons whose names are subscribed to the foregoing instrument  
as such Vice President and Vice President  
respectively, appeared before me this day in person and acknowledged that  
they signed and delivered the said instrument as their own free and voluntary  
act, and as the free and voluntary act of said Corporation, for the uses and  
purposes therein set forth; and the said Vice President did  
also then and there acknowledge that he, as custodian of the corporate seal  
of said Corporation, did affix the said corporate seal of said Corporation to  
said instrument as his own free and voluntary act, and as the free and  
voluntary act of said Corporation, for the uses and purposes therein set  
forth.

GIVEN under my hand and Notarial Seal this 23rd day  
of July 1976.

Marie A. Arnold  
Notary Public.



WILL  
CO. NO. 038

040116



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
AUG-3'76  
DEPT. OF REVENUE  
100.00

R76-24311

INDEXED

DEED

BRIDGEVIEW BANK AND TRUST COMPANY

As Trustee under Trust Agreement

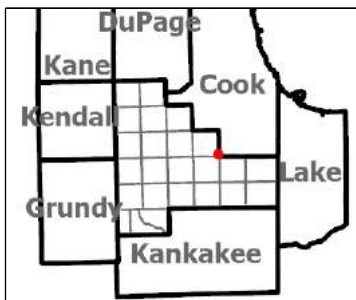
TO

BRIDGEVIEW BANK AND TRUST COMPANY

Bridgeview, Illinois



# 22660 Harlem Avenue



## Legend

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

## Notes

Date: 3/4/2022

1: 4,514



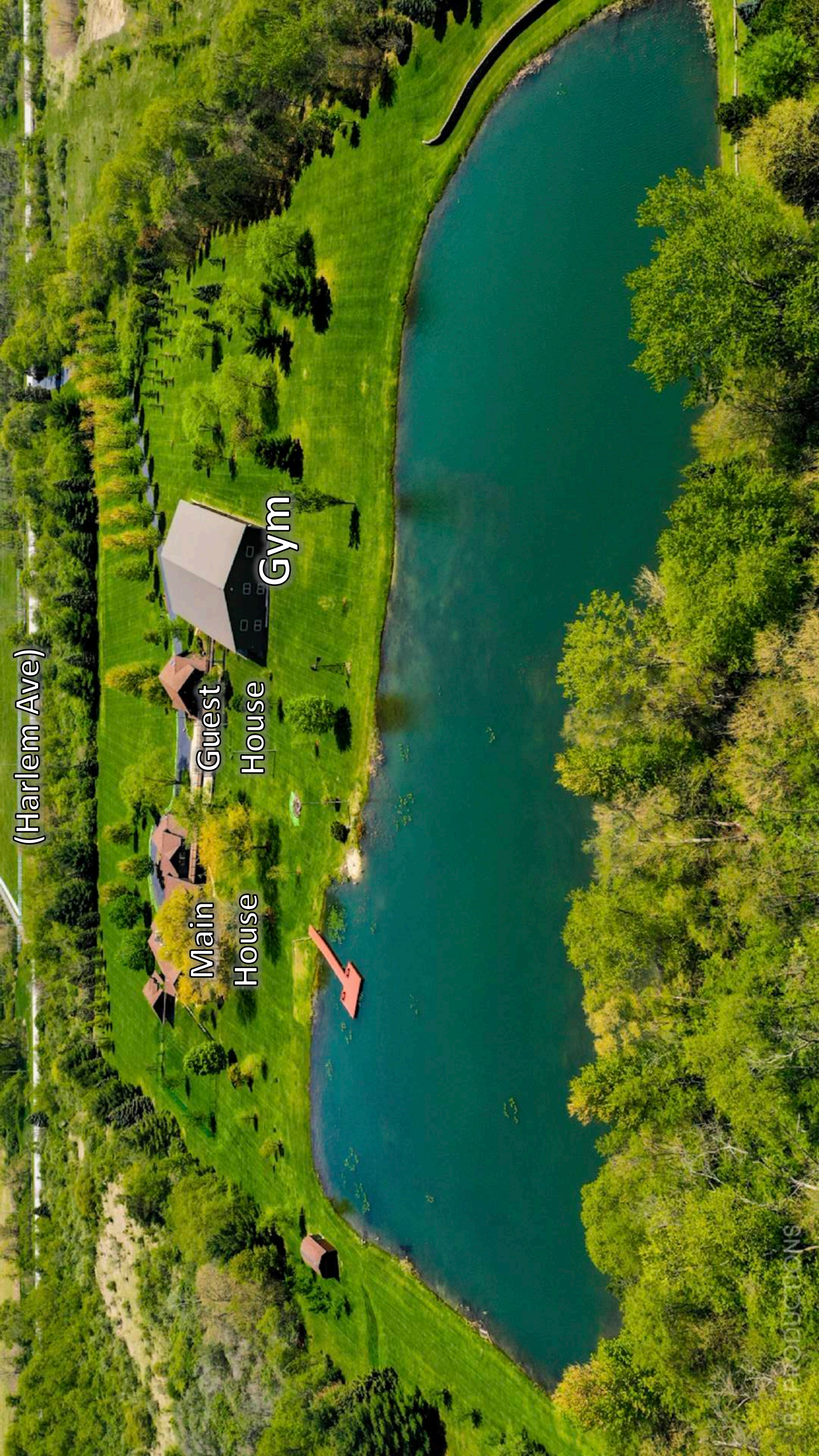
0 0.07 0.14 Miles

Projection

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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





(Harlem Ave)

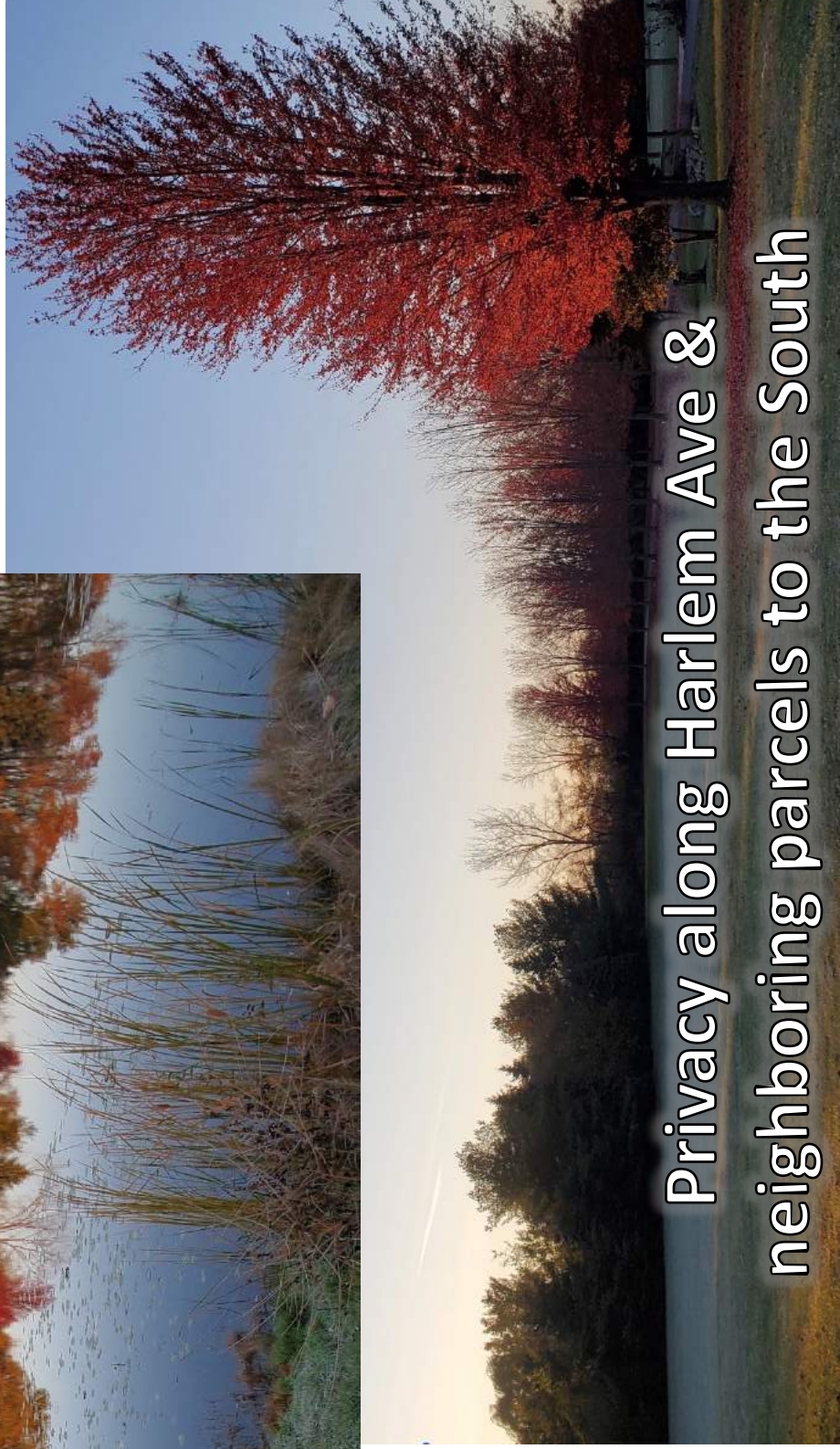
Main  
House

Guest  
House

Gym

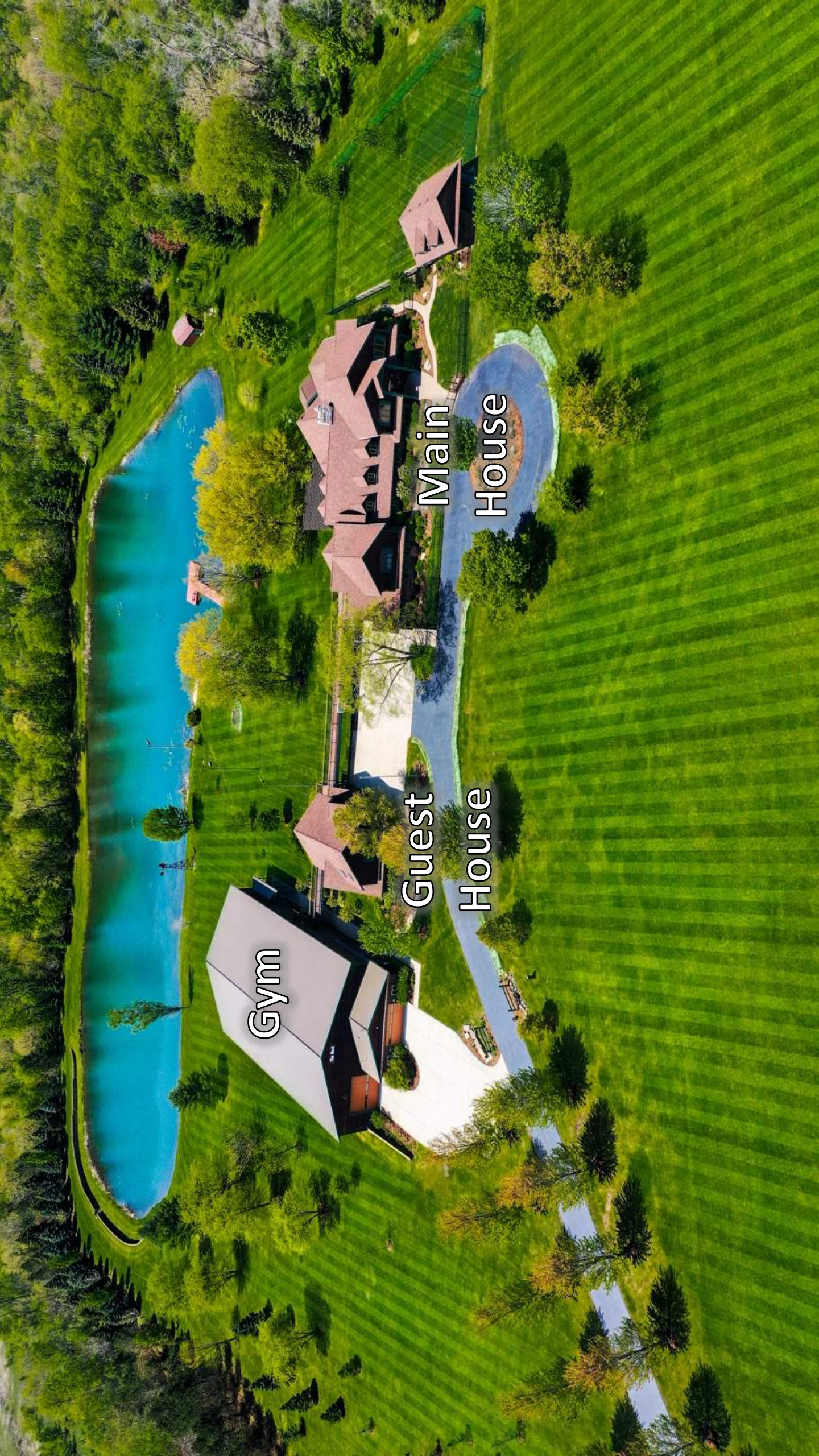


Privacy from neighboring parcels to the West



Privacy along Harlem Ave &  
neighboring parcels to the South





Gym

Guest House

Main House

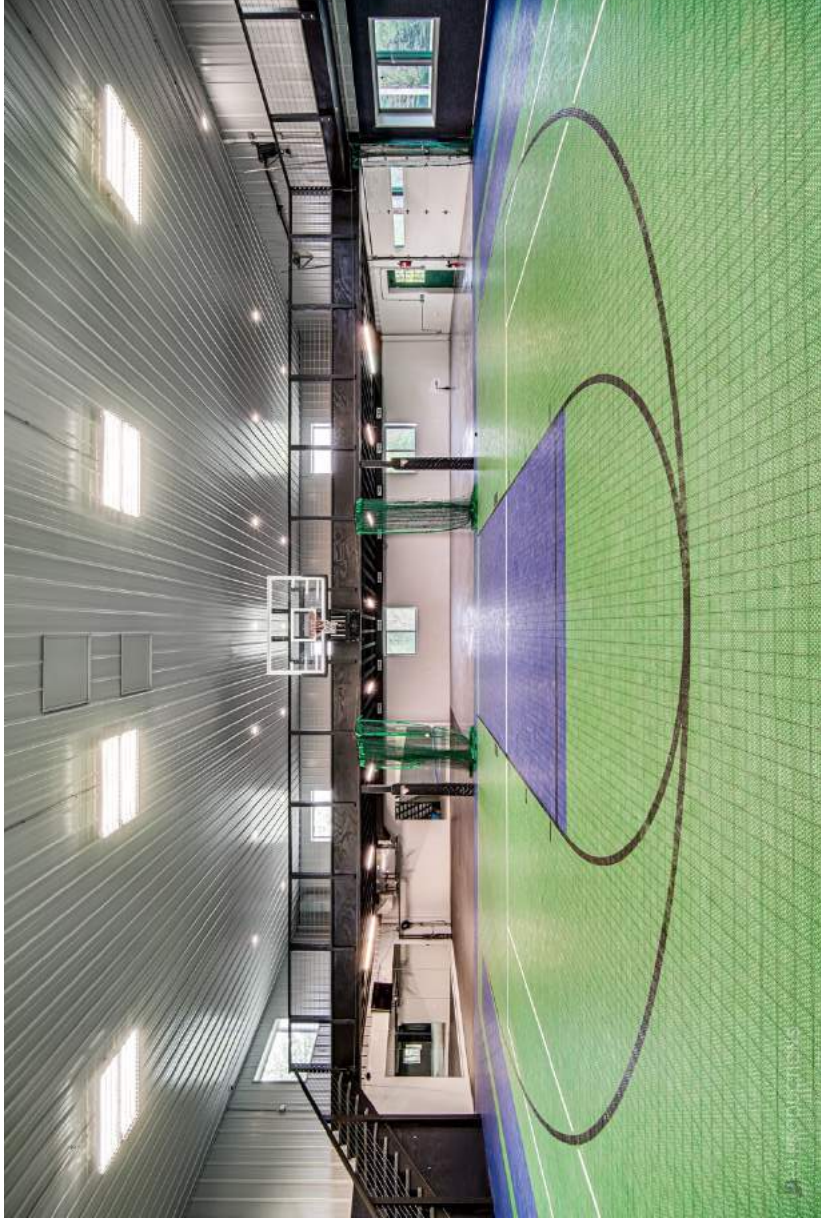
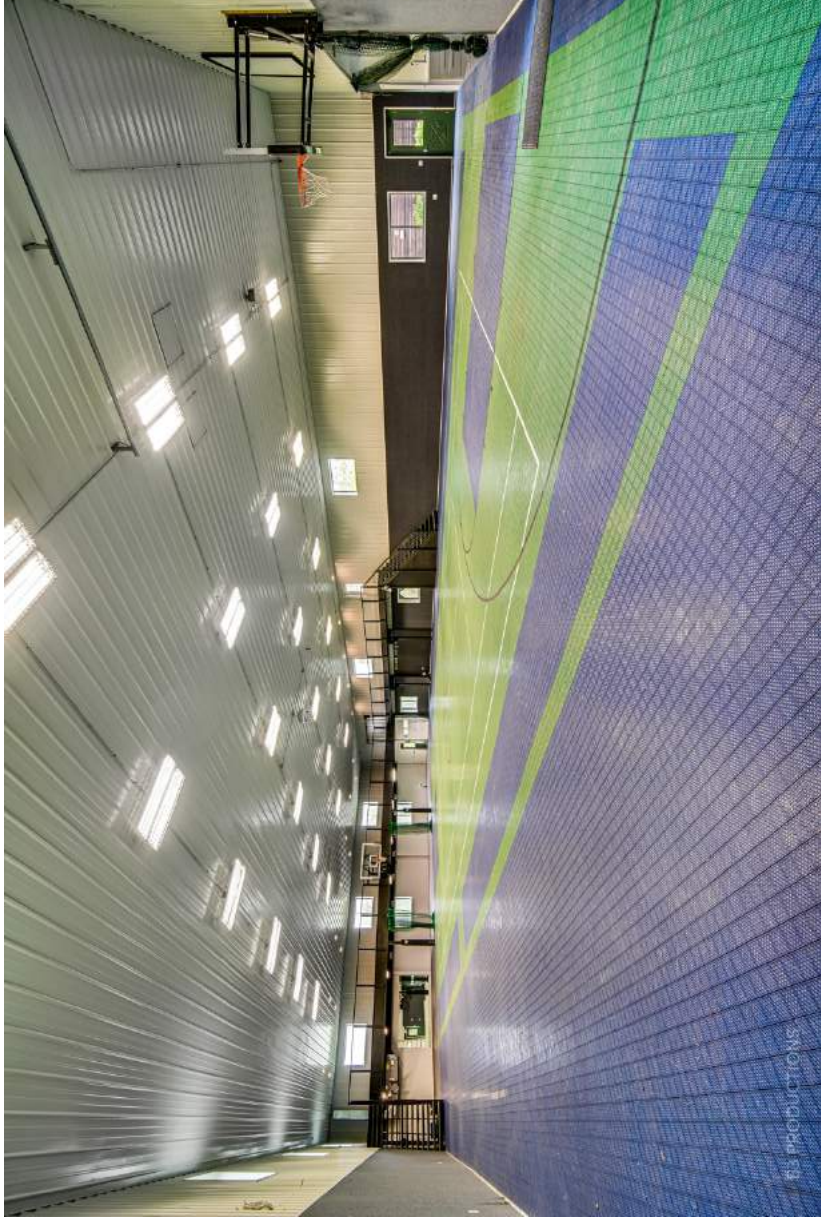




Gym



# Gym







**Main House**





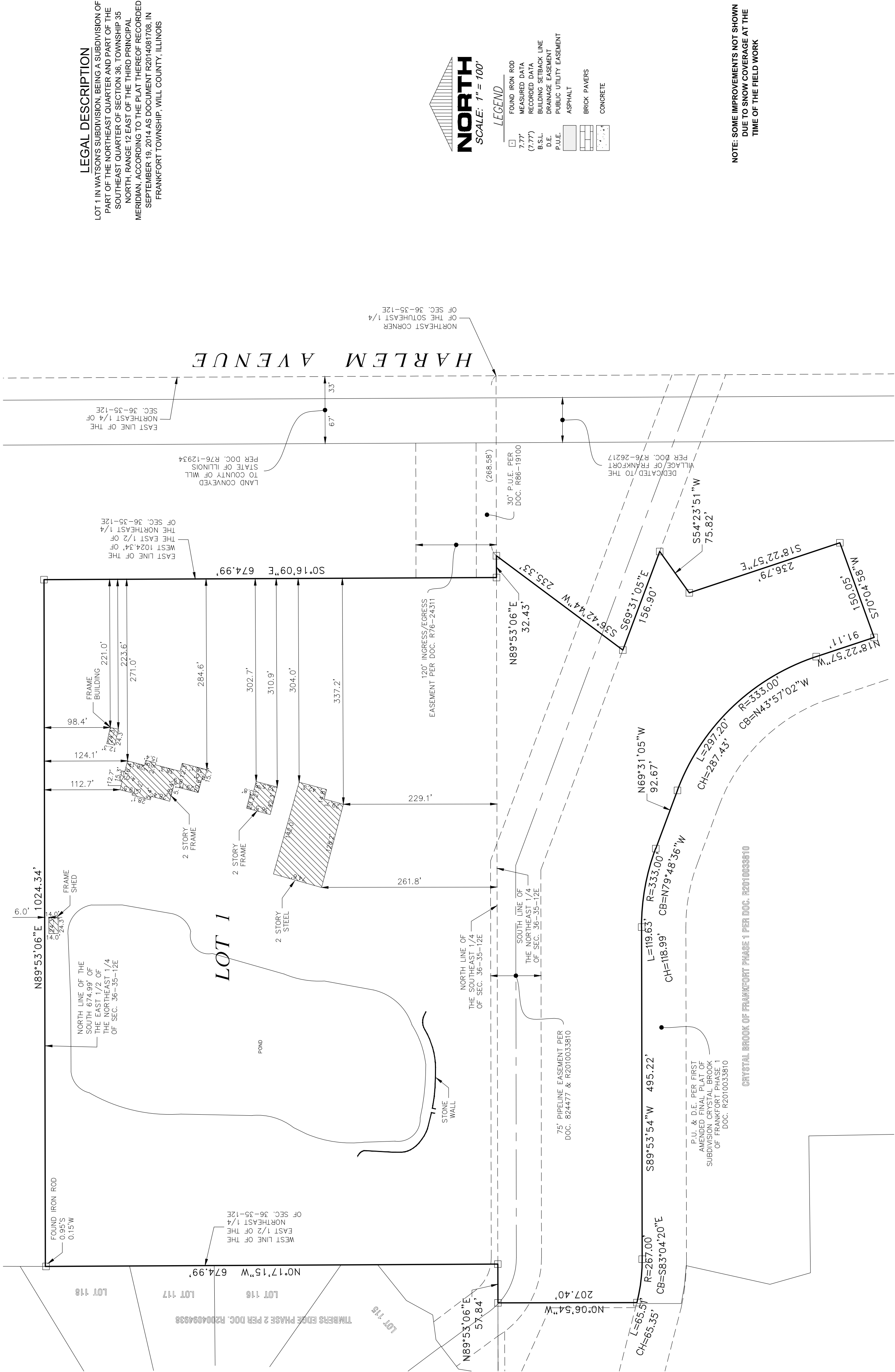


## Guest House





PLAT OF SURVEY



**LEGAL DESCRIPTION**  
LOT 1 IN WATSON'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 2014 AS DOCUMENT R2014081708, IN FRANKFORT TOWNSHIP, WILL COUNTY, ILLINOIS

**NORTH**  
SCALE: 1" = 100'

- LEGEND**
- FOUND IRON ROD
  - MEASURED DATA (777')
  - BUILDING SETBACK LINE (777')
  - B.S.L.
  - DRAINAGE EASEMENT
  - P.U.E.
  - PUBLIC UTILITY EASEMENT
  - ASPHALT
  - BRICK PAVERS
  - CONCRETE

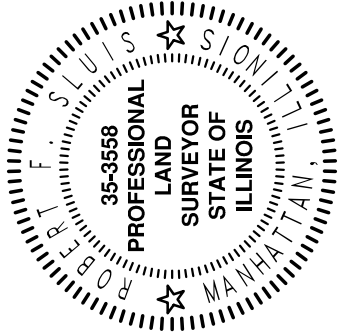
**NOTE: SOME IMPROVEMENTS NOT SHOWN DUE TO SNOW COVERAGE AT THE TIME OF THE FIELD WORK**

I, ROBERT F. SLUIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND LOCATED THE BUILDINGS ON THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 14th DAY OF FEBRUARY, A.D. 2022.

*Robert F. Sluis*

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3558  
LICENSE EXPIRES NOVEMBER 30, 2022



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

ORDERED BY: GRACEPOINT MINISTRIES	
FIELDWORK COMPLETED: DR. BY: NIB	CK. BY: RFS
JOB NO.: 22-117	PG. SB:-



SCOPE OF WORK

NEW SHOWER FACILITIES IN EXISTING 9,444 S.F. GYMNASIUM.

BUILDING CODES

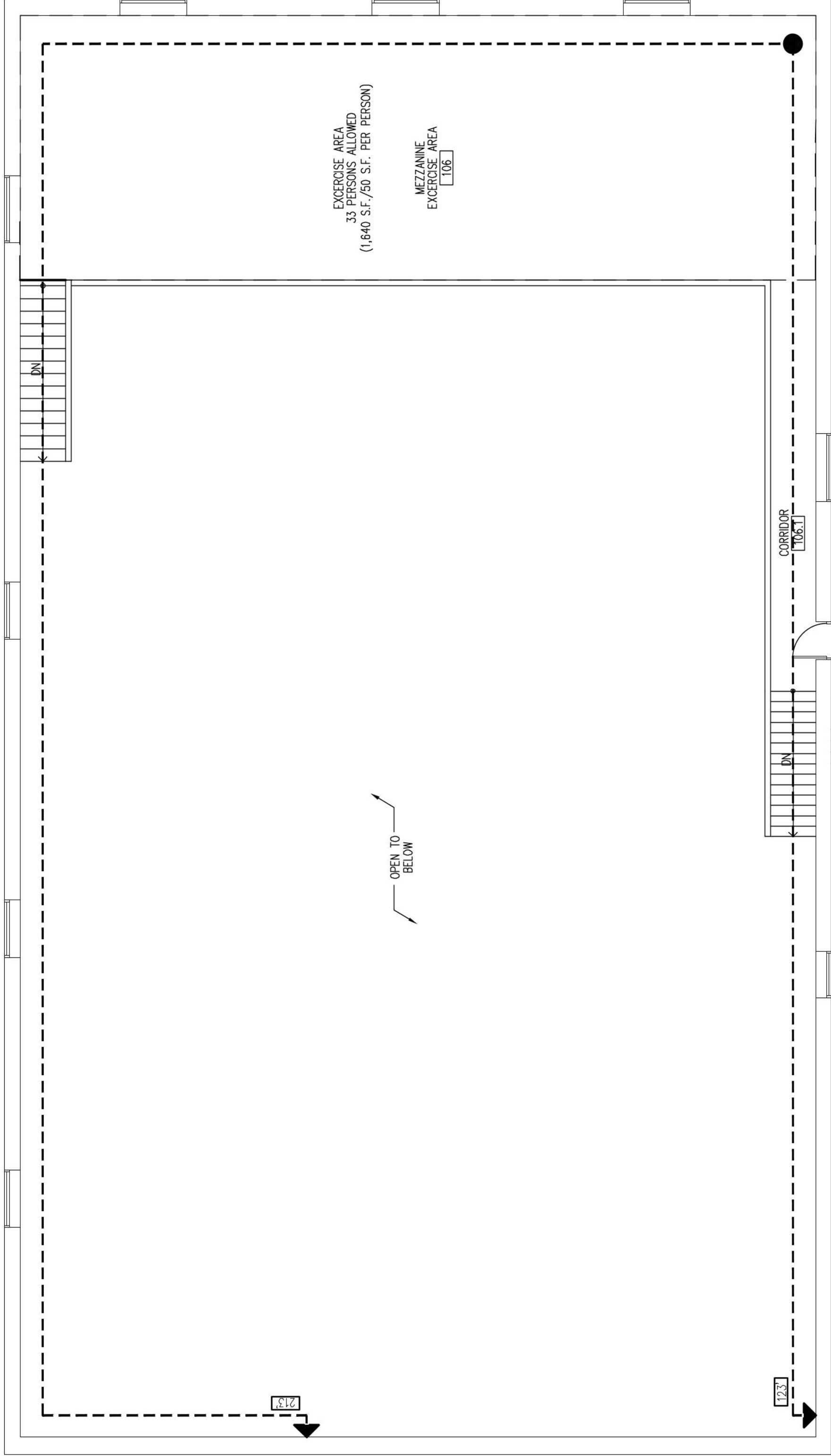
2015 INTERNATIONAL ENERGY CONSERVATION CODE  
2012 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS  
2012 INTERNATIONAL BUILDING CODE  
2014 ILLINOIS STATE PLUMBING CODE  
2012 INTERNATIONAL MECHANICAL CODE  
2015 INTERNATIONAL ENERGY CONSERVATION CODE  
2012 INTERNATIONAL FIRE CODE  
2012 INTERNATIONAL PROPERTY MAINTENANCE CODE  
2011 NATIONAL ELECTRICAL CODE  
2012 INTERNATIONAL FUEL GAS CODE  
ELEVATOR SAFETY CODES

CODE DATA

USE GROUP (SECTION 303.4):	A-3 ASSEMBLY	
OCCUPANCY (SECTION 303.4):	GYMNASIUMS (WITHOUT SPECTATOR SEATING)	
CONSTRUCTION TYPE (TABLE 601):	V-B	
ALLOWABLE BUILDING HEIGHT (TABLE 503)	ALLOWABLE	ACTUAL
	55 FT.	-
ALLOWABLE BUILDING STORIES (TABLE 503)	ALLOWABLE	ACTUAL
	2	1
ALLOWABLE AREA (TABLE 503)	ALLOWABLE	ACTUAL
	9,500 S.F.	9,444 S.F.
EXTERIOR WALL FIRE-RESISTANCE RATING BASE ON FIRE SEPARATION DISTANCE (TABLE 602)	REQUIRED	ACTUAL
	0 HOUR (WHEN DISTANCE IS ≥ 10 FT. BUT < 30 FT.)	0 HOUR (29'-10")
AUTOMATIC SPRINKLER SYSTEM (SECTION 903.2.1.3 GROUP A-3)	REQUIRED	ACTUAL
	NO OCCUPANT LOAD ≤ 300	NONE INSTALLED
OCCUPANT LOAD (TABLE 1004.1.2)	ALLOWABLE	ACTUAL
	172 OCCUPANTS	50 OCCUPANTS
COMMON PATH OF EGRESS (TABLE 1014.3)	ALLOWABLE	ACTUAL
	75 FT. (>30 OCCUPANTS)	0 FT.
EMERGENCY EXITS (TABLE 1015.1)	REQUIRED	ACTUAL
	2 (>10 & < 501 OCCUPANTS)	2
EXIT ACCESS TRAVEL DISTANCE (TABLE 1016)	ALLOWABLE	ACTUAL
	250 FT.	213 FT.
PLUMBING FIXTURES (SECTION 890, TABLE B): 172 USERS: 86 MEN & 86 WOMEN	REQUIRED	ACTUAL
	2 WATER CLOSETS (1 MEN, 1 WOMEN)	2 WATER CLOSETS
	1 URINAL	1 URINAL
	2 LAVATORIES (1 MEN, 1 WOMEN)	2 LAVATORIES
	1 DRINKING FOUNTAIN	1 WATER DISPENSER
	1 SERVICE SINK	1 SERVICE SINK

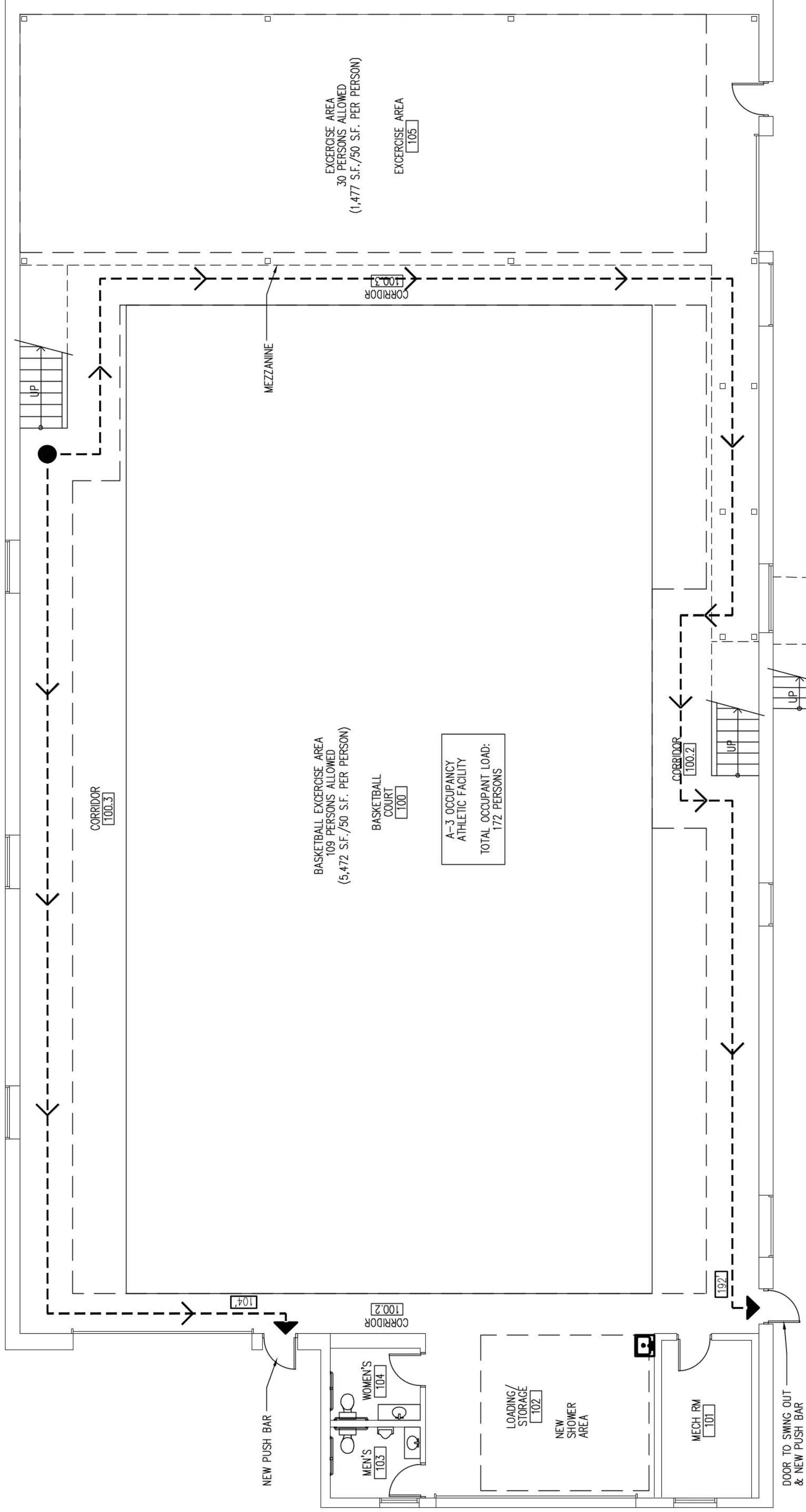
LIFE SAFETY LEGEND

← EXIT ACCESS  
● TRAVEL PATH  
EXIT ACCESS TRAVEL DISTANCE



1 OVERALL MEZZ. LEVEL / LIFE SAFETY PLAN

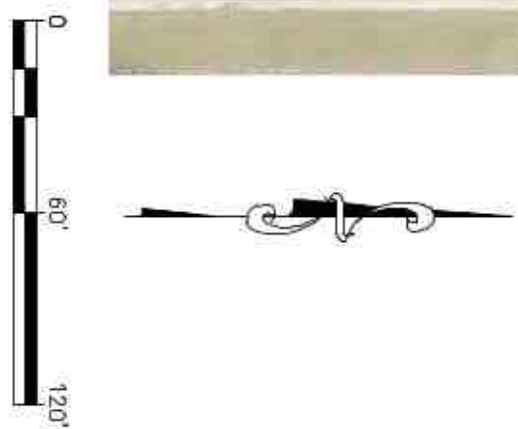
SCALE: 1/8"=1'-0"



1 OVERALL 1ST FLOOR PLAN / LIFE SAFETY PLAN

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





## SITE SKETCH PLAN

DESIGN: *BPH*

DRAWING: *NIB*

CHECKED: *BPH*

APPROVED: *BPH*

**M GINGERICH GERAUX & ASSOCIATES**  
Professional Design Firm License # 184.005003  
**P. 815-478-9680** [www.mg2a.com](http://www.mg2a.com) **F. 815-478-9685**  
25620 S. GOUGAR RD. | MANHATTAN, IL. 60442

[illegible]



## **Section F: Planned Unit Developments (PUDs)**

---

### **Part 1: Purpose**

This section is intended to provide the means and guidelines through which tracts of land may be developed through a comprehensive approach, rather than the traditional lot-by-lot treatment afforded by other districts in this ordinance. It is intended to provide a maximum of design freedom by permitting the developer an opportunity to more fully utilize the physical characteristics of the site through the reduction of lot sizes, yards, height and bulk restrictions and mixing of uses. Through the requirement of a development plan, it is the intent that property under this section will be developed through a unified design, providing contiguity between the various elements, and ultimately leading to a better environment. Increased densities may be permitted under this section if such increases can be substantiated on the basis that the superior site design makes greater densities possible, with no reduction of amenities; and keeping with the Village desire to provide a wide range of open space opportunities to serve local park and recreation facilities for active and passive use. This section is not intended to be a device for making increased densities more acceptable, or as a means of circumventing the Village's bulk regulations or standards. This section should only be employed in instances where a benefit for the community can truly be derived from its use.

The planned unit development is intended to provide for developments incorporating a single type or a variety of related uses that are planned and developed as a unit. Such development may consist of conventionally subdivided lots, or provide for development by a planned unit development plan, in keeping with the purpose of the Comprehensive Plan of the Village of Frankfort.

To ensure that large scale commercial developments are designed as an integrated project, any commercial development in a B-2, B-3 or B-4 district of twenty (20) or more acres and in a OR district of thirty (30) or more acres shall be administered as a Planned Unit Development.

### **Part 2: Objectives**

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.

### **Part 3: General Application Procedures**

- a. A planned unit development shall be granted as a special use permit, in accordance with standards and procedures outlined in Article 3, Section E (Special Uses) and this Section F (PUDs), and may depart from the normal procedures and requirements of other articles of this Ordinance. Applications shall be accompanied by the required plats, documents and other data as specified in this Ordinance.
- b. Before submitting an application for a planned unit development, an applicant may confer with the Code Official to obtain information and guidance before entering into binding commitments or incurring substantial costs, provided, however, that no such pre-application conference shall result in any binding commitments on behalf of the applicant or the Village.
- c. The procedure for approval of a Planned Unit Development is set forth in detail, in Part 9 through Part 11 below. In general, every application must proceed according to the following steps:

Pre-application conference with staff, at which time a concept plan is reviewed.

Preliminary plan review by the Plan Commission. The Plan Commission holds a public hearing and makes a recommendation, which is then reviewed by the Village Board. The application must receive approval from the Village Board before proceeding to the next step.

Final plan review by the Plan Commission. If no major changes have been made since the preliminary plan was approved, no public hearing is required. The Plan Commission makes a recommendation, which is then reviewed by the Village Board.



**Part 4: Review Standards**

In granting or withholding approval of Preliminary Plans and Final Plans, the Plan Commission and the Village Board shall consider the extent to which the application fulfills the requirements of this Ordinance and the following standards:

- a. The plan is designed to protect the public health, welfare and safety.
- b. The proposed development does not cause substantial injury to the value of other property in the immediate area.
- c. 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.
- d. The plan provides for and ensures the preservation of adequate recreational amenities and common open spaces.
- e. Residential use areas may provide a variety of housing types to achieve a balanced neighborhood.
- f. 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.
- g. The proposed development provide for the orderly and creative arrangement of all land uses with respect to each other and to the entire Village.

**Part 5: Permitted Variations from Village Ordinances**

- a. Except as specifically provided otherwise in this Section, planned developments shall be developed in conformity with the Zoning Ordinance (including Site Development Standards in Article 7), Subdivision Ordinance, Engineering Design Standards, Landscape Regulations, and all other applicable codes and ordinances of the Village of Frankfort.
- b. 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.

- c. Bulk Regulations. Planned Unit Developments are governed by the bulk regulations of the underlying zoning district. However, the Plan Commission may recommend, and Village Board may authorize, exceptions to the applicable bulk regulations of this ordinance within the boundaries of such planned unit development including lot area, width, depth, and yard setback requirements, provided that the Plan Commission shall find:
  - 1. That such exception shall be solely for the purpose of promoting an efficient and coordinated site plan, no less beneficial to the residents or occupants of such development, as well as the neighboring property, than would be obtained under the bulk regulations of this ordinance for buildings developed on separate zoning lots; and

That along the periphery of such planned unit developments, yards shall be provided as required by the regulations of the district in which said development is located.

- d. The Plan Commission may recommend, and Village Board may authorize, that there be permitted in part of the area of a proposed planned unit development, and for the duration of such development, specified uses not permitted by the use regulations of the district in which said development is located. Such mixed Residential PUDs (see Part 7) or Mixed Use PUDs (see Part 8) shall not be approved unless the Plan Commission shall find:

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;

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;

#### **Part 6: Development Standards Applicable to all Planned Unit Developments**

- a. Site Development Regulations. The PUD shall comply with the site development requirements in Article 7, including the site design criteria, parking, landscaping, sign regulations, and lighting.
- 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.



2. Screening shall be designed to control existing or potential first floor residential window views in the planned unit development or other residential district.

The Plan Commission may waive screening requirements where terrain makes visual protection impractical.

- c. Pedestrian and Bicycle Circulation. The development shall facilitate safe and continuous pedestrian, bicycle, and vehicular movement.

Access for pedestrians and cyclists shall be arranged to provide safe, convenient routes, and need not be limited to vehicular access points. Walkways shall form a logical, safe and convenient system for pedestrian access to all dwelling units and to on-site amenities and off-site destinations likely to attract substantial pedestrian traffic. Walkways to be used by substantial numbers of children as play areas or routes to school or other principal destinations shall be so located and safeguarded as to minimize contacts with normal automobile traffic. Street crossings shall be minimized on such walkways, appropriately marked and located and designed to promote safety. When pedestrian access points do not occur at street intersections, they shall be marked and controlled, and when such ways are exposed to substantial vehicular traffic at the edges of a district, fences or other barriers shall be erected and maintained to prevent crossings, except at designated points.

If substantial bicycle traffic is anticipated, and where shown on the Bike Trail Master Plan, bicycle paths are encouraged as part of the walkway system. Pedestrian ways appropriately located, designed and constructed may be combined with other easements and uses by emergency or service vehicles, but shall not be used by other vehicular traffic. Where possible, bicycle and bridle paths shall be combined with the street crossings. Such paths may be counted toward open space required by paragraph (d) below.

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

Usable common open space shall be defined as follows:

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

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

Parcel Location: Each parcel must be accessible to all the residents it is intended to serve. The parcels must be linked by sidewalks, bike trails or pedestrian trails.

Water Coverage: Not more than 70% of the land designated as usable open space may be covered by water on a permanent basis.

Slope: Not more than 20% of the usable open space may have a finished grade exceeding 10%.

Ownership: Land dedicated to the Village or Park District may be included in the calculation of usable common open space. Where cash in lieu of land is provided, the acreage of land that otherwise would have been dedicated may be included in the calculation of usable common open space.

Usable common open space shall not include:

Areas reserved for the exclusive use or benefit of an individual tenant or owner;

Dedicated streets, alleys, and other public rights-of-way;

Required detention areas;

Floodplains or wetlands, unless the Village Board determines that natural features, such as a creek or lake, will be a substantial amenity to prospective residents;

Vehicular drives or parking, loading and storage areas; and

Irregular or unusable narrow strips of land less than fifty (50) feet wide, unless containing a trail or bicycle path.

e. Open Space Ownership and Maintenance

Prior to the final approval of any PUD, the public or private ownership and maintenance responsibilities for all common open spaces shall be established by the developer and approved by the Village. Public ownership shall be either the Village or Park District. Private ownership shall be a Property Owner's Association duly established by Sections of incorporation and bylaws, in accordance with the Illinois Condominium Property Act. The instrument of conveyance shall include restrictive covenants running with the land to guarantee the common open space will be properly cared for and used only for purposes designated in the approved final PUD development plan.

In the event that any portion of the property shall be developed under the Illinois Statutes relating to condominiums, the condominium covenants, conditions and restrictions shall include a provision whereby the Village shall have the right, but not the obligation, to enforce covenants or obligations of which the Village is a part, of the association or the owners of the units as defined and provided within the Declaration of Condominium. The Village shall also have the right to charge or place a lien upon the property of the condominium association for the repayment of such costs and expenses, including reasonable attorneys' fees in enforcing such



obligations. The declaration shall further provide that this provision may not be amended without the approval of the Village. Prior to recording, the finalized Declaration of Condominium shall be submitted to the Village for their approval.

No property shall be conveyed or dedicated for public use to any public body until the Plan Commission reviews and the Village Board approves such conveyance or dedication.

No common open space may be put to any use not specified in the final development plan unless the final development plan has been amended to permit that use as provided herein. However, no change of use authorized under amendments of the plan may be considered as a waiver of any of the covenants limiting the use of common open space areas.

To ensure appropriate long-term maintenance of common open spaces the developer shall submit a detailed open space management plan describing the method and schedule of maintenance. The Village may require a Maintenance Reserve Fee, whereby each homeowner, at the time of initial closing of the property, shall pay a maintenance fee into an escrow account held by the Village, in an amount determined by the Village.

f. Completion of Recreation Facilities and Other Site Amenities

Construction of recreational facilities and other improvements to common open spaces serving a PUD shall commence prior to the completion of not more than twenty-five percent (25%) of the dwelling units in the development, or fifty percent (50%) of the total gross floor area of commercial and industrial uses.

Recreation facilities and other improvements to common open spaces shall be completed prior to the issuance of building permits for the last forty percent (40%) of the dwelling units, or thirty percent (30%) of the total gross floor area of commercial and industrial uses within a PUD developed as a single phase.

In PUDs containing two (2) or more phases, construction of recreation facilities in earlier phases shall be completed prior to the issuance of occupancy permits for the next phase of the PUD.

g. Additional Conditions. To meet the unique circumstances presented by each PUD and to protect the health, safety, and general welfare of existing Village residents and the residents of the proposed development, the Village reserves the right to attach any other conditions it deems necessary, but not specifically provided herein, to the approval of all PUDs.

## **Part 7: Planned Residential Development**

- a. Definition. Planned Residential Developments generally fall into one of two categories:

Single-Family Cluster. A planned residential cluster subdivision is a comprehensively planned single family residential development in which dwelling units are clustered at one or more locations, but where the overall density does not exceed the maximum density permitted under the regulations for the zoning district in which said subdivision is located. The remaining land “saved” is devoted to common open space. A cluster residential development is most appropriate for those areas designated on the Comprehensive Plan for single family detached housing.

Mixed Residential. A mixed residential development is a comprehensively planned residential development in which a mix of housing types may be permitted, but where the overall density does not exceed the maximum density permitted under the regulations for the zoning district in which said subdivision is located. Dwelling units may be clustered in the same manner as in a residential cluster development. A mixed residential development is most appropriate for those areas designated on the Comprehensive Plan for attached housing.

- b. Permitted and Special Uses

The permitted and special uses in a planned residential development are those that are allowed in the underlying zoning district, as well as support commercial uses that are intended to serve the residents of the development or adjacent subdivisions.

Support commercial uses are appropriate in PUDs that are ten (10) acres or more, (although smaller PUDs with support commercial uses may be approved by the Plan Commission and Village Board). To ensure that the predominantly residential character of the PUD is maintained, the appropriate amount of land area devoted to commercial uses should generally not exceed five percent (5%) of the total land area of the PUD. Support commercial uses shall be developed in accordance with the following standards:

Definition: For the purposes of these regulations, support commercial uses are defined as small establishments designed and intended to serve the daily or frequent trade or service needs of the immediately surrounding population (i.e. neighborhood area). Support commercial uses include those uses permitted in the B-1 district.

Maximum Size of Establishments: No individual support commercial establishment created under the provisions of this Subsection shall have a gross floor area in excess of 5,000 square feet, and no combination of such establishments in any one location shall have a total gross floor area of more than 10,000 square feet.



## c. Determination of Permitted Density for a Residential Subdivision

**Base Density.** The total number of dwelling units to be built in a residential subdivision shall not exceed the number that could be developed on the same acreage as a standard subdivision, with the underlying zoning districts' minimum lot size and setback requirements strictly enforced. The base density permitted shall be determined upon submission of a subdivision plan prepared by the developer, or "yield plan," which plan shall comply with the strict requirements of the zoning district in which it is located, and the Village Design Standards and Subdivision Ordinance.

Sample Yield Plan



Sample PUD Plan



Bonus Density. The permitted density in a planned residential subdivision may be higher than that allowed in paragraph (1) above if it qualifies for density increases under the incentives listed in subsection (d) below.

- d. Density Bonuses. To encourage excellence in design the following density bonuses shall be totaled to yield an allowed percentage increase over the maximum base density allowed in Part 7(d)(1) above. In no case shall the cumulative density increase exceed twenty percent (20%) of the permitted base density. The percentage of common open space in the PUD development should not be reduced below the minimum required by Part 6.d above to accommodate increased density allowed by the bonus provision.

Landscaped Buffer Yard. One (1%) percent for each twenty (20') feet in width in addition to the buffer yard requirements of the Village of Frankfort Landscape Regulations.

Landscaping. For excellence in creativity of design, quality and quantity of landscaping beyond the requirements of the Village of Frankfort Landscape Regulations, a bonus of up to two (2%) percent will be allowed.

Swimming Pool. One percent (1%) for each outdoor pool; and two percent (2%) for each indoor pool.

Tennis Courts. One (1%) percent for each tennis court, not to exceed two (2%) percent.

Community Center and/or Club Building. Up to five (5%) percent for a community center and/or club building.

Municipal Facility. Up to five percent (5%) for land donations for a municipal facility and up to ten (10%) percent for donations of land and structure(s) for such facilities.

Open Space. Up to one percent (1%) for each five percent (5%) of additional common open space above that required by Part 6d.

Senior Housing. Up to five percent (5%) for inclusion of housing specifically targeted toward senior citizens, including independent living, assisted living, or nursing home facilities.

- e. Site Design Standards

Bulk Regulations. With the exception of minimum lot area, residential dwelling units shall comply with the bulk regulations set forth by the standards of the underlying zoning district in Article 6, including minimum yards, maximum building height, maximum lot coverage, maximum impervious coverage, minimum gross floor area, etc. The Village may relax these standards in accordance with the standards of Part 5(c) above.



**Minimum Lot Size.** No minimum lot area shall be required, provided that the density regulations of paragraph (d)(1) above are met.

**Building Separation.** For single family detached units and support commercial uses, the minimum side-to-side separation between principal buildings shall not be less than 20 feet. For attached residential units, the minimum separations between principal buildings shall be as follows:

Side-to-side: 30 feet

Side-to-rear: 40 feet

Rear-to-rear: 60 feet

**Open Space.** Open space shall be provided in accordance with Part 6(d) above. Primary (abutting) access from common open space to each building site need not be provided. However, convenient access shall be guaranteed to all residents within the development.

**Tot Lots/Neighborhood Park.** A minimum of one (1) tot lot or neighborhood park shall be provided for every one hundred (100) dwelling units, or as determined necessary by the Plan Commission. Tot lots and neighborhood parks shall be centrally located in relationship to the dwelling units to which they serve.

## **Part 8: Mixed Use Development**

- a. **Zoning Districts Where Permitted.** Mixed use PUDs may be allowed by special use permit in all zoning districts except the AG Agricultural District.

- b. **Permitted and Special Uses**

Mixed use PUDs shall be designed to permit a wide variety of land use types, and may have one or a mix of land uses on a single parcel, including residential (single family detached and attached), office, retail commercial, manufacturing and warehouse. Land uses should be generally consistent with the guidelines of the Comprehensive Plan. The PUD must be planned and established as a single entity.

Individual permitted uses shall be those found in the list of permitted and special uses in the Village's existing zoning districts.

- c. **Determination of Residential Density.** The total number of dwelling units to be built in a mixed use PUD shall not exceed the number that could be developed on the same acreage as a standard subdivision for only that portion of the PUD proposed for residential uses, with the minimum lot size requirement of the underlying zoning district strictly enforced. The technique set forth in Part 7(c)(1) shall be used to determine the base density.

- d. Bonus Density. The permitted residential density in a mixed use PUD may be higher than that allowed in paragraph (c) above, if it qualifies for density increases under the incentives listed in Part 7(d).

- e. Site Design Standards

Bulk Regulations. With the exception of maximum building height, buildings shall comply with the bulk regulations set forth by the standards of the underlying zoning district in Article 6, including minimum yards, minimum landscaped yards, maximum lot coverage, maximum impervious coverage, minimum gross floor area, etc. The Village may relax these standards in accordance with the provisions of Part 5(c) above.

Maximum Building Height. The maximum building height for principal and accessory non-residential uses shall be the same as the height allowed by the underlying zoning district, or by requirement of the adjacent zoning district, whichever is greater. An additional one foot (1') in height is permitted for every four feet (4') of additional front, side, or rear setback, as applicable, from an adjoining lower intensity zoning district. Increased height may also be approved in cases of unique topography, where the elevation of the building site is much lower than the elevation of the adjacent public right-of-way.

Building Separation. For single family detached units the minimum side-to-side separation between principal buildings shall not be less than 20 feet. For attached residential units, the minimum separations between principal buildings shall be as follows:

Side-to-side: 30 feet

Side-to-rear: 40 feet

Rear-to-rear: 60 feet

Minimum Common Open Space. The residential portion of a mixed use planned unit development shall comply with the open space standards in planned residential subdivisions in Part 7(e)(4).

## **Part 9: Pre-Application Conference and Concept Plan**

- a. Purpose. Prior to filing a formal application for approval of a planned unit development, the applicant shall request a pre-application conference with the Community Development Department. The purpose of the pre-application conference is to make advice and assistance available to the applicant before presentation of the preliminary development plan as required by this Code, so that the applicant may determine:



Whether the proposed planned unit development conceptually appears to be in compliance with the provisions of this Ordinance and all other applicable Village standards and ordinances;

Whether any zoning amendment or variation is required in connection with the proposed development; and

Whether the proposed planned unit development will be in conformity with the land-use policies and objectives of the Village of Frankfort.

- b. Concept Plan. Prior to the pre-application meeting, the petitioner shall provide 5 copies of a concept plan describing the proposed development and surrounding area in sufficient detail to demonstrate the relationship of the proposed PUD to adjoining uses, both existing and planned, and to the topography and natural features of the site and adjoining lands. The concept plan shall include the following:

North arrow, scale, and date of preparation.

Name and address of site planner, engineer or surveyor who prepared the plan.

Proposed land uses, acreage and percent of the site devoted to each land use, including layout and configuration of common open space.

Yield plan, as described in Part 7(c)(1).

Proposed layout of streets, lots, and blocks for those phases of the PUD for which the petitioner will seek initial preliminary approval.

Proposed building footprints and estimated floor area for non-residential structures for those phases of the PUD for which the petitioner will seek initial preliminary approval.

Conceptual sketches demonstrating the land planning concept for each proposed type of housing unit.

Gross and net density of residential areas and housing types.

Location of parking areas, number of spaces to be provided, and method used to calculate the number of required spaces.

Wetlands, flood plains, and drainage characteristics, including topographic contour lines with a minimum of 10' intervals.

Major stands of trees and other significant vegetative areas.

A preliminary engineering study providing a general description of existing sanitary, storm, and water service facilities, on and adjacent to the proposed development

and the proposed improvements necessary to properly handle the utility needs of the development and any additional information as may be requested by the Village Engineer.

- A brief written statement that contains general descriptions of the design and architectural standards for the PUD, treatment of environmentally sensitive land, proposed time frame for phased development, a statement of present ownership and contractual purchase agreements, and proposed zoning.

Any other data determined to be reasonably necessary by the Code Official to provide an accurate overview of the proposed development.

c. Procedures

The Community Development Department shall review the Concept Plan and other documentation, and shall advise the petitioner as to the compatibility of the PUD with the Comprehensive Plan, the Zoning Ordinance, the Subdivision Ordinance, and the Village of Frankfort Engineering Design Standards. Recommendations relative to a pre-application review are advisory only, and shall not constitute a waiver from the requirements contained in the Village Code.

The Community Development Department may require revisions to the Concept Plan prior to acceptance of the Preliminary Plan. This may necessitate additional meetings between the petitioner and the Community Development Department.

When deemed desirable by the Community Development Department, Village staff and/or consultants shall prepare a written summary report which shall be forwarded to the Plan Commission and Village Board.

### **Part 10: Preliminary Development Plan**

The purpose of the Preliminary Plan is to provide a transitional phase between concept plan review and final plan approval and a logical sequence of events. It is intended to permit the applicant the opportunity to provide specific information pertaining to that portion of the planned unit development that is the subject of the preliminary plan.

- a. Application Submittal Requirements. Application for Preliminary Plan approval of a planned unit development shall be filed with the Code Official, accompanied by twenty (20) copies of a preliminary development plan. The following information shall be required:
  - 1. Ownership. The entire site of the planned unit development shall be under single ownership, and/or unified control as demonstrated by a statement of ownership description of legal responsibility as necessary to effectuate and maintain the plan.
  - 2. Boundary Survey and Legal Description. A boundary survey and legal description of the area covered by such Preliminary Plan, prepared and certified by a Registered



Illinois Land Surveyor, including the total acreage therein certified to the nearest one-hundredth (1/100) of an acre, a north point (designated as true north) and the date of preparation.

3. Site Location Map.
4. Topographical Survey. A topographical survey of the area covered by such Preliminary Plan at two (2) foot contour intervals as such area exists at that time.
5. Existing Zoning and Land Use Map. A map showing the existing zoning and land use of the property covered by the Preliminary Plan and the area within 500 feet thereof, as well as of the boundaries of the total planned unit development.
6. Concept Plan. For large projects that may be developed over several years, an applicant shall be required to submit a concept plan for those portions of a property that will not be developed immediately. Concept plans shall meet the requirements of Part 9(b) above.
7. Statement of Character. A written explanation of the general character of the proposed development, including:
  - a) the description and quantity of all land uses to be included in the development, with maximum and minimum percentage limitations for each use as well as the proposed number of acres to be devoted to recreational areas, schools, and municipal purposes;
  - b) the projected type, location and number of dwelling units and densities to be constructed in each phase of the total development;
  - c) a description of each type of residential, commercial, or industrial unit proposed to be constructed (i.e., single-family, commercial, industrial, etc);the estimated population broken down by housing type, location, and school district, as may be anticipated upon completion of the development.
8. Drawings. A detailed drawing of the area covered by such plan prepared at a scale of not less than 1" = 200' and shall show such designations as proposed streets (public and private) for the area covered by such preliminary plan and the area within 500 feet thereof, all buildings, their height and use, common open space, recreational areas and facilities, parking areas, service areas and other facilities related to the proposed development. The submission may be composed of one or more sheets and drawings and shall include:
  - a) Existing and proposed public roads including classifications, width or right-of-way, width of pavement and construction details;

- b) Existing easements and proposed easements to be granted in lieu of rights-of-way;
  - c) The gross and net density of residential uses, including dwelling units per acre, the number of dwelling units by type and the number of buildings by type;
  - d) Schematic street lighting and public area lighting systems; and
  - e) A landscape plan which satisfies the requirements of the Village of Frankfort Landscape Regulations, and sections 150.75 and 150.76 of the Village Code.
  - f) Engineering plans for storm water and floodplain management in compliance with Village ordinances.
9. Traffic Study. A traffic study prepared by a qualified expert, providing:
- a) A general description of existing roads on and adjacent to the proposed development, and the proposed road improvements necessary to handle properly the traffic anticipated to be generated upon development;
  - b) A circulation diagram indicating the proposed movement of vehicles, goods and pedestrians within and adjacent to the planned unit development; and
  - c) Any special engineering features and traffic control devices needed to facilitate traffic safety.
10. Village Ordinance Report. A description of the modifications, exceptions, and variances from this ordinance or the Village's subdivision ordinance which are being requested as part of the application for establishment of the planned unit development;
11. Market Study. If deemed necessary by the Code Official, a general market analysis report, or other appropriate evidence, to establish the need for and feasibility of a non-residential or mixed use development;
12. Environmental Study. A general statement identifying existing natural and environmental resources, including a policy statement by the applicant expressing basic plans and procedures, which will be utilized to ensure protection of the total physical setting of the development and related environs. The statement should identify and locate on one (1) or more exhibits, the following environmental factors:
- a) A soil analysis shall be prepared, along with recommendations, if any, from the Will County Soil and Water Conservation District. The analysis must include soil types, code numbers and limitations for urbanized areas, conservation and agricultural productivity, soil wetness and erosion potential;
  - b) Scenic views and vistas;



- c) Surface hydrology identifying: existing surface drainage patterns; topography; major and minor water sheds; base flood limits as established by hydrological investigations atlas, FEMA Flood Insurance Maps, historical flood of record or best available information; projected 100 year flood boundaries; all ponds, lakes, creeks, streams, rivers and ditches; and wetlands;
  - d) Geology identifying surface geological deposits and a statement of their characteristics and limitations, prepared pursuant to the recommendations and published data of the Illinois Geological Survey and of other mapping data, and analysis of subsurface conditions on the subject property if required by the Village Engineer;
  - e) Natural coverage and vegetation showing marshes, bogs, wooded areas, isolated preservable trees, natural prairie, rock outcroppings, existing pasture land, crop land, orchards, other agricultural uses, areas of sand, gravel, or peat extractions and any unique natural or ecologically sensitive area;
  - f) Current ground elevations on the tract with contours at two (2) foot intervals and spot elevations at all breaks in grade, along all drainage channels or swales and at selected points, not more than 100 feet in all directions; and
  - g) The generalized pattern of existing land use, major and minor roadways, sidewalks, railroads, sanitary sewers, storm sewers and drainage improvements, water mains, utilities and designated landmarks, historical areas and buildings.
13. Construction Schedule. A proposed construction schedule showing the anticipated number of dwelling units or other structures to be constructed during the anticipated term of development, and showing the anticipated amount of square feet of commercial or industrial property (if any) to be constructed and ready for occupancy during the anticipated term of the development. The schedule shall include:
- a) The approximate date on which construction of the project can be expected to begin;
  - b) The stages in which the project will be built;
  - c) The anticipated rate of development;
  - d) The approximate dates when the development of each of the stages will be completed; and
  - e) The area and location of recreational space and common open space that will be provided at each stage.
14. Covenants. Proposed agreements, provisions or covenants and by-laws which will govern the use, maintenance and continued protection of the planned unit

development and any of its common open space of the homeowner associations, recreational areas and facilities, in the area covered by the Preliminary Plan.

15. Title and Certificates. Present tract designation, according to official records in the Office of the Recorder of Deeds, title under which the proposed development is to be recorded, with names and addresses of owners, and notation stating acreage.
16. Open Space and Recreation Areas and Facilities. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the purpose indicated, and the improvements which will be made to each area and facility.
17. Architectural Renderings. Architectural renderings of the proposed structures (except single family detached homes) within only the area which is the subject of the Preliminary Plan.
18. Notices. Names and addresses of the persons to whom notices of hearings hereunder may be sent, including the subdivider, the designer of the subdivision and the owners of the land within 250 feet from the boundary lines of the property immediately adjoining the land to be platted.

b. Preliminary Plan Procedural Requirements are as follows:

1. Public Hearings. The Plan Commission shall hold a public hearing on the application for a special use for a planned unit development and preliminary plans, giving notice of the time and place not more than thirty (30), nor less than fifteen (15) days before the date of the hearing by publishing a notice thereof at least once in the Official Newspaper.
2. Phased Planned Unit Developments. If the Preliminary Plan initially submitted shall cover less than all of the planned unit development, Preliminary Plans for additional areas of the planned unit development may be submitted to the Village Board within such period of time as shall have been prescribed in the approval of the application for establishment of the planned unit development, provided, further, that upon request in writing of the developer, the Village Board may, by resolution duly adopted at any meeting of the Village Board, extend the period of time for submission of Preliminary Plans covering all of the planned unit development.
3. Status of Approved Preliminary Development Plan. Approval of a preliminary plan shall not constitute approval of the final plan, nor qualify a plat of the planned unit development for recording. Rather it shall be deemed an expression of approval of the preliminary plan as a guide to preparation of the final plan.

A preliminary plan which has been granted approval as submitted, or approval with conditions or modifications, shall not be modified, revoked or otherwise impaired by action of the Village, pending an application for final approval, without the



consent of the applicants, provided that application for final approval is filed within the time or times specified in the resolution granting preliminary approval, and thereafter, but prior to final approval, the applicant shall choose to abandon such plan and shall so notify the Plan Commission in writing, the preliminary plan approval shall be deemed to be revoked and all that portion of the area included in the plan for which final approval has not been given, shall be subject to those local ordinances applicable thereto. No building permit shall be issued for any structure until approval has been given by the Village Board.

4. Submission with Preliminary Development Plans. At any time, and from time to time when a Preliminary Plan for a portion of the planned unit development is submitted for approval, it shall be an obligation of the developer of such portion to cause the developer of the overall planned unit development to prepare and submit to the Village with such Preliminary Plan, an updated Land Use Plan for those areas in the planned unit development for which Preliminary Plans shall not then have been submitted for approval.
5. Annual Submissions. When no updated Land Use Plan of the planned unit development has been prepared for one (1) year, the developer of the planned unit development shall, unless the Village waives such obligation, prepare and submit to the Village a Land Use Plan for those areas in the planned unit development for which Preliminary Plans have not been submitted for approval.

#### **Part 11: Final Development Plan**

The purpose of the final plan is to provide a detailed design for the land to be subdivided, as well as, the division of other lands into common open spaces and building areas, and to more specifically address land uses and building locations.

- a. Application Submittal Requirements. The following information shall be required in addition to all Preliminary Plan information as per Article 3, Section F, Part 10 of this Code:
  1. If the planned unit development constitutes a subdivision, a final subdivision plat shall be submitted. Any such final subdivision plat shall set forth, on the face thereof, suitable dedications of permanent open spaces and recreational amenities to be owned in common easements, rights-of way and all other criteria in form and substance, conforming to the requirements of the Village's Subdivision Regulations and Design Standards, and all other applicable Village standards and regulations, as the same may be amended and in force from time to time.
  2. The final version of the site plan of the planned unit development shall be filed, indicating the locations of all buildings, all parking and loading spaces, setbacks, block and lot numbers, street names, and any other special structure, facility or feature approved or required by the Village Board.
  3. The final version of the covenants, if any, by which the applicant proposes to regulate land use and otherwise protect the proposed development, accompanied

by the written representation and warranty of the applicant, in form and substance satisfactory to the Village Attorney, to the effect that the owner of the real property which is the subject of the proposed planned unit development has not sold or otherwise disposed of any interest in said property and will not sell, or otherwise dispose of any such interest, prior to the filing for record of said covenants in the office of the Recorder of Deeds of Will County, Illinois.

4. Such deeds or easement agreement, if any, as required or approved by the Village Board, shall be filed in form and substance approved by the Village Attorney, conveying a suitable ownership interest in the parcels within the proposed planned unit development which are to be subject to public or common ownership.
5. Filing a copy of the Articles of Incorporation of homeowners, merchants or business or property owners association, if any, required or approved by the Village Board, certified by the Secretary of State of Illinois, not more than thirty (30) days prior to the filing of the final plan; a certificate of good standing for such corporation certified by the Secretary as being true, correct; and a complete copy of such bylaws, as of the date not more than thirty (30) days prior to the filing of such final plan.
6. Engineering drawings and specifications for:
  - a) Sanitary and storm sewer systems.
  - b) Water supply system.
  - c) Street lighting and public area lighting systems.
  - d) Sidewalks, trails, and paths.
  - e) Storm water management.
  - f) Floodplain management.
  - g) Erosion control plan for all disturbed areas and a plan to preserve existing vegetation.

Such engineering drawings and any other drawings required by any other ordinance of the Village shall be prepared in such detail as may be required by the Village Engineer and the Village of Frankfort Engineering Design Standards, and the Village of Frankfort's Ordinance Regulating Development in Special Flood Hazard Areas.

7. Estimate of the cost of installation of all proposed public improvements, confirmed by a registered Illinois engineer.



8. A plan or report shall be prepared by the developer and shall evaluate, in general terms, the impact of the proposed development on the natural environment. The report shall identify:
  - a) The final version of the developer's policy toward maintaining the natural environment;
  - b) An analysis of the existing environment, prior to the proposed action. Consideration should be given to the following factors:
    - i) Unique physical features of the land such as soil stability, erosion, and ground contours;
    - ii) Scenic views and vistas;
    - iii) Drainage, run-off surface water, ground water, flood plains, lakes, streams, creeks, streams, rivers, ditches and wetlands;
    - iv) Air quality;
    - v) Areas underlain by sand and gravel aquifers;
    - vi) Vegetation; and
    - vii) Wildlife.
  - c) A general listing of the effects on the environment which would be caused by the proposed development, and the actions which the developer proposes to undertake to resolve any adverse conditions resulting from development of the land.
9. Final architectural renderings and facades of all proposed primary structures, except single family detached residences. Elevations must include all building facades.
10. A certificate shall be furnished from the County Collector that finds no delinquent taxes are outstanding on the property, and that all special assessments constituting a lien on the whole or any part of the property of the planned unit development have been paid.
11. Certificates and signature blocks as required by Illinois Statutes and Plat Act.

- b. Final Development Plan Procedural Requirements. The final plan shall conform substantially to the preliminary plan, as approved, and if desired by the developer, it

may be submitted in stages, with each stage reflecting a portion of the approved preliminary plan which is proposed to be recorded and developed. Submission in stages may occur, provided, however, that such portion conforms to all requirements of these regulations. The required procedure for approval of the final plan of a planned unit development shall be as follows:

1. Application for final plan approval shall be filed with the Community Development Department, and be accompanied by twenty (20) copies of the final plan. The final plan and supporting data shall be filed with the Village Clerk and forwarded to the Plan Commission for certification that the final plan is in conformity with these regulations and in agreement with any approved preliminary plans.
2. Final Plans for all or specified development phases of the planned unit development shall be submitted for approval. There shall be no minimum acreage requirement with respect to Final Plans. Approval of final plans may not be withheld for reasons that would be inconsistent with the approved Preliminary Development Plan. In considering the approval of the Final Plan, no further public hearings shall be required to approve changes from Preliminary Development Plans which are not "major changes" as defined in Article 3, Section F, Part 12 of this Ordinance.
3. After review of the final plan and supporting data, the Plan Commission shall approve or disapprove the plan within sixty (60) days after filing by the developer. Disapproval of the final plan of the planned unit development shall include a clear statement of the reasons thereof.
4. The Village Board shall review the final plan after receiving the recommendation of the Plan Commission. Approval by the Village Board of the final plan for any proposed planned unit development shall be effective only for a period of sixty (60) days after the date of such approval, unless within such sixty (60) day period the applicant shall record or cause the recordation of the final plan including any final subdivision plat, the final restrictive covenants and the deeds and/or easement agreement required or approved by the Village Board, in the Office of the Recorder of Deeds of Will County, Illinois.
5. Final Plans for all or part of the area covered by the Preliminary Plan shall be submitted to the Board of Trustees for Approval within one (1) year after approval of the Preliminary Development Plan by the Village Board, provided that upon request in writing of the developer, the Village Board may, by resolution duly adopted at any meeting of the Village Board, extend the period of time for the submission of such final plans.



**Part 12: PUD Compliance and Amendments**

All planned unit developments shall be developed in strict compliance with the recorded final plan and supporting data. All final plans and covenants filed and recorded hereunder shall be contractual undertakings by, and shall be binding upon, the applicants, therefore the owners of the land covered by such planned unit development, their successors and assigns; and shall limit and control the construction location and use and operation of all land in such planned unit development, and all improvements and structures to be located thereon.

- a. **Schedule.** The Village Board shall consider a planned unit development subject to revocation if construction falls more than two (2) years behind the filed and approved schedule. The developer shall be notified at least ninety (90) days prior to any revocation hearing. The site will revert back to its original zoning if revocation occurs.
- b. **Occupancy.** No planned unit development, or any portion thereof, may be occupied until such time as a certificate of Zoning Compliance has been issued by the Building Inspector and/or the Code Official certifying that the development, or a stage of the development, if applicable, has been completed in compliance with the final plan and any recorded covenant or developer agreement as approved and recorded.
- c. **Amendments to the Final Approved Plan During Development.** Upon issuance of a special use permit and the necessary building permits, no major changes may be made during or after the development of the final plan as approved and recorded by the Village Board unless the applicant applies for approval of a major change to a planned unit development.
- d. **Major Changes.** A major change requires a public hearing before the Plan Commission and approval by the Village Board. Any of the following changes shall be deemed to be a "major change:"
  1. A change which alters the concept, character or intent of the final development plan;
  2. A change which increases residential density by five (5) percent or more;
  3. A change which increases the height of any building or structure beyond five (5) percent, or alters the uses and design standards set forth as a minimum in this Ordinance;
  4. A change which significantly increases nonresidential floor area by more than ten (10) percent;
  5. A change which reduces the amount of common open spaces or recreational amenities;
  6. A change in the Final Development Plan; or
  7. A change in the Transportation Plan.

- e. Minor Changes. The Code Official may approve minor changes in the planned unit development which do not change the concept or intent of the development and shall convey all decisions to the Plan Commission in writing. Minor changes are defined as any change not defined as a major change.

**Part 13: Building Permits and Excavation Operations**

Building and occupancy permits shall be required for each structure in a planned unit development. No building permit relating to any part of a planned unit development shall be issued prior to the approval of a Final Plan, or such part of the planned unit development,

**Part 14: Effect of Denial of a Planned Development Special Use**

No application for a planned development special use which has been denied wholly or in part by the Village Board shall be resubmitted for a period of one (1) year from the date of said order of denial, except on the grounds of new evidence, or proof of change of conditions found to be valid by the Plan Commission and the Village Board of Trustees.



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

### Site Details

**Project Size:** 13.66 acres (6.93 + 4.53 + 2.2)  
**PIN(s):** 19-09-31-400-016-0020  
 19-09-31-400-016-0010  
 19-09-31-400-013-0000  
**Existing Zoning:** E-R, A-1 (County), E-1 (County)  
**Prop. Zoning:** R-2  
**Buildings / Lots:** 15-16 add'l proposed, 104 existing  
**Total Sq. Ft.:** N/A  
**Average Lot Size:** 19,476 (within the 1<sup>st</sup> Addition)

### Adjacent Land Use Summary:

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

Figure 1. Location Map



### Project Summary

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

## **Attachments**

---

1. 2019 aerial photograph, Village of Frankfort GIS
2. Will County zoning map, illustrating the zoning for the two southern unincorporated parcels.
3. FEMA Flood Hazard Area map
4. National Wetlands Inventory Map the subject area and environs.
5. Lot Size Analysis of existing and proposed lots, prepared by staff
6. Plan Commission minutes from May 13, 2021
7. Amendment (Rezoning) findings of fact, prepared by applicant
8. Email correspondence 5.21.21 regarding the use of the County FAA Radio Tower
9. Original Plat of Olde Stone Village (2005)
10. Title Survey, received by staff 11.9.21
11. Plat of Annexation, received by staff 2.2.22
12. Final Plat of Olde Stone 1<sup>st</sup> Addition, received by staff 3.4.22
13. Preliminary Plat of Olde Stone Village 1<sup>st</sup> Addition (site plan), prepared by MG2A, received by staff 3.17.22
14. Landscape Plan, received by staff 2.14.22
15. Tree Survey, received by staff 11.9.21

## **Analysis**

---

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

1. The Plan Commission reviewed this project as a workshop on May 13, 2021. Comments were provided to the applicant and the applicant also began substantial engineering work with Robinson Engineering.
2. Olde Stone Village subdivision was approved in 2005, containing a west and east portion with a total of 108 lots. After subsequent lot consolidations and excluding non-buildable lots for public utility easements, there are now a total of 104 lots. Currently, the subdivision is nearing completion, and the Building Department estimates there are approximately 20 undeveloped lots.
3. The proposed 1st Addition would add 15 lots to the stubbed end of Vienna Way, terminating in a cul-de-sac. The total number of lots would increase from 104 to 119 within the subdivision. Under the terms of the pending draft annexation agreement for Olde Stone Village 1st Addition, Outlot C could become a buildable lot (the 16th lot) if at any time in the future Vienna Way is extended north to the parcel that is currently owned by the Church of Latter Day Saints. The cul-de-sac with a landscape island would be removed, and the curb, gutter, sidewalk and parkway would be removed and shifted/reconstructed to accommodate the 16th lot.
4. The 1st Addition area currently consists of 3 parcels under the same ownership. The two southern parcels are located in unincorporated Will County, while the northern parcel is within Village limits and is zoned E-R, Estate Residential. The two southern parcels would need to be annexed into the Village. Annexed parcels are automatically assigned a zone designation of E-R. The applicant has submitted a plat of annexation, which has been included with this staff report, although it is the Village Board and not the Plan Commission that has authority to act on annexations. The Plan Commission, however, would forward a recommendation to the Village Board regarding the proposed rezoning from the default zoning of E-R (Estate Residential) to R-2 (Single-Family Residential).
5. This project would require that all 3 parcels be rezoned to R-2, Single Family Residential, which would match the existing zoning for Olde Stone Village. The R-2 zone district would permit the creation of lots at least 15,000 square feet in area. The average lot size for the proposed 15 lots is 19,476 square feet, with 16,174 being the smallest lot, complying with this requirement.
6. Staff has provided an analysis of the existing lot sizes in Olde Stone Village and the proposed lot sizes for the 1st Addition. The average lot size within the proposed 1st addition is 19,476 square feet. The average



lot size for the entirety of the existing Olde Stone Village is 20,988 square feet. The average lot size for the existing western portion of Olde Stone Village is 20,847 square feet.

7. All proposed lots meet the required minimum lot width (100') and depth (150'). Lot width is measured at the front building line, not the front property line.
8. The R-2 Single-Family District allows a maximum net density of 2.25 units per net buildable acre. With 15 lots, the net density is 2.23 units per acre. In the future, if Outlot C is converted to a buildable lot, the net density would be slightly higher, but then some of the area of the right-of-way would then count toward the net buildable area. The net density is determined by taking the overall area of 13.66 acres (post right-of-way dedication), deducting the area of the four outlots, and dividing by the number of buildable lots. The total area of proposed right-of-way is 1.41 acres and the total area of the proposed outlots is 5.51 acres, for a total of 6.92 acres. The total project acreage of 13.66 acres, minus the right-of-way and outlot area of 6.92 acres equals the net buildable area of 6.74 acres.
9. The preliminary plat (site plan) illustrates three (3) proposed streetlights along the Vienna Way extension. No details have been provided for the streetlights, although they should match the existing street lights within the original Olde Stone Village subdivision.
10. The Frankfort Fire District requires that dead-end roads over 150' in length provide a cul-de-sac with a minimum diameter of at least 90'. The Zoning Ordinance requires that cul-de-sacs contain a landscaped island. Olde Stone Village currently has several dead-end streets that terminate with landscaped cul-de-sacs. The proposed cul-de-sac has been reviewed by the Frankfort Fire District and complies with the fire truck turning radii requirements. The landscaped island size complies with the Zoning Ordinance requirements.
11. The 1st Addition abuts undeveloped land owned by the Church of Latter Day Saints to the north. The actual church building occupies a separate parcel to the east, which has access to Wolf Road. Per the annexation agreement for the church property (Ord-1952), should the undeveloped church parcel be subdivided (as would be the case for single family homes), that Vienna Way must then connect to Wolf Road. The applicant has been in discussions with the church to acquire this land, knowing that Vienna Way must then connect to Wolf Road. From a traffic circulation perspective, having two access points to the west portion of Olde Stone Village would be preferable. Currently, the west portion of Olde Stone Village has only one access point (to 116th Avenue).
12. Part of the subject property must be dedicated for Wolf Road right-of-way. The area of dedication measures 97.18' wide along the road and exactly 40' deep. The right-of-way dedication can be approved as part of the Preliminary and Final Plat of Subdivision approval.
13. The Preliminary and Final Plat of Subdivision illustrates proposed easements for water, sanitary and storm lines, as well as for public utility and drainage easements. There is also an existing 10' wide easement that runs through lots 2 and 15 that will be abrogated (vacated).
14. The maintenance of the detention pond on Outlot A will be maintained by the Olde Stone Village HOA and not the Village of Frankfort. Specifically, the HOA will maintain the shoreline plantings (traditional lawn grass or prairie grass) and possible algae maintenance. This will be noted within the Covenants and Restrictions and/or within the Annexation Agreement. The Village Department of Public Works would still be responsible for maintaining the inlet and outlet structures of the detention pond.
15. There is an unincorporated 4.3-acre parcel to the west of the proposed development, owned and maintained by Will County, for use as an FAA radio tower. In discussions between staff and the County, this tower serves the Will County Sheriff, Frankfort Police Department, Fire Protection District and "a number of other public safety agencies".

16. A 10' wide "Outlot D" is proposed between lots 13 & 14. This outlot could serve as a future pedestrian path for residents to travel through the existing FAA radio tower parcel, connecting to the existing 10' wide pedestrian path along the east side of 116th Ave., to Roy and Dorothy Janssen Park. However, in an email from the County to Village staff on May 21, 2021 (attached), the County objects to the use of the radio tower property for "recreational" purposes. However, Outlot D could remain in place if the County's position changes in the future.
17. It is assumed that the additional 15 lots would be incorporated into the existing HOA for Olde Stone Village. However, if the lots are not incorporated into the existing HOA, a separate HOA will be required only for the 15 lots.
18. The proposed landscape plan complies with the requirements of the Village's Landscape Ordinance, regarding parkway trees, detention pond landscaping and preservation tree mitigation. The three existing parcels for the 1st Addition do not contain many trees. Of those trees, most of them are not designated "preservation trees". The proposed parkway trees would be located on top of proposed water and storm utility lines. It would be preferable to relocate these utility lines beneath the actual road pavement instead of beneath the parkway trees, although the Village has approved of this method in the past.
19. Building elevations for the proposed homes have not been provided at this time. The developer intends to construct homes that are architecturally consistent with the variety of homes in the original Olde Stone Village Subdivision.

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

---

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

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

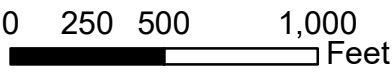
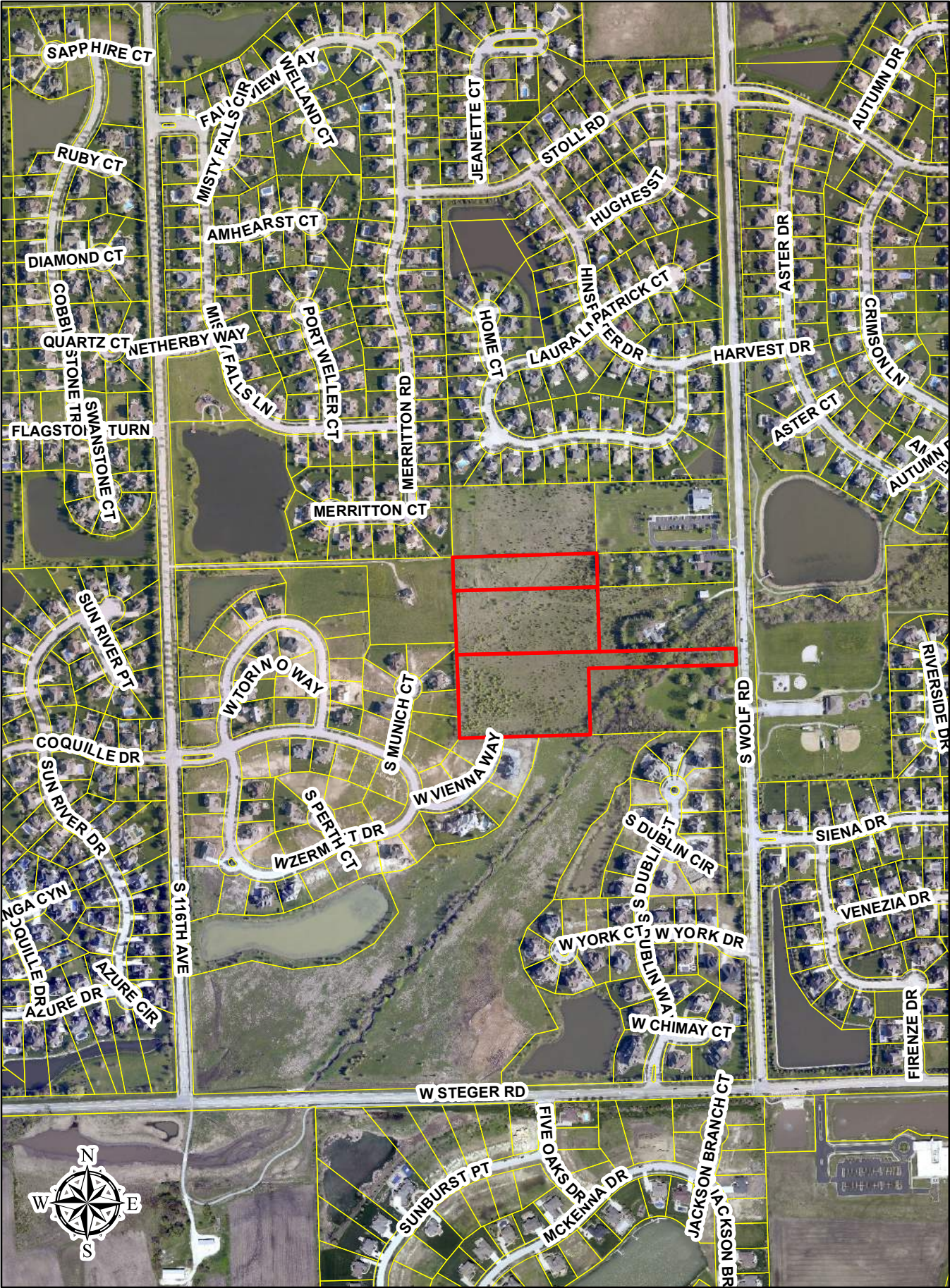
#### ***Affirmative Motions***

---

1. Recommend the Village Board rezone the property from E-R to R-2 upon annexation.
2. Recommend the Village Board approve the Final Plat of Subdivision for Olde Stone Village 1<sup>st</sup> Addition, in accordance with the reviewed plans and conditioned upon final engineering approval, dedication of right-of-way for Wolf Road and legal documentation that the detention pond will be maintained by the HOA.

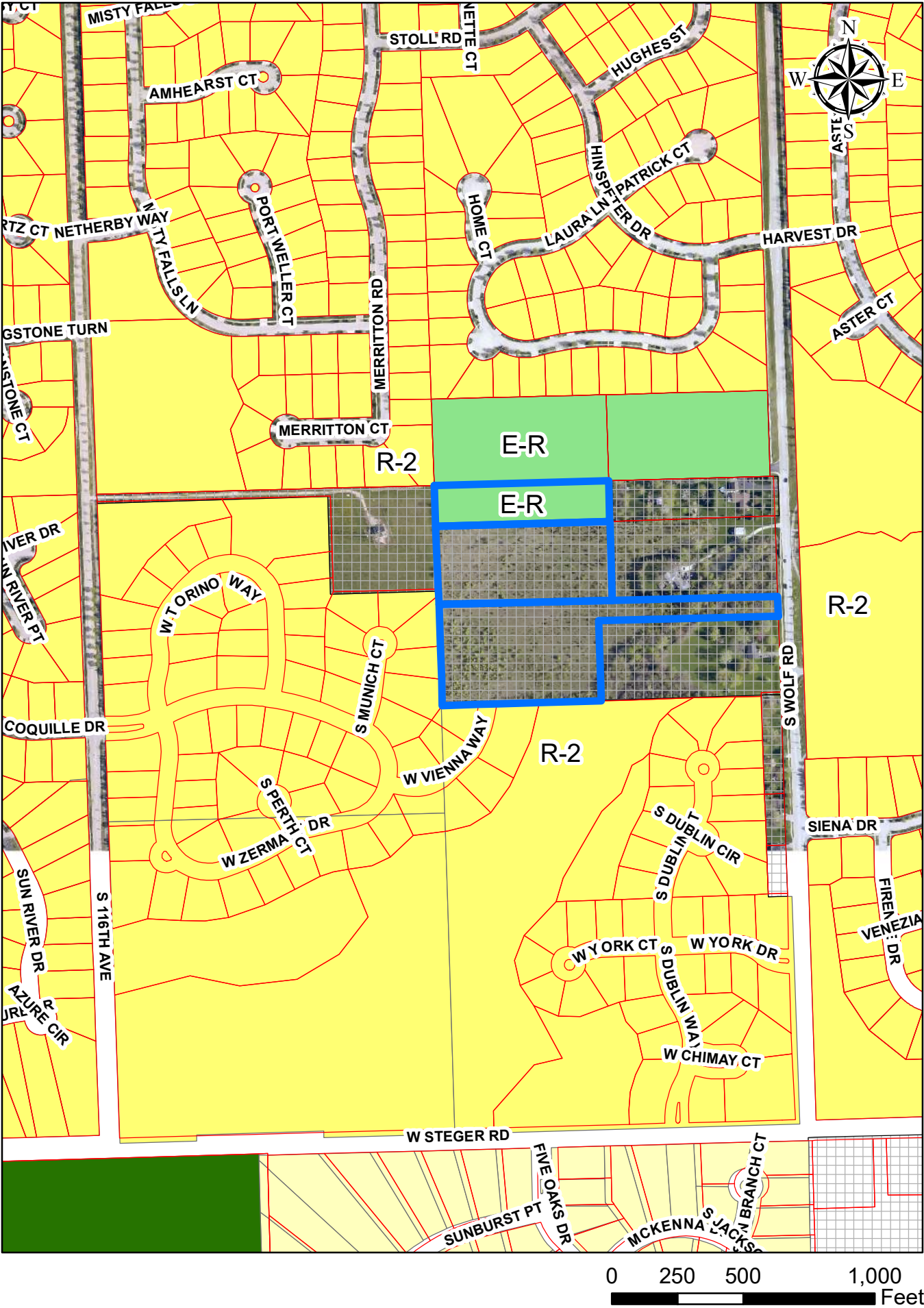


# Olde Stone 1st Addition





# Zoning Map - Olde Stone 1st Addition

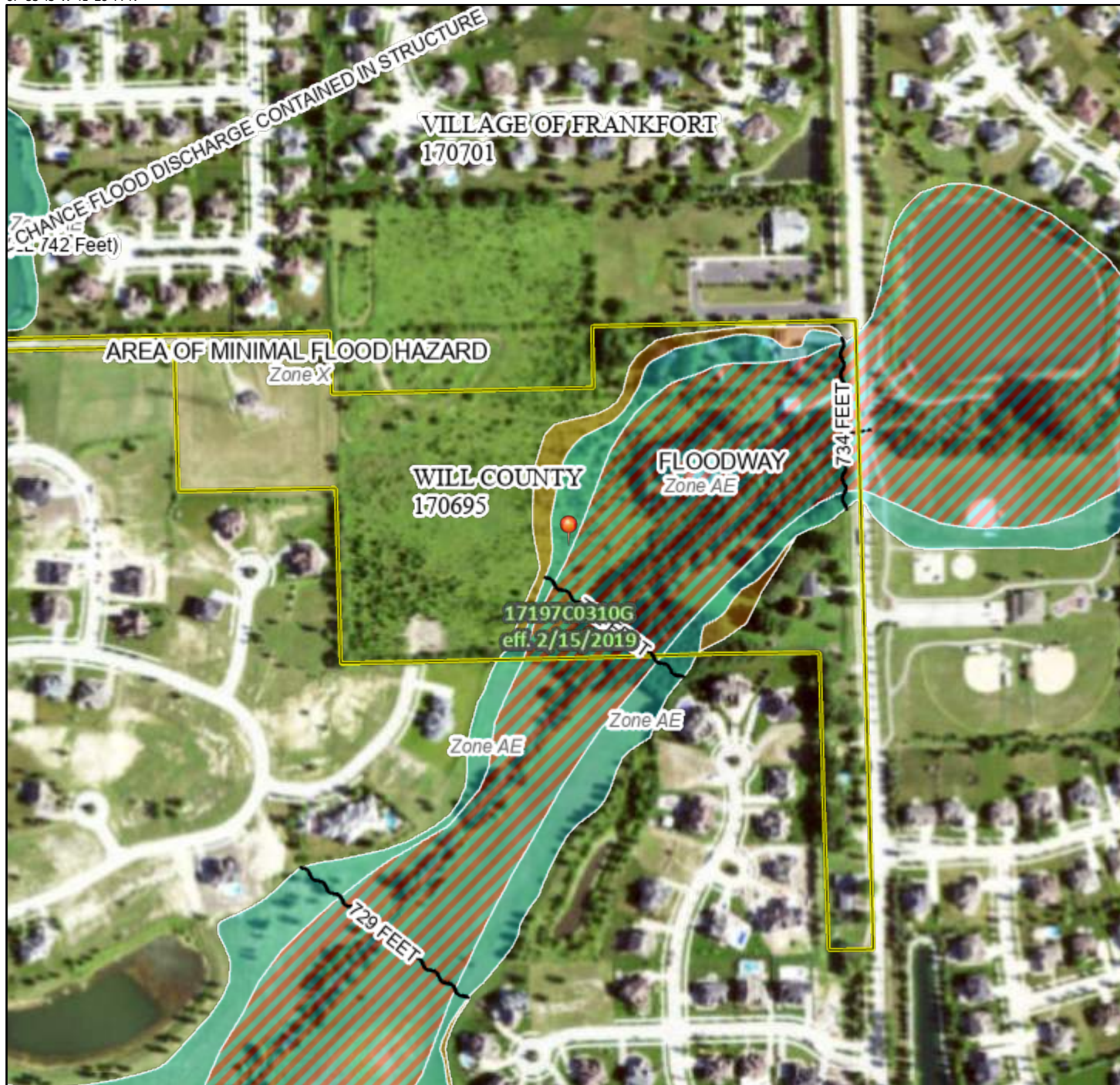




# National Flood Hazard Layer FIRMette



87°53'43"W 41°28'44"N



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

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

## Legend

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

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



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

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

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

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

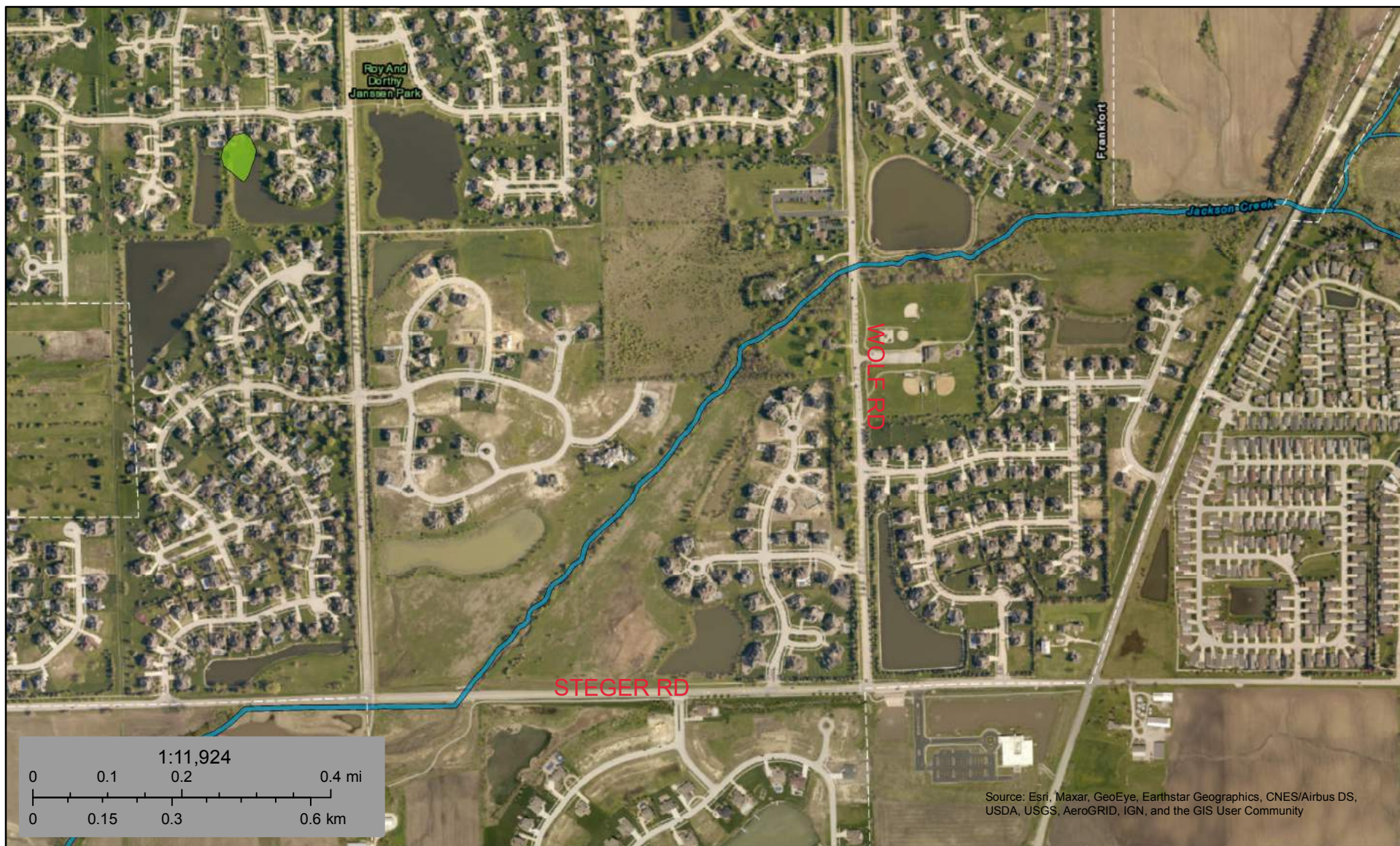




U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Olde Stone Village



May 5, 2021

### Wetlands

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

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



Lot #	Lot Size	Lot Size After Combinations
1	21,720	21,720
2	24,494	<b>55,527</b>
3	31,033	
4	23,455	23,455
5	21,756	21,756
6	18,453	18,453
7	16,739	16,739
8	15,000	15,000
9	17,024	17,024
10	23,303	23,303
11	23,471	23,471
12	15,583	15,583
13	15,000	15,000
14	18,034	18,034
15	24,079	24,079
16	31,061	31,061
17	22,694	22,694
18	20,766	20,766
19	19,090	19,090
20	17,191	17,191
21	29,482	29,482
22	25,658	25,658
23	20,107	20,107
24	16,517	16,517
25	20,163	20,163
26	17,751	17,751
27	18,307	18,307
28	17,197	17,197
29	18,112	18,112
30	15,003	15,003
31	18,250	18,250
32	19,767	19,767
33	17,213	17,213
34	16,877	16,877
35	20,112	20,112
36	20,520	20,520
37	20,176	20,176
38	21,455	21,455
39	19,581	19,581
40	18,689	<b>35,513</b>
41	16,824	
42	21,842	21,842
43	36,482	36,482
44	22,546	22,546
45	22,784	22,784

46	19,603	19,603
47	18,527	18,527
48	17,859	17,859
49	18,366	18,366
50	21,130	21,130
51	19,772	19,772
52	45,393	45,393
54	23,369	23,369
55	19,845	<b>40,306</b>
56	20,461	
57	16,421	<b>32,668</b>
58	16,247	
59	20,068	20,068
60	22,916	22,916
61	28,634	28,634
62	20,805	20,805
63	22,880	22,880
64	23,876	23,876
65	22,736	22,736
66	17,632	17,632
67	16,745	16,745
68	19,169	19,169
69	18,092	18,092
70	16,653	16,653
71	16,161	16,161
72	19,467	19,467
73	23,201	23,201
74	15,591	15,591
75	15,780	15,780
76	15,062	15,062
77	15,955	15,955
78	22,280	22,280
79	18,575	18,575
80	17,612	17,612
81	20,183	20,183
82	26,591	26,591
83	18,120	18,120
84	16,891	16,891
85	15,463	15,463
86	17,273	17,273
87	15,268	15,268
88	18,714	18,714
89	23,142	23,142
90	25,751	25,751
91	19,203	19,203
92	19,197	19,197
93	24,822	24,822



94	21,088	21,088
95	17,226	17,226
96	16,146	16,146
97	15,308	15,308
98	19,323	19,323
99	17,298	17,298
100	15,517	15,517
101	15,102	15,102
102	15,058	15,058
103	15,383	15,383
104	24,046	24,046
105	19,779	19,779
106	19,566	19,566
107	20,842	20,842
108	25,338	25,338
109	26,865	26,865
AV. LOT SIZE ( <i>whole subdivision</i> )	20,211	20,988
AV. LOT SIZE (east)	20,188	21,223
AV. LOT SIZE (west)	20,224	20,847
AV. LOT SIZE (Vienna Way pre consolidations)	20,226	23,115
AV. LOT SIZE (Vienna Way post consolidations)	26,967	32,361

1st Addition (Vienna Way)	
Lot #	Size (SF)
1	Outlot C
2	16,799
3	16,799
4	17,071
5	27,648
6	28,525
7	25,054
8	20,994
9	16,174
10	17,704
11	17,851
12	17,851
13	17,000
14	17,000
15	17,851
16	17,813
AVG	19,476



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

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

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

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

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

Chair Rigoni asked the applicant if he wished to speak.

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

During the Plan Commission Discussion:

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



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

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

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

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

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

Chair Rigoni asked the Commissioners if there were questions.

During the Plan Commission Discussion:

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



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

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

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



**From:** [Tom Murray](#)  
**To:** [Dave Tkac](#); [Chris Gruba](#)  
**Cc:** [Harold Damron](#)  
**Subject:** RE: pedestrian connection to parcel 19-09-31-400-011-0000  
**Date:** Friday, May 21, 2021 2:00:30 PM

---

Hi Chris and Dave,

Thank you for making me aware of this project. While the land that our radio tower is located on is the property of Will County, due to its history of initially being a FAA site, the use of this property is regulated by the General Service Administration (GSA). The regulations stipulate that if the property is used for anything outside of law enforcement or public safety, Will County would forfeit the site and the property would revert back to the Federal Government. This parcel cannot be used for recreational (or any other) use.

This site is an important part of the Will County Radio System that serves the Will County Sheriff, Frankfort Police Department, Frankfort Fire Protection District, and a number of other public safety agencies. Loss of this site would be extremely detrimental to the overall performance of our radio system.

Based on this information, we object to the Village of Frankfort's proposed use of this parcel.

Should you wish to discuss this further, please feel free to contact me. My information is below.

Tom

**Thomas Murray**

Chief Deputy Director  
Will County Emergency Management Agency  
302 N. Chicago St.  
Joliet, Illinois 60432  
(815) 740-8392 - Ph  
(815) 723-8895 - Fx  
[tmurray@willcountyillinois.com](mailto:tmurray@willcountyillinois.com)

---

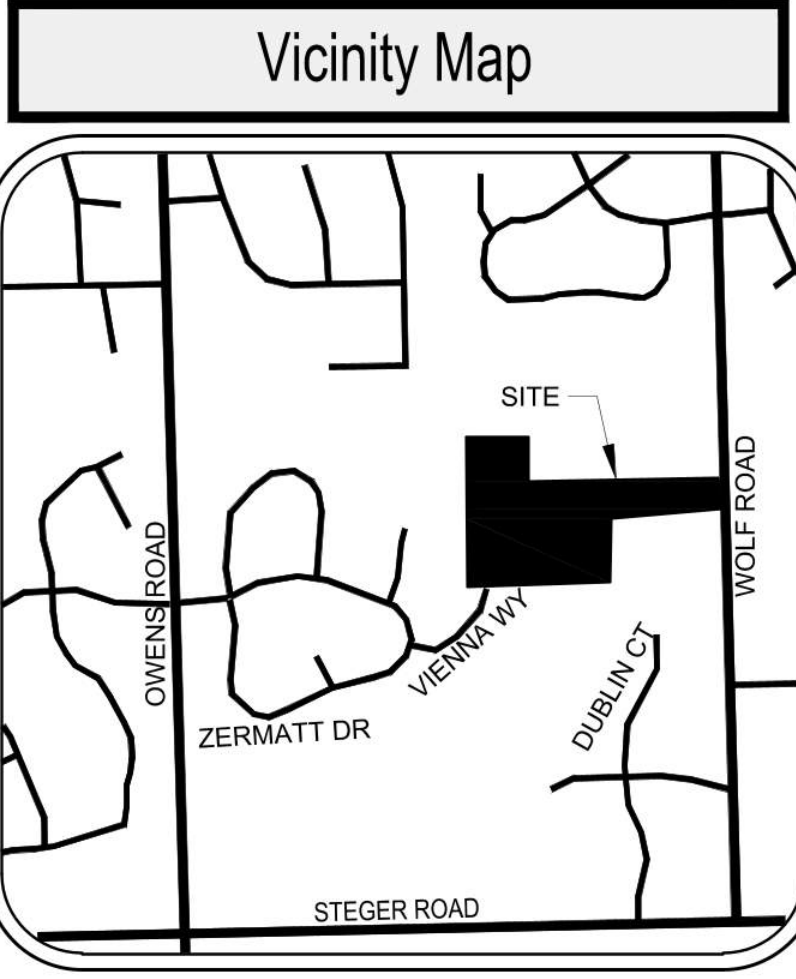
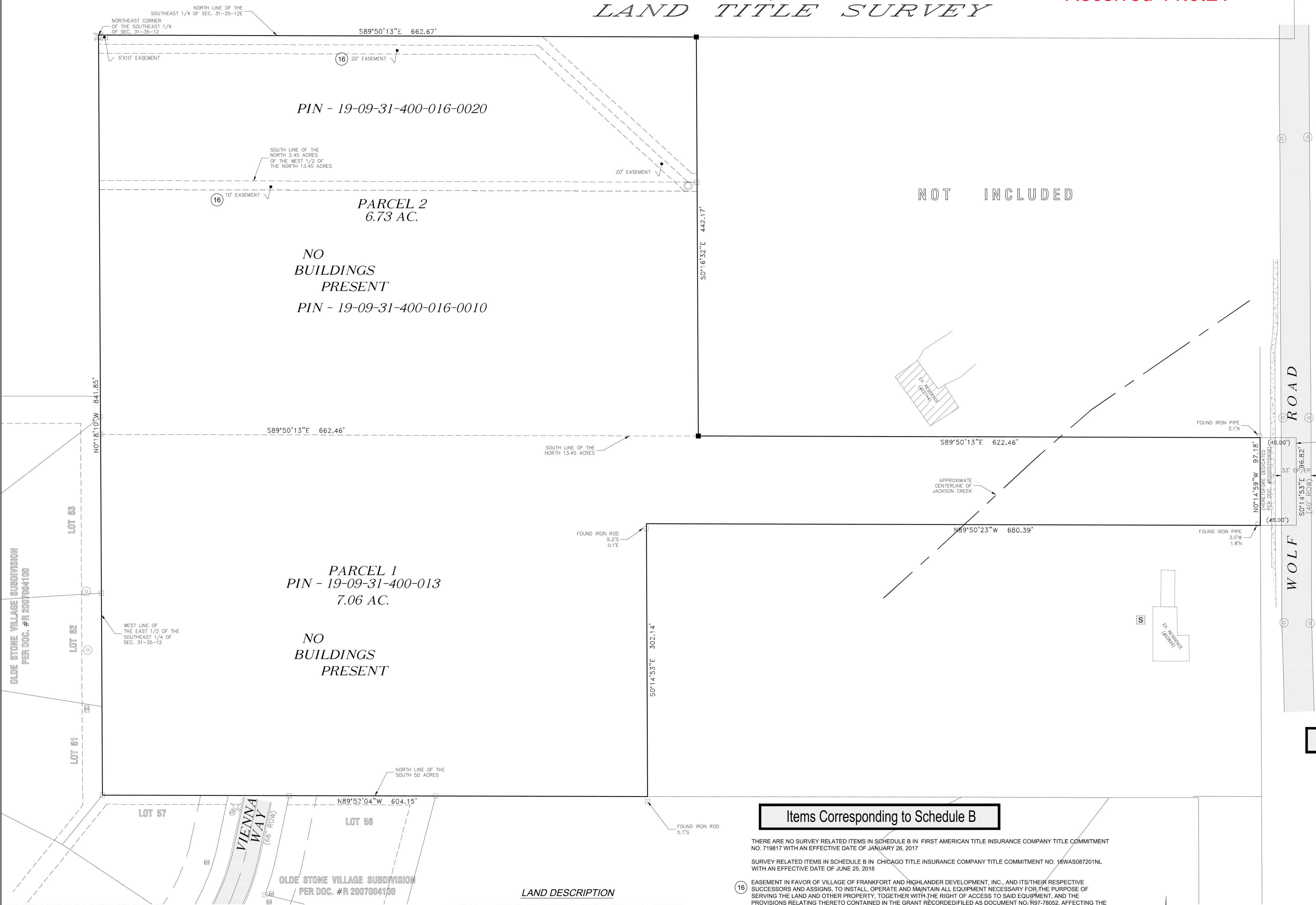
**From:** Dave Tkac <dtkac@willcountyillinois.com>  
**Sent:** Friday, May 21, 2021 1:15 PM  
**To:** 'Chris Gruba' <cgruba@frankfortil.org>  
**Cc:** Tom Murray <tmurray@willcountyillinois.com>  
**Subject:** RE: pedestrian connection to parcel 19-09-31-400-011-0000

Hi Chris,





ALTA/NSPS  
LAND TITLE SURVEY



Utility Notes

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

Miscellaneous Notes

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

Legend of Symbols & Abbreviations

Items Corresponding to Schedule B

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

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

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

TO: FIRST AMERICAN TITLE INSURANCE COMPANY;

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

DATED: 02/28/2018

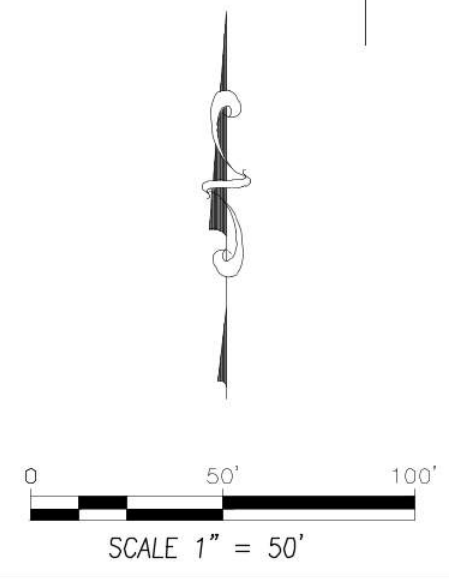
ROBERT F. SLUIS  
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3558  
LICENSE EXPIRES NOVEMBER 30, 2018



**LAND DESCRIPTION**

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

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



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

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



RECEIVED

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

# PLAT OF ANNEXATION

## TO THE VILLAGE OF FRANKFORT, ILLINOIS

### LEGEND

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

EXISTING CORPORATE LIMITS OF THE VILLAGE OF FRANKFORT, ILLINOIS

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

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

### SUBMITTED BY:

Old Stone Development  
19363 Victorian Dr  
Mokena, Illinois 60448

### RETURN TO:

Village of Frankfort  
432 West Nebraska Street  
Frankfort, Illinois 60423

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

STATE OF ILLINOIS )  
COUNTY OF ) SS

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

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

OWNER \_\_\_\_\_

### OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF ) SS

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

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

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

### PRESIDENT AND BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

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

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

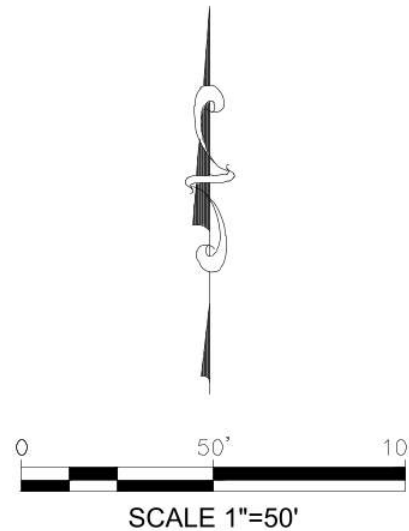
BY: \_\_\_\_\_  
VILLAGE PRESIDENT

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

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

DATE \_\_\_\_\_

TOTAL AREA OF ANNEXATION  
= 13.79 ACRES



### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

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

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

DATED THIS 3rd DAY OF NOVEMBER, 2021.

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

LICENSE NO. 035-003558

LICENSE EXPIRES NOVEMBER 30, 2022



### REVISIONS

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



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

ORDERED BY: IKON BUILDERS

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



FINAL PLAT of SUBDIVISION  
OLDE STONE VILLAGE 1st ADDITION

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



FINAL PLAT of SUBDIVISION  
of  
OLDE STONE VILLAGE 1st ADDIION

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

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

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

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

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

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

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

NOTARY CERTIFICATION

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

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

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

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

NOTARY PUBLIC

COUNTY CLERK CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

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

WILL COUNTY CLERK

TAX MAPPING AND PLATTING CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

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

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

DIRECTOR

RECORDER CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

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

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

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

WILL COUNTY RECORDER

PLAN COMMISSION CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

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

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

CHAIRMAN

SECRETARY

VILLAGE BOARD CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

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

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

PRESIDENT

VILLAGE CLERK

MORTGAGEE CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

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

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

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

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

HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

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

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

NOTARY CERTIFICATION

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

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

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

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

NOTARY PUBLIC

COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM APPROVAL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

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

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

CHIEF ADMINISTRATOR

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

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

EASEMENT PROVISIONS


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

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

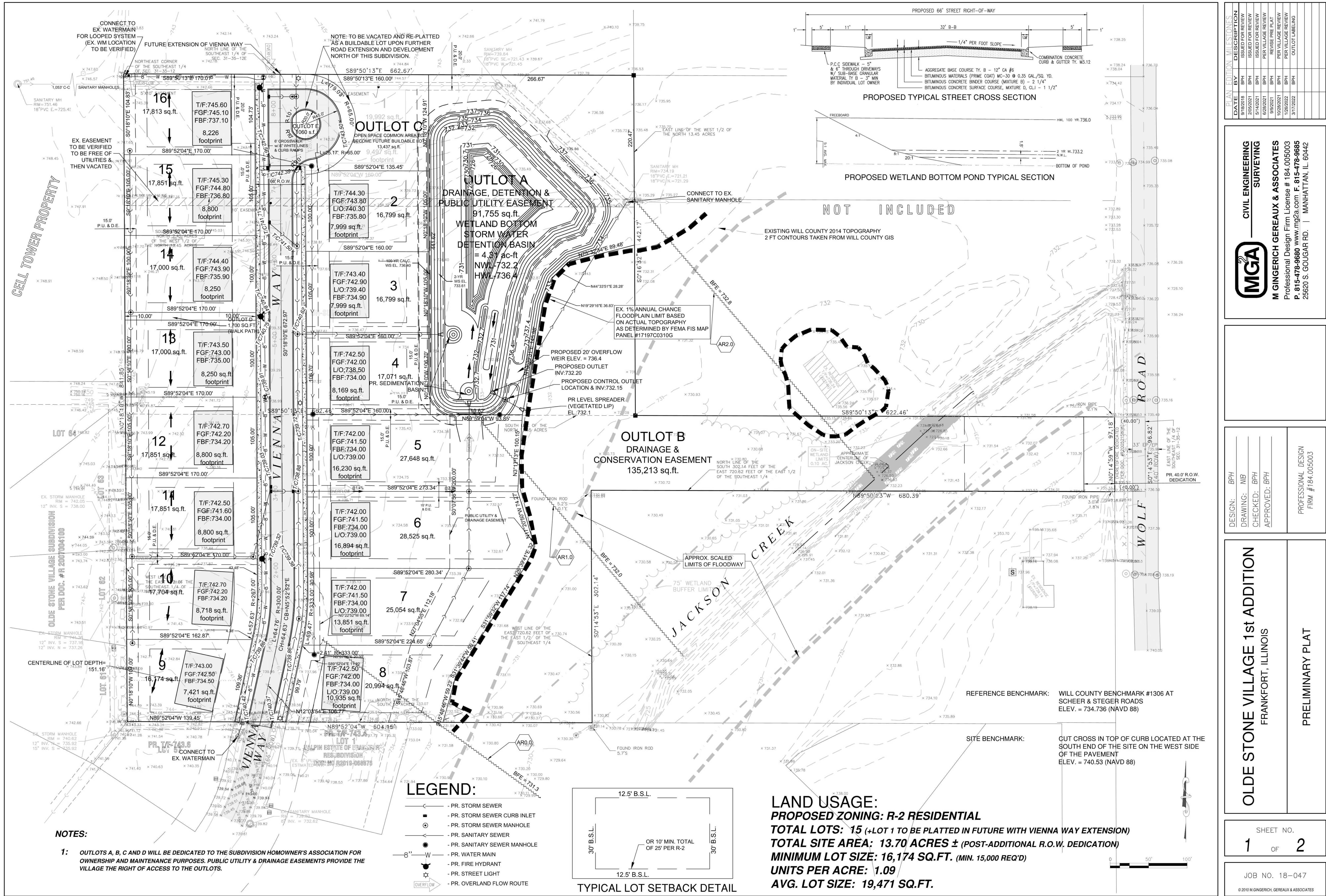
Their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas, to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. Further, any utility company at fault of creating or causing damage to existing field tile drainage systems, damage or disruption of other neighboring utilities, etc. shall be responsible for returning and performing repair or replacement work, at the sole expense of the utility company at fault. No expense or compensation will be provided by the developer for damage or repairs caused by the installation or maintenance of said utilities.

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

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

REVISIONS			<div><b>CIVIL ENGINEERING SURVEYING</b></div> <div><b>M GINGERICH GEREAX &amp; ASSOCIATES</b> Professional Design Firm License # 184.005003 P. 815-478-9680 www.mg2a.com F. 815-478-9685 25620 S. GOUGAR RD   MANHATTAN, IL. 60442</div>	
DATE	BY	DESCRIPTION		
ORDERED BY: <b>IKON BUILDERS</b>			DATE: 02-22-2022	
JOB NO.: 18-047			DR. BY: NIB	CK. BY: RFS
			PG: 2 of 2	FILE:





DATE	DESCRIPTION
9/16/2018	ISSUED FOR REVIEW
2/25/2021	ISSUED FOR REVIEW
5/14/2021	ISSUED FOR REVIEW
6/28/2021	PER VILLAGE REVIEW
9/28/2021	REVISED PRELIM
10/26/2021	PER VILLAGE REVIEW
1/26/2022	PER VILLAGE REVIEW
3/17/2022	OUTLOT LABELING

CIVIL ENGINEERING SURVEYING

**MGA**

**M GINGERICH GEREUX & ASSOCIATES**

Professional Design Firm License # 184.005003

P. 815-478-9680 [www.mga.com](http://www.mga.com) F. 815-478-9685

25620 S. GOUGAR RD. | MANHATTAN, IL 60442

DESIGN: BPH	PROFESSIONAL DESIGN
DRAWING: MB	FIRM #184.005003
CHECKED: BPH	
APPROVED: BPH	

OLDE STONE VILLAGE 1st ADDITION

FRANKFORT, ILLINOIS

PRELIMINARY PLAT

SHEET NO.
1 OF 2











EXISTING TREE LIST

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

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



SCALE: 1" = 40'-0"



Property Line

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

TREE SURVEY AND RATING ASSIGNMENT LIMITATIONS / DEFINITIONS

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

TREE RATING

Explanation of Tree Ratings:

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

TREE REMOVAL LEGEND

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

PROJECT

# Olde Stone Village

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



**uplandDesign Ltd**

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

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

SHEET TITLE

## Tree Survey and Removals Plan

SHEET NUMBER **L1.0**

DRAW / REVISION

HW/TD	Permit Submittal	22MAR2019

Project Number 692  
Copyright 2019 Upland Design Ltd.