VILLAGE OF FRANKFORT BOARD AGENDA PUBLIC HEARING

Monday, November 21, 2022 6:45 P.M.

Village Administration Building Village Board Room 432 W. Nebraska Street, Frankfort, IL

1. Public Hearing: Proposed Amendment to the Future Land Use Map within the "Your Frankfort Your Future 2040 Comprehensive Plan"

VILLAGE OF FRANKFORT BOARD AGENDA REGULAR MEETING

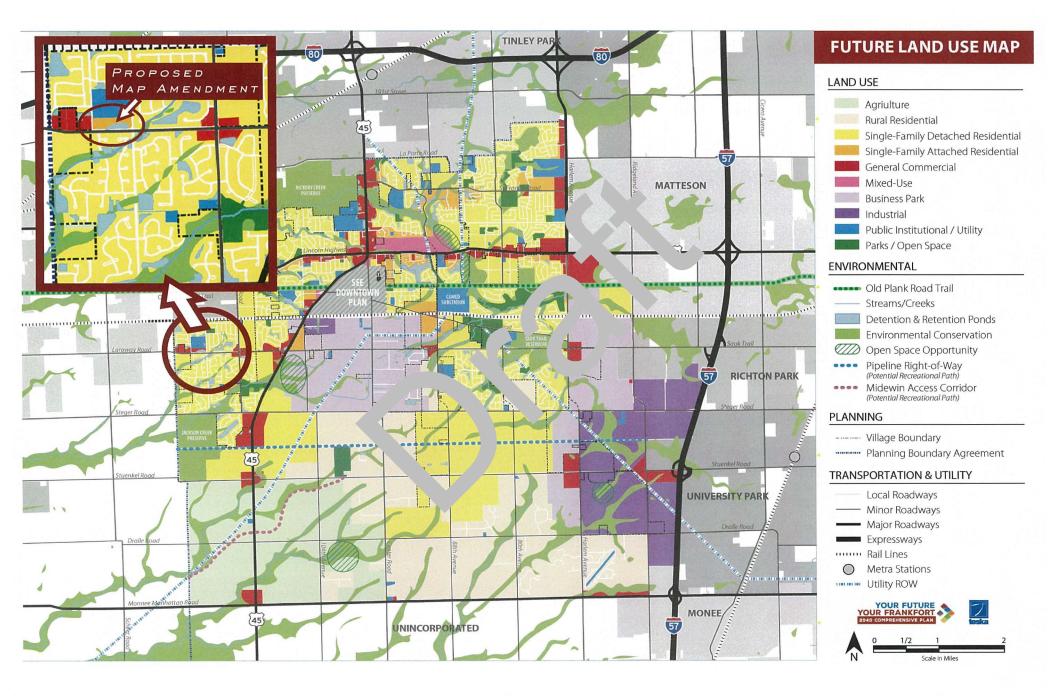
	Village Administration Building
Monday, November 21, 2022	Village Board Room
<u>7:00 P.M.</u>	432 W. Nebraska Street

- 1. Call to Order & Roll Call
- 2. Pledge of Allegiance
- 3. Unanimous Consent Agenda

All items on the Consent Agenda are considered to be routine in nature and will be enacted in one motion. There will be no separate discussion of these items unless a board member so requests, in which event, the item will be removed from the Consent Agenda and will be considered separately.

Motion: Motion to approve the Consent Agenda as presented.

- A. Approval of Minutes
 - 1. Regular Meeting (November 7, 2022)
- B. Approval of Bills/Payroll
- C. Committee of the Whole Report
 - 1. Engineering Services Agreement: Jackson Creek Sanitary Sewer Evaluation Services Basins 1 & 4 – Resolution
 - 2. 2023 Village of Frankfort Meeting and Holiday Calendar Approval
- D. Plan Commission Report Summary
 - 1. Future Land Use Map Amendment Ordinance (Waive 1st and 2nd Readings)
 - 2. Preliminary Development Plan: Misty Creek Townhome Development Approval
- Mayor's Report
 A. "Small Business Saturday" Proclamation
- 5. Board Comments
- 6. Village Administrator's Report
- 7. Police Department Report
- 8. Attorney's Report
- 9. Other Business
- 10. Public Comments
- 11. Adjournment





MINUTES OF THE REGULAR FRANKFORT VILLAGE BOARD MEETING NOVEMBER 7, 2022

Mayor Keith Ogle called the regular meeting of the Frankfort Village Board to order on Monday, November 7, 2022, at 7:01 P.M., at the Village Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

ROLL CALL

Village Clerk Katie Schubert called the roll. In attendance were Mayor Keith Ogle, Clerk Katie Schubert, Trustees Adam Borrelli, Margaret Farina, Jessi, Prow, Daniel Rossi, and Gene Savaria. Also in attendance were Attorney Georg Mahr, Attorney Hannah Lamore, Administrator Rob Piscia, Assistant Administrator John radio and Solice Chief Leanne Chelepis. Trustee Michael Leddin was absent.

APPROVAL OF SPECIAL ORDERS – UNANY _____ `S_CO1____TNT AGENDA

All items on the Omnibus Agenda are consider $\frac{1}{2}$ to $\frac{1}{2}$ row $\frac{1}{2}$ in nature and are enacted in one motion. There is no separate discussion of these iter unless a board member makes a request, in which event, the item will be removed fix the Constant $\frac{1}{2}$ and and will be considered separately.

- A. Approval of Minutes
 1. Regular Meetir October 17, 20 ?)
- B. Approval of Bills/Payı \$3,600,59 78/\$409,240.37

C. Historic Preservation Comm. . . . Report

 Historic Landmark Designation: 204 Hickory Street – Ordinance (Waive 1st and 2nd Readings) Accept the Historic Preservation Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3379) DESIGNATING THE STRUCTURES LOCATED ON THE PROPERTY AT 204 HICKORY STREET AS A LANDMARK UNDER THE PROVISIONS OF THE HISTORIC PRESERVATION ORDINANCE OF THE VILLAGE OF FRANKFORT.

Trustee Farina made a motion, seconded by Trustee Petrow, to approve the Unanimous Consent Agenda.

Trustees Farina and Savaria presented a brief overview of the consent agenda docket items under consideration for approval.

Clerk Schubert called the roll. Ayes: Trustees Borrelli, Farina, Petrow, Rossi, and Savaria. Nays: None. Absent: Trustee Leddin. The motion carried.

PLAN COMMISSION REPORT SUMMARY

Plantz Residence Multiple Variances: 213 W. Nebraska Street - Ordinance (Waive 1st and 2nd Readings)

- 1. Front Yard Setback Variance
- 2. First Floor Building Materials Variance
- 3. Rear Yard Setback Variance for an Accessory Building
- 4. Rear Yard Coverage Variance
- 5. Lot Coverage Variance
- 6. Impervious Lot Coverage Variance
- 7. Accessory Building Height Variance
- 8. Plantz Resubdivision Preliminary and Fina App. al

Mayor Ogle stated the Plan Commission forwarded a 3-1 vote raining to the front yard setback variance request, noting favorable recommendatices receive four firmative votes. He stated this item will be considered separately and require a two in 1s affirmative vote of the trustees to overrule a negative recommendation of the Plan Lorenssic

- Front yard setback v ince from J' to 12' 7"
- First-floor building m. rials ariance from the masonry requirement to allow nonmasonry siding
- Rear yard setback variance from 10' to 5' 7" for an accessory building
- Rear yard coverage variance from 30% to 32%
- Lot coverage variance from 20% to 32.8%
- Impervious lot coverage variance from 40% to 41.9%
- Accessory building height variance from 15' to 20' 5¹/₂"

The applicant also seeks approval of the preliminary and final plat of the Plantz Resubdivision to combine two underlying lots.

At the October 27, 2022 Public Hearing on the project, the Plan Commission forwarded a split (3-1) vote for the front yard setback variance request, six unanimous (4-0) recommendations to the Village Board to grant the other related variations, and a unanimous (4-0) recommendation to approve the plat of resubdivision. Trustee Rossi made a motion, seconded by Trustee Savaria, to accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3380) GRANTING A ZONING VARIANCE FOR CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF FRANKFORT, WILL AND COOK, COUNTIES, ILLINOIS (PLANTZ RESIDENCE – 213 W. NEBRASKA STREET), granting a front yard setback from 30 feet to 12 feet 7 inches to permit the construction of an addition to the single-family residence and demolish/rebuild the detached garage, in accordance with the reviewed plans and public testimony.

Mayor Ogle invited trustee comment on the matter prior to a vote being taken.

The corporate authorities commented on the proposed renovation of the existing home and the project complementing the historic character and design preferences outlined in the Downtown Frankfort Residential Design Guidelines, voicing their support of the project.

Clerk Schubert called the roll. Ayes: Trustees Borrelli, arina row, Rossi, and Savaria. Nays: None. Absent: Trustee Leddin. The motion carried.

Trustee Rossi made a motion, seconded by Trustee Savari. to accept the Plan Commission recommendations, waive the First and Second Relling. Indipas. N ORDINANCE (NO. 3381) GRANTING MULTIPLE ZONING VARIAN ES F K TERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF FRANKFORT, WILL AND COOK, COUNTIES, ILLINOIS (PLANTZ RESIDENCE – 213 W. NE RASKA STRFLT), granting the following zoning variances: a first floor building materials indicate to a monomasonry siding; a rear yard setback variance from 10 feet to 5 f for accessory building; a rear yard coverage variance from 30 percent to 32 for accessory building; a rear yard coverage variance from 30 percent to 32 for accessory building; a rear yard coverage variance from 30 percent to 32 for accessory building; a rear yard coverage variance from 10 feet to 2 for accessory building; a rear yard coverage variance from 30 percent to 32 for accessory building; a rear yard coverage variance from 30 percent to 32 for accessory building; a rear yard coverage variance from 30 percent to 32 for accessory building; a rear yard coverage variance from 30 percent to 32 for accessory building; a rear yard coverage variance from 30 percent to 32 for accessory building; a rear yard coverage variance from 30 percent to 32 for accessory building; a rear yard coverage variance from 30 percent to 32 for accessory building; a rear yard coverage variance from 30 percent to 32 for accessory building; a rear yard coverage variance from 30 percent to 32 for accessory building; a rear yard coverage variance from 30 percent to 32 for accessory building; a rear yard coverage variance from 30 percent to 32 for accessory building; a rear yard coverage variance for to the single-family residen and demo

Mayor Ogle invited trustee comment on the matter prior to a vote being taken.

Trustee Farina asked staff if the storm water drainage issues discussed by the Plan Commission have been addressed. Director of Community and Economic Development Michael Schwarz stated the matter will be reviewed as part of the building permit process.

Clerk Schubert called the roll. Ayes: Trustees Borrelli, Farina, Petrow, Rossi, and Savaria. Nays: None. Absent: Trustee Leddin. The motion carried.

Trustee Rossi made a motion, seconded by Trustee Farina, to accept the Plan Commission recommendation and approve the preliminary and final plat of the Plantz Resubdivision, prepared by DesignTek Engineering, Inc., dated 08.10.2022, in accordance with the reviewed plans and subject to any technical revisions prior to recording and conditioned upon final engineering approval.

Mayor Ogle invited trustee comment on the matter prior to a vote being taken. None were forthcoming.

Clerk Schubert called the roll: Ayes: Trustees Borrelli, Farina, Petrow, Rossi, and Savaria. Nays: None. Absent: Trustee Leddin. The motion carried.

MAYOR'S REPORT

• Mayor Ogle entertained a motion from the floor to adopt an amendment to the Liquor Ordinance authorizing a reduction in the number of Class F-2 liquor licenses (grocery store) from three to two to reflect the closing of Butera Fruit Market.

Trustee Farina made a motion, seconded by Trustee Pe row, to waive the First and Second Readings, and pass AN ORDINANCE (NO. 3?) \land NDING THE VILLAGE OF FRANKFORT CODE OF ORDINANCES, CHAI ER 1.5, NTOXICATING LIQUOR, to reduce the number of Class F-2 liquor licenses from ... e to two the Village of Frankfort.

Clerk Schubert called the roll. Ayes: Trustees Perrelli, Perrelli,

- Mayor Ogle reported the Village's leaf llector rogram will run through November 28 and noted one final branch collection is set duled for the week of November 28.
- Mayor Ogle announced to me, v Cre. Middle School will host its annual Veteran's Day concert on Thursday .ovember 10, 6:00 M.
- Mayor Ogle reported op Small Bu ness Saturday" is Saturday, November 26.
- Mayor Ogle reported the Fr. for country Market ended its 2022 season on Sunday, October 30. He thanked the vendors, recents, and all the visitors for another very successful year.
- Mayor Ogle thanked all the residents who dropped off their extra Halloween candy to the Village Hall. He noted the donated candy will be delivered to the Manteno Veterans Home and other veteran organizations, the Will County Children's Advocacy Center, and the Crisis Center for South Suburbia. He also welcomed suggestions from residents for other sites for distribution of the donated candy.
- Mayor Ogle commented on the well-attended inaugural Scary at the Prairie 5K Costume Run & Spooky Sprint event which took place on Saturday, October 22, and the Police Department's annual Safety Trunk or Treat event on Saturday, October 29.
- Mayor Ogle noted Election Day is tomorrow, November 8, and encouraged residents to use their civic duty and vote.

BOARD COMMENTS

Clerk Schubert reported over 1,200 voters participated in Early Voting at the Village Administration Building. She thanked staff members Theresa Cork, Sue Lynchey, Marina Zambrano, and Heather Smith for their efforts with Early Voting. She reported polls are open tomorrow from 6:00 A.M. to 7:00 P.M. and noted residents can find their polling place at www.willcountyclerk.gov.

Trustee Savaria wished Mayor Ogle a belated happy birthday and wished his fellow veterans a happy Veterans Day.

Trustee Farina thanked veterans for their service and sacrifice and acknowledged Trustee Savaria, her grandfather, father, and father-in-law who have served this nation. She acknowledged Event Coordinator Sue Lynchey for her efforts with the Scary the fie event and Officers Skanberg and Thompson for their work with the Safety Trunk of reat Crow Trustee Farina stated she was looking forward to the next Coffee with a Cop event on fields. November 9.

Trustee Petrow congratulated Judy Schultz and the Historic Pherrotic Pherrotic Commission for the first residential landmark designation in the Village. The antercogne of Theresa Cork and staff for their support of Early Voting. She compliment difference at the Prairie 5K Costume Run & Spooky Sprint event, noting her children refully high difference at the Prairie 5K Costume Run & Spooky Sprint event, noting her children refully high difference at the Prairie 5K Costume Run & Spooky Sprint event, noting her children refully high difference at the Prairie 5K Costume Run & Spooky Sprint event, noting her children refully high difference at the Prairie 5K Costume Run & Spooky Sprint event, noting her children refully high difference at the Prairie 5K costume Run & Spooky Sprint event, noting her children refully high difference at the Prairie 5K costume Run & Spooky Sprint event, noting her children refully high difference at the Prairie 5K costume Run & Spooky Sprint event, noting her children refully high difference at the Prairie 5K costume Run & Spooky Sprint event, noting her children refully high difference at the Prairie 5K costume Run & Spooky Sprint event, noting her children refully high difference at the prairie field of the second field in the second field of the second field in the second field of the second field

Trustee Borrelli wishe happy Veterar. Day to all who have served and encouraged the public to exercise their right to 3.

Trustee Rossi voiced his apprection full veterans for their service. He commented on the Safety Trunk or Treat event, noting the tendous turnout and incredible job by the Police Department for the well-organized event.

VILLAGE ADMINISTRATOR REPORT

Administrator Piscia recognized Veterans Day, thanking Trustee Savaria and all those who have served our country. He noted Village Hall will be closed Friday, November 11, in recognition of Veterans Day. He reported ComEd will be trimming trees in December along Route 45, Route 30, and the St. Francis Road area. Administrator Piscia extended his congratulations to Chief Chelepis on her 10-year-old son's 1st place finish in the Scary at the Prairie 5K.

POLICE DEPARTMENT REPORT

Chief Chelepis thanked Administrator Piscia for the acknowledgement of her son's first place finish, noting he was super excited and it was his first 5K race. She thanked everyone who attended

the Safety Trunk or Treat event and the businesses and organizations who provided candy in a decorated trunk. She also recognized Officers Skanberg and Thompson for their amazing job with the event. She invited residents to attend the next Coffee with a Cop event on Wednesday, November 9, from 9:30 A.M. to 11:00 A.M., at Speedway, located 22310 S. LaGrange. She reminded the public to lock their vehicles, remove valuables from sight, and never keys/key fobs inside of vehicles. Chief Chelepis wished a happy Veterans Day to everyone and thanked veterans for their service and continued service.

VILLAGE ATTORNEY'S REPORT

Village Attorney Lamore had no report.

OTHER BUSINESS

Trustee Petrow suggested for staff to look at fleet track g of the vertices for the Village's leaf and branch collection services to update residents of weak route the vertices.

Trustee Petrow asked staff if there was any information reguling the Borg Warner Property. Administrator Piscia reported staff has not receive any. formation regarding the property, noting there has been rumors of a potential sale of the property. There Borrelli noted there was truck activity on the property today.

Trustee Borrelli asked staff to provide a pdate re_{\pm} ig the vestibule at the Opa! restaurant. Administrator Piscia noted is 'king 'th the owner to remove the unpermitted accessory structure. Mayor Ogle not at the board in disc is the matter in more detail under other business at the Committee of the Vhole meeting Wednesday, November 9.

PUBLIC COMMENT

Resident Sharon Wallace, 8825 V, Luk Trail, spoke before the Village Board regarding the code violation against USDA Farm #12655 that she received from the Village of Frankfort regarding chickens on her property. She shared annexation and zoning history of the property, noting the property has always been non-conforming with agricultural use.

Administrator Piscia reported the Village attorney is reviewing the matter to determine whether the subject property is legal non-conforming. He further noted there is a stay on any potential code violations until the Village receives a legal review.

ADJOURNMENT

Hearing no further business, Trustee Farina made a motion, seconded by Trustee Savaria, to adjourn the regular board meeting of Monday, November 7, 2022. A voice vote was taken. All were in favor. The motion carried. The meeting adjourned at 7:33 P.M.

Katie Schuber Village Clerk	t		
As Presented	X	As Amended	
			Keith Ogle, Village President
			Katie Schubert, Village Clerk
			Robert E. Piscia, Village Administrator

FRANKFORT FINANCIAL SYSTEM 11/18/2022 09:37:41

Schedule of Bills

VILLAGE OF FRANKFORT GL060S-V08.17 RECAPPAGE GL540R

FUND RECAP:

FUND DESCRIPTION GENERAL CORPORATE FUND CAPITAL DEVELOPMENT FUND SEWER & WATER OPER. & MAINT. SEWER & WATER EXTENSION FUND

TOTAL ALL FUNDS

NOVEMBER 21, 2022 DISBURSEMENTS 313,016.43 26,831.40 105,105.59 6,949.60 451,903.02

FRANKFORT FINANCIAL SYSTEM 11/18/2022 09:37:41		Schedule of Bills		GL	VILLAGE OF FRANKFORT 540R-V08.17 PAGE 1
VENDOR NAME DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT CLAIM		PO# F/P ID LINE
	60.00 60.00	EVENTS EVENTS	01.412.4534 01.412.4534	22/12-1 22/12-10	638 00012 638 00013
RNDR ON GRN ENTRIN-12/10	120.00	*VENDOR TOTAL	01.412.4554	22/12-10	638 00013
AIRGAS USA LLC					
CYLINDER RENTAL	137.77	LEASE RENTAL	62.492.4661	9992217075	638 00021
AIS					
MANAGED SERV-ENDPT-DEC	70.72	SOFTWARE SUPPORT	י1. י 753	78365	638 00015
MANAGED SERV-ENDPT-DEC	70.73	SOFTWARE SUPPORT	01.4 4753	78365	638 00015
MANAGED SERV-ENDPT-DEC	70.73	SOFTWARE SUPPORT	01.4 1 '53	78365	638 00015
MANAGED SERV-ENDPT-DEC	70.73	SOFTWARE SUPPORT	*42.4 ⁷	78365	638 00015
MANAGED SERV-ENDPT-DEC	70.73	SOFTWARE SUPPORT	461.47	78365	638 00015
MANAGED SERV-ENDPT-DEC	70.68	SOFTWARE SUPPORT	oz 91.4753	78365	638 00015
MANAGED SERV-ENDPT-DEC	70.68	SOFTWARE SUPPORT	62	78365	638 00015
MANAGED SERV-USER-DEC	121.50	SOFTWARE SUPPORT	01.41 1753	78365	638 00016
MANAGED SERV-USER-DEC	27.00	SOFTWARE SUPPORT	1.413. 53	78365	638 00016
MANAGED SERV-USER-DEC	63.00	SOFTWARE SUPPORT	442.4.53	78365	638 00016
MANAGED SERV-USER-DEC	27.00 54.00 85.50 72.00	SOFTWARE SUPPORT	0. 51.4753	78365	638 00016
MANAGED SERV-USER-DEC	54.00	SOFTWARE SUPPORT	01	78365	638 00016
MANAGED SERV-USER-DEC	85.50	SOFTWARE SU AT	62 491.4753	78365	638 00016
THENRED DERV COLIC DEC	72.00	SOFTWARE ST. ORT	F .492.4753	78365	638 00016
BACKUP SERVICE-DEC 2022	245.66	SOFTWARE & ORT	1.412.4753	78366	638 00017
BACKUP SERVICE-DEC 2022	245.62	RE SUL RT	01.413.4753	78366	638 00017
BACKUP SERVICE-DEC 2022	245.62	JUPTIN. SUPP. 7	01.441.4753	78366	638 00017
BACKUP SERVICE-DEC 2022	245.62	SOFTWAR. UPPOK	01.442.4753	78366	638 00017
BACKUP SERVICE-DEC 2022	245.62	SOFTWARE PPORT	01.461.4753	78366	638 00017
BACKUP SERVICE-DEC 2022	245.	SOFTWARE S PORT	62.491.4753	78366	638 00017
BACKUP SERVICE-DEC 2022	245.62	SOFTWARE SU PORT	62.492.4753	78366	638 00017
BACKUP SERVICE-DEC 2022	245.62	SOFTWARE SI PORT	01.421.4753	78366	638 00017
MANAGED SERV/ENDPT-DEC	477.00	OFTWARE & PORT	01.421.4753	78367	638 00014
T&M-ONSITE SUPPORT-OCT	187.04	TWARE PPORT	01.412.4753	78473	638 00010
T&M-ONSITE SUPPORT-OCT	187.03	SC TAF SUPPORT	01.413.4753	78473	638 00010
T&M-ONSITE SUPPORT-OCT	187.03	SOF SUPPORT	01.441.4753	78473	638 00010
T&M-ONSITE SUPPORT-OCT	187.03	SOFTW.RE SUPPORT	01.442.4753	78473	638 00010
T&M-ONSITE SUPPORT-OCT	187.03	SOFTWARE SUPPORT	01.461.4753	78473	638 00010
T&M-ONSITE SUPPORT-OCT	187.03	SOFTWARE SUPPORT	62.491.4753	78473	638 00010
T&M-ONSITE SUPPORT-OCT	187.03	SOFTWARE SUPPORT	62.492.4753	78473	638 00010
T&M-ONSITE SUPPORT-OCT	187.03	SOFTWARE SUPPORT	01.421.4753	78473	638 00010
REMOTE SUPPORT-OCTOBER	95.00	SOFTWARE SUPPORT	01.412.4753	78473	638 00011
REMOTE SUPPORT-OCTOBER	95.02	SOFTWARE SUPPORT	01.413.4753	78473	638 00011
REMOTE SUPPORT-OCTOBER	95.02	SOFTWARE SUPPORT	01.441.4753	78473	638 00011
REMOTE SUPPORT-OCTOBER	95.02	SOFTWARE SUPPORT	01.442.4753	78473	638 00011
REMOTE SUPPORT-OCTOBER	95.02	SOFTWARE SUPPORT	01.461.4753	78473	638 00011
REMOTE SUPPORT-OCTOBER	94.96	SOFTWARE SUPPORT	62.491.4753	78473	638 00011
REMOTE SUPPORT-OCTOBER	94.96	SOFTWARE SUPPORT	62.492.4753	78473	638 00011
REMOTE SUPPORT-OCTOBER	475.00	R&M - OFFICE EQUIPMENT	01.421.4242	78474	638 00022
	6,023.25	*VENDOR TOTAL			

FRANKFORT FINANCIAL SYSTEM 11/18/2022 09:37:41		Schedule of Bills		VILLA GL540R-V08	AGE OF FRANKFORT 3.17 PAGE 2
VENDOR NAME DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT CLAIM	INVOICE PO#	F/P ID LINE
AT&T 432 W NEBRASKA-ALARM	252.11	R&M - BLDG/SITE IMPROVEM	01.441.4211	81546459144146	638 00023
B & H PHOTO-VIDEO-PRO AU MICS-LIGHTING OF THE GRN	300.76	CABLE PROGRAMMING	01.411.4557	207285104	638 00018
BAUMAN/ALYSON LGHT GRN ENTERTAIN-12/1 RNDR ON GRN ENTRTN-12/10	60.00 60.00 120.00	EVENTS EVENTS *VENDOR TOTAL	01.412.4534 01 `12.4534	22/12-1 22/12-10	638 00019 638 00020
BEAVER CREEK ENTERPRISES HITCH RACK .5 HITCH RACK .5 HITCH RACK	84.44 42.22 42.22 168.88	R&M - VEHICLES R&M - VEHICLES R&M - VEHICLES *VENDOR TOTAL	2 441.4 7 491.42 62 92.4243	12630 12630 12630	638 00024 638 00025 638 00026
BELTZ/WILLIAM 8826 DUNLAP REEF 8826 DUNLAP REEF 8826 DUNLAP REEF	1,000.00 500.00 2,000.00 3,500.00	LANDSCAPE DEPOSIT CONTRACTOR DEPOS CONTRACTOR DETOS. *VENDOR TOTA	000.2.21 0. 90.2323 01	B218781 B218781 TREES B218781 FNLGRD	638 00027 638 00028 638 00029
BILL'S LAWN MAINTENANCE MNCPL MOWING 10/17 MNCPL MOWING 10/17 MNCPL MOWING 10/17 MNCPL MOWING 10/24 MNCPL MOWING 10/24 MNCPL MOWING 10/24 BED MNTNC-AUGUST BED MNTNC-OCTOBER	4,840.00 667.50 667.50 4,840.0 667.50 1,571.85 1,497.00 15,418.85	LAWN , ING G/S1 IMPROVEM R&M - B. SITE 'PROVEM R&M - LAW YOWINC R&M - BLDG ITE IMPROVEM R&M - BLDG ITE IMPROVEM R&M - LAWN DWING SM - LAWN OWING TOOR T ↓L	62.491.4211 01.441.4215 62.492.4211	172081 172082 172082 172083 172084 172084 186523 187861	638 00033 638 00037 638 00037 638 00030 638 00036 638 00036 638 00031 638 00032
BLOMARZ/MICHAEL LGHT GRN ENTERTAIN-12/1 RNDR ON GRN ENTRTN-12/10	60.00 60.00 120.00	EVEN'I J EVENTS *VENDOR TOTAL	01.412.4534 01.412.4534	22/12-1 22/12-10	638 00034 638 00035
BOTTIGLIERO ANASTOPOULOS 22762 STANFORD DR L45 22762 STANFORD DR L45	1,000.00 500.00 1,500.00	LANDSCAPE DEPOSIT CONTRACTOR DEPOSIT *VENDOR TOTAL	01.000.2321 01.000.2323	B217635 B217635	638 00038 638 00039
BOUNCE HOUSES R US LLC TRACKLESS TRAIN-RNDR GRN	818.70	EVENTS	01.412.4534	23820	638 00222
BURRIS EQUIPMENT CO LIGHT TOWER RENTAL-FF	342.00	LEASE RENTAL	01.441.4661	RC3002183-1	638 00041

FRANKFORT FINANCIAL SYSTEM 11/18/2022 09:37:41		Schedule of Bills		VILL GL540R-V0	AGE OF FRANKFORT 8.17 PAGE 3
VENDOR NAME DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT CLAIM	INVOICE PO#	F/P ID LINE
BURRIS EQUIPMENT CO VIBRATORY PLATE RENTAL	513.00 855.00	LEASE RENTAL *VENDOR TOTAL	01.441.4661	RC3003010-1	638 00040
CAMILLERI/GIACOMO WORKBOOTS-GC	175.00	SAFETY SUPPLIES	62.492.4762	WORK BOOTS-GC	638 00042
CARROLL CONSTRUCTION SUP GEL PASTE PATCHING MIX	69.76 21.72 91.48	R&M - PUBLIC GROUNDS R&M - BLDG/SITE IMPROVEM *VENDOR TOTAL	01 41.4216 11. 1 211	FR105731 FR106105	638 00043 638 00044
CENTRAL SOD FARMS INC 30RL SOD	8.70	R&M - STORM SYSTEM	441.42	70133	638 00045
CHELLINO CRANE GRAINERY TWR FLAG RPR	6,861.80	BUILDING-MAINTENANC'	31.47 ~122	JL-330011480	638 00223
CHICAGO TRIBUNE 204 HICKORY ST-HISTORIC MISTY CREEK REZONE 213 NEBRASKA ST-VAR 9500 W LINCOLN HWY-SU ANNUAL TREASURERS REPORT	84.00 42.00 43.50 31.50 882.00 1,083.00	PUBLISHING PUBLISHING PUBLISHING PUBLISHING * TOTAL	0. 51.4431 01	CTC62685320 CTC62685320 CTC62685320 CTC62685320 CTC62685320 CTC62685320	638 00046 638 00047 638 00048 638 00049 638 00050
CINTAS CORPORATION #344 MATS-PD 9/6	131.0	R&M - BLL SITE . ROVEM	01.441.4211	4130488202	638 00051
COMCAST CABLE 20602 LW LN-INTERNET 432 W NEBRASKA-INTERNET 8847 LINCOLN HWY-INTERNT 524 CENTER RD-INTERNET 524 CENTER RD-INTERNET 524 CENTER RD-INTERNET	130.89 215.53 163.35 121.80 60.89 60.89 753.35	SOFTWARE S PORT FLEPHONE EPHON TL FHC TEL. NE TELEFIONE *VENDOR TOTAL	01.421.4753 01.441.4441 62.492.4441 01.441.4441 62.491.4441 62.492.4441	87712014900421 87712014900461 87712014903490 87712014903658 87712014903658 87712014903658	638 00055 638 00052 638 00053 638 00054 638 00054 638 00054
COMMONWEALTH EDISON CO STREETLIGHTS TFLT-STLGT 80TH/LARAWAY 1 S WHITE ST 1025 LAMBRECHT-WELL 5 11 S WHITE ST 460 OHIO RD-WPS 23031 80TH AV-WELL 13/14 1 N WHITE ST-PRKG LOT 2 SMITH ST 11 N WHITE ST	3,267.68 61.61 27.15 58.15 104.73 1,540.34 1,971.18 74.97 76.35 14.43 7,196.59	STREET LIGHTING STREET LIGHTING ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY *VENDOR TOTAL	01.441.4632 01.441.4632 01.441.4611 62.492.4611 01.441.4611 62.491.4611 62.492.4611 01.441.4611 01.441.4611 01.441.4611	0273016112 0444146098 1539157073 1553034022 2892084063 4359088050 5043020207 8043142005 9097745017 9097788012	638 00064 638 00065 638 00059 638 00062 638 00060 638 00056 638 00057 638 00058 638 00063 638 00061

FRANKFORT FINANCIAL SYSTEM 11/18/2022 09:37:41		Schedule of Bills			LAGE OF FRANKFORT 08.17 PAGE 4
VENDOR NAME DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT CLAIM	INVOICE PO#	F/P ID LINE
COMPUTER SOFTWARE INC DATA EXTRACTION-ERP DATA EXTRACTION-ERP DATA EXTRACTION-ERP	999.60 499.80 499.80 1,999.20	INFORMATION TECHNOLOGY INFORMATION TECHNOLOGY INFORMATION TECHNOLOGY *VENDOR TOTAL	31.477.5155 68.491.5155 68.492.5155	58015 58015 58015	638 00224 638 00224 638 00224
CONSTELLATION NEWENERGY 20538 LAGRANGE RD-RGNL 20248 GRACELAND-W 15/16 22656 LAGRANGE-J/C LIFT 9209 GULFSTREAM-LIFT ST 21841 S ELSNER-TOWER IRNWD/CHARMAINE-LIFT ST 730 TANGLEWOOD-WELL 4 STNBRDGE/BASSWOOD-LIFT 234 BLACKTHORN-WELL 6 21501 HARLEM AV-LIFT ST 20327 LAGRANGE-H/C LIFT 601 PRESTWICK-WELL 17	12,662.27 2,659.44 429.88 41.28 26.14 77.50 2,439.86 25.71 47.16 215.48 1,727.22 1,217.53 21,569.47	ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY ELECTRICITY *VENDOR TOTAL	62.491.4611 62.92.4611 72.511 62.4.7.11 62.4.7.11 791.4 492.461 624611 624611 624611 624611 7.491.11 492.4.1	707605-1 707605-10 707605-11 707605-14 707605-17 707605-2 707605-24 707605-25 707605-25 707605-26 707605-3 707605-4	638000666380007063800071638000726380007363800067638000756380007663800077638000686380006863800069
CORE & MAIN LP HYDRANT PLUGS HYMAX COUPLINGS	204.13 1,212.48 1,416.61	R&M - WATF NINES R&M - WATE INES *' TOTAL	6 492.4261 2.492.4261	R748393 R835509	638 00079 638 00078
COUNTY OF WILL BLDG REPAY-OCTOBER DISPATCH SERV-OCTOBER	188.1 38,194. 38,382.97	POLICE CC. CEN'1 POLICE COM. CENTER *VENDOR TOT?	01.421.4411 01.421.4411	BLDG REPAY-OCT OCT2022-001	638 00081 638 00080
CROWN TROPHY SCARY PRAIRIE METAL	5.73	'NTS	01.412.4534	44539	638 00082
CULTIVATE GEOSPATIAL SOL GIS SERVICES-OCTOBER GIS SERVICES-OCTOBER GIS SERVICES-OCTOBER GIS SERVICES-OCTOBER GIS SERVICES-OCTOBER GIS SERVICES-OCTOBER GIS SERVICES-OCTOBER	416.65 416.65 1,666.60 1,249.95 1,249.95 1,666.60 1,666.60 8,333.00	SOFTW.RE SUPPORT SOFTWARE SUPPORT SOFTWARE SUPPORT SOFTWARE SUPPORT SOFTWARE SUPPORT SOFTWARE SUPPORT SOFTWARE SUPPORT * VENDOR TOTAL	01.412.4753 01.421.4753 01.441.4753 01.442.4753 01.442.4753 01.461.4753 62.491.4753 62.492.4753	VOFGIS5 VOFGIS5 VOFGIS5 VOFGIS5 VOFGIS5 VOFGIS5	638 00083 638 00083 638 00083 638 00083 638 00083 638 00083 638 00083
CURRENT TECHNOLOGIES COR RPLCMNT CAMERAS-DWN PMT	1,603.78	OFFICE EQUIPMENT	01.421.4772	12945	638 00084
CURRIE MOTORS HOSE KIT-SQ1	43.81	R&M - VEHICLES	01.421.4243	134241	638 00085

FRANKFORT FINANCIAL SYSTEM 11/18/2022 09:37:41		Schedule of Bills		GL54	VILLAGE OF FRANKFORT OR-V08.17 PAGE 5
VENDOR NAME DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT C	LAIM INVOICE	PO# F/P ID LINE
D & T VENTURES LLC CREDIT CLERK SUPPORT CREDIT CLERK SUPPORT CREDIT CLERK SUPPORT .5 ONLINE W/S BILL MNTNC .5 ONLINE W/S BILL MNTNC	100.0299.9999.99200.00200.00700.00	SOFTWARE SUPPORT SOFTWARE SUPPORT SOFTWARE SUPPORT SOFTWARE SUPPORT SOFTWARE SUPPORT *VENDOR TOTAL	01.442.4753 62.491.4753 62.492.4753 62.491.4753 62.491.4753 62.492.4753	302094 302094 302094 302094 302094 302094	638 00086 638 00086 638 00086 638 00087 638 00088
DIXON ENGINEERING INC KANSAS ST TOWER INSPECT FF SQ WTR TWR REPAINT	3,750.00 2,200.00 5,950.00	ENGINEERING FEES ENGINEERING FEES *VENDOR TOTAL	58. 7 351 68.4 4351	22-0934 22-1315	638 00090 638 00089
DURR/PEYTON RFND-SCARY PRAIRIE REG	15.00	O.P.R.T. CELEBRATION	0. 90.3817	REFUND-PRAIRIE	638 00091
DUTCH BARN LANDSCAPING 22748 SUN RIVER DR L2 830 BUTTERNUT CT L26 11635 QUARTZ CT	1,000.00 1,000.00 1,000.00 3,000.00	POOL DEPOSIT POOL DEPOSIT POOL DEPOSIT *VENDOR TOTAL	1.000. 22 000.2.22 0. 00.2322	B228979 B229072 B229200	638 00093 638 00274 638 00092
EXCEL ELECTRIC INC ST LGHT RMVL-SWR LINING RPR STLGHT-VARIOUS LOC	960.00 2,444.12 3,404.12	R&M - LINL IFT STA. STREE. IGHTS VENDC. TAL	2.491.4228 01.441.4236	127257 127292	638 00095 638 00094
FLORES SHANKLIN/NAKINA 22774 STANFORD DR L65 22774 STANFORD DR L65	1,000. 500.00 1,500.00	LANDSCAPE POSIT CONTRACTOR EPOSIT *VENDOR TOT	01.000.2321 01.000.2323	B218463 B218463	638 00096 638 00097
FLOW-TECHNICS INC LIFT ST PUMP RPR	300.00	RES/LIFT STATIO	N 62.491.4228	9836	638 00098
FRANKFORT FIRE PROT. DIS CONTRIB 8/1/22-10/31/22	3,250.55	FRFT FIRE PROT DIST CON	F 01.000.2180	8/1-10/31/2022	638 00009
FRANKFORT PARK DISTRICT CONTRIB 8/1/22-10/31/22	26,677.82	FRANKFORT PARK DIST. CO	N 01.000.2178	8/1-10/31/2022	638 00007
FRANKFORT PUBLIC LIBRARY CONTRIB 8/1/22-10/31/22	11,069.27	FKFT. LIBRARY DIST. CON	F 01.000.2176	8/1-10/31/2022	638 00006
FRANKFORT SCHOOL DIST. 1 CONTRIB 8/1/22-10/31/22	68,193.46	FKFT G.S. DIST.157C CON	F 01.000.2172	8/1-10/31/2022	638 00002
FRANKFORT SQ PARK DISTRI CONTRIB 8/1/22-10/31/22	5,111.91	FRANKFORT SQ PARK DISTR	I 01.000.2179	8/1-10/31/2022	638 00008

FRANKFORT FINANCIAL SYSTEM 11/18/2022 09:37:41		Schedule of Bills		VILLA GL540R-V08	AGE OF FRANKFORT 3.17 PAGE 6
VENDOR NAME DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT CLAIM	INVOICE PO#	F/P ID LINE
FREIBERG/MICHAEL 22637 FIELDSTONE DR L54	1,000.00	POOL DEPOSIT	01.000.2322	B217886	638 00099
GALLS LLC PANTS-394 BOOTS-310	144.76 142.00 286.76	UNIFORMS UNIFORMS *VENDOR TOTAL	01.421.4781 01.421.4781	22434875 22492073	638 00100 638 00101
GAS N WASH LAGRANGE CAR WASHES-OCTOBER CAR WASHES-OCTOBER CAR WASHES-OCTOBER	10.00 5.00 710.00 725.00	R&M - VEHICLES R&M - VEHICLES R&M - VEHICLES *VENDOR TOTAL	01. 243 01.4 4243 01.4 43	3324 3324 3325	638 00102 638 00103 638 00104
GASVODA & ASSOCIATES, IN CHLORINE BOOSTER RPR-W4 FILTER RPR-WELL 4	1,185.00 1,147.70 2,332.70	R&M - WELLS R&M - WELLS *VENDOR TOTAL	62	INV22MSR0875CH INV22SVC0757	638 00106 638 00105
GEMPLER'S HI-VIS RAIN JACKETS	1,279.90	SAFETY SUPPLIT'S	62	4523347	638 00107
GOETZ/WILLIAM R LGHT GRN ENTERTAIN-12/1 RNDR ON GRN ENTRTN-12/10	60.00 60.00 120.00	EVENTS	1.412.4534 01.412.4534	22/12-1 22/12-10	638 00108 638 00109
GRAINGER VALVES-RGNL	1,356	OPERATING PPLIES	62.491.4761	9495297542	638 00111
GRANITE TELECOMMUNICATIO TELEPHONE CHGS TELEPHONE CHGS TELEPHONE CHGS TELEPHONE CHGS TELEPHONE CHGS TELEPHONE CHGS TELEPHONE CHGS TELEPHONE CHGS-POLICE	367.08 114.71 149.12 160.59 114.71 114.71 126.18 215.31 1,362.41	TLEPHONE EPHON TL HC TELL NE TELEPHONE TELEPHONE TELEPHONE *VENDOR TOTAL	01.412.4441 01.413.4441 01.442.4441 01.461.4441 62.491.4441 62.492.4441 01.441.4441 01.421.4441	579340300 579340300 579340300 579340300 579340300 579340300 579340300 579340300 579340300	63800220638002206380022063800220638002206380022063800221
GREEN GLEN NURSERY INC RPLCMNT TREES	1,720.00	TREE REMOVAL AND REPLACE	31.477.5181	75013	638 00110
GUSKA/LAURA 22688 FIELDSTONE DR L62 22688 FIELDSTONE DR L62	1,000.00 500.00 1,500.00	LANDSCAPE DEPOSIT CONTRACTOR DEPOSIT *VENDOR TOTAL	01.000.2321 01.000.2323	B218595 B218595	638 00275 638 00276

FRANKFORT FINANCIAL SYSTEM 11/18/2022 09:37:41		Schedule of Bills		G		AGE OF FRANKFORT 8.17 PAGE 7
VENDOR NAME					TO (1	
DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT CLAIM	INVOICE	PO#	F/P ID LINE
HERITAGE FS INC.						
DIESEL	4,294.89	GASOLINE/OIL	01.441.4731	35011921		638 00113
DIESEL	1,189.35	GASOLINE/OIL	62.492.4731	35011921		638 00113
DIESEL	1,123.27	GASOLINE/OIL	62.491.4731	35011921		638 00113
	6,607.51	*VENDOR TOTAL				
HI VIZ INC						
10 TRAFFIC SIGNS	400.00	R&M - STREETS/SIGNS	01.441.4233	10875		638 00112
		,,				
HOME DEPOT #6919						
DRILL BITS-SCREW EXTRACT	20.94	OPERATING SUPPLIES	32.45 761	0970397		638 00114
TOP SOIL-524 CENTER	16.02	OPERATING SUPPLIES	62.4 51	0974850		638 00129
TOPSOIL	2.67	R&M - STORM SYSTEM	1.41.4.	1974825		638 00124
PRY BAR-U6	39.98	OPERATING SUPPLIES	492.476	2974776		638 00128
3 BIT SETS/HAMMER SET	125.56	OPERATING SUPPLIES	Ji 11.4761	3970037		638 00121
REC LED TRIM/BULBS/FEBRZ	185.68	R&M - BLDG/SITE IMPROVEM	1 01 4211	3970043		638 00125
.5 BLOCKS/HOSE-524 CNTR	45.32	OPERATING SUPPLIES	62.49. 761	3970061		638 00116
.5 BLOCKS/HOSE-524 CNTR	45.32	OPERATING SUPPLIES	2.492. 51	3970061		638 00117
FILTERS	23.92	OPERATING SUPPLIF	441.4, 1	4970020		638 00122
MOUSE REMOVAL BAIT	148.57	PEST CONTROL	0. 11.4672	4970020		638 00123
CONCRETE MIX-BOLLARD INS	385.92	R&M - BLDG/SJTE 1 PRO M	1 62 .4211	4970598		638 00126
POLISH/GLUE/FLOOR CLNR	53.95	JANITORIAL S PLIES	01 441.4741	6970514		638 00132
HOOKS-RGNL	22.54	OPERATING 'U PLIES	6′ 491.4761	6974955		638 00130
TRASH CAN/BLEACH/DRAIN	114.21	OPERATING PLIES		6974971		638 00115
WORK GLOVES-RGNL	21.94	TING SL VIES	62.491.4761	7970177		638 00118
VAC FILTER/FLOOR BRUSH	45.42	FERA. SUP. ES	62.491.4761	7970188		638 00119
VAC FILTER/FLOOR BRUSH	45.41	OPERATIN CUPPL C	62.492.4761	7970188		638 00120
PLANTER/SOIL/SAUCER-VH	72.37	R&M - BLL VITE I ROVEM	1 01.441.4211	9970434		638 00127
GLOVES/DOOR STOP/SOAP	68.6	JANITORIAL JPPLIES	01.441.4741	9970438		638 00133
WOOD/GLOVES/PIPE-U4	92.80	OPERATING & PLIES	62.491.4761	9974567		638 00131
	1,577.36	VENDOR TOT?				
HOMER TREE CARE INC						
TREE RMVL-POND RESTORATN	8,500.00	S'1 'WA K MANAGEMENT	31.477.5176	50061		638 00136
TREE RMVL-POND RESTORATN	5,000.00	STOL ER MANAGEMENT	31.477.5176	50062		638 00137
TREE RMVL-POND RESTORATN	3,750.00	STORM. ATER MANAGEMENT	31.477.5176	50063		638 00138
TREE TREATMNT-127 OREGON	196.00	R&M - TREES & WEEDS	01.441.4235	50644		638 00135
STUMP GRND-262 OREGON	200.00	R&M - TREES & WEEDS	01.441.4235	50717		638 00134
STORE ONLY 202 ONECON	17,646.00	*VENDOR TOTAL	01.112.1200	00717		000 00101
HRACH/THOMAS J FNL RFD-956 TROON CIR	10.44	CUSTOMER ACCOUNTS RECEIV	7 62.000.1311	301-1305-00	0-01	638 00225
ICMA						
ICMA MEMBERSHIP-RP	1,200.00	DUES	01.412.4511	421200		638 00139
IL ASSOC. OF CHIEFS OF P						
2023 DUES-RP	135.00	DUES	01.412.4511	11820		638 00140

FRANKFORT FINANCIAL SYSTEM 11/18/2022 09:37:41		Schedule of Bills			AGE OF FRANKFORT 08.17 PAGE 8
VENDOR NAME DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT CLAIM	INVOICE PO#	F/P ID LINE
IL FIRE & POLICE COMM. A 2023 DUES	375.00	DUES	01.422.4511	02502	638 00141
ILLINOIS MUNICIPAL LEAGU 2023 IML DUES	1,750.00	DUES	01.411.4511	2023 DUES	638 00142
JEWEL FOOD STORES #3052 PPR PLATES-VH/SHOP VENDING MACHINE SUPPLY	49.96 42.44 92.40	OPERATING SUPPLIES OFFICE SUPPLIES *VENDOR TOTAL	01.441.4761 01 12.4751	430189 669243	638 00143 638 00144
JOHN ZARLENGO ASPHALT PA CULVERT RPLC-716 COLONY	3,565.00	R&M - STORM SYSTEM	±41.4.	14086	638 00147
JOHNSON CONTROLS SECURIT 20602 LW LN-ALARM 524 CENTER RD-ALARM 524 CENTER RD-ALARM 524 CENTER RD-ALARM	159.48 62.63 62.62 125.25 409.98	TELEPHONE R&M - BLDG/SITE IMP ^r R&M - BLDG/SITE IN OVE. R&M - BLDG/SITE 7 PROVE *VENDOR TOTAL	01 4441 62.49. 211 2.492. 1 441.4.11	38094763 38094766 38094766 38094766 38094766	638 00146 638 00145 638 00145 638 00145
KING OF KINGS INC 8624 HIGH STONE WAY 8624 HIGH STONE WAY	1,000.00 500.00 1,500.00	LANDSCAPE Di OSIT CONTRACTOR POSIT * TOTAL	0.000.2321	B217627 B217627	638 00148 638 00149
KROLL/JEFF FNL RFD-22646 PARKVIEW	105.61	CUSTOMER COUNT .ECEIV	62.000.1311	302-2131-00-01	638 00150
KUSTOM SIGNALS INC 2 SQUAD RADARS	2,516.00	EQUIPMENT ACCESSORIES	01.421.4791	598374	638 00151
L-W HIGH SCHOOL DIST 210 CONTRIB 8/1/22-10/31/22	23,754.00	L- 1.5 DIST.210 CONTRI	01.000.2171	8/1-10/31/2022	638 00001
LANGUAGE LINE SERVICES TRANSLATION SERVICES	5.00	SOFTWARE SUPPORT	01.421.4753	10660298	638 00152
LAWSON PRODUCTS INC DRILL BITS DRILL BITS DRILL BITS	12.06 12.07 12.07 36.20	R&M - VEHICLES R&M - VEHICLES R&M - VEHICLES *VENDOR TOTAL	01.441.4243 62.491.4243 01.421.4243	9310042063 9310042063 9310042063	638 00153 638 00154 638 00155
LEE JENSEN SALES CO INC STREET PLATE RENTAL	515.00	R&M - WATER LINES	62.492.4261	9000-01	638 00156
LEXISNEXIS RISK DATA MNG MONTHLY SUPPORT-OCT	75.00	SOFTWARE SUPPORT	01.421.4753	20221031	638 00157

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VENDOR NAME DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT CLAIM	INVOICE H	PO# F/P ID LINE
LOCAL PRINTING & DESIGN MOVE W MAYOR SHIRTS-KO 10 KNIT CAPS .5 WINTER SAFETY CAPS .5 WINTER SAFETY CAPS A-FRAME-LIGHTING ON GRN	116.05 120.00 120.00 120.00 330.00 806.05	COMMUNITY RELATIONS R&M - UNIFORMS R&M - UNIFORMS R&M - UNIFORMS EVENTS *VENDOR TOTAL	01.411.4531 01.441.4251 62.491.4251 62.492.4251 01.412.4534	12836 13032 13090 13090 13092	638 00158 638 00162 638 00160 638 00161 638 00159
LYNN PEAVEY COMPANY EVIDENCE SUPPLIES	87.70	OPERATING SUPPLIES	11. 1 761	395258	638 00163
M.E. SIMPSON CO INC LEAK LOC-PINE HL/ST FRAN	595.00	R&M - WATER LINES	·	39479	638 00186
MAHONEY, SILVERMAN & CRO TRAFFIC GENERAL MEETINGS FOIA MATTERS 9090 BIG SABLE PT SOUTHERN CHARM 709 TANGLEWOOD DR EDGAR CO WTCHDOG LIT 11216 PATRICK CT HASTINGS VS VILLAGE CHGO PUB MEDIA VS FFPD TIMBER RDG CONV TO AQUA	5,216.25 2,006.57 731.25 1,657.50 146.25 633.75 48.75 1,950.00 341.25 1,365.00 341.25 48.75 $14,486.5^{-1}$	ATTORNEY FEES ATTORNEY FEES ATTORNEY FEES ATTORNEY FEES ATTORNEY FEE ATTORNEY FE ATTORNEY FE ATTORNEY FE ATTORNEY F TY FE. ATTORNEY F XTTORNE FEES ATTORNE. FEES ATTORNE. FEES ATTORNE. FEES	014321 01.41 '321 1.411. '1 421.4.21 0. 42.4321 01	61095/182 61095/264 61095/265 61095/550 61095/580 61095/600 61095/620 61095/621 61095/623 61095/623 61095/630 61095/631	638 00164 638 00165 638 00166 638 00167 638 00168 638 00169 638 00170 638 00171 638 00172 638 00173 638 00174 638 00175
XER/XWC5330 COPIER SUPRT MASTER AUTOMOTIVE SUPPLY ROTORS-SQ25 LAMPS-STT2 BOLTS-ST36 BRAKE PADS/ROTORS-U2 BRAKE PADS-U2 ROTORS-U2 TOGGLE SWITCH-U3	122.53 63.31 33.36 6.79 140.99 33.10 118.38 29.20 425.13	R&M - OFFI EQUIPMENT R& LICLES R&M - VHICLES R&M - VEHICLES R&M - VEHICLES R&M - VEHICLES R&M - VEHICLES R&M - VEHICLES *VENDOR TOTAL	01.421.4242 01.421.4243 01.441.4243 01.441.4243 62.491.4243 62.491.4243 62.491.4243 62.491.4243	4001640 15030-123921 15030-123980 15030-124065 15030-124179 15030-124206 15030-124208 15030-124265	638 00185 638 00182 638 00181 638 00180 638 00179 638 00177 638 00178 638 00176
MATTHUIS TRUCKING INC 67.24TN CA7 STONE DLVRY LEAF REMOVAL	790.07 15,840.00 16,630.07	R&M - WATER LINES R&M - TREES & WEEDS *VENDOR TOTAL	62.492.4261 01.441.4235	3047 3048	638 00183 638 00184
MITWALI/JENNA RFND-SCARY PRAIRIE REG	15.00	O.P.R.T. CELEBRATION	01.380.3817	REFUND-PRAIRIE	638 00187

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VENDOR NAME DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT CLAIM	INVOICE PO#	F/P ID LINE
MOORING TECH INC 2 SQUAD DOCKS	1,745.00	EQUIPMENT & ACCESSORIES	01.421.4791	69633	638 00188
MUD TURTLE POOLS INC 8826 DUNLAP REEF L149	1,000.00	POOL DEPOSIT	01.000.2322	B229811	638 00189
MUNCH/CLAIRE 21429 MURPHY CIR	1,000.00	POOL DEPOSIT	01.000.2322	B229379	638 00279
MUNICIPAL CLERKS OF ILLI MEMBERSHIP DUES-KS MEMBERSHIP DUES-TC	65.00 65.00 130.00	DUES DUES *VENDOR TOTAL	01.4 ⁴ 511 01.4 2 11	DUES-KS DUES-TC	638 00190 638 00191
NORMOYLE/ROBERT J PLUMBING INSP 10/31	3,920.00	INSPECTION FEES	01 4343	22/10-31	638 00192
OLD NATIONAL BANK SUBPOENA FEE 22-1468	17.25	ADMIN/BANKING FEF	421.4./1	SUBPOENA FEE	638 00226
ORKIN PEST CONTROL 432 W NEBRASKA 11/7 24 ELWOOD 11/8	205.79 140.00 345.79	PEST CONTRO PEST CONTED *VENDOR TO'L	01 441.4672 c .441.4672	235375834 237002433	638 00194 638 00193
PARK HARDWARE #16759 PAINT FASTENERS BATTERIES SCREW EXTRACTOR STAINLESS CLEANER KEYS/FASTENERS HEX KEY SET VELCRO-LIGHTING GR SIGNS	63.92 6.37 7. 4.95 22.98 30.95 9.99 45.98 193.16	R&M - S. TTS/S 'S OPERATING 'PPLIL OPERATING 'PPLIES OPERATING 'PLIES JANITORIAL JPPLIES 'PERATING 'PPLIES 'RATIN' JUPPLIES EV 'S *VEN. TOTAL	01.441.4233 62.491.4761 01.441.4761 62.492.4761 01.441.4741 62.492.4761 62.492.4761 62.492.4761 01.412.4534	7683 7688 7691 7696 7701 7702 7715 7733	638 00195 638 00200 638 00198 638 00199 638 00197 638 00202 638 00201 638 00196
PEOTONE CUSD #207U CONTRIB 8/1/22-10/31/22	6,503.58	PEOTONE CUSD #207U	01.000.2174	8/1-10/31/2022	638 00004
PEOTONE PUBLIC LIBRARY D CONTRIB 8/1/22-10/31/22	100.00	PEOTONE PUBLIC LIBRARY I	0 01.000.2175	8/1-10/31/2022	638 00005
PHILLIP'S CHEVROLET INC WIPER BLADES-U2 WIPER BLADES-W4	48.00 48.00 96.00	R&M - VEHICLES R&M - VEHICLES *VENDOR TOTAL	62.491.4243 62.492.4243	417804CVR 417849CVR	638 00203 638 00204
PIGNATO/KIMBERLY 23205 SUNBURST PT 23205 SUNBURST PT	1,000.00 500.00 1,500.00	LANDSCAPE DEPOSIT CONTRACTOR DEPOSIT *VENDOR TOTAL	01.000.2321 01.000.2323	B217556 B217556	638 00205 638 00206

FRANKFORT FINANCIAL SYSTEM 11/18/2022 09:37:41		Schedule of Bills		VILL GL540R-V0	AGE OF FRANKFORT 8.17 PAGE 11
VENDOR NAME DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT CLAIM	INVOICE PO#	F/P ID LINE
PITNEY BOWES GLOBAL FINA POSTAGE MTR 9/30-12/29	565.80	LEASE RENTAL	01.412.4661	3105752652	638 00207
PLAZA CLEANERS UNIFORM MNTNC-OCT	333.00	R&M - UNIFORMS	01.421.4251	10011671001	638 00208
PUBLIC SAFETY DIRECT INC CSO 3 VEHICLE BUILD	2,933.56	EQUIPMENT & ACCESSORIES	01.421.4791	100401	638 00209
R LAWRENCE CUSTOM HOMES 11430 TEA TREE LN L250 11430 TEA TREE LN L250	1,000.00 500.00 1,500.00	LANDSCAPE DEPOSIT CONTRACTOR DEPOSIT *VENDOR TOTAL	01.0, ³ 321 01.6, 0, 23	B218634 B218634	638 00277 638 00278
RECENDEZ/SANDRA A 2 HEATERS-FRONT DESK	70.73	OFFICE EQUIPMENT	01 4772	22/11-16	638 00227
RED WING BUSINESS ADVANT WORK BOOTS-D WALSH	135.99	R&M - UNIFORMS	441.4.51	711-1-106187	638 00210
RITTERTECH .5 BACKHOE ASSEMBLY HOSE .5 BACKHOE ASSEMBLY HOSE	49.21 49.20 98.41	R&M - VEHICI R&M - VEHITI,S *VENDOR TO'L	62 491.4243 6 492.4243	B96799-001 B96799-001	638 00211 638 00212
ROBERTS/MICHAEL LGHT GRN ENTERTAIN-12/1 RNDR ON GRN ENTRTN-12/10	60.00 60.00 120.0	EVENTS EVENTS *VENDOR TO1	01.412.4534 01.412.4534	22/12-1 22/12-10	638 00213 638 00214
RUSH TRUCK CENTER OF IL .5 MIRROR/SWITCH-U21 .5 MIRROR/SWITCH-U21	482.06 482.06 964.12	·M - VEHT JES - VFT JLES *VL ⊃R JAL	62.491.4243 62.492.4243	3030045005 3030045005	638 00215 638 00216
RUSSO'S POWER EQUIPMENT LEAF MACHINE-FUEL/SPARK 2 SHOVELS 2 GAS CANS	412.74 83.98 233.98 730.70	R&M - VEHICLES OPERATING SUPPLIES OPERATING SUPPLIES *VENDOR TOTAL	01.441.4243 01.441.4761 62.492.4761	SPI11209207 SPI11213620 SPI20000939	638 00217 638 00218 638 00219
S & S MECHANICAL SERV-AT HEATER SERV-WELL 15/16 HEATER SERV-WELL 11/12	580.00 1,725.30 2,305.30	R&M - WELLS R&M - WELLS *VENDOR TOTAL	62.492.4262 62.492.4262	13318 13340	638 00233 638 00228
SCHAEFFER'S OIL OIL OIL OIL	604.35 1,208.68 453.25 453.25	GASOLINE/OIL GASOLINE/OIL GASOLINE/OIL GASOLINE/OIL	01.441.4731 01.421.4731 62.492.4731 62.491.4731	4606180371 4606180371 4606180371 4606180371	638 00230 638 00230 638 00230 638 00230

FRANKFORT FINANCIAL SYSTEM 11/18/2022 09:37:41		Schedule of Bills		VILL GL540R-V0	AGE OF FRANKFORT 8.17 PAGE 12
VENDOR NAME DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT CLAIM	INVOICE PO#	F/P ID LINE
SCHAEFFER'S OIL	302.17 3,021.70	GASOLINE/OIL *VENDOR TOTAL	01.442.4731	4606180371	638 00230
SHERWIN-WILLIAMS PAINT-GRAINERY	186.68	R&M - BLDG/SITE IMPROVEM	01.441.4211	1151-1	638 00229
SITEONE LANDSCAPE SUPPLY LAWN SPRINKLER PIPE	29.40	R&M - PUBLIC GROUNDS	01 41.4216	124563657-001	638 00231
STAPLES ADVANTAGE CALENDAR/PLANNER CALENDARS/ADD MACH TAPE CALENDARS/PLANNERS DESK CALENDAR/COFFEE PAPER/POSTAGE SCALE/PINS	26.60 146.11 23.99 63.20 214.86 474.76	OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES OFFICE SUPPLIES *VENDOR TOTAL	01.4.3.51 12.4 442.47: 01.2.4751 014751	8068018265 8068018265 8068018265 8068105010 8068231867	638 00235 638 00236 638 00237 638 00234 638 00232
STATE FIRE MARSHAL/THE O BOILER INSPECT-VH	100.00	R&M - BLDG/SITE PROV .	0. 11.4211	9669702	638 00238
SUMMIT HILL SCHOOL DIST. CONTRIB 8/1/22-10/31/22	5,524.92	SUMMIT HIV .S.DISI ON	0.000.2173	8/1-10/31/2022	638 00003
SYNAGRO SLUDGE REMOVAL-RGNL	4,613.40	MOVA.	62.491.4642	33677	638 00239
T. R. L. TIRE SERVICE TIRES-A6	719.,	R&M - VEH1 ES	01.441.4243	31327	638 00241
T-MOBILE SGT PHONES	66.68	TLEPHONE	01.421.4441	971115558	638 00242
T-MOBILE USA INC ADV PHONE DUMPING 221468	25.00	ADM ANKING FEES	01.421.4371	9514003123	638 00240
TOM'S TRUCK REPAIR SOUTH SAFETY INSPECTIONS .5 SAFETY INSPECTIONS .5 SAFETY INSPECTIONS SAFETY INSPECTIONS SAFETY INSPECTIONS	210.0097.5097.50282.0035.00722.00	R&M - VEHICLES R&M - VEHICLES R&M - VEHICLES R&M - VEHICLES R&M - VEHICLES *VENDOR TOTAL	01.441.4243 62.491.4243 62.492.4243 01.441.4243 62.491.4243	SL12830 SL12830 SL12830 SL12839 SL12839	638 00245 638 00246 638 00247 638 00243 638 00244
TUCKER/TENNILLE FNL RFD-255 N MAPLE ST	63.39	CUSTOMER ACCOUNTS RECEIV	62.000.1311	202-2242-00-03	638 00248
USA BLUE BOOK LAB SUPPLIES-RGNL	492.46	LABORATORY SUPPLIES	62.491.4712	154300	638 00250

FRANKFORT FINANCIAL SYSTEM 11/18/2022 09:37:41		Schedule of Bills			AGE OF FRANKFORT)8.17 PAGE 13
VENDOR NAME DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT CLAIM	INVOICE PO#	F/P ID LINE
USA BLUE BOOK .5 SUCTION HOSES .5 SUCTION HOSES .5 STRAINER/SUCTION HOSE .5 STRAINER/SUCTION HOSE PUMP SUCTION HOSES	152.47 152.48 784.07 784.08 1,254.52 3,620.08	R&M - VEHICLES R&M - VEHICLES R&M - VEHICLES R&M - VEHICLES OPERATING SUPPLIES *VENDOR TOTAL	62.491.4243 62.492.4243 62.491.4243 62.492.4243 62.492.4243 62.492.4761	160762 160762 161148 161148 162551	638 00254 638 00255 638 00252 638 00253 638 00251
USA FIRE PROTECTION INC FIRE SUPP SYSTEM RPR-PD	1,919.48	R&M - BLDG/SITE IMPROVE	M 11. 1 211	1046-F086350	638 00249
VCNA PRAIRIE LLC 22.56TN CA7 STONE 44.68TN CA7 STONE	272.98 540.64 813.62	R&M - WATER LINES R&M - WATER LINES *VENDOR TOTAL	492.4 492.42c	890770381 890773418	638 00256 638 00257
VELAN SOLUTIONS LLC PEER SUPPORT TRAINING	720.00	SAFETY & WELL EMPT .EE	1.421. 34	529	638 00258
VISUALGOV SOLUTIONS LLC .5 ONLINE ECHECK/CC FEES .5 ONLINE ECHECK/CC FEES 3Q CREDIT CLERK FEES 3Q CREDIT CLERK FEES .3Q CREDIT CLERK FEES .5 ONLINE ECHECK/CC FEES .5 ONLINE ECHECK/CC FEES	6,736.72 6,736.72 1,285.11 1,285.11 1,285.11 6,501.32 6,501.32 30,331.4	ADMIN/BANKINC FE. ADMIN/BANKI FEES ADMIN/BANK FEES ADMIN/BANK FEES MANKI FEES ADMIN, KING FES ADMIN/B, ING F T *VENDOR TC T	624371 62 492.4371 6413.4371 2491.4371 62492.4371 62491.4371 62492.4371	JS-4991 JS-4991 JS-5023 JS-5023 JS-5023 JS-5036 JS-5036	638 00262 638 00263 638 00259 638 00260 638 00261 638 00264 638 00265
WATER SOLUTIONS UNLIMITE CHLORINE/PHOSPHATE	14,340.00	CHEMICALS	62.492.4711	108227	638 00266
WEST SIDE TRACTOR SALES ROCKER SWITCH-BACKHOE	70.03	Ra V .fCLES	01.441.4243	J01001	638 00268
WHISPERING PINES REINDEE REINDEER ON GREEN 12/10	1,036.50	EVENTS	01.412.4534	REINDEER 12/10	638 00269
WILL COUNTY GOVERNMENTAL WCGL 2022 HOLIDAY RECPT	60.00	MEETING EXPENSE	01.411.4541	2022-1223	638 00267
WILSON/ADAM & LESLIE 11913 ELISE BLVD L17 11913 ELISE BLVD L17	1,000.00 500.00 1,500.00	LANDSCAPE DEPOSIT CONTRACTOR DEPOSIT *VENDOR TOTAL	01.000.2321 01.000.2323	B229068 B229068	638 00270 638 00271
WINGREN LANDSCAPE INC LIGHTING RPR-BR GREEN	250.00	R&M - PUBLIC GROUNDS	01.441.4216	74447	638 00272

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VENDOR NAME DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
WORDEN/GAY FNL RFD-225 CENTER RD	95.95	CUSTOMER ACCOUNTS RECEI	V 62.000.1311		102-1350-	00-01	638 00273



Payroll Expense Approval

11/11/2022 Payroll						
	2021 Gross					
	Wage Avg	Gross Wages	Pension	457	Medicare	SS
General Fund	56,300.72	66,620.13	5,374.14	715.00	937.15	3,361.74
Police Fund	153,178.88	141,145.42	41,228.61	1,770.00	1,972.49	8,434.25
Utility Fund	61,726.84	67,160.76	5,614.64	850.00	9, 34	4,024.94
Streets	50,964.56	60,930.05	5,085.73	750.00	850	3,638.44
Total	322,171.01	335,856.36	57,303.12	4,085.00	J1.89	19,459.37
o 17.1						

Grand Total

421,405.74

C. COMMITTEE OF THE WHOLE REPORT

- 1. ENGINEERING SERVICES AGREEMENT: JACKSON CREEK SANITARY SEWER EVALUATION SERVICES BASINS 1 & 4 – RESOLUTION (*Presenter - Trustee Rossi*)
 - At its November 9th meeting, the Committee of the Whole considered a proposal from Robinson Engineering to provide professional engineering services for the 2022-2023 Jackson Creek Sanitary Sewer Evaluation Services Basins 1 & 4 Project. Earlier this year the Village conducted a flow monitoring survey within the ± 11.3 square mile Jackson Creek sanitary sewer sub-basin to pinpoint specific areas within the basin that are allowing stormwater to enter the sanitary sewer system during wet weather events. This Project will include manhole inspections and sanitary sewer televising to identify specific defects and determine the most cost-effective repairs. The cost for engineering design and construction is included in the Village's FY 2022/2023 budget.

It was the consensus of the Committee to forward a promenation to the Village Board to enter into an agreement with Robinson Engineering for upproject.

<u>Motion</u>: Accept the recommendation of the (1) mm \dot{v} of the hole and adopt a Resolution authorizing the execution of an agreement th R ins Engineering, Ltd. for professional engineering services related to the $(2)^{2-23}$, cksor Creek Sanitary Sewer Evaluation Services Basins 1 & 4, in the amount f \$86,74 90.

2. 2023 VILLAGE OF RANI ORT 'EETING AND HOLIDAY CALENDAR – APPROVAL (Prese or - Trustee in ina)

Annually, the Village 1 pard reviews the upcoming calendar year schedule of meetings of the Village Board, Committee Night, co well as various meetings of the Village's boards and commissions. The scheduled the take into consideration ten Village observed holidays. Once approved, these dates will be placed to the Village's website and in the lobby vestibule of the Village Hall for public view.

At its November 9th meeting, the Committee of the Whole recommended adjusting a few of the regular meetings of the Village Board which are designated to take place on the first and third Monday of each month unless published otherwise. It was the consensus of the Committee to schedule one Village Board meeting in the month of January 2023, eliminating the January 3rd meeting; move the June 19th Village Board meeting to June 20th; and move the Village Board meetings in July from July 3 to July 10 and from July 17 to July 24.

It was the consensus of the Committee to forward a recommendation to the Village Board to approve the 2023 calendar as discussed.

<u>Motion</u>: Accept the recommendation of the Committee of the Whole and approve the 2023 Village of Frankfort Meeting and Holiday Calendar as presented.

1

FRANKFORT

Memo

To:	Committee of the Whole
From:	Zachary Brown – Utilities Director
Date:	November 9, 2022
Re:	Jackson Creek - Manhole Inspections / Sanitary Sewer Televising

Earlier this year the Village of Frankfort Util es D, the the conducted a flow monitoring survey within the ±11.3 square mile Jacob Creation and the serves the southwest region of the Village. The hudy here to pinpoint specific areas within the basin that are allowing stormwater to enter the sanitary sewer system during wet weather events (inflow & infiltration of the Village's investigatory efforts staff proposes to connect much inspections and sanitary sewer televising to identify specific defects and decerring the most cost-effective repairs.

Robinson Engineering provided the conched pre_{re} as with a not to exceed amount of \$86,740 for profession engineering so ices which includes engineering design / plan preparation, preparation of bia or good ments, bidding assistance, construction administration, make the projection of the project including engineering provides is estimated to be \$246,740. The cost for engineering design and construction on clude on the FY2022 / 2023 budget.

Motion

Recommend the Village Board enter into an engineering services agreement with Robinson Engineering for the 2022 Jackson Creek Sanitary Sewer Evaluation Services Project in an amount not to exceed \$86,740.

RESOLUTION NO. 22-XX A RESOLUTION AUTHORIZING THE EXECUTION OF A PROFESSIONAL ENGINEERING SERVICES AGREEMENT BETWEEN THE VILLAGE OF FRANKFORT AND ROBINSON ENGINEERING, LTD (JACKSON CREEK SANITARY SEWER EVALUATION SERVICES BASINS 1 & 4)

WHEREAS, the Village of Frankfort is interested in identifying and reducing the inflow and infiltration (I/I) of storm water into its sanitary sewer system; and

WHEREAS, the Village desires to conduct manhole inspections and sanitary sewer televising to identify specific defects and determine the most cost-effective repairs in the Jackson Creek Flow Monitoring Basins 1 & 4 ("Project"); and

WHEREAS, Robinson Engineering, Ltd. submitte a proposal to provide professional engineering services related to the Project; and

WHEREAS, at its November 9, 2022 meeting the Condition of the Whole of the Village of Frankfort reviewed said proposal and forward, a recondition to the Village Board to authorize the execution of an Agreer between the Village of Frankfort and Robinson Engineering, Ltd. for professional er meen service related to the Project, in the amount of \$86,740.00; and

WHEREAS, the Village President and Boord of Trustees of the Village of Frankfort have considered the Professional Engine and Service. Agreement and determined that it is in the best interests of the Village and resident to enter said Agreement.

NOW, THER. 'ORE, BE IT ESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF TH. VILLAGE (FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS, AS FOLLOW.

That the Village President and is hereby authorized and directed to execute, on behalf of the Village of Frankfort, an agreement between the Village of Frankfort and Robinson Engineering, Ltd. for professional engineering services related to the 2022-2023 Jackson Creek Sanitary Sewer Evaluation Services (SSES) Basins 1 & 4, in the amount of \$86,740.00; and that the Village Clerk is hereby authorized and directed to attest to the President's signature.

PASSED AND APPROVED this 21st day of November, 2022.

KEITH OGLE VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT VILLAGE CLERK



Joseph Sullivan Direct Line: (815) 412-2025 Email: joe.sullivan@reltd.com

October 31, 2022

Village of Frankfort 432 W. Nebraska Street Frankfort, IL 60423

Attn: Mr. Zachary Brown, AICP, CFM, Director of Utilities

RE: Proposal for Professional Engineering Services 2022-23 Jackson Creek Sanitary Sewer Evaluation Sciences Basins 1 & 4

Dear Mr. Brown:

Robinson Engineering, Ltd. (REL) is pleased to provide and a ropport of the above referenced project to investigate and recommend improvements to be Vallag of Francisch for their sanitary sewer collection system tributary to the Jackson Creek Lift c^+c^- ion. We fixed the project is partnering with our clients to achieve their goals, and sincereby correctate for opportunity, co offer our expertise and dedication on this project.

Included in this proposa• the following:Project Overview, 2. Scope of Services, 3. Proposed ProjectSchedule, 4. Items Requestfrom the Villa, 5. Payment Terms, 6. Standard Terms and Conditions and7. Basin Exhibit.

1. PROJECT OVERVIEW

Frankfort is interested in reducing the Inflow and Infiltration (I/I) of storm water into their sanitary sewer system. The Village recognizes the potential savings associated with reduced I/I and is in the process of addressing the defects associated with the I/I problem. Currently Frankfort is proposing to go forward with manhole inspections and a sewer cleaning & televising program for sanitary sewers and manholes in the Jackson Creek Flow Monitoring Basins 1 & 4.

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The overall goal of the project is to identify the defects, prepare cost estimates for the repairs, determine the most cost-effective repairs, and then prepare recommendations for rehabilitation work that can be incorporated into construction bid documents.

2. SCOPE OF SERVICES

Our proposed detailed scope of services is as follows:

A. Project Kickoff: REL will schedule a project kickoff meeting with the Village to discuss project scope, establish lines of communication, and to set the project schedule. Throughout the project, REL will communicate to the Village when crews will be onsite for manhole inspections and/or CCTV oversight through emails and phone calls. Our GIS dependent (setup the online GIS digital data dashboard for access to field collected data and photos for manhole inspections.

B. Manhole Inspections: Experienced crews from REL will perform sanitary manhole inspections in the Jackson Creek Flow Monitoring Basins 1 & 4. ¹ ... inspected data including inspection date, GPS location, street address, ground surface conditions in 'oole depth, incoming and outgoing pipe locations/diameters, construction type, frame/ type and 'oole conditions will be recorded for each structure inspected. All recommend manhole epairs ill be given cost estimates and provided to the Village in a summary memo.

C. CCTV Bid Docum Preparatio. d On. Observation: REL will prepare bid documents and solicit bids for clea. T and televising in the Jackson Creek sanitary sewer flow monitoring basins 1 & 4. The exhibits and s, ifications will the in accordance with industry standards for sewer cleaning and televising, including real irrements in using the National Association of Sewer Service Companies (NASSCO) Pipe Assessment configuration Program (PACP) coding and grading system for all collected data. REL will respond to contractor's questions during the bidding phases, and issue addenda to the bid documents if required. REL will attend the bid opening, prepare the bid tabulation, assist the Village with evaluating the bids, and prepare a letter of recommendation for award of the contract.

During the cleaning and televising, REL will provide sewer televising contract management and onsite observation services as follows:

- Part-time onsite observation (Approximately 5-10 hours per week during inspection activity)
- Responses to contractor inquiries
- Assessment of contractor's compliance with project documents
- Progress updates to the Village

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Municipal Expertise. Community Commitment.

- Preparation of any change orders as necessary
- Review of submittals
- Review of contractor payment applications and recommendations for payment
- Punch list preparation and project close out

D. CCTV Review: REL will provide sewer televising review by a NASSCO – PACP certified reviewer. CCTV data review will identify deficiencies and provide overall rehabilitation recommendations and cost estimates for repairs. These will be incorporated into GIS and provided on recommended work plan maps for CIPP lining, grouting and point repairs to show the scope of work required. All recommended sewer repairs will be provided to the Village in a summary memo.

E. Project Management and Meetings: In addition to the project with kickoff meeting, REL will provide project management for the duration of the project of the project of attend of additional meetings with the Village as necessary to ensure the success of the project of that the the project of the pro

3. PROPOSED PROJECT SCHEDULE

Kickoff meeting iovember 22, 2022	
Manhole Inspections	
CCTV Bid & Oversight November 23, 2022 - March 30, 2023	
CCTV Data Review February 1 - March 30, 2023	
Analyze data April 1 - April 30, 2023	
Submit prelimine indings memo review, mmentApril 30, 2023	
Submit final me	

All dates are assuming to vithorizatic o Proceed will occur on November 21, 2022

4. ITEMS REQUESTED FROM THE VILLAGE

- 1. GIS data files for sanitary sewers and manholes
- 2. Access to the sewer system for manhole inspections and cleaning and televising
- 3. The Village to uncover any buried manholes found on the project
- 4. Assistance with traffic control for high traffic areas (if needed)
- 5. Coordination with the Village for cleaning and televising contract details

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5. PAYMENT TERMS

Task Description	Quantity	\$ Cost
MH Inspections	250	\$38,750
Engineering - Clean & TV Bid Package	1	\$8,000
Engineering - Clean & TV Oversight	1	\$8,800
CCTV Data Review & Analysis	52,744	\$23,740
Project Management & Meetings	1	\$7,450
	Total	\$86,740

Note: Estimated cleaning and televising contract costs are ap, xir ately \$160,000 for sewers in Jackson Creek Basins 1 & 4.

6. STANDARD TERMS AND CONDITIONS

The Standard Terms and Conditions for this proposal are so the head head incorporated herein.

7. BASIN EXHIBIT

The Basin Exhibit for this provide is attaced hereto and incorporated herein.

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Again, we thank you for the opportunity to submit this proposal for your consideration. Please feel free to call me at 815-412-2025 or email at joe.sullivan@reltd.com if you have any questions regarding this proposal, or if any additional information is needed.

Very Truly Yours,

Robinson Engineering, Ltd.

Joseph M. Sullivan I&I Manager

Robinson Engineering, Ltd.

Va. Jombaris, PE Direct of Operations

U:\Sullivan_PROPOSALS\Frankfort\2022-23 Jackson Creek SSES Proposals\Frankfort Jacks. eek SSES (Basins 1 & 4) - 2022-23.docx

xc: Jeffrey C. Pintar, PE, Director of Municipal I ginee g, inson Engineering, Ltd.

of

Accepted this

By:

Signature

Printed Name, Title

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ROBINSON ENGINEERING, LTD ("REL") STANDARD TERMS AND CONDITIONS

CONTRACT – These Standard Terms and Conditions may be amended, added to, superseded, or waived only if both REL and Client specifically agree in writing to any amendment of these Terms and Conditions ("Agreement").

STANDARD OF CARE - The standard of care for all professional engineering, survey or related professional services performed or furnished by REL under this Agreement will be the care and skill ordinarily used by members of the same profession practicing under similar circumstances at the same time and in the same locality. REL makes no warranties, express or implied, under this Agreement or otherwise, in connection with REL's services on this Project.

RELIANCE – REL may, without liability, rely on the accuracy and completeness of information provided by Client, Client's consultants and any contractors, including, but not limited to, specialty contractors, manufacturers, suppliers, and the publishers of technical standards without the need for verification.

CHANGES IN SCOPE –The proposed fees constitute REL's estimate to perform the services required to complete the Project. However, all required services are not always definable in the initial planning. Accordingly, circumstances may dictate a change in the scope of services to be performed. Where this occurs, changes in the Agreement shall be negotiated, an equitable adjustment shall be made to REL's compensation and agreed to in writing by REL and Client.

DELAYS – REL shall complete its obligations within a reasonable time. If, through no fault of REL, such periods of time or dates are changed, or the orderly and continuous progress of REL's services is impaired, or REL's services are delayed or suspended, then the time for completion of REL's services, and the rates and amounts of REL's compensation, shall be adjusted equitably.

SUSPENSION & TERMINATION – Client may suspend the Project upon seven (7) days written notice to REL. If REL's services are substantially delayed through no fault of REL, REL may suspend services after giving seven (7) days written notice to Client. Either party may terminate this agreement upon thirty (30) days written notice to the other party in the event of substantial failure by the other part to perform in accordance with the terms hereof through no fault of the term uning party.

Client shall remain liable for, and shall promptly pay REL for the date of such suspension/termination of services as a suspension/termination of services as a suspension/termination of services as a suspension/termination of services are as

OPINION OF PROBABLE COSTS - REL's opinion, probable Construct Cost are to be made on the basis of REL's experience and lifetations and resent REL's best judgment as an experienced and qualified provisional gene in familiar with the construction industry. However, since REL has no following the cost of labor, materials, equipment, or services furnished by others, the contractors' methods of determining prices, or over competitive bidding or market conditions, REL cannot and does not guarantee that proposals, bids, or actual Construction Cost shall not vary from opinions of probable Construction Cost prepared by REL.

REUSE OF PROJECT DELIVERABLES - All design documents prepared or furnished by REL are instruments of service, and REL retains all ownership and property interest (including the copyright and the right of reuse) in such documents, whether or not the Project is completed. Client shall not rely in any way on any Document unless it is in printed form, signed and sealed by REL or one of its Consultants.

RIGHT OF ENTRY – Client agrees to obtain legal right-of-entry on the property when entry to property is required by the work of this Agreement.

ENVIROMENTAL CONDITIONS OF SITE - REL's scope of services does not include any services related to any environmental issues related to the site including petroleum, radioactive material, polychlorinated biphenyls (PCBs), hazardous waste, and any substance, product, waste, or other material of any nature whatsoever that is or becomes listed, or regulated by any Federal, State, or local statute, law, rule, regulation, ordinance, resolution, code, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic, or dangerous waste, substance, or material.

RELATIONSHIP WITH CONTRACTORS – REL shall not at any time supervise, direct, or have control over any contractor's work, nor shall REL have authority over or responsibility for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, nor for safety precautions and programs in connection with the contractors' work, nor for any failure of any contractor to comply with laws and regulations applicable to contractor's work. REL neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform its work. REL shall have no authority to stop the work of any contractor on the Project.

LIMITATION OF LIABILITY – REL's total liability to Client for any and all claims for damages whatsoever, arising out of or in any way related to the Project or this Agreement, from any cause or causes, including but not limited to REL's negligence, errors, omissions, strict liability, or breach of contract, shall be limited as follows: REL's total liability shall <u>not exceed the lesser of</u> (1) \$1,000,000 (one million dollars) or (2) the remaining limits of any policy of insurance which provides coverage for the Client's cause or causes of action, such remaining limits to be measured as of the date judgment is entered against REL or the date when Client and REL otherwise settle/resolve the cause or causes of action.

INSURANCE – REL shall maintain insurance coverage for Professional, Commercial General, Automobile, Worker's Compensation and Employer's Liability in amounts accordance with any legal requirements and REL's business require nts. The lates of Insurance shall be provided by REL upon written requ

MUTL V VER - "he fullest extent permitted by law, Client and REL waive against other, and ther'n employees, officers, directors, agents, insurers, partnet, an insultants, and ill claims for or entitlement to special, incidental, indirect, or convential damages arising out of, resulting from, or in any way in the Proj.

GOVF LAW, URISDICTION & VENUE – This Agreement shall be gover ad to add construed in accordance with, the laws of the State of Illinois. Frider, the assignment and consent to the exclusive jurisdiction of the courts of State of unois for all purposes regarding this Agreement and that venue of any on broad the thereunder shall be exclusively in Cook County, IL.

NON-CNFORCEMENT – A party's non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

ASSIGNMENT – A party shall not assign its rights or obligations pursuant to this Agreement without the express written permission and consent of the other party. This Agreement shall be binding upon and inure to the benefit of any permitted assigns.

SURVIVAL – All express representations, waivers, indemnifications, and limitations of liability included in this Agreement shall survive its completion or termination for any reason.

THIRD PARTIES - Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Client or REL to any Contractor, Contractor's subcontractor, supplier, other individual or entity, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement shall be for the sole and exclusive benefit of Client and REL and not for the benefit of any other party.

SEVERABILITY - Any provision or part of the Agreement held to be void or unenforceable under any Laws or Regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Client and REL, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that expresses the intention of the stricken provision.

STATUTE OF LIMITATIONS – to the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence to run, no later than the date of Substantial Completion of this Agreement.

CONFLICTS - If a conflict exists between the Agreement provisions and these Standard Terms and Conditions then these Standard Terms and Conditions shall prevail and control.

Date:

2023 VILLAGE OF FRANKFORT MEETING AND HOLIDAY CALENDAR

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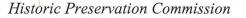
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📕 Village Board

Committee Night



Plan Commission/Zoning Board of Appeals

📃 Holiday

The first and third Monday of each month commencing at 7:00 P.M. is designated as the regular time for the meetings of the Village Board, except on certain dates as indicated on the 2023 Calendar; the second Wednesday of each month commencing at 5:30 P.M. is designated as the regular time for Committee Night; the second and fourth Thursday of each month commencing at 6:30 P.M. is designated as the regular time for the Plan Commission/Zoning Board of Appeals; the third Wednesday of each month commencing at 5:30 P.M. is designated as the regular time for the Historic Preservation Commission; the Police Pension Board holds regular quarterly meetings in January, April, July, and October and special meetings as called by the Pension Board President; and the Board of Fire and Police Commissioners meet on an as needed basis. All meetings are held at the Village Administration Building, 432 W. Nebraska Street, Frankfort, Illinois 60423. Additional information can be found at www.frankfortil.org.

D. PLAN COMMISSION REPORT SUMMARY

1. FUTURE LAND USE MAP AMENDMENT - ORDINANCE (Presenter - Trustee Borrelli)

The Village of Frankfort adopted "Your Future Your Frankfort 2040 Comprehensive Plan" on December 16, 2019. As part of that plan, the Future Land Use Map identified the parcel located at the northwest corner of Laraway Road and 116th Avenue as "General Commercial." An application has been filed for a townhome development on the subject property which would be inconsistent with the adopted Future Land Use Map. In accordance with recommended municipal best practices, an amendment to the Future Land Use Map would be in order prior to consideration of the proposed rezoning of the property to accommodate the proposed townhome development.

The Plan Commission reviewed the application for ' tow, me development on October 27, 2022 and forwarded a unanimous (4-0) recomment 'io' to . Village Board to approve an amendment to the Future Land Use Map within the 'lage's 10 Comprehensive Plan to change the designated Future Land Use for the subject period from the lage's 10 Commercial' to "Single-Family Attached Residential."

The Corporate Authorities held a Public He ing Alie is evening for the proposed Future Land Use Map Amendment.

Motion: Accept the recorrection of the Plan commission, waive the First and Second Readings, and pass an dinance mena of the Future Land Use Map within "Your Future Your Frankfort 20 Comprehene Plae" to change the designation of the property located at the northest corner of Lae way Road and 116th Avenue, PIN: 19-09-30-300-011-0000, from General Commercial to Segle-Family Attached Residential.

2. PRELIMINARY DEVELC 1F 1 PLAN FOR THE MISTY CREEK TOWNHOME DEVELOPMENT - APPROV 2 (Trustee Leddin)

Applicant, Flaherty Builders, Inc., proposes to construct a 32-unit townhome development on the vacant property located at the northwest corner of Laraway Road and 116th Avenue. The proposed development includes four (4) triplexes and ten (10) duplexes. To accommodate construction of the proposed townhome development, the applicant requests approval to rezone the property from E-R Estate Residential to R-4 Attached Single-Family Residential District with a Special Use Permit for a Planned Unit Development (PUD). A new public road (Misty Creek Lane) is proposed through the center of the development, connecting to both Laraway Road and 116th Avenue.

At the October 27, 2022 Public Hearing on the proposed development, the Plan Commission forwarded two unanimous (4-0) recommendations to the Village Board to (1) approve the rezoning from E-R Estate Residential to R-4 Attached Single-Family Residential District; and

(2) approve a Special Use Permit for a Planned Unit Development (PUD), including the Preliminary Development Plan for the Misty Creek townhome development.

The motion before the Village Board this evening is the consideration to approve the Preliminary Development Plan for the Misty Creek townhome development. The proposed rezoning, Special Use Permit for a PUD, and associated Final Plat of Subdivision will be considered by the Village Board following Plan Commission review of the Final Development Plan.

<u>Motion</u>: Accept the recommendation of the Plan Commission and approve the Preliminary Development Plan for the Misty Creek townhome development.

ordinance no. 33XX

AN ORDINANCE ADOPTING AN AMENDMENT TO THE FUTURE LAND USE MAP WITHIN THE 2040 COMPREHENSIVE PLAN FOR THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS

WHEREAS, the Corporate Authorities of the Village of Frankfort, Will and Cook Counties, Illinois, have the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, pursuant to 65 ILCS 5/11-12-7 of the Illinois Municipal Code, the Corporate Authorities of the Village are authorized to adopt a comprehensive plan for the Village; and

WHEREAS, the Corporate Authorities of the Villag previously exercised this authority, passing Ordinance No. 3238 adopting the 2040 Compression of the Village of Frankfort, on December 16, 2019, which included the Future Lance Vistoria Map, and

WHEREAS, the Future Land Use Map identifies parcel located at the northwest corner of Laraway Road and 116th Avenue 19-05 7-300-011-0000) as "General Commercial"; and

WHEREAS, an application has bar filed or a townhome development on the vacant parcel which would be inconsistent with the adopted with the Land Use Map; and

WHEREAS, the P \therefore Common ion/2 ing Board of Appeals conducted a Public Hearing on the application for the townhome 'evelop tient on October 27, 2022 and forwarded a unanimous (4-0) recont indation to the fillage Board to approve an amendment to the Future Land Use Map within the 'llage's 204' Comprehensive Plan to change the designated Future Land Use for the subject p. erty from "General Commercial" to "Single-Family Attached Residential;" and

WHEREAS, on November 21, 2022, the Corporate Authorities of the Village of Frankfort conducted a Public Hearing, with due notice having been published in the *Daily Southtown*, on the proposed amendment to the Future Land Use Map; and

WHEREAS, the Corporate Authorities of the Village of Frankfort have determined that it is in the best interests of the Village and its citizens to adopt an amendment to the Future Land Use Map within the Village's 2040 Comprehensive Plan, as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1. RECITALS

The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

SECTION 2. ADOPTION OF THE AMENDED FUTURE LAND USE MAP

The amended Future Land Use Map (Exhibit A) is hereby adopted and shall hereinafter be a part of the Village of Frankfort 2040 Comprehensive Plan, to reflect the designation of the property located at the northwest corner of Laraway Road and 116th Avenue, PIN: 19-09-30-300-011-0000, from "General Commercial" to "Single-Family Attached Residential."

SECTION 3. RECORDING OF ORDINANCE

The Clerk of the Village of Frankfort shall record a certified copy of this Ordinance with the Office of the Recorder of Deeds of Will County, Illinois.

SECTION 4. REPEAL OF CONFLICTING PROVISIONS

All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

SECTION 5. SEVERABILITY

If any provision of this Ordinance or application ther of to any person or circumstances is ruled unconstitutional or otherwise invalid, such invaling inty is in not affect other provisions or applications of this Ordinance that can be given the external of the invalid application or provision, and each invalid provision or invalid application of this the invalid application.

SECTION 6. EFFECTIVE DATE

This Ordinance shall be in full force and _lect 1 _ 1 and a_ r its passage, approval, and publication in pamphlet form as provided by lav

PASSED this _____ day of _____, 2^{\coldot}, ; with ___merr ers voting AYE; ____members voting NAY; and ____members absent: the Villag `resident .____voting; with ____members abstaining and said vote being:

ADAM BORK. UI	N	MARGARET M. FARINA	
MICHAEL LEDDIN -	J	ESSICA PETROW	
DANIEL ROSSI	H	EUGENE SAVARIA	<u>800-00100000</u>

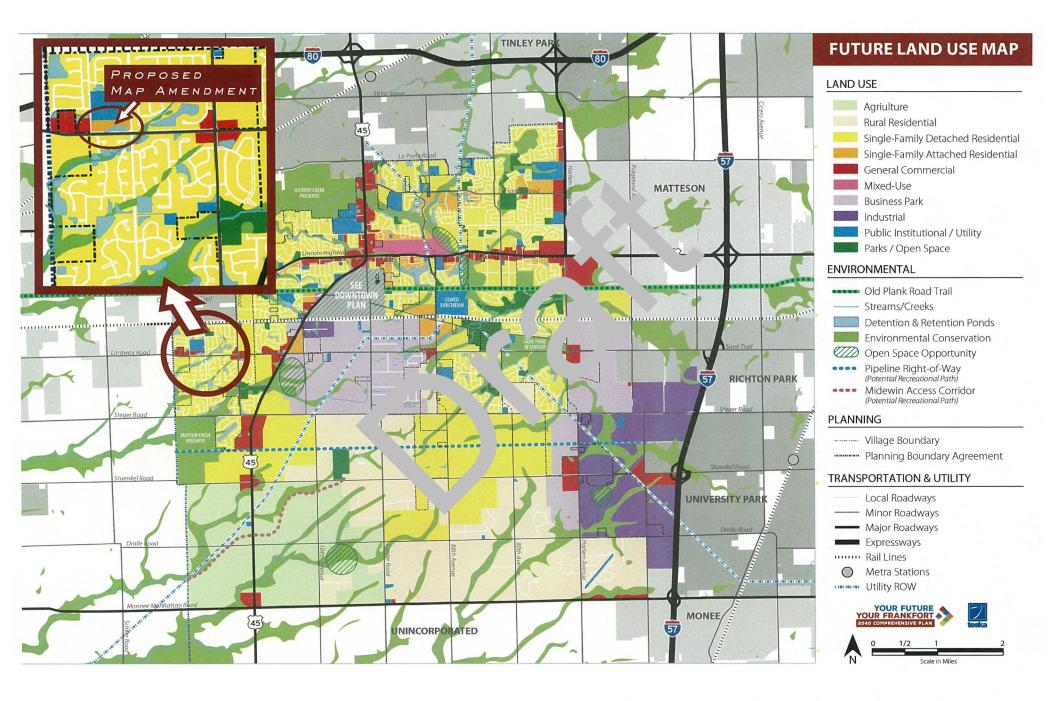
KATIE SCHUBERT VILLAGE CLERK

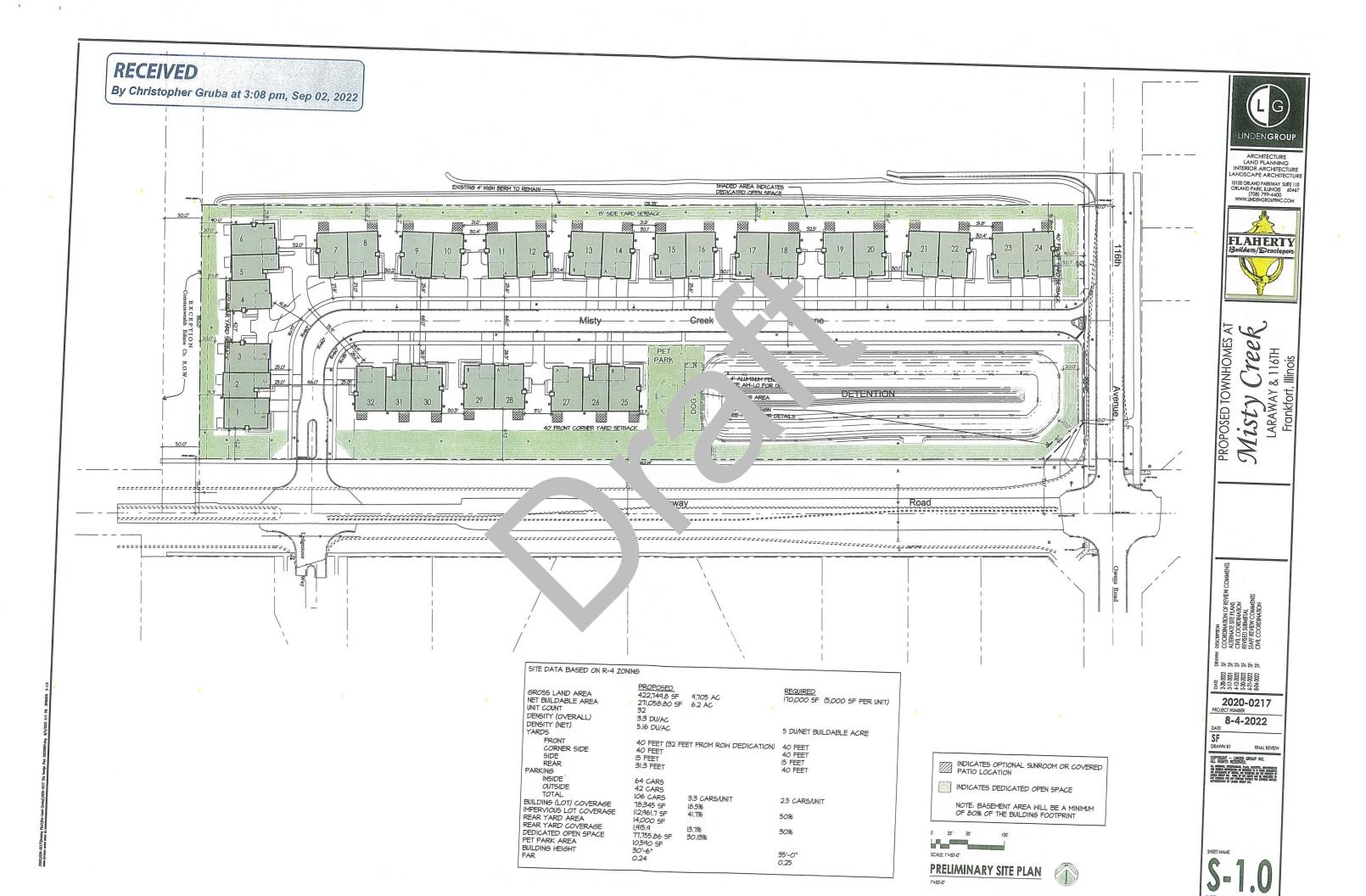
APPROVED this ____ day of _____, 2022.

KEITH OGLE VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT VILLAGE CLERK





MINUTES



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

October 27, 2022–VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

Call to Order:	Chair Rigoni called the meeting to order at 6:31 PM
Commissioners Present:	Chair Maura Rigoni, Brian James, Nichole Schaeffer, Dan Knieriem
Commissioners Absent:	Jessica Jakubowski, David Hogan, Will Markunas
Staff Present:	Director of Community e , Eco nic Development Mike Schwarz, Senior Planner vi Grue Planner Drew Duffin

Elected Officials Present: Trustee Borrelli, Trustee Savar.

A. Public Hearing: Misty Creek

Chris Gruba gave the staff report.

Mike Flaherty, the ar appreched the stand. He introduced himself and the other representatives for the project below. The architect, Steve Francis, and attorney Jim Olguin. He that ad Chris for the aff report. He felt excited about the project before the Plan Commission, ad believed the there was a need for townhomes in the Frankfort area, particularly for older idents loang to age in place. He said other similar developments such as Abbey Woods and the north of the development, were receptive of the project, since it proposed residential development rather than commercial development. As part of the development eight feet of right-of-way would be dedicated to Will County along 116th Avenue, which would provide ample space for improvements to nearby intersections. In turn, those improvements would help ease the congestion around the school. There would also be limited access to the development along 116th Avenue, where a right-in, right-out connection was proposed.

Commissioner Knieriem noted that the location of the dog park had been changed. In previous plans, it was on the corner of 116th Avenue and Laraway Road, but was now moved west, away from the corner.

Staff confirmed the change, and explained that the change was made between the first and second workshop held on the proposal.

Commissioner Knieriem asked if the subject property was currently zoned for commercial use.

Staff clarified that the property was zoned as part of the ER, Estate Residential district. However, the 2019 Comprehensive Plan's Future Land Use Map listed the property for "General Commercial."

Chair Rigoni asked if there were any members of the public who wished to comment on the proposal.

There were none.

Chair Rigoni explained that six comments had been received by staff via email prior to the meeting, which she would read out loud for those 1 esent. She asked staff whether she needed to read the statements out in their entirety r if s, ould summarize each comment.

Mike Schwarz explained that the comments wore be inclued as part of the record, so whether Chair Rigoni wished to summarize the comments was u_{p} to her.

Chair Rigoni confirmed that the comme is work be available for those who wished to read them, and she paraphrased each om '.

Comments were received from B. Doyle, A set Sieffer, Sandra Casey, Nate and Alyssa Root, Steve Rains, ar Colen. All were opposed to the proposed development.

Motion (#2): 7 : lose the Public earing.

Motion by: Knierien

Seconded by: Schaeffer

Approved (4-0)

Chair Rigoni explained to the audience that much of the Plan Commission's discussion would be general, since they had discussed the matter at previous meetings. She asked for comments from the other members of the Plan Commission relating to the requested zoning changes.

Commissioner Schaeffer said that she believed the change in zoning was appropriate for the area. Even though the Future Land Use Map called for commercial development in the area, there was a need for townhomes in Frankfort.

Commissioner Knieriem agreed. He stated that between the proposed R-4, Attached Single Family Residential district and a commercial district, the residential district was preferable.

Commissioner James stated that the proposed use was better than a commercial use. He also liked that this development was satisfying a need for townhomes. He noted that there were several examples of R-4 and R-2, Single Family Residential located in close proximity to one another in Frankfort, and that the developments were generally compatible with one another. Addressing the comments which expressed concern over the proposed development's impact on surrounding property values, Commissioner James noted that in the parts of Frankfort where R-2 and R-4 were near one another, the property values of the R-2-zoned homes typically remained stable.

Chair Rigoni agreed with her fellow Commissioners that R-4 seemed a more appropriate use than a commercial development. Even though the applicant was requesting a rezoning to R-4, the majority of the proposed buildings were duplexes rather than the typical multifamily homes allowed in the R4 district. She turned the conversation toward the proposed Planned Unit Development (PUD) plan, and noted that her concerns relating to the roadways were addressed. But concerns about density, setbacks, and open space still needed to be addressed.

Commissioner Knieriem asked Chair Rigon if she referring to the requested exceptions related to the PUD.

Chair Rigoni said she was. She asked the arount if the proposed lighting fixtures were standard for Frankfort.

The applicant stated they were, z = that + zy = using fixtures which were found elsewhere in the Village.

Chair Rigoni expleted that surves lot ing for a way to reduce the number of requested exceptions, and the height of the light fixtures could potentially be eliminated. She asked staff if the to be required fix the result of the number of the light could be required for the number of the required for the number of the number of the number of the required for the number of the nu

Staff stated that there was two conflicting regulations, one in the Zoning Ordinance and one in the design standards. Then regulations conflict, the more restrictive regulation takes precedence.

Commissioner Knieriem asked the applicant what their reasoning was when deciding to exceed the maximum density for the R-4 district, as well as for proposing lot sizes smaller than the minimum required.

The applicant responded that those decisions were made as a result of how the Zoning Ordinance was written. Staff's report noted that there was no open space proposed in the development. The applicant disagreed with that assessment, since there was plenty of open space between and around the proposed buildings. By reducing the sizes of each lot, there would be more area which could be considered common open space. This design consideration matched other similar developments in the Village.

Chair Rigoni asked if the required minimum lot area of 5,000 square feet was for typical subdivision developments, rather than for PUDs.

Staff responded that she was correct.

Chair Rigoni asked if the difference between the proposed lots and the minimum area requirements were made up for by the additional common area around the proposed buildings. She also asked if the back yards for each proposed building became an outlot.

The applicant responded that she was correct.

Commissioner James asked if the required minimum lot size for a lot zoned R2 was 15,000 square feet.

Staff said that it was.

The architect noted that the proposed layout was common for a PUD. He suggested that the development be considered as a whole, ra^{*} r the airectly compared with the R4 regulations.

Chair Rigoni asked if the area of each lot was equiva to the print of each unit.

The architect said that one building was 1 ated ach low in additional five feet around the proposed building was also within the lot for group space.

The applicant explained that one ion for bdiv ing the land was to create one lot for each building. Hower yould easier to sell the townhomes in the future if each dwelling unit was odivided its or lot. The submitted yield plan showed that there was sufficient the for each unif designed to follow the R4 regulations but doing so would result in versional dwellint.

The architect added tha $\dot{v}id$; the net buildable acreage by 32, the number of proposed units, resulted in lots 8,50 uran feet in size, which would meet the requirements of the Zoning Ordinance.

Chair Rigoni asked if the proposed Unit 2, which was 2,800 square feet, only included the footprint of the building.

The applicant said that was correct.

Chair Rigoni asked if a traditional lot around the building which Unit 2 was a part of would include more area than the proposed 2,800 square feet. She also asked if the proposed subdivision of land was typical of a PUD.

The applicant responded yes to both questions.

Commissioner Schaeffer stated she was OK with the discussion on density so far, and stated she had no additional questions on that topic.

Commissioner James stated that he initially had some concerns over density, but those concerns were alleviated based on the discussion.

Chair Rigoni noted that they exceeded the maximum density requirement for the R-4 district by one unit. She said that knowing the buildings would be built as duplexes helped alleviate her concerns about density. She turned the discussion to open space, and noted that at a previous meeting, the Plan Commission suggested removing some amenities which could be counted toward the open space requirement. She asked about the dimensions of the dog park.

Staff responded that it was approximately 10,000 square feet, or an area roughly 125 feet by 80 feet.

Commissioner Knieriem asked how much open spa would exist if the dog park were counted toward that requirement.

Staff estimated that the applicant would have 2^{-5} pximate. $5^{\circ\circ}$ of the net buildable acreage dedicated to open space, where 20% was requined to the insufficient dimensions of the proposed dog park, the real order not chnically be counted towards the open space requirement.

The applicant explained that the r oposal h 1 precously met that requirement with the previously proposed woll-ing path combination with the dog park.

Commissioner J es asked where the viously proposed path was too narrow in some places to be could toward usable open space.

Staff stated that was 1. rase.

Commissioner Knieriem as. .d why the proposed path was removed.

The applicant explained that the path was removed based on a recommendation from the Plan Commission at a previous workshop meeting.

Commissioner Knieriem explained that he had no issue with getting rid of the path, since he thought it was unlikely people would have used it anyway.

Chair Rigoni added that the path was removed to allow for additional privacy as well.

Commissioner Schaeffer also noted that the Plan Commission had preferred adding additional landscaping to the north and west sides of the property.

Chair Rigoni asked if there were any other comments regarding open space.

Commissioner Knieriem asked if there was any more detail available on the proposed pet park.

The applicant said that there was more detail in the landscape plan.

Commissioner Schaeffer asked what color the proposed equipment would be.

One of the representatives of the project stated that the equipment would not be blue, as shown in the packet, but more muted colors instead.

Commissioner Knieriem noted that there may be some safety issues with the dog park being located so close to Laraway Road. He asked if the applicant had considered including a double-gate entryway to the park so residents could properly leash their pets before leaving the park.

The applicant stated that a double-gate entryway was proposed.

Commissioner James asked if the proposal would nee, open space requirements if one unit from the triplex adjacent to the park was elimited as a dided to the park.

Staff stated they would not meet the open space requirement it . ______ did that.

Commissioner James asked if there was ? indus standa. for pet park sizes.

Staff did not believe there was.

Commissioner James potent that the roposed accelopment was relatively small, with little space to dedicate to pen space 'le received that there were other existing parks, paths, and wide walkways carby which a 'dents build use. He was not overly concerned about residents having 'ess to open spice, but he did want to see some open space, rather than the zero square feet "rently proj sed.

Chair Rigoni asked if the Jsed street would be public.

Staff responded that it would be.

Chair Rigoni stated that typically streets for these developments were private, and thought it was good that the street would be designed and built to public right-of-way standards. She also liked that there was some open space provided for the residents, which wasn't always the case with residential developments.

The applicant explained that given the dimensions and characteristics of the site, there was no way to meet every requirement set forth. They tried to meet them all, but were unsuccessful. When taken as a whole, some enhanced landscaping was being provided, and was an example of their attempts to make as much use of the space as possible, rather than trying to strictly meet the code requirements. He and his team were aware of the zero square feet of open space, but they worked with staff to provide something to the residents regardless of whether it counted towards code requirements or not.

Chair Rigoni asked if there were any comments on the proposed setbacks.

Commissioner Knieriem asked why the applicant was asking for a 32-foot setback instead of meeting the 40-foot setback requirement.

The applicant explained that the proposed building was currently 40' from Laraway Road, but that setback would be reduced to 32-foot when they dedicated 8 feet to Will County for traffic improvements. Similarly, 8 feet were needed to align the proposed street with another road to create a proper 4-way intersection.

Chair Rigoni asked for comments on the building entrance requirements and the proposed street light fixtures.

Commissioner Knieriem asked why certain units hat side and rear entrances, rather than front and rear entrances.

The applicant stated that the side entrances we ntended replace the typical front entrance. He believed the exception request was base. n a quire of Village code.

Chair Rigoni agreed, and suggested that the interior of that particular regulation was to ensure there were two entryways for each unit and the location was less of a concern than the number.

Commissioner Schae 1 she 1 no comments on the light fixtures.

Staff noted that ey had spoken the Puolic Works Department about the light fixtures. They suggested the reflectors be ded inside of the light fixtures to help minimize light pollution.

Chair Rigoni stated that the details were beyond the purview of the Plan Commission, and suggested the applicant following the direction of the Public Works Department. She asked the other members of the Plan Commission if there were any other comments they wished to make.

Commissioner Knieriem recalled that some of the comments from the public were concerned with property values. He asked the applicant what the price range would be for the proposed units would be once they were for sale.

The applicant said they would be priced anywhere from the high \$400,000 range to the mid \$500,000 range.

Commissioner Knieriem asked what the sale prices would be if they were built before the large increase in construction costs.

The applicant stated they would have been in the mid \$400,000 range. The units in Abbey Woods sold in the low \$400,000 range. Some of the last units sold in that development sold for around \$500,000. Pricing the proposed units at a similar level was not feasible.

Commissioner James asked the applicant if they had considered varying the color of the roof shingles.

The applicant stated that they wanted to maintain consistent colors across the brick façade and the roof shingles. Varying the color on the shingle roofs was possible, but he had no experience doing that.

Chair Rigoni asked whether the preliminary plat would need to be approved in a separate motion.

Staff clarified, saying the proposed development would return to the Plan Commission for plat approval if the Village Board approved the PUD.

Motion (#3): Recommend to the Village Board and a menuent to the Future Land Use Map in the Your Frankfort, Your Future 2040 Computer Silve Silv

Motion by: Knieriem Sec nded ', haefter

Approved: (4-0)

Motion (#4): Recommended to the village Board to approve the Zoning Map Text Amendment (rezing) from E-R, instate Residential District to the R-4, Attached Single-Family, idential Distric in accordance with the reviewed plans, findings of fact, and public testime conditioned preliminary engineering approval.

Motion by: James

Seconded by: Knieriem

Approved: (4-0)

Motion (#5): Recommend to the Village Board to approve the Special Use Permit for a Planned Unit Development for residential townhomes, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on preliminary engineering approval and the replacement of any sections of public sidewalk damaged during construction.

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (4-0)

Planning Commission / ZBA

FRANKFORT

October 27, 2022

Project: Meeting Type:	Misty Creek Townhomes Public Hearing		
Requests:	Rezoning, Planned Unit Development	PUD)	
Location:	Northwest corner of Laraway Road an		
Applicant:	Flaherty Builders, Inc.		
Prop. Owner:	Laraway 157 C, LLC	 Example 1 (1997) 	 A set of the period
Representative:	Michael Flaherty		
Site Details —			
Gross Area:	422,750 sq. ft. (9.7 acres)		Figure 1. Location Map
Net Area	271,059 sq. ft. (6.2 acres)		
PIN(s):	19-09-30-300-011-0000		
Existing Zoning:	E-R		SANDALWOOD DR
Proposed Zoning:	R-4		
Future Land Use:	General Commercial		
Buildings:	14 buildings (duplexes & triplexes)	A CONTRACTOR	
Units:	32		
Adjacent Land Use	Summary:		

(al) - 5	Land Use		Comp. Plan	Z .ng	
Subject Property	Undeveloped		General Comm	E-R	
North	Middle Sc	hool	Public/Institu	E-R	
South	Single Fam. Res		Fam. Detau Pes.	R-2	
East	Single Fa	es.	Single F Detached F		
West	Undev	٦d	General Com	B-4	



Project Summary

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

Attachments

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

History -

The Plan Commission held two previous workshops on this project, on N. ch 10th and June 23rd, 2022. The plans have gone through several iterations based upon common since the PC-2 staff and the Village's engineering consultant. Below is a bullet-point list of the major charles that an even made throughout the review process:

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

Analysis

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2019 Comprehensive Plan

- The Future Land Use Map in the 2019 Comprehensive Plan illustrates the subject property as "General Commercial". This designation does not encourage property to be rezoned for residential purposes, as is proposed. However, an argument could be made in favor of a rezoning to R-4 (Attached Single-Family Residential):
 - a) The subject property is located adjacent to an existing middle school. If the property were rezoned to B-2, a zone district recommended by the Comprehensive Plan, it would permit dry cleaners, restaurants and many types of general retail businesses by-right. Other uses, such as gas stations, auto repair, auto sales, car washes and taverns would be permitted if granted a Special Use Permit. These commercial uses could be viewed as less compatible with the existing school.
 - b) An undeveloped, 4.3-acre property exists 50' to the west of the subject property and is zoned B-4 (Office). Farther west of that, at the northeast corner of Laraway Road and Elise Boulevard, is a 2.5-acre undeveloped parcel, zoned B-2 (Community siness). The loss of commercial zoning on the subject property would not result in a complete sine of commercially zoned property in the immediate area.
 - c) In general, commercial uses generate more training an reside. Less. Considering that the area and intersection near the school can be busy using school mours, the additional traffic added to this intersection as part of a commentation of development may be undesirable.

During the March 10th and June 23rd workshops the Corr lis expressed approval of the residential use as proposed, even though it deviates from the Foure ' ind Us .

Should the property be rezoned to '1' staff recommending the 2019 Comprehensive Plan's Future Land Use Map to reflect the onge and recessify the property as "Single-Family Attached Residential".

Zoning

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

<u>Density</u>

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

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

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

Name	s Area (a	Jnits	Density (gross)
Misty Cree'	9.7	32	3.3
Bowen' ossing	<u> </u>	33	3.2
Sett' s Pond	15	61	4.1
Found Place	23.6	81	3.4

Site Plan, General Comments:

- The hatched squares attached to the rear of each dwelling unit indicate *optional* enclosed sunrooms. Unhatched rectangles attached to the rear of a dwelling unit indicates an unroofed, unenclosed patio only. All of the dwelling units, except for units 1-6 would be permitted an optional sunroom. The sunrooms do not have to be constructed for units 7 – 32; they are optional only.
- 2. No fences, walls or retaining walls are proposed as part of this development other than for the pet park. A 4' tall, faux wrought iron style black aluminum fencing is proposed to enclose the dog run area within the pet park. The majority of the pet park will be unfenced. Sheet AM-1.0 contains a detail of the fence.
- 3. In discussions with Public Works, the streetlights may be the acorn-style fixtures, but the lighting element must be LED. Staff also recommends installing reflectors at the top of the acorn fixture to help minimize light pollution, although this is not a requirement in the Zoning Ordinance. Streetlights without cut-off fixtures, as in this case, cannot exceed 12' tall within the R-4 zone district. The proposed light poles are 16' 8" measured to the top of the light fixture, requiring an exception as part of the PUD Special Use Permit.

Dimensional Table

	R-4	Proposed	Notes
Minimum Lot Size*	Min 28,500 sq. ft., or 5,000 sq. ft. per dwelling unit	2,870-5,018 sq. ft	Exception required as part of PUD
Density	5 units/net ac.	5.16 units/net ac.	Exception required as part of PUD
Front Yard Setback (east)	• 40' min	32′	Exception required as part of PUD
Corner Side Yard Setback (south)**	40' min	50' +/-	
Side Yard Setback (north)	15' min	20'	
Rear Yard Setback (west)	40' min	31.3'	Exception required as part of PUD
Building side-to-side separation	30' min	30.1'	
Setback from HWL of detention pond	40′ min	80' +/-	
Building Height	35' max	30 1	
Floor Area Ratio (FAR)	0.25 max	9	
Lot Coverage	50% max	18	
Impervious Lot Coverage	50% max	41 r	

*Min lot size: The smallest lot is 2,870 square feet (Lot 2) a ... rgest lot re 5,018 square feet (Lots 25, 27-30 and 32). Smaller lot sizes can be created as part of a PUC is was a for Light. Jouse Point Phase 3.

**Setback from Laraway Road: There is no 125' being setber requirement from the centerline of Laraway Road for the R-4 zone district. Coincidentally, the close t building Lot 1 approximately 125' from the centerline of Laraway Road.

Parking & Loading

- 1. Each dwelling unit required to provide two-car garage (page 121). Every unit will have a 2-car garage, meeting this requirement
- 2. Each dwelling unit is require provide 0.5 off-street guest parking spaces for each dwelling unit (page 121). There are 32 units, requiring 16 parking spaces. In addition, each dwelling unit is required to provide 0.5 off-street guest parking spaces for each 1,200 square feet of floor area (page 154). There is a total habitable floor area of 67,050 square feet, requiring 28 parking spaces. The total of all required off-street guest parking required is 44 spaces. Driveways over 25' long may satisfy this requirement (page 121). There are at least 22 driveways that are at least 25' long, meeting this requirement. Each driveway is approximately 20' wide, allowing for 2 cars each.
- 3. Although not counted toward the guest parking requirements, Misty Creek Lane will be constructed as a public road, and parking would be permitted on both sides of the street.

Circulation

1. Misty Creek Lane will be constructed as a public, "local access road", with a 66' right-of-way and 32' roadway pavement width. The road complies with the Village's Design Standards.

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

Building Elevations and Floorplans

- Each dwelling unit shall be at least 90% masonry on the first flow and 50% on the second floor (page 148). The first floors are 100% masonry, and the second floor for share brick with also composite shake siding, composite lap siding for variety, exceeding this result of the second floor.
- 2. Building design in the R-4 zone district shall be original and ur. (page 1-,... The applicant is proposing a mix of materials and masonry along the entire fire of every it.
- 3. Each unit is required to have a separate from nd rr exit oge 120). Only Unit C has front and rear access. Units A and B have side ar ear acc , only, equiring an exception as part of a PUD development.
- 4. Mechanical equipm will be the good next to the units, not on rooftops. Ground-mounted mechanical units st be screened, the recements in the Zoning Ordinance (pages 144-145, 150).
- 5. Each unit shall prove a basement at st 80% of the area of the footprint (page 120). All units will have a basement of 100% complete a basement of the unit (not including garages, which do not have a basement beneath them).
- 6. The minimum square footage for a 2-bedroom unit is 1,200 SF (page 117). Units A & B are two-bedroom units and measure 2,028 & 2,133 square feet respectively. The minimum square footage for a 3-bedroom unit is 1,600 SF. Unit C is a three-bedroom unit and measures 2,199 square feet.

Stormwater & Drainage

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

Landscaping

The Zoning Ordinance (page 27) states:

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

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

General Comments:

- 1. There are no trees on the subject property and a tree survey was not required.
- 2. A revised Landscape Plan was provided and exceeds the requirements of the Landscape Ordinance with regard to street trees (Misty Creek Lane), detention pond landscaping and landscape berms along Laraway Road and 116th Avenue. In particular, landscaping exceeds requirements along the north and west property lines, as well as along the landscape berms adjacent to Laraway Road and 116th Ave.
- Street trees are required on both sides of Misty Creek one at the of 1 overstory tree for every 35'. Misty Creek Lane is approximately 1,100' linear feet, required 2 trees the each side of the road for a total of 64. The Landscape Plan illustrates 71 street trees.
- 4. A landscape berm, approximately 3' tall exists bety propos. 'ownhomes and the school, located mostly on the school property. An agreement exist betw the school, and the townhome property that this berm remain in perpetuity.
- 5. Arterial Roads (Laraway Road) require indscaped indscaped indscaped indscaped indscape ind
- Collector Roads (_ th Ave) require a la caped area at least 18' wide, with plantings and a berm at least 2.5' tall. A 2.5' berm roposed along 5th Avenue, meeting this requirement.

Open Space

- 1. At least 20% of the net acreage of PUDs that contain only residential uses shall be <u>usable common open</u> <u>space</u>. Usable, common open space shall abide by the following:
- a) Active or Passive. Usable common open space may include active open space and/or passive open space, as defined in Article 12.
- b) Parcel Size: Each parcel of common open space used for active recreation shall be at least 10,000 square feet with a minimum width of 125 feet. For trail purposes the minimum open space width shall be 20 (twenty) feet.

The property contains 6.2 net buildable acres, requiring 1.24 acres/54,014 square feet to be common usable open space (20%). Per the parameters of "usable, common open space" above, no areas within the proposed PUD qualify, resulting in a total of 0% usable common open space provided, thus requiring an exception. Portions of the former walking path would have contributed to the usable, common open

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

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

<u>Other</u>

- 1. The Fire District has reviewed the proposed site plan and does not have any additional comments at this time.
- 2. A draft copy of the Covenants and Restrictions has been submitted.
- 3. An EcoCAT clearance letter has been submitted which states that there no significant *natural* resources that would be impacted by the proposed development.
- 4. A SHPO clearance letter has been provided which stat. The there is no significant *cultural* resources that would be impacted by the proposed development.
- 6. The Public Works Department inspected e...stin dewa ong Laraway Road. Upon unearthing the sidewalk, it was found to be in good and idition. wever any sections of sidewalk that are damaged during the construction of the tow. The would be replaced. This has been added as a condition of approval of tall Use. This has been added as a mit for the PUD.

Exceptions and Tang' 2 Benefits (PU.

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

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

- The minimum lot area in the R-4 zone district is 5,000 square feet (page 116). All lots except for six are less than 5,000 square feet. The smallest lot is 2,870 square feet (Lot 2) and the largest lots are 5,018 square feet (Lots 25, 27-30 and 32).
- 2. The Maximum Net Density in the R-4 zone district is 5 dwelling units/acre, with 5.16 proposed (page 116).
- Residential PUD developments require that at least 20% of the net area be usable, common open space (page 26). None of the areas within the PUD, including the pet park, can technically count toward usable, common open space, resulting in 0% provided.

- 4. A tot lot is required, with a pet park proposed (page 32), requiring an exception.
- 5. The minimum front yard setback for the R-4 zone district is 40' (page 116). The front yard is defined as the yard adjacent to 116th Ave. Building 24 is set back 32' from the front property line, requiring an exception.
- 6. The minimum rear yard setback for the R-4 zone district is 40' (page 116). The rear yard is defined as the yard adjacent to the west property line. Both buildings along the west property line do not meet the 40' setback, with the closer building located 31.3' from the rear property line.
- 7. A front and rear pedestrian entrance is required for each unit (page 120). Units A and B have front and <u>side</u> entrances, requiring an exception.
- 8. Streetlights cannot exceed 12' max height if no-cutoff fixtures are used. The applicant is proposing 16' 8" tall streetlights with "acorn" light fixtures (no cutoff), requiring an exception.

Tangible Benefits (to offset the requested exceptions)

Modifications in zoning, subdivision, and other applicable regula. See prives and will be considered by the Village only in direct response to the tangible benefits received from planned development to the Village or the neighborhood in which it would be located. These benefits shall in the just of exceptional amenities; outstanding environmental, landscape, architectural or site time; or the prevation of special man-made or natural features of the site. (page 24)

- 1. The Landscape Ordinance requirements arc exc_der' or stre __es (Misty Creek Lane, Laraway, 116th), detention pond landscaping and transiti __yard lanc _ aping / djacent to the school). Additionally, dense landscaping has been added along the __t property __.ereas none is required.
- 2. Off-site landscaping proposed on pol protty on the shared landscape berm.
- 3. 100% masonry buy s façades are prossed, whereas 90% is required (page 148).

Zoning Map Amendment Re ost (Re hing) -

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

Findings of Fact:

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

Special Use Permit Request (PUD) -

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

Findings of Fact:

- 1. No special use shall be recommended by the Plan Commission, unless such Commission shall find:
- 2. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
- 3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- 4. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- 5. That the exterior architectural appeal and functional planetary posed structure will not be so at variance with either the exterior architectural appeal at functional on 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 roperty verticity within the neighborhood.
- 6. That the adequate utilities, access roads, drainage ..., recessar, rilities have been or are being provided.
- 7. That adequate measures have been or v e taken provid ingress and egress so designed as to minimize traffic congestion in the puties treets.
- 8. That the special use states are resp. conform to the applicable regulations of the district in which it is located cept as such relations v, in each instance, be modified by the Village Board, pursuant to the commendations of Plan Commission.

PUD Objectives:

- 1. In addition to the general, pose of this Ordinance, the purpose of this section is to establish standards and procedures for Planned U. evelopments, 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.

Affirmative Motions

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



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.

- Existing uses of property within the general area of the opert question; The surrounding area is overwhelming residen. Use dt project would be an enhancement. The other three corners of the interaction of 16th and Laraway are developed with single family homes, with the only new residenced use in the immediate area being Hickory Creek school.
- The zoning classification of property within the given all of the perty in question; The subject property is currently zoned state te ontial. The surrounding area is overwhelmingly zoned R-2.
- 3. The suitability of the prom, stion, he uses permitted under the existing zoning classification;

The property is suitable for a elopment under Estate Residential zoning.

4. The trend of development, if a integeneral area of the property in question, including changes, if any, which have taken place in a present zoning classification;

Since the property was acquired and zoned Estate Residential, Hickory Creek school has been completed, along with Cobblestone and Misty Falls residential subdivisions (R2).

5. The change in zoning is in conformance with the comprehensive plan of the Village and its official map.

The comprehensive plan contemplates this parcel to be General Commercial. Given the location to Hickory Creek school and the residential composition of the neighborhood, this use would injure the surrounding area.



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

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

- The plan is designed to protect the public health, welfar and s. v.
 All buildings will be constructed to meet building set by a given mutual set by a given by a
- 2. The proposed development does not cause sub-anti-injury the value of other property in the immediate area.

The surrounding area is overwhening resident, and this project would be an enhancement. The office correction of the intersection of 116th and Laraway are developed with sine a family nees, a ling townhomes provides a balance to the residential area commercial a elopment, as contemplated in the Comprehensive Plan, is more like to cause substantial injury to neighboring property.

3. The plan provides for provident on of the esthetic and function of the natural environment, which shall include, but not be limit to od plains, streams, creeks, lakes, ponds, wetlands, soil and geologic characteristics, air quaity vegetation, woodlands, and steep slopes.

The proposed development is not in a floodplain and does not have any wetlands on site. The developer has received EcoCAT and SHPO clearance letters confirming the same.

4. The plan provides for and ensures the preservation of adequate recreational amenities and common open spaces.

The development plan includes 10,590 sf pet park just to the west of the detention pond. This amenity was selected as it is more applicable to the expected demographic than a tot lot. After removal of a walking path at the recommendation of plan commission, the space no longer meets the definition of open space per the PUD code. However, size and location of this area remains the same and will now encompass enchanced landscaping. The area is 77,756 sf, or 30.13%.

5. Residential use areas may provide a variety of housing types to achieve a balanced neighborhood.

The development is a proposed townhome community. Within the community, there will be a variety building sizes (2-unit and 3-unit buildings) and two different exterior color combinations to bring additional character. In addition, 10 of the 32 units (31.25%) will have side load garages. The combination of different building sizes, garage options, and exterior elevations will provide the community with varying building looks and achieve a balanced neighborhood.

- 6. The planned unit development provides land area to accommodate cultural, educational, recreational and other public and quasi-public activities to serve the needs of the residents thereof. The development plan includes a pet park, which will include a dedicated, fenced dog run with double gated entrance. The rest of the pet park will be enhanced with benches, mulched play area with dog play equipment, pet waste station, and trash receptacles. This is a sought after amenity for the anticipated demographic
- 7. The proposed development provide for the orderly and path respect to each other and to the entire Village.

From an orderly standpoint, the entrances have an deemed to minimize traffic conflicts with surrounding areas, including a right-ou ing 116th Avenue. As part of the development, the berm between Hicke Creek and the development will be landscaped for adequate screening and rivacy. Inhanced landscaping will also be included to buffer Laraway Roc.

Article 3, Section F, Part 5, letter 'd' of the Village on rankfort Zoning Ordinance lists two additional "findings" or "standards" related specifical. To residence or mixed-use PUDs to permit uses that are otherwise not permitted in the under the group district. For these specific types of proposals, the Plan Commission must also fit the following "lease", wide responses to the following additional "Review Standards."

 That the uses permitted such excer ins are necessary or desirable and are appropriate with respect to the primary pur, of t^k ,Janned unit development;

There is a need for high q_{1} , y_{1} low-maintenance living for the 55+ age cohort in the 60423 zip code. From 2010 to 2021, the percentage of households in the 60423 zip code that were 55+ jumped from 40.7%, to 50.8%. Yet, over the last two years there has been a precipitous decline in permits issued for townhome construction, with only 9% of issued permits being related to townhome units.

2. That the uses permitted by such exception are not of such a nature or so located as to exercise a detrimental influence on the surrounding neighborhood;

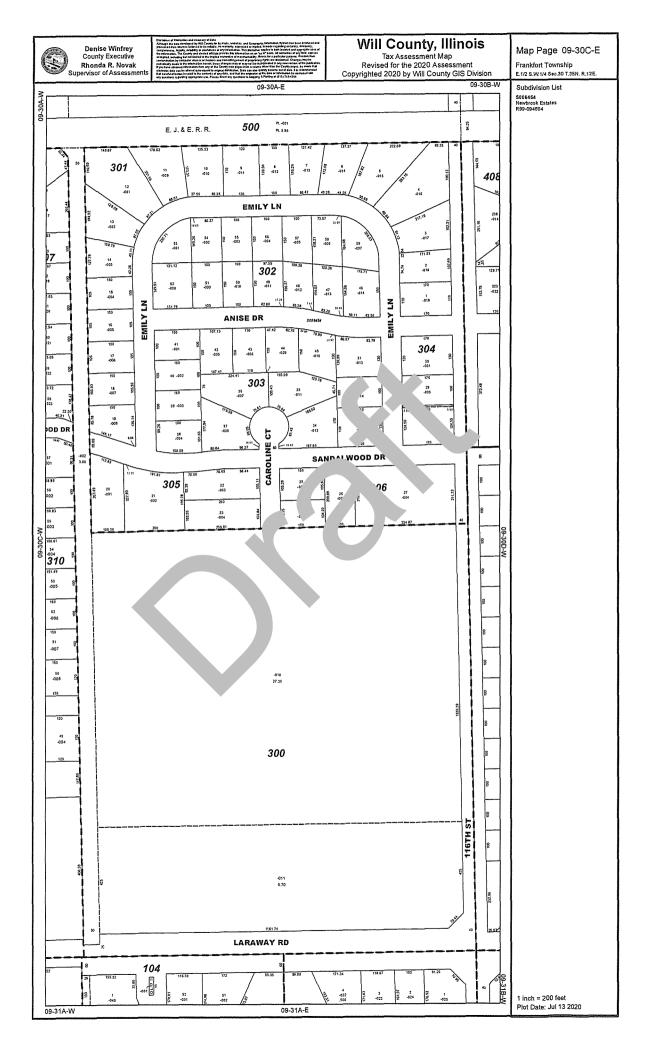
There surrounding area is overwhelming residential, and this project would be a complimentary addition. The other three corners of the intersection of 116th and Laraway are developed with single family homes; Sandalwood Estates,Cobblestone Walk, and Misty Falls (Developed by Flaherty). The only non-residential property in the immediate area is Hickory Creek school (surrounded by residential property).

Misty Creek Townhomes



Misty Creek Townhomes

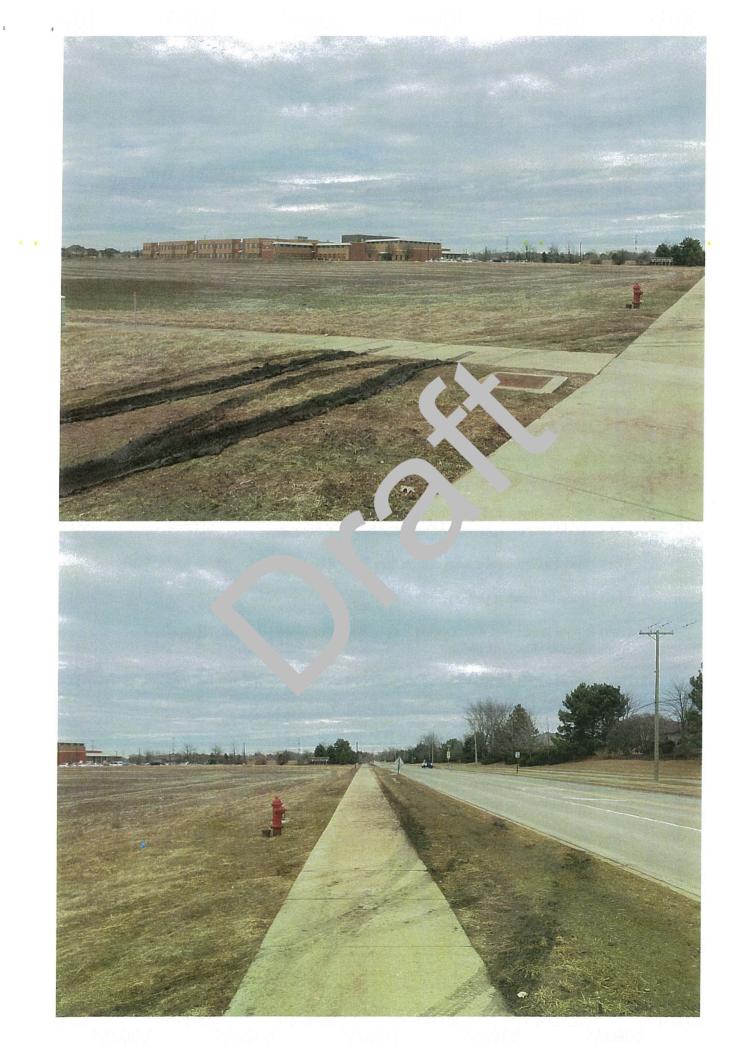












• Generally cleaning up the property.

Chair Rigoni asked Mr. Smith to work with staff.

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

Chris Gruba presented the staff report.

Chair Rigoni asked the applicant to come forward.

Mike Flaherty, the applicant, approached the podium. He explained why they decided to pursue townhomes. The property is not viable for commercial development. He stated that they sat down with the school district this morning and they want cash-inlieu 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, to developer will landscape the berm. He stated that the County wants three southout our fic movements at the Laraway and 116th Avenue intersection. The developer will commodate the County's ersection. 'an.

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

Mike Flaherty stated that they measured we excing something something something and it is 6 feet wide but it is overgrown so it locks to be so the 6 feet.

Chair Rigoni asked Contract opt. they should be looking at.

Chris Gruba re unded Option 1

Chair Rigoni stat, hat with Opti 1 there would be a need for an exception on the 30-foot corner side y 'setback'

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

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

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

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

Chair Rigoni stated that residential is more appropriate.

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

Minutes of the Plan Commission/Zoning Board of Appeals - March 10, 2022

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 t⁺ b. 'ir orientation creates more visual interest.

Commissioner Schaffer asked if the path around the k will be ontinuous.

Mike Flaherty responded yes.

\$

Commissioner Markunas stated he has no ther min +s.

Commissioner Knieriem asked if the will be un le is along 116th Avenue.

Mike Flaherty respression beso we eventually be added on Laraway.

Commissioner dieriem stated the he is likes the idea of a doc park but questions the location. Is it by resulted to the k side?

Mike Flaherty response that the sa 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.

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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 pool

Jack Johnson, a nearby resident, cited a PUD requ. ent tha. ¹ percent of the units shall be side load garages.

Chris Gruba added that he should have mer _____ hat.

Jack Johnson stated that he thinks it is ge ng p the for the area. He also has concerns about the view of all the gage dood He a o has a concern that the view of the rear of so many big flat roofs in 116th eet not desirable, even above the berm.

There was a que ton about the nit but ing elevations.

Chris Gruba stat. 't is not in the sket but will be added for the public hearing.

Commissioner Schael. tated at there will be landscaped berms along both Laraway Road and 116th a 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 of tated her concern about the location of the proposed dog park. She will he more ments on the next agenda item.

Chair Rigoni summarized the issues to be considered:

- Landscape Plan
- Architecture
- Dog Park location

Commissioner Knieriem asked Mr aherty v it his meframe is for the project.

Mr. Flaherty responding hoped break ground yet this year.

Mike Schwarz ted that when the natter is presented for the public hearing and staff provides suggest motions, it would be appropriate for the first motion to be a recommendation fit the PC/ZBA to the Village Board to amend the Comprehensive Plan as there seems to conser is to do so, and this would be consistent with past practice for such deviatio.

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

Chris Gruba presented the staff report.

Chair Rigoni asked the applicant to come forward.

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

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

Tom Carrol responded yes.

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

Motion by: Jakubowski Seconded by: Schaeffer

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

Motion (#7): Recommend the Village Board approve a variation from Article 7, Section A, Part 10 of the Village of Frankfort Zoning Ordinance to permit service/utility areas (rooftop solar panels) that are not screened from view on the existing building located at 20801 S. La Grange Road in accordance with the submitted plans, public testimony, and Findings of Fact, with the condition that when the roof shingles have reached the end of their lifespan and are ready to be replaced, that they be of a color that closely matches the color of the solar panels and that the roof shingle color shall be verified by staff.

Motion by: Jakubowski Seconded by: Schaeffer

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

D. Workshop: Misty Creek Townhomes

Gruba summarized the case.

Chair Rigoni asked the applicant to approa odiu.

The applicant, Mike Flaherty, approach the r did. He expressed his appreciation for staff's report and the opportunity t' ave a variable of the project. He noted that the changes suggested at the previous neeting r re in a provide the plans. He explained that the increased size of the determined variable of accommodate excess runoff from the nearby school, which are a planet a planet as fits runoff requirements.

Chair Rigoni eed that early, h-leve. Plan Commission meetings on proposals was beneficial, and t perhaps a me reminded the men. rs of the Plan Commission meetings on proposals was anism should be created for more in the future. She Commission that the current item was a workshop, so they should discuss hous r sented. She asked staff what the rezoning request was.

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

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

Commissioners Jakubowski and James agreed.

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

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

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

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

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

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

Staff responded it was ten feet away.

The applicant stated he spoke with Gruba and agr ed w a good suggestion.

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

The applicant responded there was.

Chair Rigoni then asked if the applicant r inea provide ndscaping on the berm.

The applicant said he was.

Chair Rigoni stated that was a genidea since 'additional landscaping would help provide the privacy 'axpect 'in back yards. She had no issue with removing the walking path since here were 'ber ne 'v amenities, and it provided for more creative landscape solve hs. It would also plimine a maintenance item for the proposed Homeowners A ciation. She sa no issue with reducing the rear setback because of the proposed landscap

Commissioners Markun. ar schaeffer agreed.

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

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

The applicant asked if that was required or suggested.

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

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

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

Staff responded that it was.

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

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

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

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

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

Commissioner Schaeffer asked the applicant if ey he bught a sample board to the previous meeting.

The applicant said they had.

Chair Rigoni asked the applicant to bring to the ext meaning, to help visualize the variation in materials.

Commissioner Schaeffer asked if ere had en tw different options for materials at the previous meeting.

The applicant set increase the request of the Plan Commission.

Schwarz noted the pregard to t proposed covenants, conditions, and restrictions that would be placed on proposed units, some language should be included that ensures any property which but. t¹ optional sunroom is visually cohesive with other sunrooms in the development.

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

Staff responded that it was the latter.

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

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

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

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

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

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

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

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

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

Chair Rigoni asked if there were any comments desity open space.

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

Commissioner Schaeffer stated that the alking path approposed already did not meet the requirements for usable open since, so report twould make little difference in the end. In her opinion, the additional indscaping and override any concern about no usable open space. Proposed the regulations regarding what is or is not consider usable oper pace, ere would be work done on the property to the benefit of future residents.

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

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

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

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

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

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

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

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

There were none.

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

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

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

E. Public Comments

There were none.

F. Village Board & Committee Un ites

Schwarz noted that ing n, ors that previously came before the PC/ZBA were approved by the lage Boal tits n, ting on June 20:

- Homes, ¹ Center at the uthwest corner of Wolf and Laraway Roads: The Final Plat, ²ubdivision as approved.
- LaMarche Resident exterior Materials Variation at 170 Vail Drive: The ordinance was apply ved.

G. Other Business

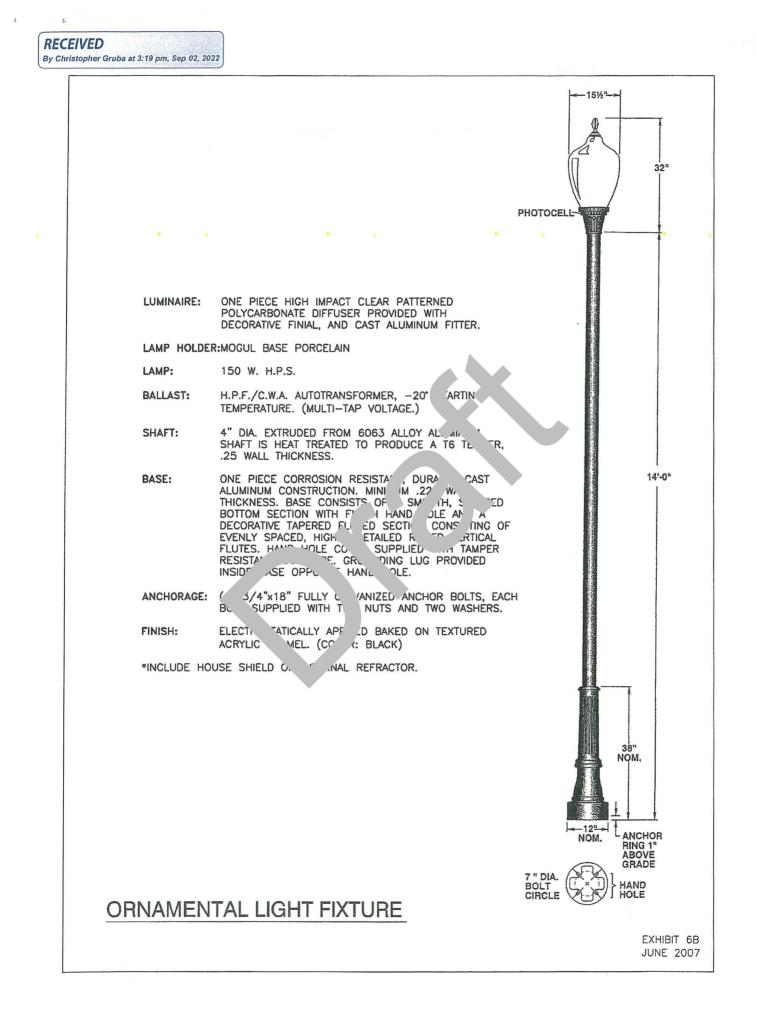
There was no other business.

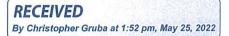
H. Attendance Confirmation (July 14th, 2022)

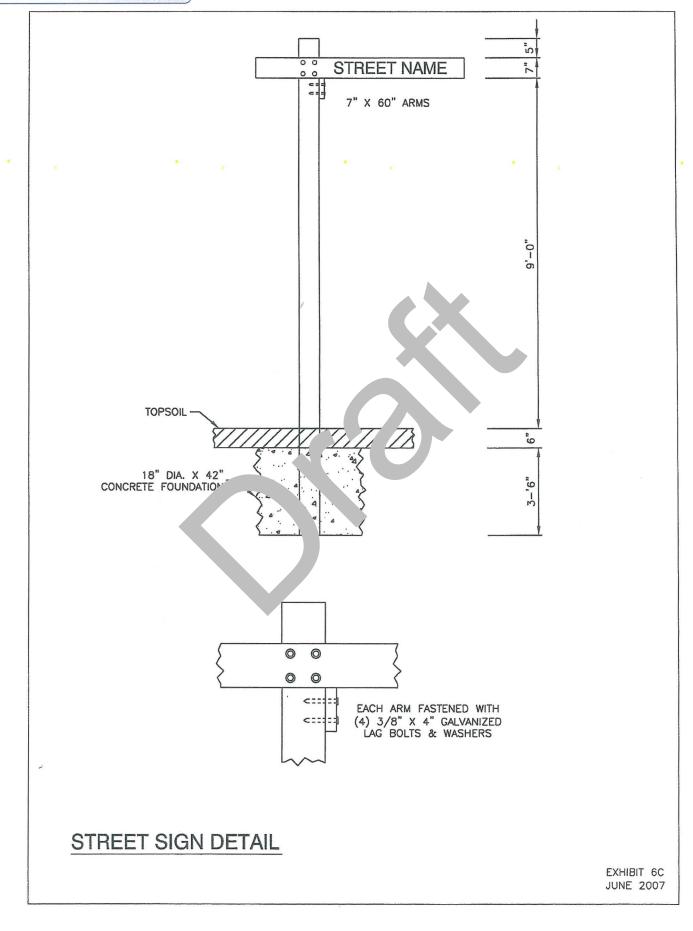
Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on July 14th.

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

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







FUTURE LAND USE PLAN MAP

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

Table 8.1 summarizes the land area coverage of the future land uses depicted on the Future Land Use Plan map. Total residential land uses comprise about 54% of total 'nd area, with Single-Family Detached making up the or test percentage of all land uses (29%). Out of all non-res. tial land uses, Business Park areas comprimented by and the at 12% with Agriculture (10%), Part and Open Sp. (10%), and Industrial (7%) following. Coveral Commercial 1 one of the lesser total areas at 5%.

LAND USE	ACRES	PERCENT
Mixed Use	260	1%
Single-Family Attached	650	2%
Public Institutional/Utility	790	2%
Commercial	1,580	5%
In striat	2,170	7%
Parl∕ ⊃en Spac⊾	3,210	10%
ns ulture	3,290	10%
Jsines , K	3,730	12%
n	7,370	23%
Single-Family Detached	9,320	29%
TOTAL		

Table 8.1 | Frankfort Future Land Use Acreage



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

MEMORANDUM TO:

Mr. Michael Flaherty Flaherty Builders, Inc.

FROM:

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

DATE:

SUBJECT:

March 30, 2022

Preliminary Traffic Asses Lent Residential Developmen Frankfort, Illinois

This memorandum summarizes the results ar find, a of a eliminary traffic assessment prepared by Kenig, Lindgren, O'Hara, Aboot, Inc, K. A, Inc.) for a proposed residential development to be located in Frankfort. This is a site find is vacant, is located in the northwest quadrant of the intersection of Larawa Road vith Owens Road. As proposed, the development is to consist of 34 townhon. with acceler vided via a full access drive on Laraway Road and a right-turn in/r² and the vite on Owens Road. A copy of the site plan is located in the Appendiv

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

Trip Generation Estimates

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



Aerial View of Site

Figure 1

Table 1

		Weekday Morning Peak Hour		Weekday Evening Peak Hour		Daily	
		In	Out	in In	Out	In	Out
34	Townhomes	÷.,		•	nin și		
•	Average Rates	3	11	11	6	115	115
•	Fitted Curve Equation	8	25	22	13	147	147

PROJECTED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

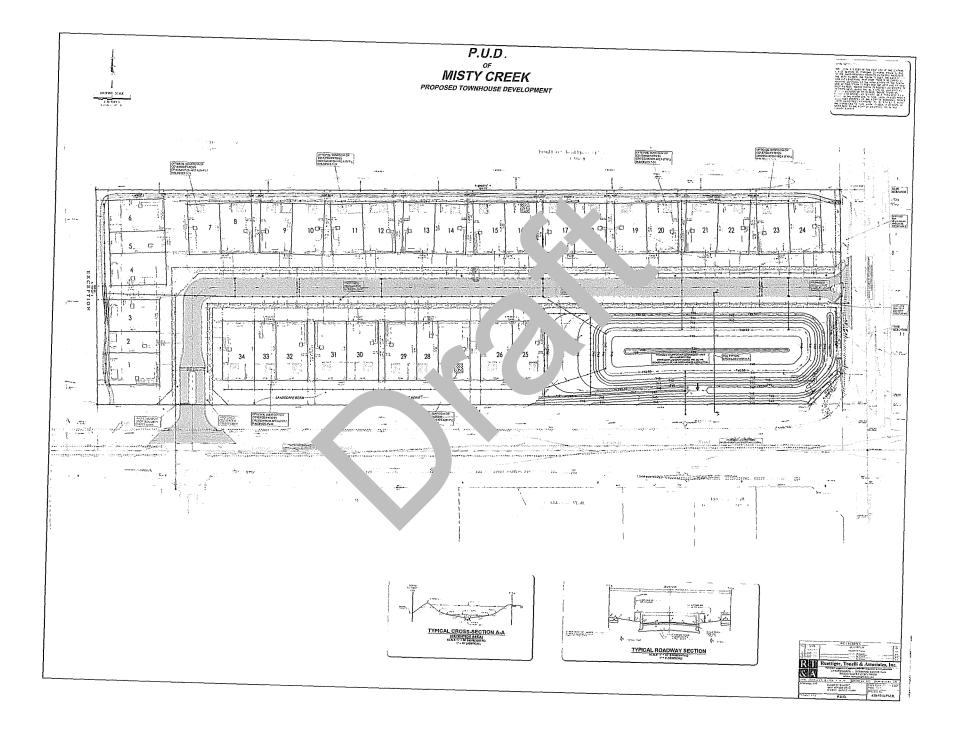
Site Access

Access to the development is proposed to be provided _____ the _____ wing two access drives:

- The Laraway Road access drive is to be located to the no. side of the road opposite Ledgestone Way or approximately 1,100 feet west Owens 1 and will provide full access to and from the development. The account of the stop opposed to have one inbound lane and one outbound lane with the outbour name ter stop ign control. It is important to note that the Will County Division of 7 inspired at who has jurisdiction over Laraway Road, has conceptually approved the location and de up of the access drive.
- The Owens Road access drive is be located the west side of the road approximately 200 feet north of arawa. Poad 1 will be restricted to right-turn in/right-turn out movements on' The access tive 1. roposed to provide one inbound lane and one outbound lan nannelized and 2 ned to prohibit left-turn movements. The outbound lane will be under subjign control.

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

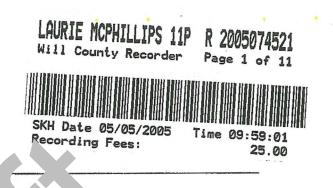




ecording Mai Laraway 157C, LLC

9585 Bormet Drive Mokena, IL 60448

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



IMPROVEMENT ANY JER AGRE VENT

THIS AGREEMENT is made this 78 dr of AI 005, by and between LARAWAY 157C, LLC, an Illinois limited liability (upany (" urawa") and the BOARD OF EDUCATION OF FRANKFORT COMMUNITY SOLIDA " CHOOL DISTRICT 157C OF WILL COUNTY, ILLINOIS ("S ') strict

WITA SETH:

WHEREAS, way, as assign of Flaherty Builders, Inc., was high bidder for the real estate described on Exhibit A" attach nereto and made a part hereof ("Real Estate"), pursuant to the Memorandum of Sale o. 1 Jan 1912, 2005;

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

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

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

lof 11

265262.3

ICASO ETTE INSURANCE CO.

parties do hereby agree as follows;

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

ł,

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

- A. The recapture obligations specifically itemized in Paragraph 9 of the Annexation Agreement, including the Jackson Creek Lift Station, the 21" interceptor sewer, the 12" oversized wer 25% of the Laraway and 116th intersection improvements, and ...17%. The sanitary sewer interceptor are the responsibility of the School Distric, the been satisfied, and Laraway will not be required to contribute such responsibility to ever, that the School District shall have no responsibility to v for any recapture fees owed by other parties subject to of the second seco
- B. The roadway dedication and properties described in Paragraph 7 of the Annexation Agree and are a responsibility of the School District, unless modified by of existing a new its, and Laraway will not be required to contain to the struction of same;
- C. the School is vict h. installed the water main along 116th Avenue as required by Par. aph 6 of the Annexation Agreement and Laraway will not required to corribute to same; and
- D. The bool function agrees to indemnify and hold harmless Laraway from any obligat. In connection with the terms of this Paragraph 2, provided that, Laraway shall be responsible for any sewer and water tap-on fees assessed by the Village of Frankfort that it incurs as a result of its development of the Real Estate.

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

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



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

- B. Laraway shall provide the School District thirty (30) days written notice prior to commencing any work on the berm portion of the School District Parcel;
- C. Prior to performing any work on the berm portion of the School District Parcel, Laraway and its subcontractors shall deliver to the School District a certificate(s) of insurance naming the School District as an additional insured in accordance with the Standard Subcontract Agreement Insurance Rider attached hereto as Exhibit "C" provided, however, the School District and Laraway shall be substituted in all places on Exhibit "C" for "Flaherty Builders, Inc."; and
- D. The School District shall control in the transformer of the work on plantings required on the in by the interpretation of the school District's share shall exceed the sum of FIFTEEN THOUSAND AND 00/100 TARS 5,000.00).

4. <u>Temporary Detention on Real E ate</u>. If ne wit that the School District must enter the Real Estate in order to perform any c is coligions up in the Annexation Agreements or is required by the Village of Frankfort to i stall temp any c ention on the Real Estate, the parties agree to the following:

- A. necessary, away 11 grant the School District a temporary easement over the Laraw. Parcel perform the necessary work;
- B. School Dist i shall give Laraway thirty (30) days written notice of any inte. I work id
- C. Prior to polorming any work on the Real Estate, the School District and its subcontractors shall deliver a certificate(s) of insurance to Laraway naming Laraway as an additional insured in accordance with the Standard Subcontract Agreement Insurance Rider attached hereto as Exhibit "C" provided, however, the School District and Laraway shall be substituted in all places on Exhibit "C" for "Flaherty Builders, Inc.".

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



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

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

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

LARAWAY:	Laraway 7C, 9585 B(net D.), Mokena, 448 Facsimile 479-005. Attn: Michael Flaherty
WITH COPY TO:	 Idstin odzki, kussian, Nemec and Hoff, Ltd. 5 M lint Prive Seco Floor Burr doe 260527 Facsimu. 630-655-9808 Attn: Thomas P. Russian
SC POL DISTRICI	Board of Education of Frankfort Community Consolidated School District 157C of Will County, Illinois 10482 Nebraska Avenue Frankfort, IL 60423 Facsimile:815-469-8988 Attn: Business Manager
WITH COPY TO:	Franczek Sullivan, P.C. 300 South Wacker Drive Suite 1400 Chicago, IL 60606 Facsimile: 312-986-9192 Attn: Brian P. Crowley

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

designates to the other in writing.

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

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

BOARD OF EDUCATION OF	LARAWAY 157C, LLC
FRANKFORT COMMUNITY	1
CONSOLIDATED SCHOOL DISTRICT	$1 \sim 1$
157C OF WILL COUNTY, ILLINOIS	In Bay
By:	By: f shing takes
President	'11. 'L G. FLAHERTY, Manager
Attest: Courtney M. Stillman	V
Secretary	

5

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

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

GIVEN under my hand and Notarial Seal this

) S.S.

)

STATE OF ILLINOIS)

COUNTY OF WILL

The undersigned a Non-Public and for said County, in the State aforesaid, DOES HEREBY CERTIFY at MICHAL F.FL. ERTY, personally known to me to be the Manager of LARAWAY 1. LLC, and persally known to me to be the same person whose name is subscribed to the force ing instrument as such Manager, he sig. and delive the said instrument and caused the corporate seal of said Illinois limited liability control be affixed thereto, pursuant to authority given by the inited liability company, as his free and voluntary act, and as the

free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

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

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

of April, 2005.

Notary Public

OFFICIAL SEAL

ERNEST J TONELLI

NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES 07-11-08

Notary Public

245983.1 .

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

Legal Description:

THE SOUTH 40 ACRES OF THE FOLLOWING DESCRIBED PARCEL: THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, IN TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE EAST 40.00 FEET, THE SOUTH 425.00 FEET AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: THE WEST 50 FEET OF THE EAST HALF OF THE SOUTH 'EST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 12 EAST OF HE (RD PRINCIPAL MERIDIAN, CONVEYED BY DEED RECORDED IN BOOK 126. PACU2. AS DOCUMENT No. 660307), IN WILL COUNTY, ILLINOIS.

PIN: 09-30

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

Legal Description:

THE SOUTH 425 FEET OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 50 FEET, THE SOUTH 75 FEET, THE EAST 40 FEET AND ALSO EXCEPTING THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF S $\frac{1}{10}$ N' H 75 FEET AND THE WEST LINE OF SAID EAST 40 FEET; TF $\frac{1}{10}$ TH 00°09'38" WEST, ALONG THE WEST LINE OF SAID EAST $\frac{1}{10}$ T, A 'STANCE OF 50.00 FEET; THENCE SOUTH 45°03'23" WEST 70 FEET TO PO'NT ON THE NORTH LINE OF SAID SOUTH 75 FEET THAT IS 90 FEE1 - ESTERLY OF THE POINT OF BEGINNING; THENCE ' 'H 89'4. S''EAST, ALONG THE NORTH LINE OF SAID SOUTH 75. DIS' 'CE OI 0.00 FEET TO THE POINT OF BEGINNING, ALL IN W L CO'N' 'LLINOIS.

PIN: 09-30-300-009

MAR-18-2025 12:27 MAR-18-2025 12:23

FRANCZEK SULLIVAN P C GOLDSTINE SKRODZKI et al 3129869192 P.18/20 630 655 9808 P.18

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

STANDARD SUBCONTRACT AGREEMENT SPECIMEN HOLD HARMLESS / INDEMNIFICATION AGREEMENT INSURANCE RIDER

1. Primary vs. Excess Insurance (Sample Wording)

2. Waiver of Subrogation (Sample Wording)

3. Indemnification Agreement (Sample Wor 'h)

- A. To the fullest exter Subcontractor shall protect, defand, hold harmless, and 'v law, mismnify Flab Builders, their, clive successors, heirs and assigns, and their directors, officens, car sea, architects, en vars and see planners, (hereinafter referred to as indemnities) all claims, action abilities, damages, losses, costs and expenses, including but from and app. vey's fees and a losts of litigation through and including post judgment and not limited to a if any, and a out of or resulting from the performance of the work of appellate proceed. °their contractors, provided that any such claims, sickness disease of Subcontractor or an. liabilities, damages, cost. case (1) are attributable to bodily injury, sickness, disease or death, or to injury to or destruction stangible property (other than the work itself) including the loss of use resulting therefrom, and (2) are caused in whole or in part by the negligent act or canission of the Subcontractor, any of their subcontractors, suy material man employed by any of them, or any one directly or indirectly, for whose acts any of them may be liable. Such obligation shall not be construed to negate, abridge, or otherwise reduce any right or obligation of the indemnity which would otherwise exist as to any party or person described in this paragraph.
- B. In any and all claims against the indomnities or by any employee of the Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this article shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Subcontractor under Workers' or Workman's Compensation acts, disability benefit acts, or other employee benefit acts.
- C. The provision of this article shall not be construed to provide any indemnification which would as a result thereof make the provision of this article void, or to eliminate or reduce any other indemnification or right which the Subcontractor or Flaherty Builders, Inc. has by law.

MAR-18-2005 12:27 MAR-18-2005 12:23 FRANCZEK SULLIVAN P C GOLDSTINE SKRODZKI et al 3129869192 P.19/20 630 655 9808 P.19

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STANDARD SUBCONTRACT AGREEMENT INSURANCE RIDER

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

- A. Worker's Compensation Insurance as required by law:
 - L Employer's Liability: \$500,000 each accident \$500,000 disease policy limit \$500,000 disease employee limit
- B. Comprehensive General Liability Insurance includin
 - Combined Single Limit of Liability: \$1,000,000 each occurrence \$2,000,000 general aggregate \$1,000,000 aggregate products _ ... 'stal op. 'ms \$1,000,000 aggregate for per _nl inju ``ility

IL Coverage Endorsements:

L

Completed Operation Independent Contra. Liability "vote a. "verstions Liebility Cor C Actual Line V Insp. '9 (Blanket Coverage - Broad Form) Aroual Injury L. 'ity Ins. 100 (Hazards A, B, C and D) with Exclusion (A) 'vleted d Form Property mage Liability Insurance (Including completed operations) Ino. practice Liability Insurance "al Methical" Cand Black Coverage Railroad. e Liability Insurance (if required) 50

- C. Comprehensive Automobile Liability Insurance covering all owned, non-owned or hired vehicles, including the loading or unloading thereof, with limits no less than:
 - Combined Single Limit of Liability: S1,000,000 each person S1,000,000 each occurrence
- D. Umbralla Excess Liability Insurance in the amount of \$1,000,000 (minimum) shall be carried by all Roofing and Mason Subcontractors.

Page 2 of 3

MAR-18-2005 12:27 MAR-18-2005 12:23 FRANCZEK SULLIVAN P C GOLDSTINE SKRODZKI et al 3129869192 630 655 9808

P.28/28 P.29

STANDARD SUBCONTRACT AGREEMENT INSURANCE RIDER

- 5. Contractor shall cause to be purchased and maintained until the date of Substantial Completion of the Project an "All Risk" type of Builder's Risk Policy of insurance upon the entire Work to be performed by Contractor at the site to the full insurable value thereof. This insurance shall include the interest of the General Contractor, Owner, Subcontractors, and Sub-subcontractors in the Work, and shall insure against the perils insured against in such policy. Such insurance excludes (in any event) all property not to be incorporated in the work such as tools, scaffolding, forms, etc. Such policy may cor in a "deductible loss" provision not to exceed \$1,000 per occurrence, and any such deductible loss is red. I acontractor shall be paid for by Subcontractor.
 - A. In the event of a single claim, group Subcontractors' log ______ vient for ______ vie _____ vible loss? shall be shared by these Subcontractors in amounts proportionate to __h Subcon______ vis respective loss.
 - B. Subcontractors weive all rights against Confr ... for ... eges to ... in or property caused by fire or other casualty.

SUBCONTRACTOR

"Inherty Builders, Inc. JUNTRACTOR / OWNER

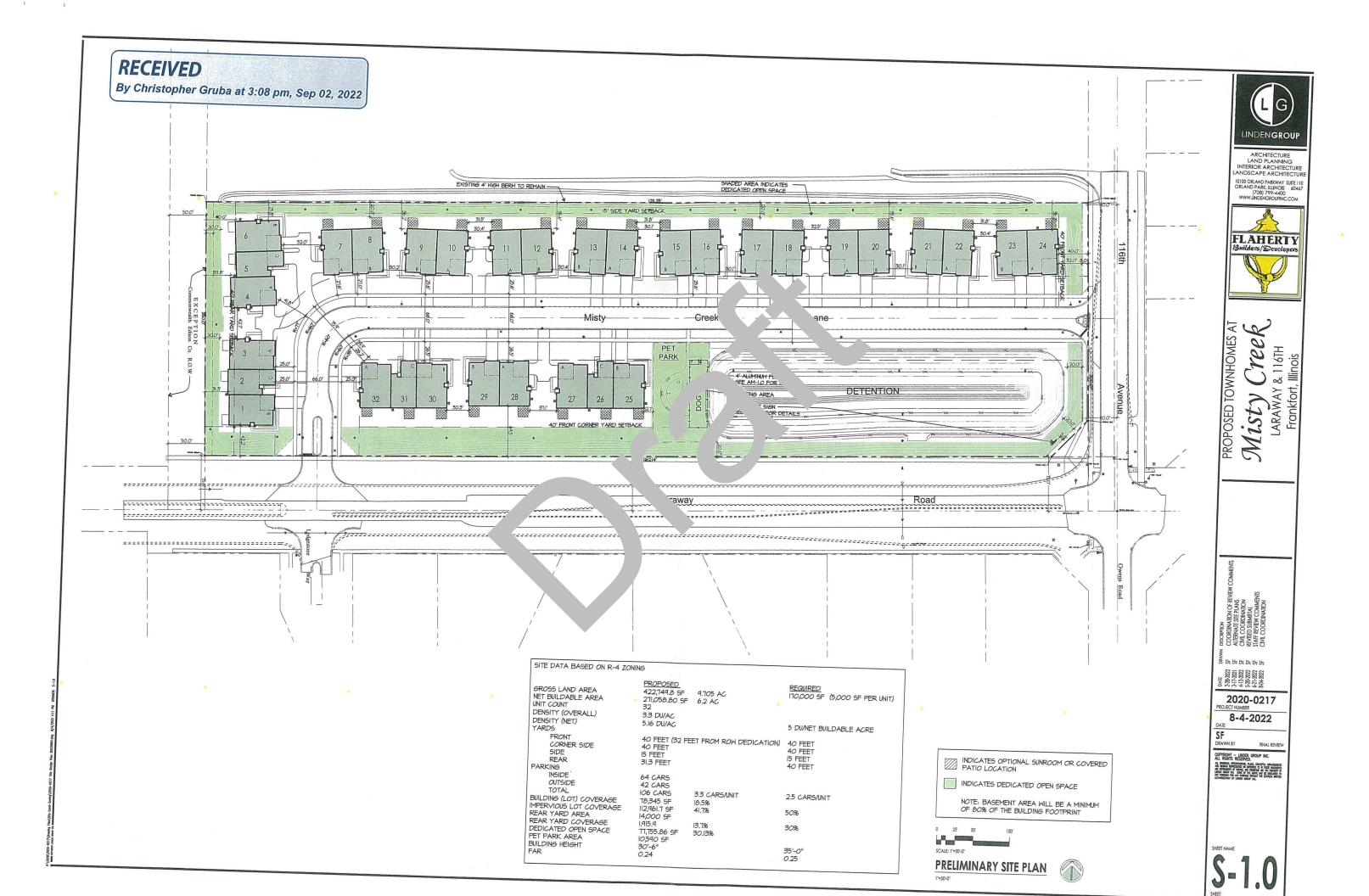
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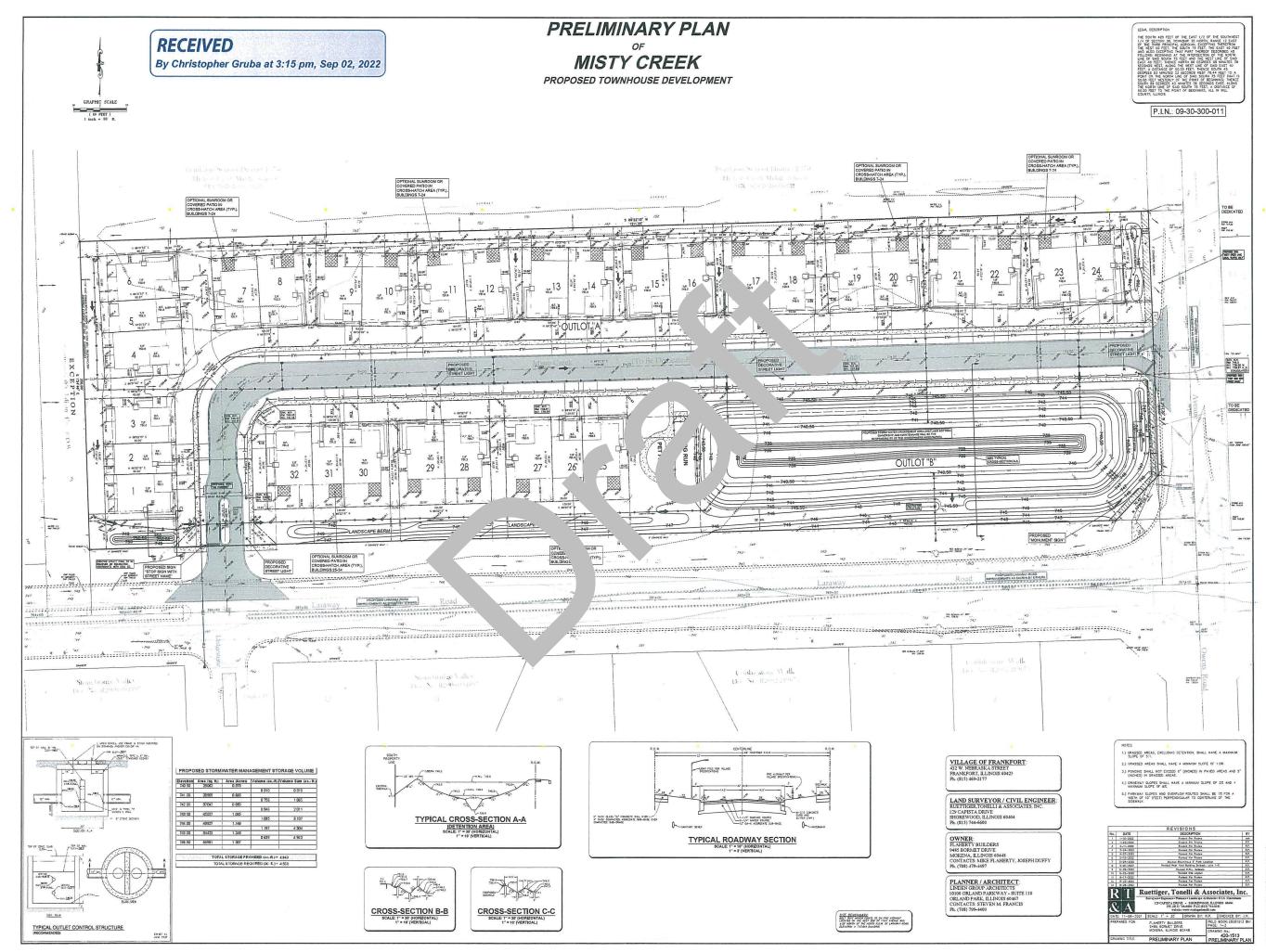
Michael G. Flaherty, President

Page 3

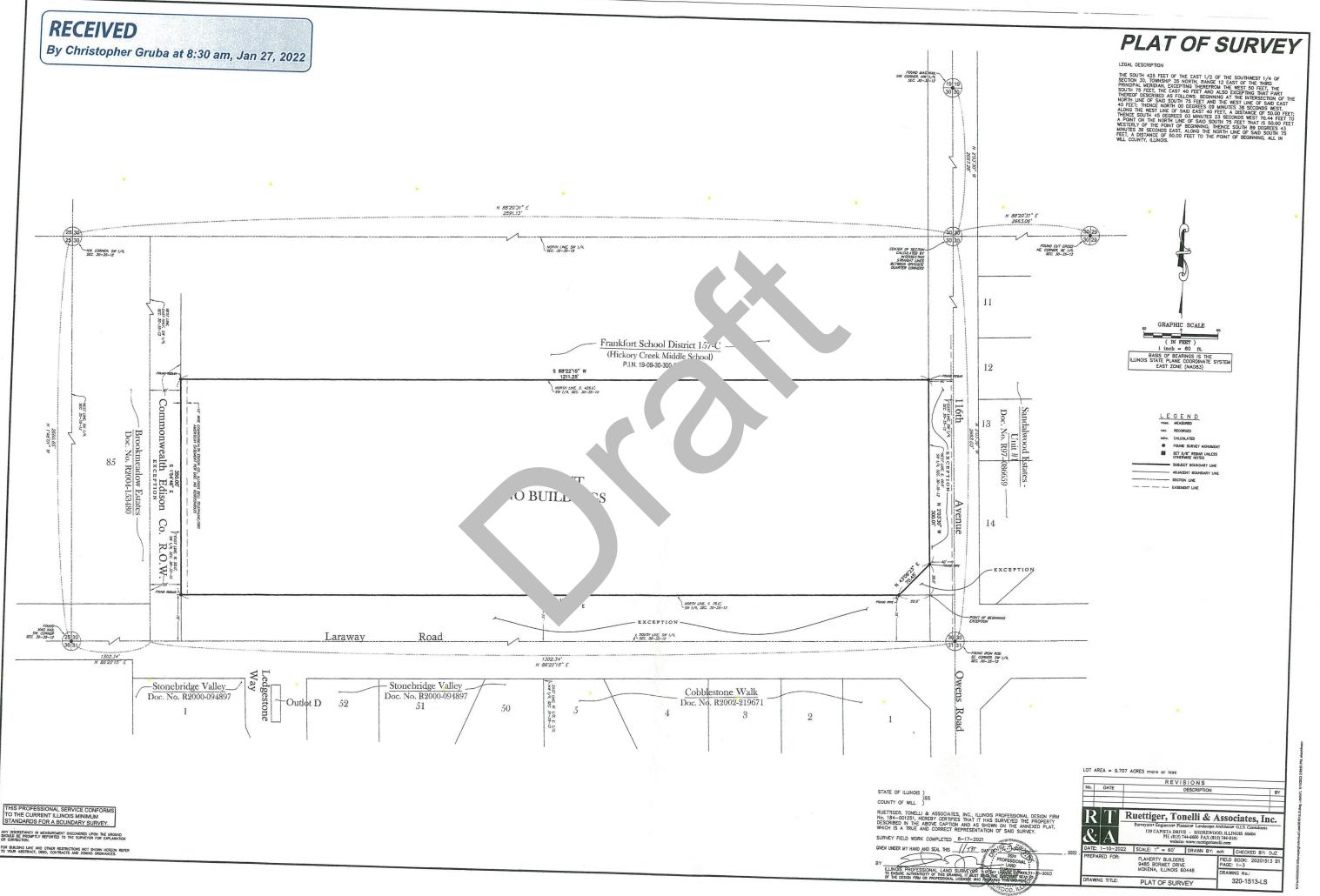
TOTAL P.20 TOTAL P.20

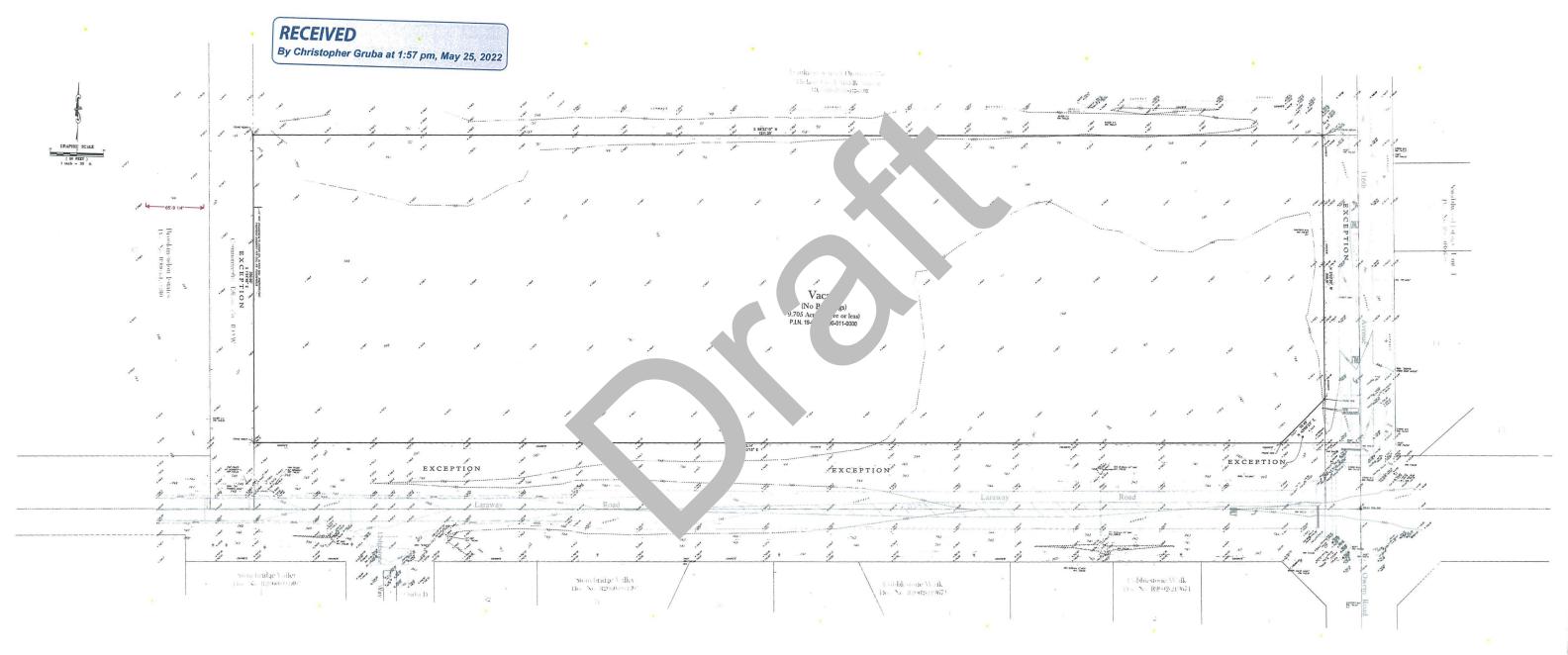
By:



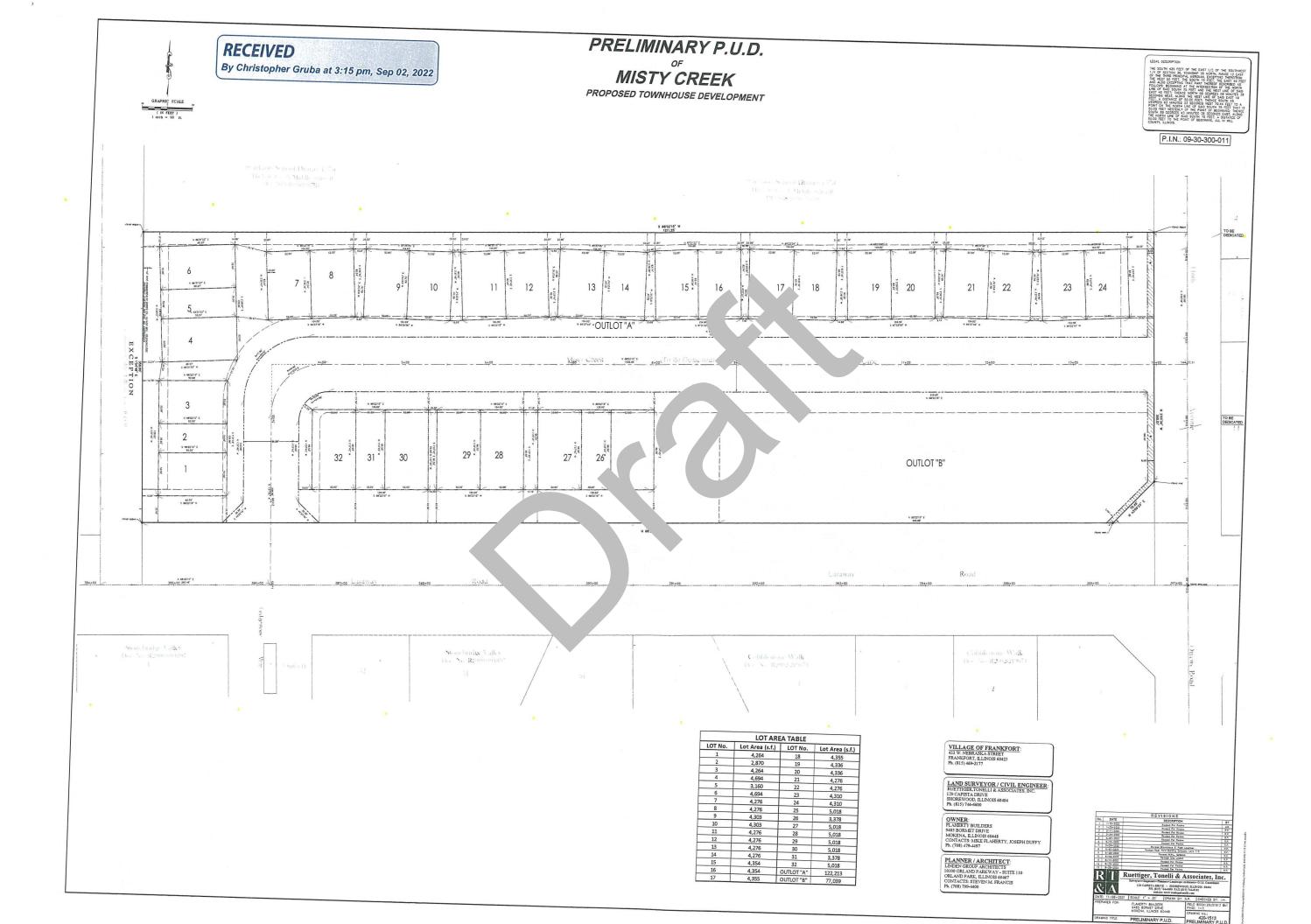


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LANDSCAPE PLAN FOR: **MISTY CREEK** Frankfort, IL

RECEIVED

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

Site Location Map



LANDSCAPE CALCULATIONS

 DOUBLE FRONTAGE
 1.112 FEET

 Landscape Area Adjacent to an Arterial ROW
 Required: 128 Plant Units (PU) per 100 Feet

 1,112 divided by 100 = 11
 Required PU: 128 x11 = 1,408 PU

 Plants Material
 Qty

 Overstory Tree
 27

 Understory Tree
 40

 6' Evergreen Tree
 84

 Large Shrub
 193

 Small Shrub
 132

		TOTAL
116th AVENUE (Fron	t Yard) = 2	84 FEET
Yard Area: 284 x 30 =	8,520 Sq.	Ft.
Required: 10 PU per	1,500 Sq.Ft	t.
8,520 divided by 1,50	0 = 5.7	
Required PU: 10 x 5.7	= 57 PU	
Plants Material	Qty.	PU
Overstory Tree	2	10
Understory Tree	1	5
6' Evergreen Tree	5	5
Small Shrub	7	1
		TOTAL

STORMWATER DETE Required: 20 Plant U 1,168 divided by 100	nits (PU) pe	
Required PU: 20 x 11		E
Plants Material	Qty.	PU 10
Overstory Tree	13	10
Understory Tree	8	5
6' Evergreen Tree	9	5
Large Shrub	10	2
		TOT

 NORTH PROPERTY LINE (Side Yard) - 1211.3 FEET

 Yard Area: 1211 x 25 = 30.275 Sq Ft

 Required: 10 Plant Units (PU) per 1,500 Sq Ft

 30.275 divided by 1,500 = 20.2

 Required PU: 10 x 20.2 = 202 PU

 Plants Material

 Overstory Tree
 32

 10
 320

 Understory Tree
 23
 5

 6' Evergreen Tree
 49
 5

WEST PROPERTY LI Front Yard Area: 350		
Required: 5 Plant Uni		
10,500 divided by 1,5	00 = 7.0	
Required PU: 5 x 7.0	= 35 PU	
Plants Material	Qty.	PU
Overstory Tree	4	10
6' Evergreen Tree	25	5
		TOTAL

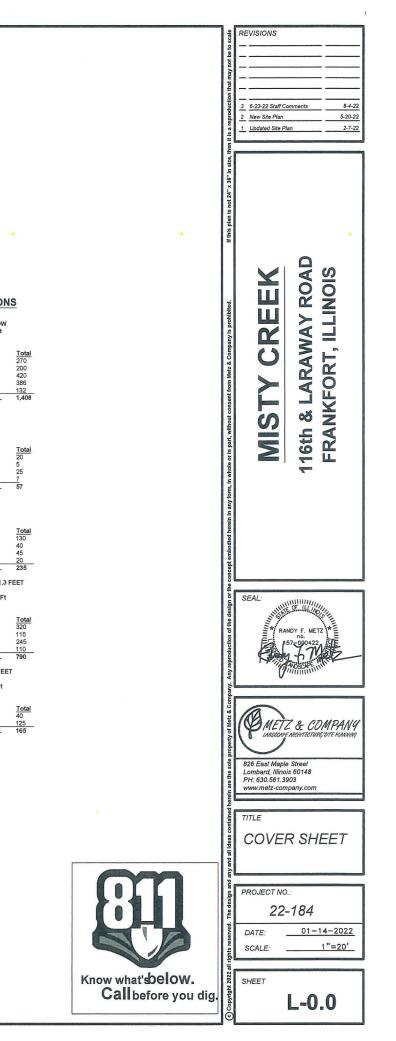
Architect: Linden Group Architects 10100 Orland Parkway, Suite 110 Orland Park, IL 60467 708.799.4400

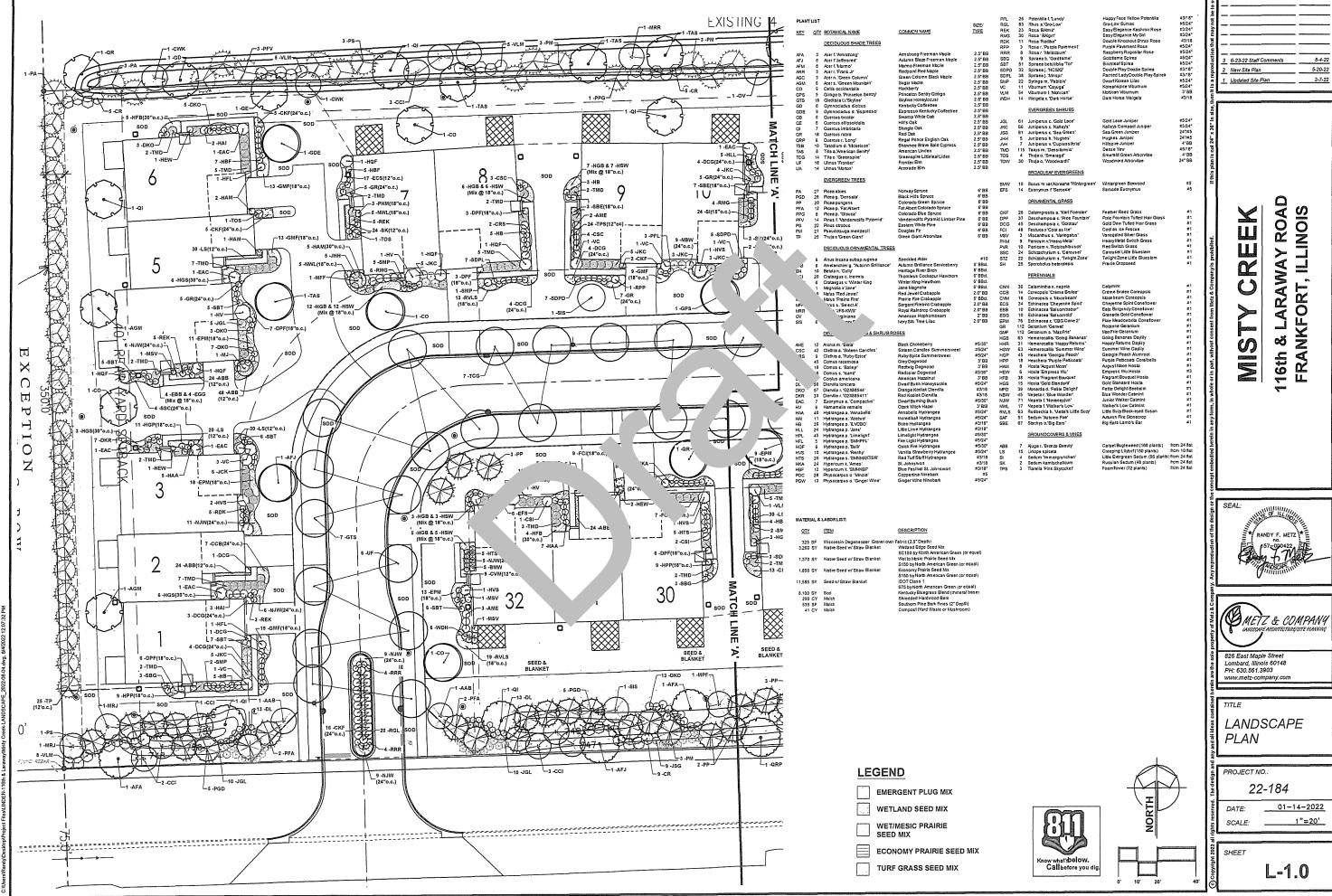
Engineer: Ruettiger & Tonelli, Inc 129 Capista Drive Shorewood, IL 60404 815.744.6600

Landscape Architect: Metz & Company 826 E. Maple Street Lombard, IL 60148 630.561.3903

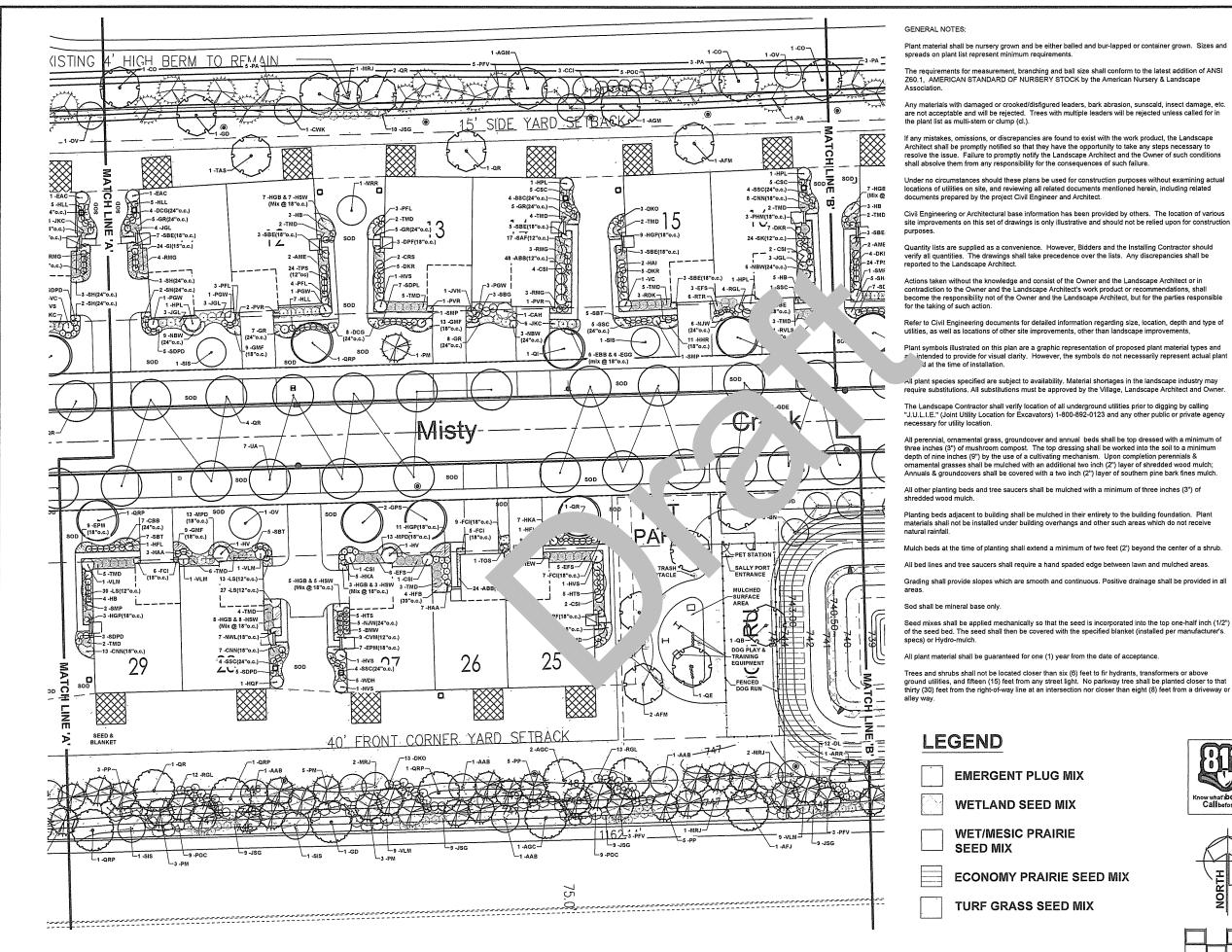
SHEET INDEX

SHEET	DESCRIPTION
L-0.0	COVER SHEET
L-1.0	LANDSCAPE PLAN
L-2.0	LANDSCAPE PLAN
L-3.0	LANDSCAPE PLAN
L-4.0	PET PARK EQUIPMENT & DETAILS
L-5.0	NATIVE LANDSCAPE SPECIFICATIONS
L-6.0	LANDSCAPE SPECIFICATIONS





RE	EVISIONS	
		·
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3	6-23-22 Staff Comments	8-4-22
2	New Site Plan	5-20-22
1_	Updated Site Plan	2-7-22



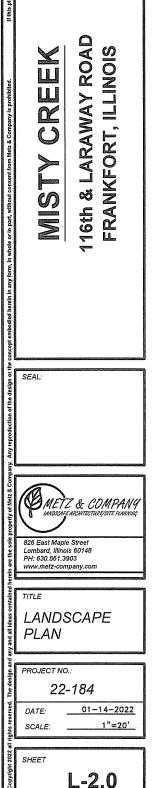
d and bur-lapped	l or container	grown.	Sizes	and
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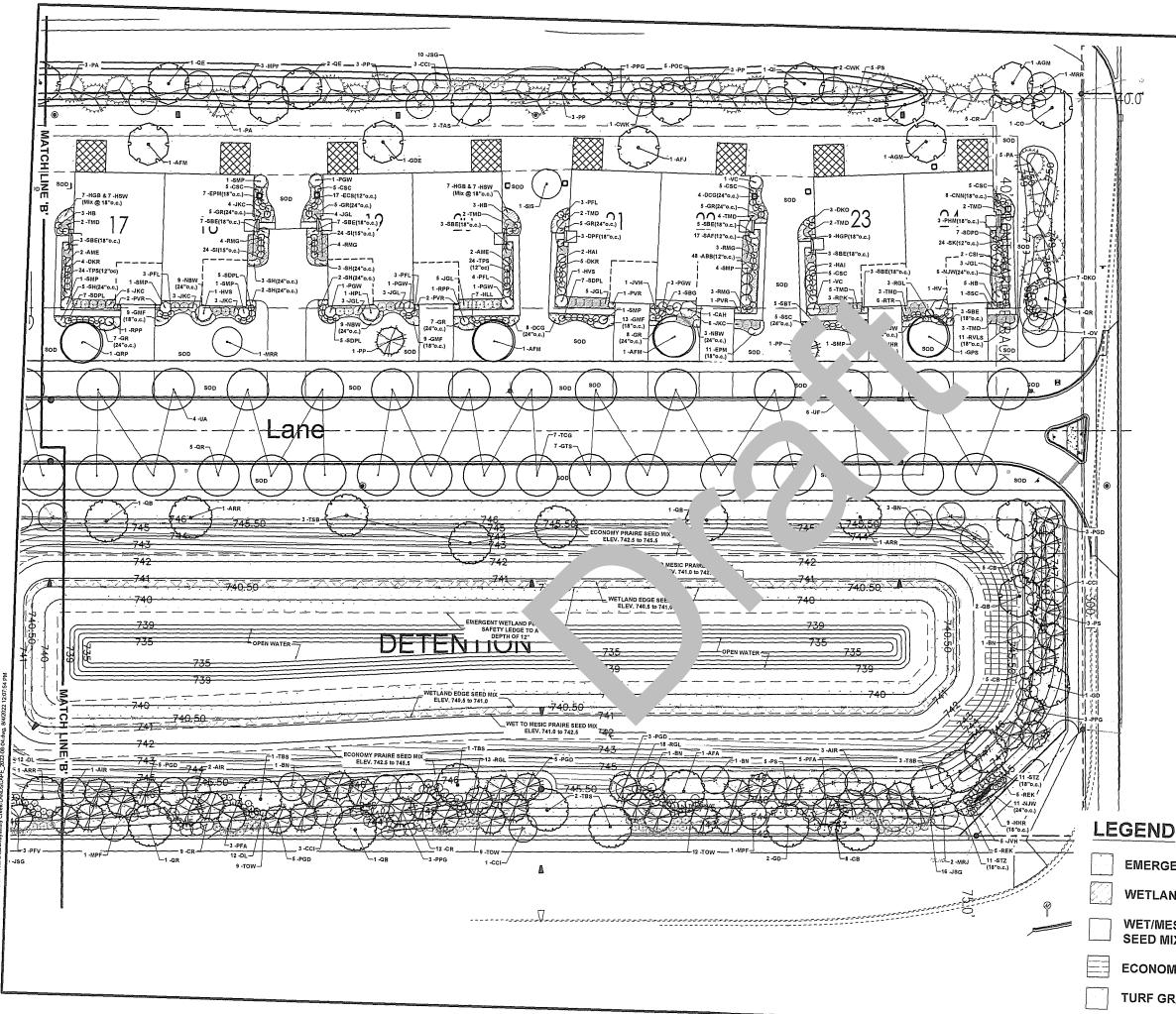
ent, branching and ball size shall conform to the latest addition of ANSI



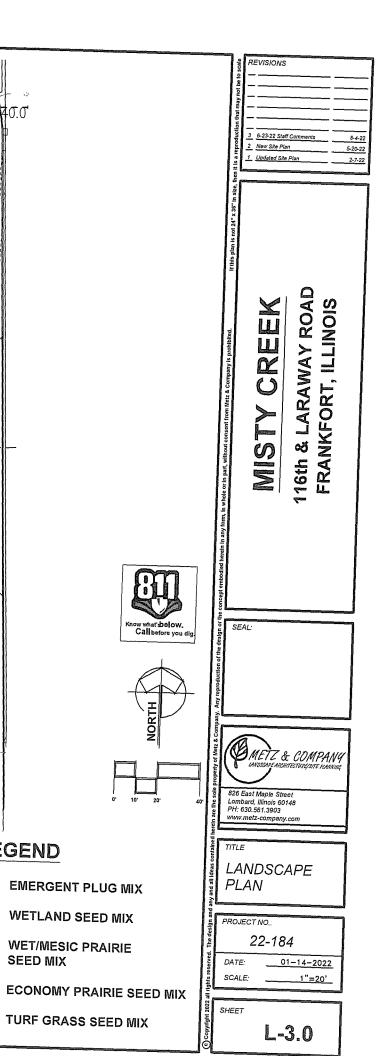
REVISIONS	
<u> </u>	
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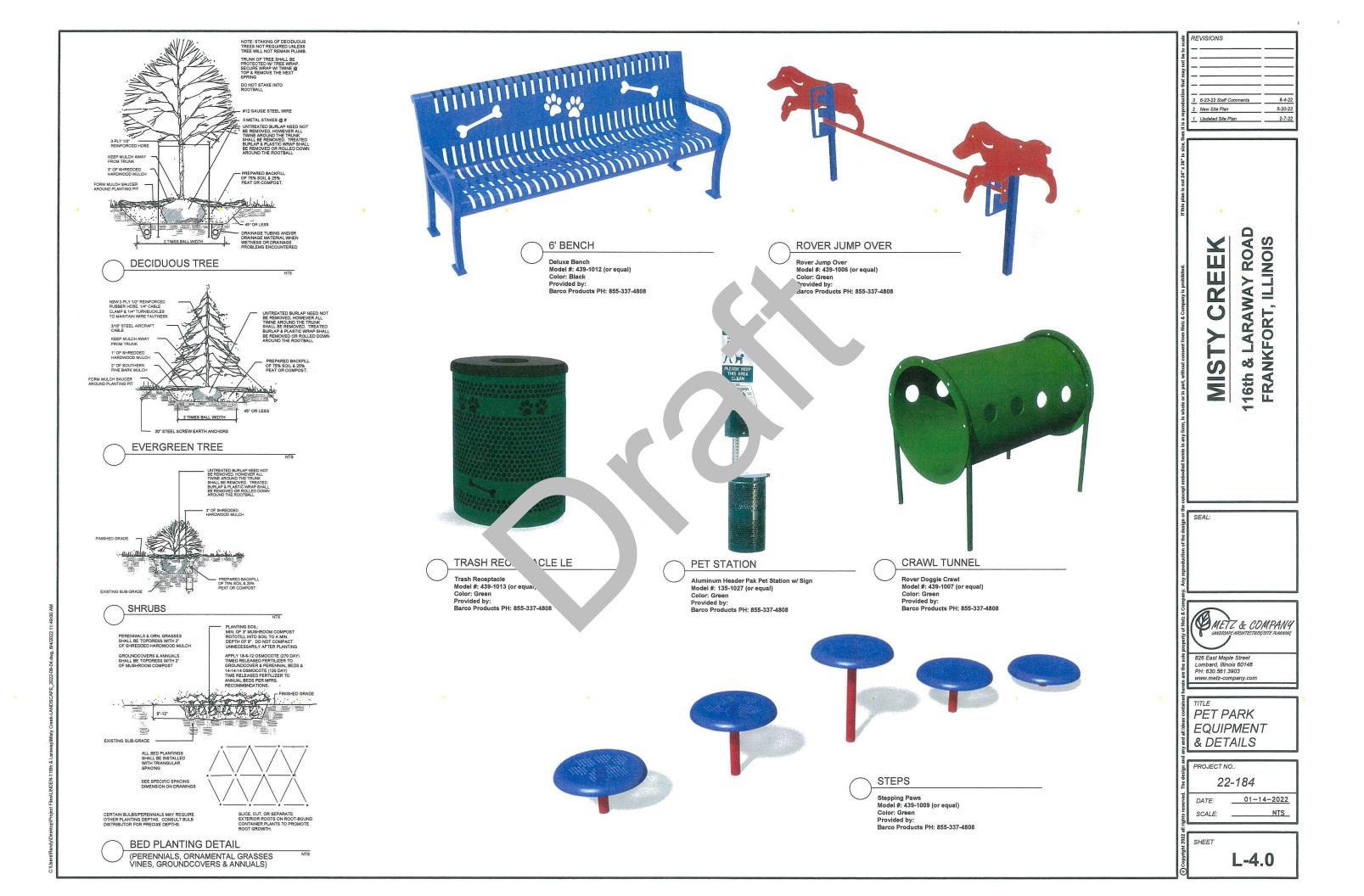
3 6-23-22 Staff Comments	8-4-22
2 New Site Plan	5-20-22
1 Updated Site Plan	2-7-22

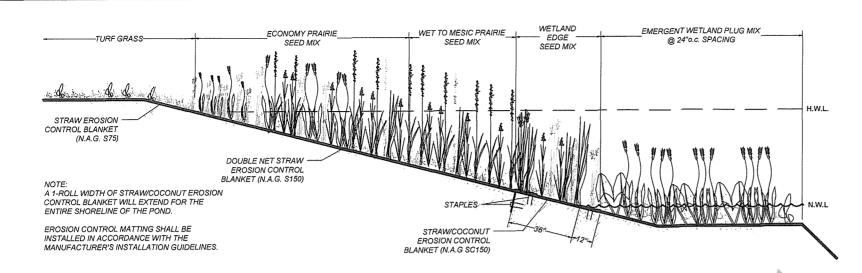




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SECTION - STROMWATER DETENTION SHORELINE TREATMENT

1.00

3.00 1.00 1.00

24.00 0.50

2.00 0.50

8.00

3.00

512.00

2.00

1.00

0.25

1.00

61,00

Wet-to-Mesic Prairie Seed Mix		
Apply @ 36.19 PLS pounds per a	acre	
Deteriori Nerre	Common Name	PLS Ounces/Acre
Botanical Name	Common Name	OuncesAcie
Permanent Grasses:		
Andropogon gerardii	Big Bluestem	16.0
Calamagrostis canadensis	Bluejoint Grass	1.0
Carex lurida	Bottlebrush Sedge	3,0
Carex stricta	Common Tussock Sedge	1.0
Carex vulpinoidea	Brown Fox Sedge	1.0
Elymus virginicus	Virginia Wild Rye	24.0
Juncus canadensis	Canadian Rush	0.5
Panicum virgatum	Switch Grass	2.0
Scirpus cyperinus	Wool Grass	0.5
Sorghastrum nutans	Indian Grass	8.0
Spartina pectinata	Prairie Cord Grass	3.0
	Tot	al 60.0
Temporary Cover:		
Avena sativa	Common Oat	512.0
	Tot	The second se
Forbs:		
Asclepias syriaca	Common Milkweed	2.0
Baptisia alba	White Wild Indigo	1.0
Chamaecrista fasciculata	Partridge Pea	10.0
Coreopsis lanceolata	Sand Coreopsis	4.0
Coreopsis tripteris	Tall Coreopsis	2.0
Desmodium illinoense	Illinois Tick Trefoil	0.5
Doellingeria umbellata	Fial-Top Aster	0.5
Echinacea purpurea	Broad-Leaved Purple Coneflower	4.0
Eryngium yuccifolium	Rattlesnake Master	2.0
Helenium autumnale	Sneezeweed	2.0
Helianthus grossesenatus	Sawtooth Sunflower	0.5
Lespedeza capitata	Round-Headed Bush Clover	1.5
Liatris spicata	Marsh Blazing Star	1.0
Monarda fistulosa	Wild Bergamot	1.0
Oligoneuron rigidum	Stiff Goldenrod	1.0
Parthenium integrifolium	Wild Quinine	1.0
Physostegia virginiana	Obedient Plant	0.2
Pycnanthemum virginianum	Common Mountain Mint	0,5
Ratibída pinnata	Yellow Coneflower	4.0
Rudbeckia hirta	Black-Eyed Susan	4,0
Rudbeckia laciniata	Wild Golden Glow	1.0
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.5
Senna hebecarpa	Wild Senna	2.2
Silphium integrifolium	Rosin Weed	1.0
Silphium laciniatum	Compass Plant	2.0
Silphium perfoliatum	Cup Plant	2.0
Silphium terebinthinaceum	Prairie Dock	3.0
Solidago juncea	Early Goldenrod	0.2
Solidago rugosa	Rough Goldenrod	0.2
Symphyotrichum novae-angliae	New England Aster	0.5
Tradescantia ohiensis	Common Spiderwort	1.2
Vemonia fasciculata	Common Ironweed	3.0
Veronicastrum virginicum	Cuiver's Root	0,2
Zizia aurea	Golden Alexanders Tot	
	101	41 67.0

Wetland Edge Seed Mix		1	Economy
Apply @ 33.00 PLS pounds per acr	e		Apply @ 37
		PLS	
Botanical Name	Common Name	Ounces/Acre	Botanical
Permanent Grasses/Sedges:			Permanen
Bolboschoenus fluviatilis	River Bulrush	2.00	Andropogo
Carex comosa	Bristly Sedge	1.50	Bouteloua
Carex cristatella	Crested Oval Sedge	0.50	Carex spp.
Carex frankii	Bristly Cattail Sedge	4,00	Elymus car
Carex stricta	Common Tussock Sedge	0.50	Panicum vi
Carex vulpinoidea	Brown Fox Sedge	2.00	Schizachyr
Eleocharis palustris	Great Spike Rush	0.50	Sorghastru
Elymus virginicus	Virginia Wild Rye	16.00	
Glyceria striata	Fowl Manna Grass	1.00	
Juncus effusus	Common Rush	0.50	Temporar
Leersia oryzoides	Rice Cut Grass	0.50	Avena sativ
Schoenoplectus pungens	Chairmaker's Rush	1.00	
Schoenoplectus tabemaemontani	Great Bulrush	2.50	
Scirpus atrovirens	Dark Green Rush	1.00	Forbs:
Scirpus cyperinus	Wool Grass	0.50	Asclepias s
	1	Total 34.00	s alanias l
Temporary Cover:			_
Avena sativa	Common Oat	اد.	Echinace
		fotal 12.00	Heliopsis h Monarda fis
Forbs:			Penstemor
Acorus americanus	Sweet Flag	1.00	Ratibida pi
Alisma subcordatum	Common Water Plantain	2.00	Rudbeckia
Asclepias incamata	Swamp Milkweed	2.00	Solidago s
Bidens spp.	Bidens Species	2.00	Symphyotri
Boehmeria cylindrica	False Nettle	70	Symphyotr
Doellingeria umbellata	Flat-Top Aster		
Eupatorium perfoliatum	Common Boneset		
Helenium autumnale	Sneezeweed	1.	⊂merger
Iris virginica v. shrevei	Blue Flag	4.00	Spacin
Lobelia cardinalis	Cardinal Flower	0.25	
Lobelia siphilitica	Great Blue Lobelia	0,25	
Lycopus americanus	Common Water Horehour	d 0,25	ь.
Mimulus ringens	Monkey Flower	0,50	Calam.
Penthorum sedoides	Ditch Stonecrop	0.50	Carex colu
Persicaria spp.	Pinkweed Species	2.00	Carex lacus
Rudbeckia laciniata	Wild Golden Glow	1.00	Carex lupul
Sagittaria latifolia	Common Arrowhead	2.00	Carex strict
Senna hebecarpa	Wild Senna	2.00	Carex trich
Sparganium eurycarpum	Common Bur Reed	4.00	Carex vulpi
Symphyotrichum puniceum	Bristly Aster	1.00	Juncus effu
Thalictrum dasvcarpum	Purple Meadow Rue	0.50	Leersia ory
Verbena hastata	Blue Vervain	1.50	Schoenople
Verbesina alternifolia	Wingstem	2.00	Schoenople
Venonia fasciculata	Common Ironweed	2.00	Scirpus pur
Contract 18301001818		Total 34.00	Scirpus atro
			loculture actor

my Prairie Seed Mix			
2 37.70 PLS pounds p	er acre		
cal Name	Common Name	<u>Ou</u>	inr
nent Grasses:			•
ogon gerardii	Big Bluestem		12.0
ua curtipendula	Side-Oats Grama		16.0
<i>.</i> рр.	Prairie Sedge Species		3.0
canadensis	Canada Wild Rye		24.0
m virgatum	Switch Grass		°.5
chyrium scoparium	Little Bluestem		
strum nutans	Indian Grass		
		Total	10.
rary Cover:			
sativa	Oat		360.0
		aī	360.0
as syriaca	nmon Milkweed		
as tuberosa	fly Weed		1.0
fasciculata	Pea		10.0
18	ა იsis		6.0
CeL .	Bros Purple Cone	flower	8.0
is helia.	False S.		0.2
a fistulosa	Wild Berga.		0.5
mon digitalis	Foxglove Bearc		1.0
a pinnata	Yellow Coneflower		4.0
kia hirta	Iack-Eyed Susan		8.0
o speciosa	howy Goldenrod		0.5
votrichum laeve	nooth Blue Aster		1.0
votrichum novae-ang	ew England Aster		0.5
romonium novae-ang	an eligibilio ciatol	Total	41.7
			41.1
and the second sec			

t Plug *

ь.	Common Name	%	Quantity
Calam. canadensis	Blue Joint Grass	1.50	22
Carex coluosa	Bristly Sedge	5.00	72
Carex lacustris	Common Lake Sedge	2.00	29
Carex lupulina	Common Hop Sedge	1.50	22
Carex stricta	Common Tussock Sedge	2.00	29
Carex trichocarpa	Hairy-fruited Lake Sedge	5.00	72
Carex vulpinoidea	Brown Fox Sedge	5.50	79
Juncus effusus	Common Rush	1.00	14
Leersía oryzoides	Rice Cut Grass	2.00	29
Schoenoplectus acutus	Hardstem Bulrush	1.00	14
Schoenoplectus tabernaemontani	Great Bulrush	3.00	43
Scirpus pungens	Chairmakers Rush	5.00	72
Scirpus atrovirens	Dark Green Rush	1.00	14
Scirpus cyperinus	Wool Grass Rush	2.00	29
	Grass/Sedge/Rush Subtotal	37.50	538
Acornus calamus	Sweet Flag	3.00	43
Alisma subcordatatum	Common Water Plaintain	1.00	14
Asclepias incarnata	Swamp Milkweed	3.00	43
Eutrochium maculatum	Spotted Joe Pye Weed	2.00	29
Hibissus moscheutos	Swamp Rosemallow	3.00	43
Iris virginica shrevei	Blue Flag	12.00	172
Lobelia cardinalis	Cardinal Flower	2.00	29
Lycopus americanus	Waterhorehound	1.50	22
Lythrum alatum	Winged Loosestrife	2.00	29
Mimulus ringens	Monkey Flower	3.00	43
Pontederia cordata	Pickerelweed	2.00	29
Sagittaria latifolia	Common Arrowhead	13.00	187
Solidago patula	Swamp Goldenrod	2.00	29
Sparganium eurycarpum	Great Bur Reed	13.00	187
	Wildflower Subtotal	62.50	897
	SEED MIX TOTAL	100.00	1435

THREE-YEAR MANAGEMENT PERIOD ACTIVITIES

- landscape plan to assist the Contractor in meeting required performance standards.
- control method that can be utilized.
- specified below
- grass, red/white cover, catt
- common reed
- eed canary grass, ragweed, cattails, purple loosestrife and common reed.
- eed canary grass, red/white cover, common
- necessary documents required for the permit including a Burn Plan.
- 6. The Contractor shall irrigate all plant plugs as needed to achieve the survivorship requirements. management period.

PERFORMANCE CRITERIA

- wetland plug areas (if planted).
- planted).
- throughout and at the end of the three-year maintenance period.
- areas shall be devoid of vegetation.
- be achieved.
- the end of the three-year maintenance period.
- 9. Relative coverage (determined by ocular estimation) of thistle and teasel shall be less than 5% throughout, and at the end of the three-year maintenance period.
- 10. Plugs (if planted) must achieve 90% survivorship one (1) year from plant installation

The Contractor shall water plant plugs (if planted) as needed in order to meet the performance criteria. The cost to irrigate is incidental to the contract and shall be included in the Contractor's bid price. The Contractor shall also perform vegetative management for three years following planting as specified under the section "Three-year Monitoring and Reporting Activities' to assist with meeting the Contractor Performance Criteria. If performance criteria are not achieved, Contractor is responsible to conduct additional activities, which may include supplemental seeding, supplemental planting and additional years of vegetation management to rectify areas at no additional cost to the Owner to achieve performance.

LONG-TERM MANAGEMENT ACTIVITIES

- 1. Long-term maintenance shall be performed on a regular basis:
- Prescribed burning will be performed every one to three years for established permit from the Illinois EPA and notification of the local fire district and the Village of Frankfort.
- Late fall or early winter mowing to a height of six to twelve inches (6"-12"), b.
- Applications of herbicide to control invasive will be required if burning or mowing does not control or eliminate said problematic or nuisance species. Those species shall include, but not limited to, reed canary grass, purple to animals and aquatic life and will be applied in an appropriate manner to prevent the killing of desirable native species.

1. The work consists of the Contractor conducting routine ecological management activities during the three-year management and monitoring period in the naturalized planting areas as shown on the

2. During the first two (2) growing seasons of the three-year period the Contractor shall high-mow the vegetation in the Prairie and/or Wet/Mesic Prairie areas several times during the growing season to ensure the vegetation does not exceed eighteen inches (18") in height. A rotary or flail type mower shall be used. During high-mowing, the vegetation shall be cut no lower than 6 to 9 inches so the native seeding are unharmed. Selective weed whipping can also be used if conditions are unfit (i.e., too wet) for a tractor, or if only small isolated areas of vegetation required cutting. In addition, cutting the inflorescence prior to seed set of many biennial species including teasel and sweet clover is an effective

3. The Contractor shall conduct chemical and/or mechanical weed control activities in all of the naturalized seeded areas for a three-year period following planting/seeding. The Contractor shall conduct four annual weed control application periods (total of twelve (12) for the three-year period). The Contractor is responsible to achieve a 95% kill of reed canary grass, purple loosestrife, thistle and common reed and 80% kill of other problematic, nuisance species to successfully complete each of the application periods

a. Application Period One (early spring): problematic species such as, but not limited to, reed canary

b. <u>Application Period Two (late spring to mid-summer)</u>: problematic species such as, but not limited to, reed canary grass, while/yellow sweet cover, cattails, wild carrot, purple loosestrife and

c. Application Period Three (mid to late summer): problematic species such as, but not limited to,

d. Application Period Four (late summer to early fall): problematic species such as, but not limited to,

4. Natural regeneration of cattails in the stormwater management facilities will likely occur following construction. As required by these planting specifications pre-planting weed control will be conducted if any problematic species are present. As for cattails, hand pulling cattails can be conducted when the cattails are small enough to ensure that the entire root is removed. Off-site disposal of cattails will be required. Larger cattails will require herbicide applications. Aggressive cattail control will be required after planting throughout the three-year management period to ensure plant establishment After planting the hand-wick application method to control cattails shall be required.

5. If permitted, the Contractor shall conduct a prescribed burn in the prairie areas during the third growing season. The Contractor shall obtain all the required burn permits from the Illinois Environmental Protection Agency, City or Village, and local fire protect district and prepare all

7. The Contractor shall remove and dispose of all planting enclosures during the second year of the

1. Within three (3) months of seed installation, at least 90% of the seeded area, as measured by aerial coverage, shall be vegetated. A minimum 90% vegetative coverage shall be maintained throughout and at the end of the three-year maintenance period for these areas. This standard does not apply to

2. At the end of the second growing season, a minimum of 75% vegetative coverage in the wetland plug area(s) shall be achieved and maintained throughout the end of the three-year maintenance period (if

3. The stormwater management facilities shall not contain any rills greater than four inches (4") deep

4. At the end of the second and third growing seasons, no area greater than 1.0 square meters on slope

5. At the end of the second growing season, 30% seed mix presence for the prairie seed mix areas shall be achieved. At the end of the third growing season 50% seed mix presence for the prairie seed mixes shall

6. At the end of the third growing season, the top three dominate species based on aerial coverage shall NOT be non-native species, cattail or reed grass

7. Relative coverage (determined by ocular estimation) of cattail shall be less than 10% throughout, and at

8. Relative coverage (determined by ocular estimation) of common reed, reed canary grass, and loosestrife in aggregate shall be less than 5% throughout, and at the end of the three-year maintenance period.

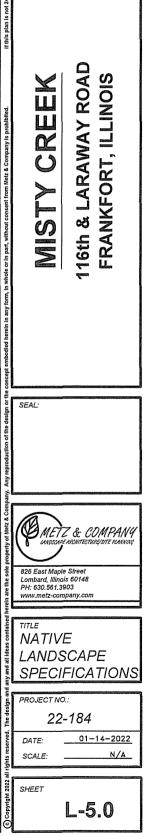
Following competition of the initial Three-year maintenance program the following

native prairie plantings and naturalized detention basins. Burning requires a

hay and debris shall not be removed, and will be performed in alternate years where burning is not practical or conditions are not conductive to burning.

loosestrife, cattail, thistle and common reed. All herbicide applications shall be performed by a certified and licensed applicator. Herbicides shall be non-toxi

REVISIONS	
_	
3 6-23-22 Staff Comments	8-4-22
2 New Site Plan	5-20-22
1 Updated Site Plan	2-7-22



PLANT MATERIAL

-	0515041	
	GENERAL	

1.1 SCOPE OF WORK

The work includes fursthing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen strukes, shruke roses, for any in strict conformance with the project specifications and applicable deverging which are subject to be irring and on the Contract.

1.2 GENERAL REQUIREMENTS

- i plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection rtificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site
- APPLICABLE STANDARDS
- arican National Standards for Tree Care Operations, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10035 arican Standard for Nurseny Stock, ANSI Z60.1, American Nurseny & Landscape Association, 1000 Vermont Avenue NM, Suite 300, Washington, D.C.
- 2000. Hortus Third, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York All standards shall include the latest additions and amendments as of the dated of advertisement

PART 2 - MATERIALS

- The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site Contractor shall furnish and install all plants as shown on the drawing and in the quartities as actually designated on the drawings. The quartities shown on the
- 2.2 NOMENCLATURE The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade
- 2.3 QUALITY AND SIZE
- CULLITY AND SIZE Plants shall have a block of glowth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, ther eggs or lavae, plant diseases, and inpluses. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or socied the measurements specified in the plant list. They that be measured before pruning with branches in formal possible. All necessary pluning shall be possible divide the time of planting "They shall be measured before pruning with branches in formal possible of the site for at least two (2) years and equal or socied the measurements specified in the plant list. They shall be measured before pruning with branches in formal possible of the site for at least two (2) years and equal or socied the measurements specified in the plant list. They are been specified with here before the Landscape Arthetes but the use of larger plant with make no cuting in nocessary. Flants list plant naise that specified may be used with the approval of the Landscape Arthetes but the used for any plant with ablat lob the Code of Standards (200 function plant, planting with the ARDECAPE ASSOCIATION, formerity incomes the ARDECAPA ASSOCIATION OF MRIDESTYNEER, NC. All plant mattant with harves dark by the controlleved the specifications with be are at least three transplanted and much harves dark by the controlleved the sceles barres. All shoulds much be a failed to be at least three transplanted and much harves dark by the controlleved the in percent list plants and be as list at three transplanted and much harves dark by the controlleved the sceles plants. All thres the least the specification with beam as the ARECAPS and the should be at least three transplanted and much harves dark be controlleved the sceles plants. All thres should be at least three transplanted and much harves dark be controlleved the in specifications with beam as the ARECAPS and the should bes
- 2.4 DELIVERIES
- The Contractor shall take all precautions that are demanded by good trade practice to insure annual of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered property to prevent drying, transit disease, or injury
- 2.5 TEMPORARY STORAGE Incider as it is possible, plant material shall be planted on the day of delivery. In the event two is not possible, the Contractor shall protect the unplanted stock from sum and dying winds at all times. All balad and burtapped plants shall be shaded from the sun, have their ball set of the ground and heated in with sawdust, peat, solid or their moliture-holding material and shall be leter most. Plants should not remain unplanted for longer than three (3) days if in last. On-rise storage shall be only an eterol (designated by the Owner.
- 2.6 SUBSTITUTIONS battutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Archited
- SELECTION All plants shall be obtained from nu obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the nght I Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Ilinois must be approved by the Landscape Architect
- TOPSOIL Topol If needs that be imported. All imported topsoil, used for any portion of the work, shall be firstle, instale, natural loam containing a liberal humue. It shall be relatively five from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debis or other extraneous matter. The Contractor shall be responsible for root polycing and/or debis removal as needs to meet this specification.
- The soil, to be acceptable topsoil, shall meet the following on ORGANIC MATTER; Not less than 1.5 percent no more than pH: No lower than 5.0 nor higher than 8.0. TEXTURE: No more than 25 percent day
- SOLUBLE SALT: No more than 1000 pp
- CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage tor shall provide a soit analysis report submittal containing test results and soit scientist recommendations based on a minimum of one (1) sample ach proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble tatts, organic content/mechanical analysis and
- 2.9 MULCH Mulch shall co
- NUSHROOM COMPOST
- m concosts shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercia growing of at least one (1) group of mushrooms. SHREDDED HARDWOOD BARK (general mulching)
- 2 10 FERTILIZER & NUTRIENTS
- Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following appr
- ace (14-3-3) slow-release brouettes or acceptable equivalent approved by Landscape Architer
- B Rose

- ss Woodsoe (14-3-3) slow-release briquettes Sugerthmike laguid or acceptabile equivalent approved by Landscape Architect rennals, Groundsowr, Cimmernial Grasses & Vines mocie (16-4-12) 6-9 month controlled release, en acceptable equivalent approved by the Landscape Architect
- Annual Fig D
- poste (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
- usus
 usus
 Holand Bub Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect
 Policibus & Evergreen Tres
 No fertigizer resument
- 2.11 TREE WRAPPING MATERIAL
- A <u>When</u> shall be Breathable synthetic fabors free wrap. White in color, delivered in 75 mm (3 m) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewit Company, Inc., Sikeston, MO, or approved equal. Submit manufacture laterature for
- B Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after
- 2.12 WATER
- Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.
- PART 3 EXECUTION
- Planting operations shall be conducted under favorable weather conditions during the saston stated in the Contract. Before excavations are made the sundaring fur (if (exciling)) shall be covered in a manner that wit satisfactionly pretext all fur areas that are to be trucked or haude doer and upon which so is to temporarily council. The Contraction shall be responsible for the restration of all stangaged exciting fur **X**. If restrations that be added
- 3.1 TIME SCHEDULE OF PLANTING OPERATION
- ndicaping shall be performed during the season or seasons which are normal for such work as determined by weither conditions and by acc uning may be performed under unseasonable conditions without additional compensation, but such work must have the prior approval of t childed ander Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no w related from the guarantee provision of these specifications.
- PLANTING SEASON ACCEPTABLE TIME PERIOD
- a. From time soil is workable to June 15 with the following exception 1 SPRING
- Pare root materials (if any) shall cease on May 31
- 2 FALL a Sept. 1 to Nov. 15 with following exception
- Evergreen Shrub planting to cease Oct. 31 Evergreen Tree planting to cease Oct. 15 Perennial & Ornamental Grass planting to ce ling to cease Oct. 15

- 3.2 WATERING
 - All plants shall excite a biorough velocing mendiately after installation. During times of extreme here, all evergreen and deciduous trees shall ecceive a minimum of 10 pations of retart part tree per watering to two (2) additional waterings shall be performed as needed. The use of dirp in the state of the state o
- 3.3 MAINTENANCE aintenance shall be performed by the Contractor as follows
- TEMPORARY MAINTENANCE
- ILBUM-KAYYY TMANTEMANCE The Constant of Wall by responsible for the total maintenance of all plant material until such a date as all landscape operations have received Prelimitary Acceptance. Temporary maintenance shall begin tempolately after each plant is matafield and shall include up to the (2) hours plant an exessing controlling vesting, purposed, plant plant by the control of the plant by polarity plants by polarity plants retionation of damaged planting saucers, and any other plotechue consistence with good holicultural protoe necessary to insure complexity (upprova-and neaking control of all work upper the Contract. Upper the Perliminary Acceptance of all planted lates, the responsibility for plant maintenance of and healthy growth of all work upper the Contract. Upper the Perliminary Acceptance of all planted lates, the responsibility for plant maintenance of the contract of the Contract. Upper the Perliminary Acceptance of all planted lates, the responsibility for plant maintenance of the contract of the Contract. Upper the Perliminary Acceptance of all planted lates, the responsibility for plant maintenance of the contract of the contract. Upper the Perliminary Acceptance of all planted lates, the responsibility for plant maintenance of the contract of the contract.
- CONTINUED MAINTENANCE Long in our language in the guarance period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plantb and the lightening of long gave (if ubliced). All other maniferances is the responsibility of the Owner. However, it is the Contractors responsibility costosicially inspect the quality of the Duner's maniferance
- 3.4 ACCEPTANCE
- PRELIMINARY PLANTING ACCEPTANCE
- Pretomany planting acceptance shall be given for completed planting operations for the purpose of the Centractor becoming eligible for payment for this position of the Centract work. In note: the dotain Plantimum Acceptance, the Contractor half and/the Dormal and/or Dorne's Regressariable by phone or winking all the conduction of all planting operations on the large training acceptability by work of a field inspection, can be prefixed. In societ for an to be accepted on a prefixing basis, it hall contents the following All plant methed half be in endermone with the Dormaly with tespect to quality, size, species and location, except those items accepted or revises.
- h the field by the Landscape Architect
- All plant material shall be in a healthy condition, as defined under the guarantze requirements stated below in Section 3.14 2
- 8 FINAL PLANTING ACCEPTANCE FINAL FLANTING ACCEPTANCE Final parting accessions shall be granted after the completion of all replacement operations required fulfiling the guarantee stated below On or about the expiration of the one-year (I year) guarantee, a follow-up negacition will be made by the Owners and/or Owner's Representation determine replacements required to be made by the Contraction is accontance with the provisions of these specifications. The inspector will be indemone replacements required to be made by the Contraction's accontance with the provisions of these specifications. The inspector will be indemone replacements required to be and by the Contraction's accontance with the provisions of these specifications. The inspector will be indemone replacement of the inspector of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection the acceptability of the inspector of the
- 3.5 GUARANTEE The Contractors shall guarantee for a period of one [1] year the replacement of any perimanent plant which has dead, or is in a dying - condition, or which has failed to flourish in such a manner that its undulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-free portcent (25%) or more dead shall be replaced. These guarantees shall be in accordance with the following
- ONE YEAR PERIOD The one (1) year period shall beg REPLACEMENTS & DAMAGES on the date of Preliminary Acceptance of all plant material
- the decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor that also be responsible for repaining damage to persons and property also caused by defective workmanship and materials.
- EXCLUSIONS The Contractor shall not be lable for the replacement of plants which were damaged by animals, by decing compounds, fenlitzers, pesticides or other materials not specified by the Contract documents or not applied by tim under this supervision, by relocating or removal by others, by Acts of God, by vandalism or by tenorem QUARANTEE FERENCI INSPECTION
- Some transition encoder to the found of the second of the

TURF GRASS

- PART 1 GENERAL
- 1.1 SCOPE OF WORK
- The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with s sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract
- 1.2 EQUIPMENT
- The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in ac Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.
- PART 2 PRODUCTS
- 2.1 TORSON
- Toppoli for planting operations shall be obtained from an on-site stockpite gr shall be imported from an off-site source. All imported toppoli, used for amount of humus. It shall be relatively free from weeds, large roots, pr the installing Contractor shall be responsible for rock picking and/or
- The soil, to be acceptable topsoil, shall meet the following crit
- ORGANIC MATTER: Not less than 1.5 percent no more
- pH: No lower than 5.0 nor higher th TEXTURE: No more than 25 percer
- Chemical Activity: The lopsoil (on-site & imported) shall be free . or chemical residue which could result in a growth damage
- The Contractor shall provide a soli analysis report submittal containing test results an. sample taken from each proposed imported topsoi stock pile. The testing shall cover ma recommendations based of ind pH, soluble saits, or analysis and Bio assay
- 2.2 COMMERCIAL FERTILIZER AND DELIVER
- SERTH IZER STRENGTH

2.3 GRASS SEED (# specified)

- fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following PRIOR TO SEEDING AND/OR SODDING 6-24-24 Nitrogen. 6% Phosphorous. 24% Potash. 24% 2 AFTER SEEDING AND/OR SODDING 18-5-9
- Nitrogen.. Phosphorous.. Rotash

PROPORTION BY WEIGHT TYPE OF GRASS

(Apply at 5 lbs./1,000 S.F. for med

CONVENTIONAL TURF GRASS MIX (If specified) 60% KENTUCKY BLUEGRASS (blend of 3 cutivars) 30%, PERENNAL RYEGRASS (blend of 2 cutivars) 10% CREEPING RED FESCUE (Apply at 7 fbs./10.08 7 fb. mrcebancal seeding)

2 SALT TOLERANT MIX (# specified) 40%. FULTS ALKALI GRASS (PUCCINELLIA DISTANS)

. CREEPING RED FESCU KENTUCKY BLUEGRASS

a)One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organix o) Avaitable phosphoric acid shall be derived from super-phosphate having a minimum guaranteed analysis of 20% of avaitable phosphat. c) The potash shall be in the form of suiphate of potash

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other

urrics a stable specime. Gass celd table enclamed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Carlifolis Laws. The grass seed incluse shall be composed of the following grass seeds mored in proportions by weight and shall meet or exceed the minimum precentages of pulting adjamentation as indicated.

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%

TEMPORARY WATERING

All seeds shall be delivered in subble bags in accordance with standard convertial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a starment signed by the vendor showdag: a) the kind of seed contained, b) the percentage of purity and gernination, c) the percentage of hard seed, if any, d) a statement continueming to the laws of the STATE OF ILLINOIS hereinbefore mendioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

SOD (if specified) SoD hill comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live nursery grown sod, not less than one and one half (if 172) inches thick having well-matted roots. The root zone shall be of good, fartie, and mineral solities from stones and define. Reat sod will not be acceptable. The turb fail cloardin no beat or quack grass nor any other nour weed growth. It shall be of good the having a compact growth of grass. The sod sections shall be standard in size (24 inches will feel in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically a firm grasp on the uppert ion (1076) percent of the section.

Jefore being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is cut. Sod which is not placed within 49 hours of cutting shall not be used without the approval of the Owner and/or Landscape

The Owner and/or Landscape Architect, reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his

and other and our consistence of the start o

In the event that the on-site water upply is c. that there is no on-site sources of water, the Compensation for this additional larger with the denset of the contract is in effect, or the Contractor by when the Owner is unable for domage n materials & sol or . * solicitest quantities, the Contractor shall not be it responsible of domage n materials & sol or .

'n lawn areas shall be de. ed as follows

15 to Sept. 30

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation

Inschor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance are and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and epification, as well as any other horicultural particles necessary to estimation acceptation and explication. See well as any other horicultural particles necessary to estimation acceptance in the stand of grass.

The Contractor shall water all newly seeded areas once immediately upon completion. Additional watering shall be parformed as needed in the asternor of adequate rainful. All water should be applied as a pray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until full is estiblished and accepted. If the Owner supplies an insportal impairs nyitem, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an impair on yeture, then additional watering shall be performed a accordance with the Systemental Bids writer atematic watering prices shall be quoted. If this work rem is not included as part of the original Contract, it must be autoincited Compensation that be an accordance with the Systemental Bid Prices. If the Owner fails to supply water or authorize supplemental Bid Contractor's warranty for providing an established shall of turf will be voided.

The Contractor shall water all newly installed sed immediately. The Contractor shall remain responsible for watering through three [3] applications. If the Owner supplies an in-ground impation system included in the sospe of these improvements, the Contractor shall be responsible for monitoring the defervences of the system and shall report any proteinar with the system. In the Annum Contractor, Relative

as encourses or un system and share topic any popular wan be system to be owne minimolating, isolware up in writing in the Owner best out provide an information system, then additional watering shares has be performed in a secondance with the Supplemental Biol Wester a Remarks exactodance interes shares be qualed. If this work item is not included as part of the original Contract, it must be authorized. Compensation share be no accordance with the Supplemental Biol Prices. If the Owner fails to supply watter or authorize supplemental watering the Contracted watering the contracted with the Supplemental Biol Prices. If the Owner fails to supply water or authorize supplemental watering the Contracted watering the contracted watering and the required trace (3) waterings shall be the responsibility of the Owner, or in accordance with

The Contractor shall mow all seeded areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-21". At no time should more than 1/3 of the teat blade be removed by any mowing.

The Contractor shall mow all sodded areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3") At no time should more than 1/3 of the leaf blade be removed by any mowing

Seeded areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds r 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each

strator shall not be held lable for damage incurred to the seed areas caused by decing compounds, toxic substances, festilizers, pesticides and Iterals not specified or not applied by him or under his supervision, nor those damages caused by vandaism or acts of nature

2 Sodded area after completion of the required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (550 lbd/ac.) to all luff areas using a mechanical spreader and by making two passes at right angles to each other

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas second with the areas second with the areas second with the areas second with the second mowing with the areas second with the areas are the second with the second mowing with the areas second with the second with the second with the areas second with the second w

ceptance of seeded areas will be determined by the Owner and/or Landscape Architect ceptance shall be granted upon conformance with the following Grass shall display a reasonably uniform distribution of grass plants Grass shall display vigorous growth and be green and neabity in appearance

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of ac

ne periods shall request approval of the Owner and/or Landscape Architect. All sowing of seed shall be complete is have been installe y.

of from the time the soil becomes workable and unfrozen sod becomes available to June 15.

FALL

, 'Fuits' Aikalle Grass (Puccinellia Distans), Perennial Ryegrass and other An on a mineral base.

store and in the meter. All fees incurred by the

So the Contra-appecifications, in plant materials and seeded and socided areas in accordat supplied by the Owmer by vay of a perman schedule by the Owmer by vay of a perman schedule by the Owmer by vay of a perman teglanatid fillow course for mobile bask. When water by familiar with all local ordinances concerning the u store and in the meter. All fees incurred by the

BLUEGRASS SOD shall be a b" ind of at 1 1) cultive "Kentucky bluegrass grown on a mineral base

ifficient for the Contra

PACKING AND MARKETING

STRAW BLANKET (if specified) a. 5-75 Straw Blanket (North American Green) b. AEC Premier Straw Blanket (American Excelsior Company) c. or equivalent

STRAW/COCONUT BLANKET (if specified) a. SC-150 Straw/Coconut Blanket (North American Green) b. AEC Premier Straw/Coconut Blanket (American Excelsior Company)

DROMULCH (if specified) ^{1/C}aver Hudraulic Wood Mulch by Profile distributed by ERO-TEX (866)437-6839

SALT SOD (if specified')lend of h types as 7 / the Landscape

PRING

April 1 * to Ma ee of frost and in

sons for lay! Jall be as follows

2.4 EROSION CONTROL BLANKET

c. or equivalent

SOD (if specified)

1.

2.7 WATER

PART 3-JN

3.2

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plan

The Owner shall provide a with the requirements of the underground irrigation system, provided by way of fire hydrants, is

f this water source. If a meter in ontractor in obtaining the met

The accepted seas

ING SEASONS

SPRING SC

authorized supplemental watering

Seeding during

SOD - The ac

WATERING

1 The Cord

C FERTILIZATION

HERBICIDE

3.4 ACCEPTANCE

3.5 GUARANTEE

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Kentucky Bluegrass Sod

be required.

gans between bales.

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch Additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of a one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may

2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule-of-thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering personnel shall routinely probe the sodded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out as during the initial 2-3 weeks subsequent to laying, dryness will cause shrinkage leaving unwanted open

3. Depending on conditions, sod may take 1-3 weeks to root into the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied once a week is generally acceptable except during hot periods.

B. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performe to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may b required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

C. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous davs each.

REVISIONS	

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3 6-23-22 Staff Comments	8-4-22
2 New Site Plan	5-20-22
<u>1</u> Updated Site Plan	2-7-22

Ω VAY ROAL ILLINOIS Ш RAWAY R RT, \mathbf{O} ō LA 6th & LA RANKFO Ś 6th L -SEAL





TITLE

LANDSCAPE **SPECIFICATIONS**

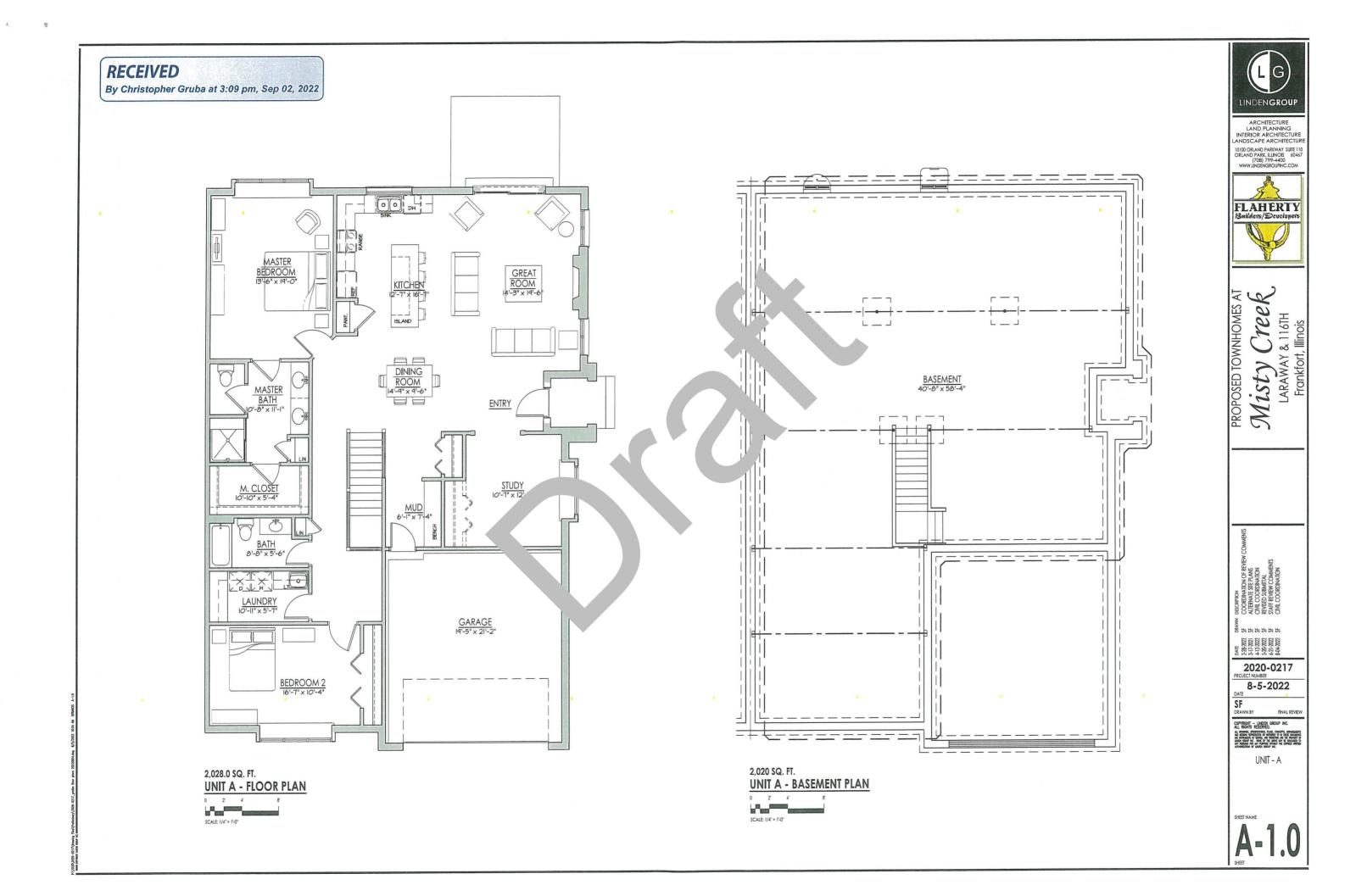
PROJECT NO. 22-184

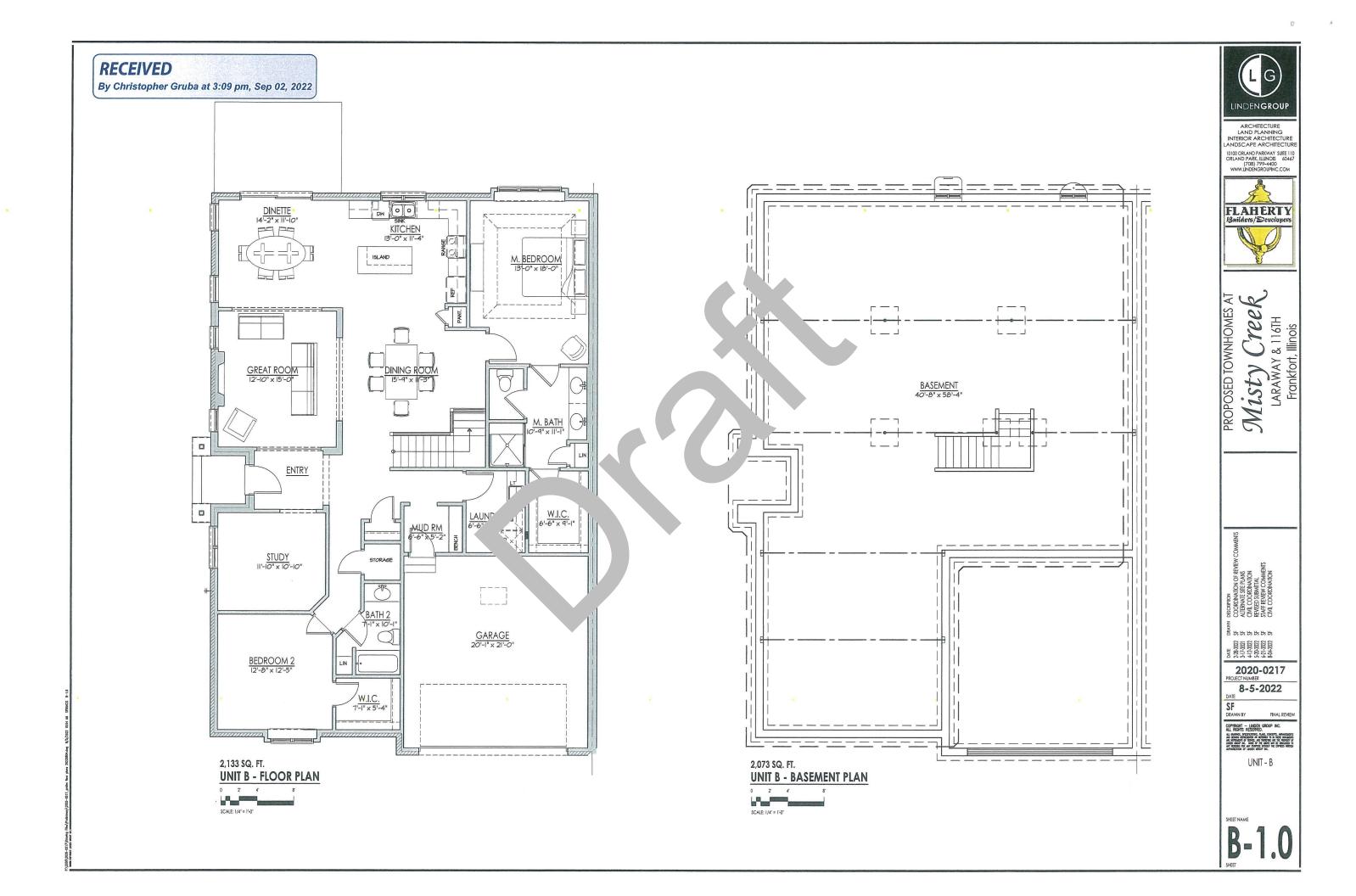
01-14-2022 DATE: SCALE:

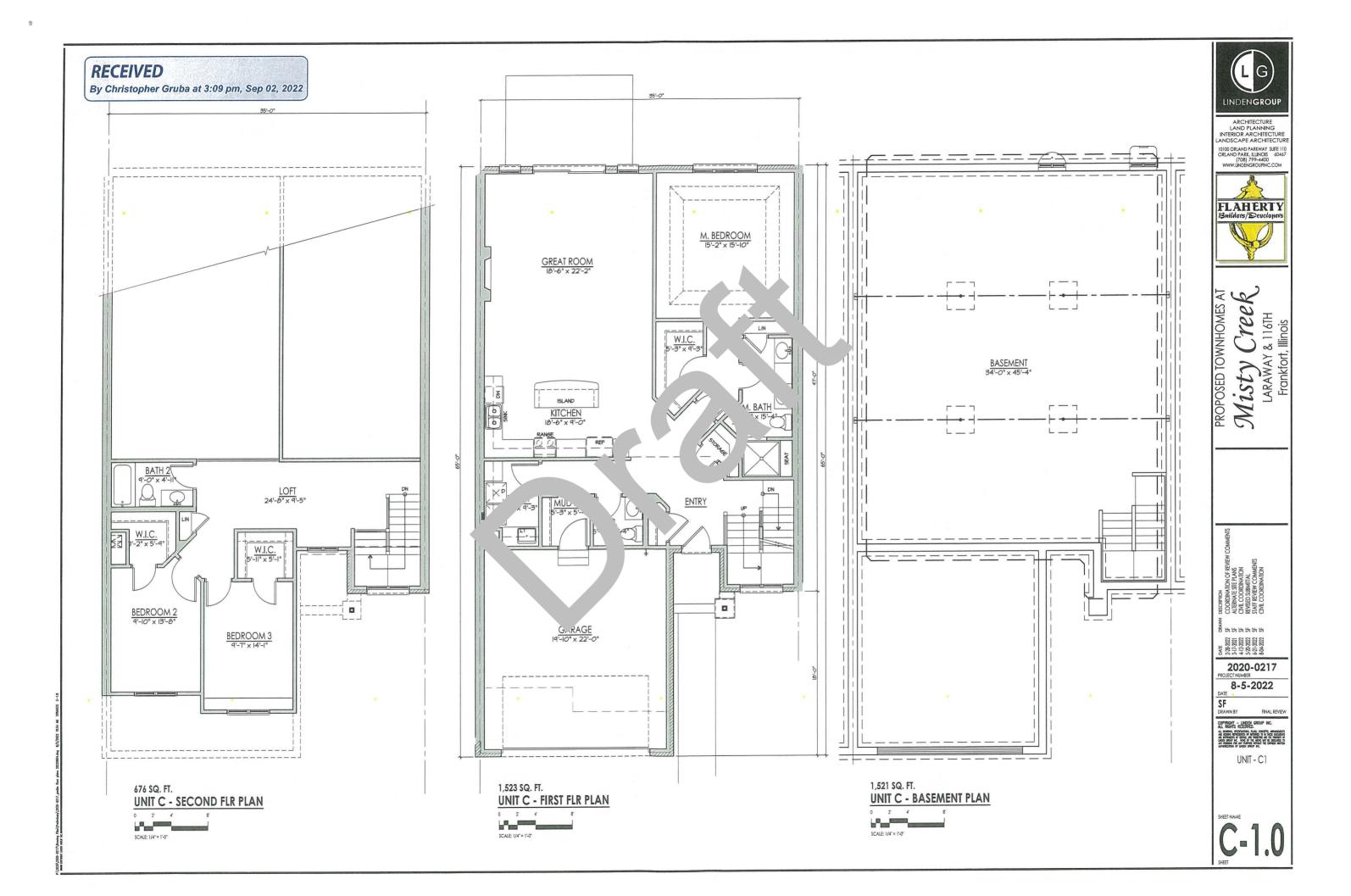
SHEET

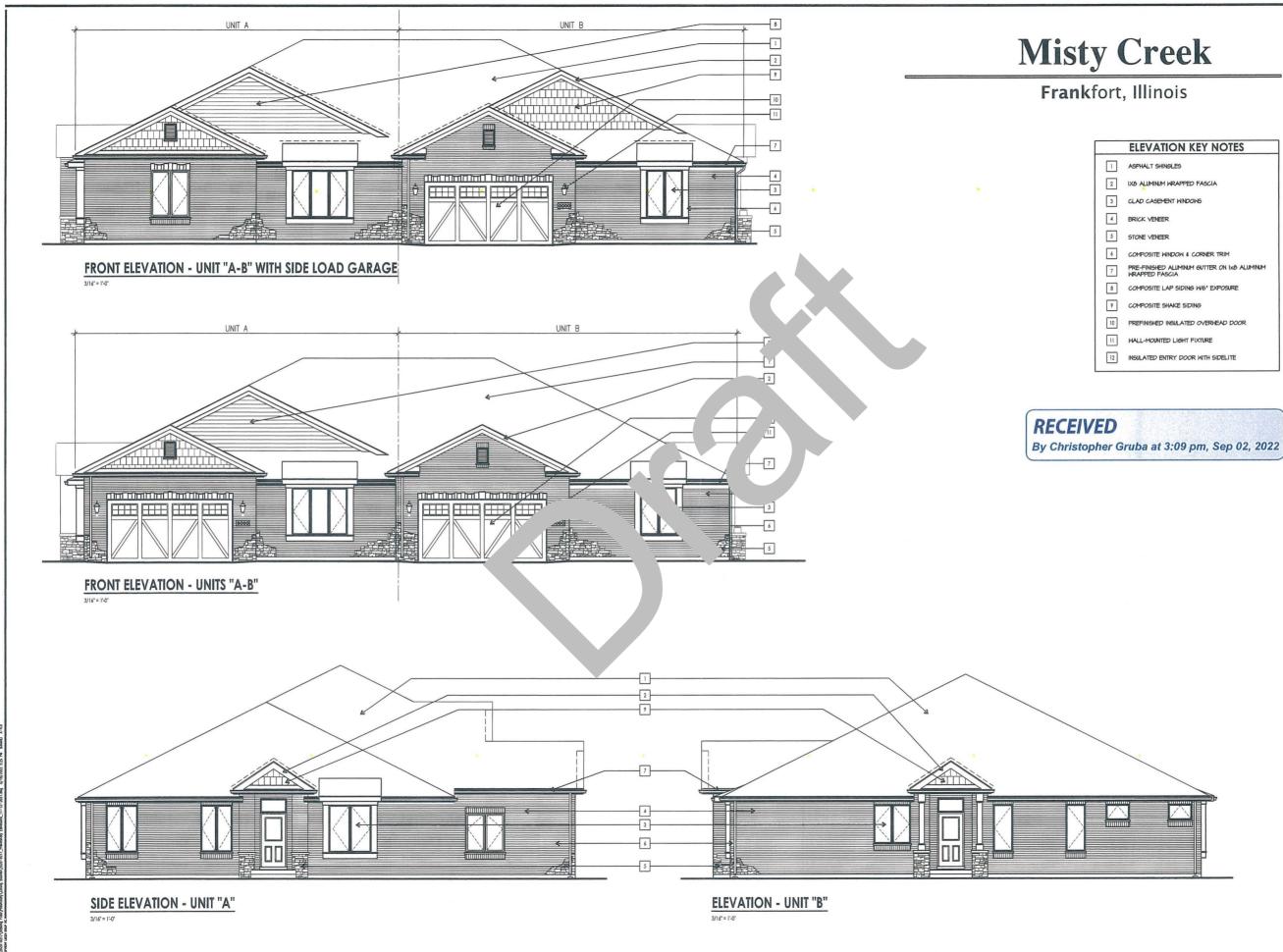
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1"=10'









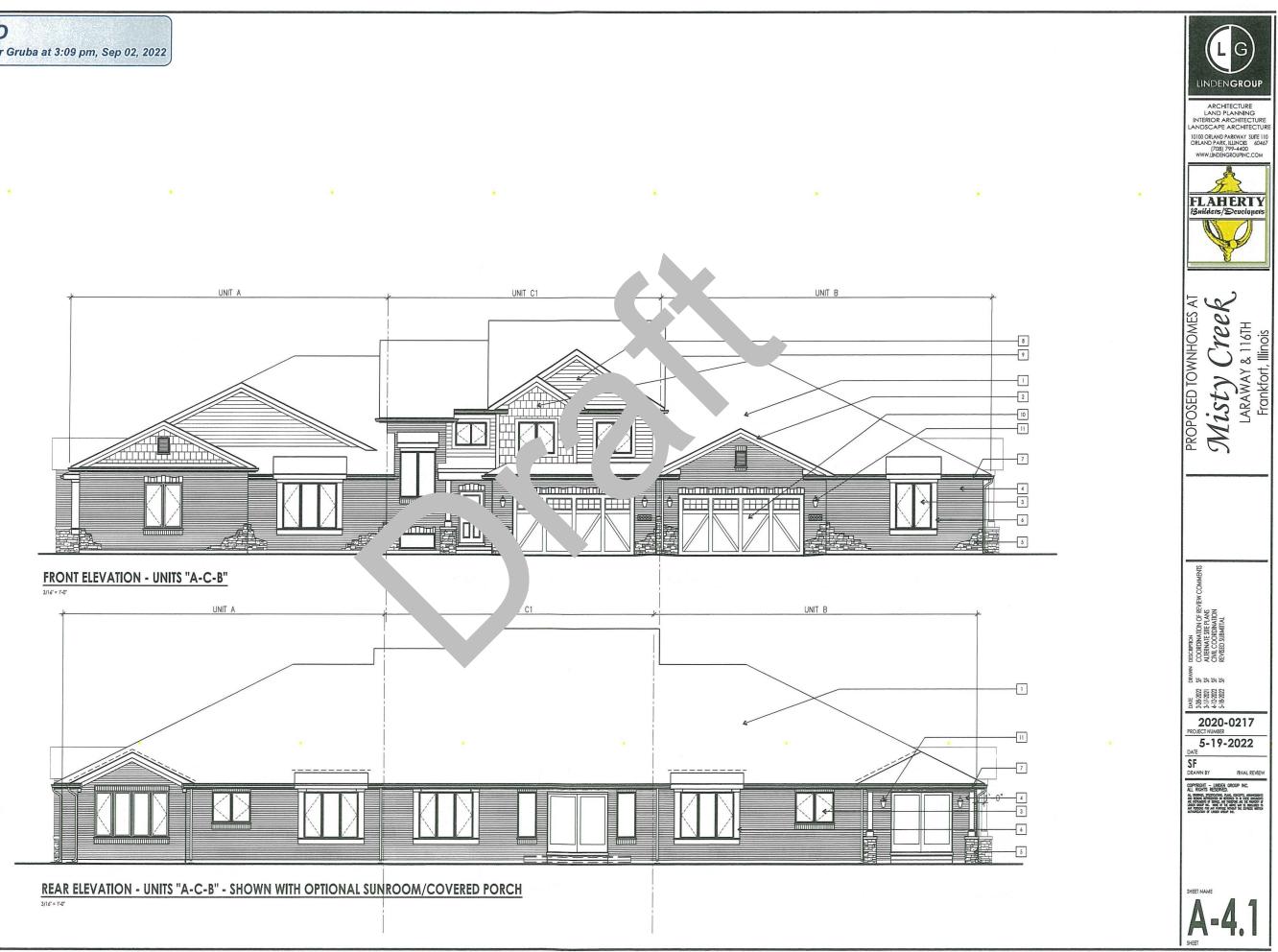
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OMPOSITE LAP SIDING W6" EXPOSURE
OMPOSITE SHAKE SIDING
REFINISHED INSULATED OVERHEAD DOOR
ALL-MOUNTED LIGHT FIXTURE
SVILATED ENTRY DOOR WITH SIDELITE

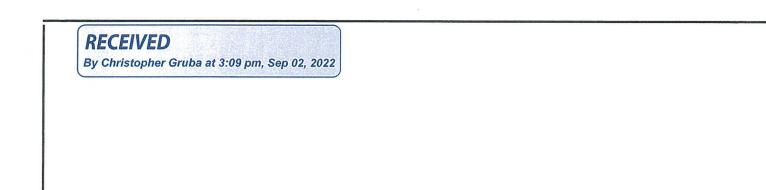
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By Christopher Gruba at 3:09 pm, Sep 02, 2022

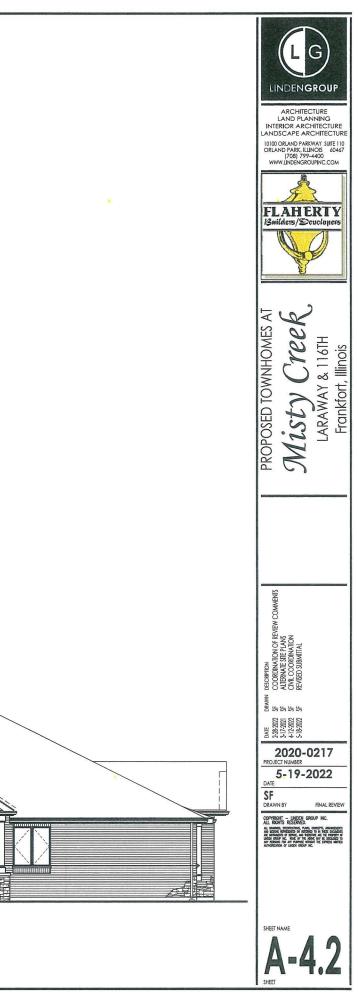






SIDE ELEVATION UNIT A - OPTIONAL SUNROOM 3/16" = 1'-0"

SIDE ELEVATION UNIT B - OPTIONAL COVERED PORCH



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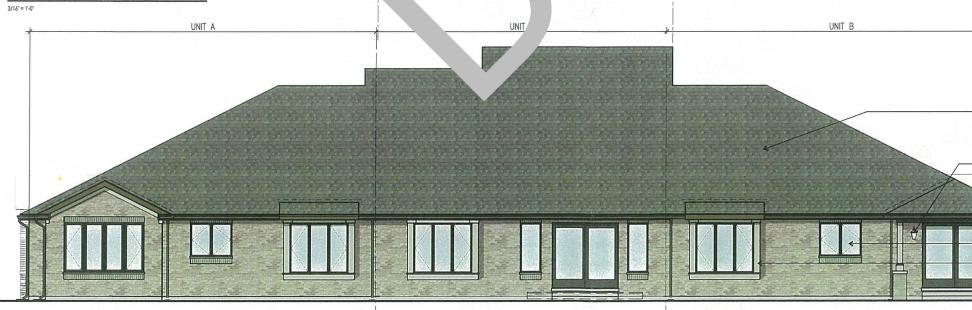


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By Christopher Gruba at 3:09 pm, Sep 02, 2022



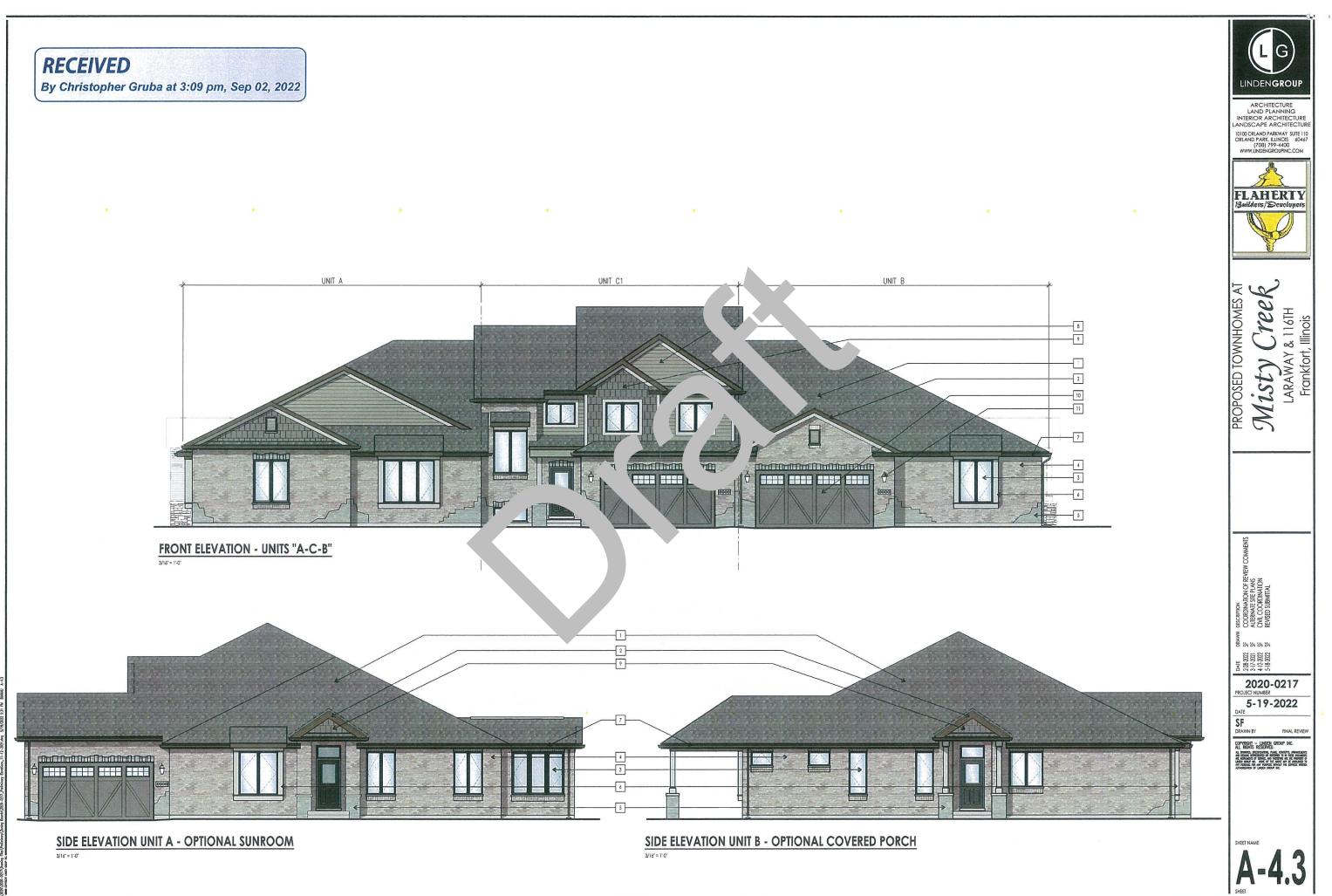
FRONT ELEVATION - UNITS "A-C-B"



REAR ELEVATION - UNITS "A-C-B" - SHOWN WITH OPTIONAL SUNROOM/COVERED PORCH





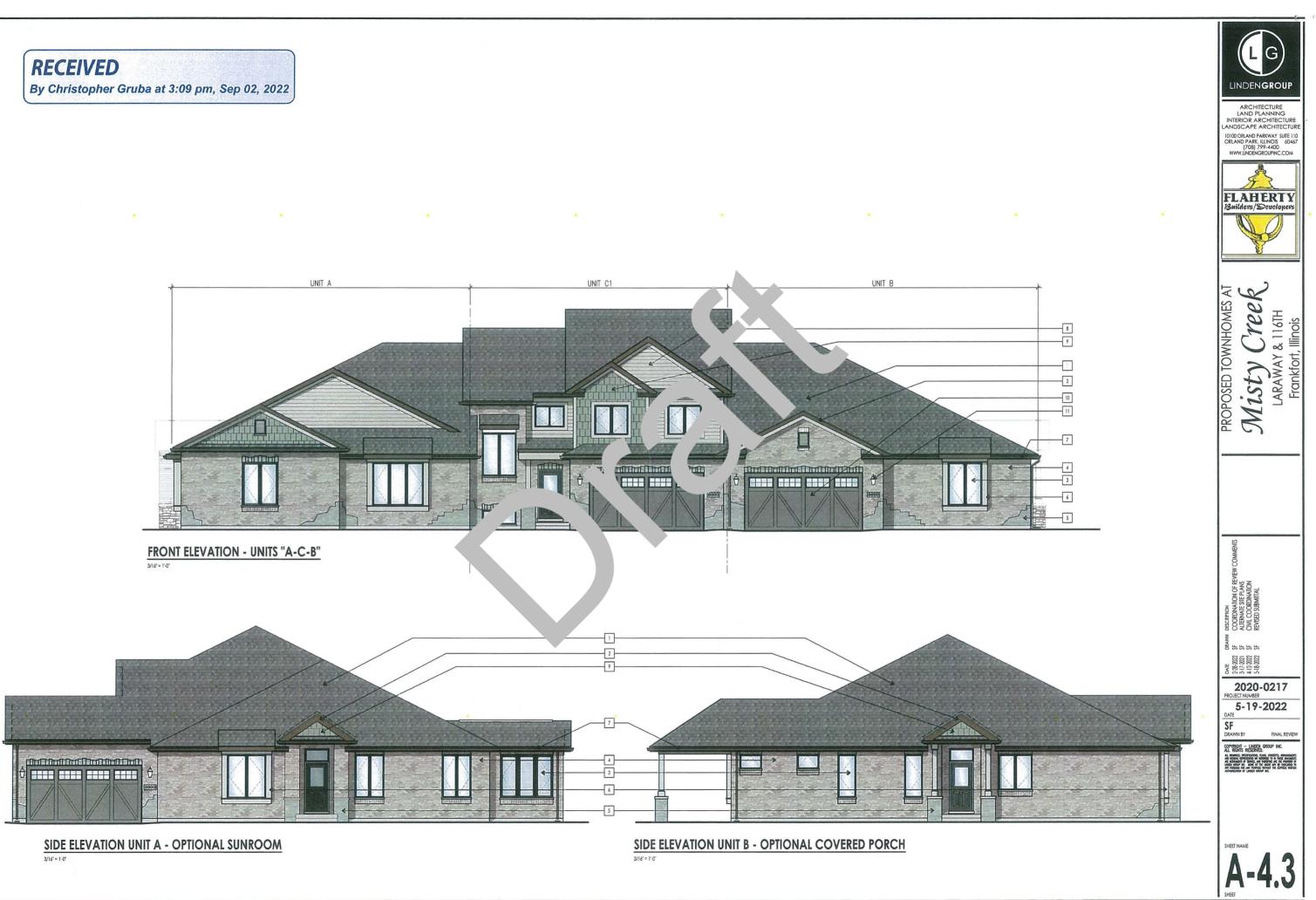


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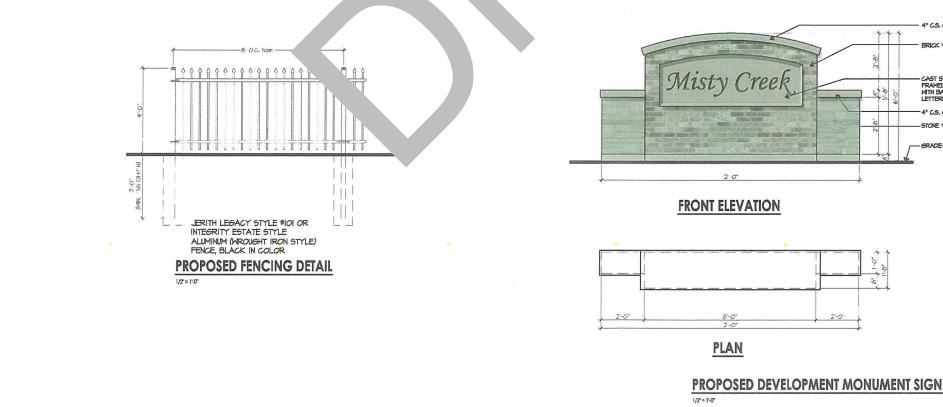






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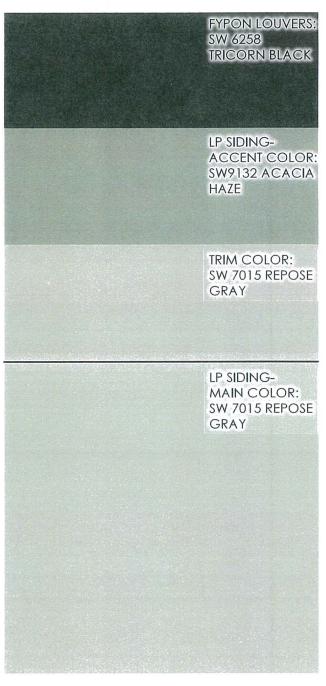
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		PROPOSED TOWNHOMES AT Misty Creek LARAWAY & 116TH Fronkfort, Illinois
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Misty Creek







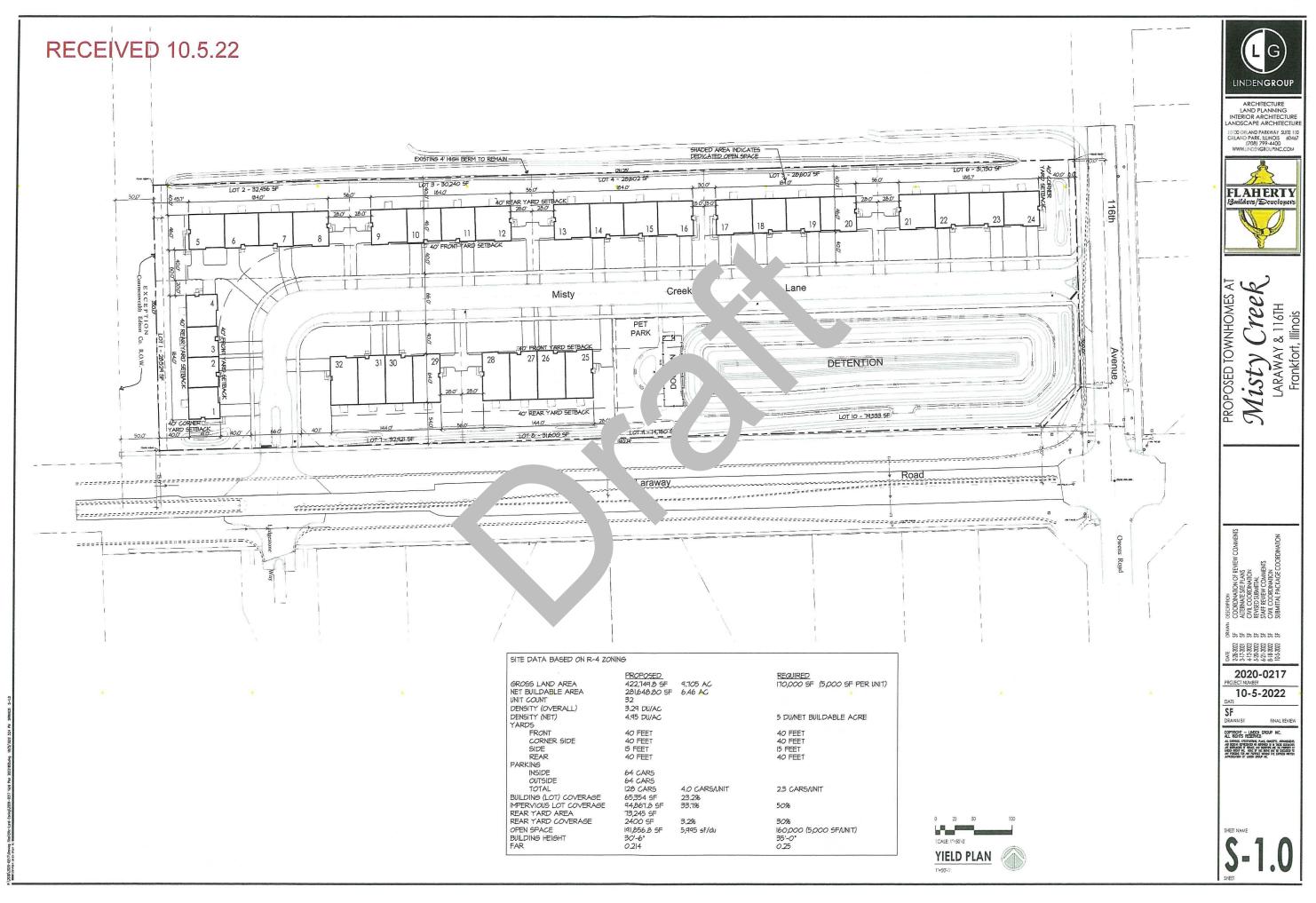
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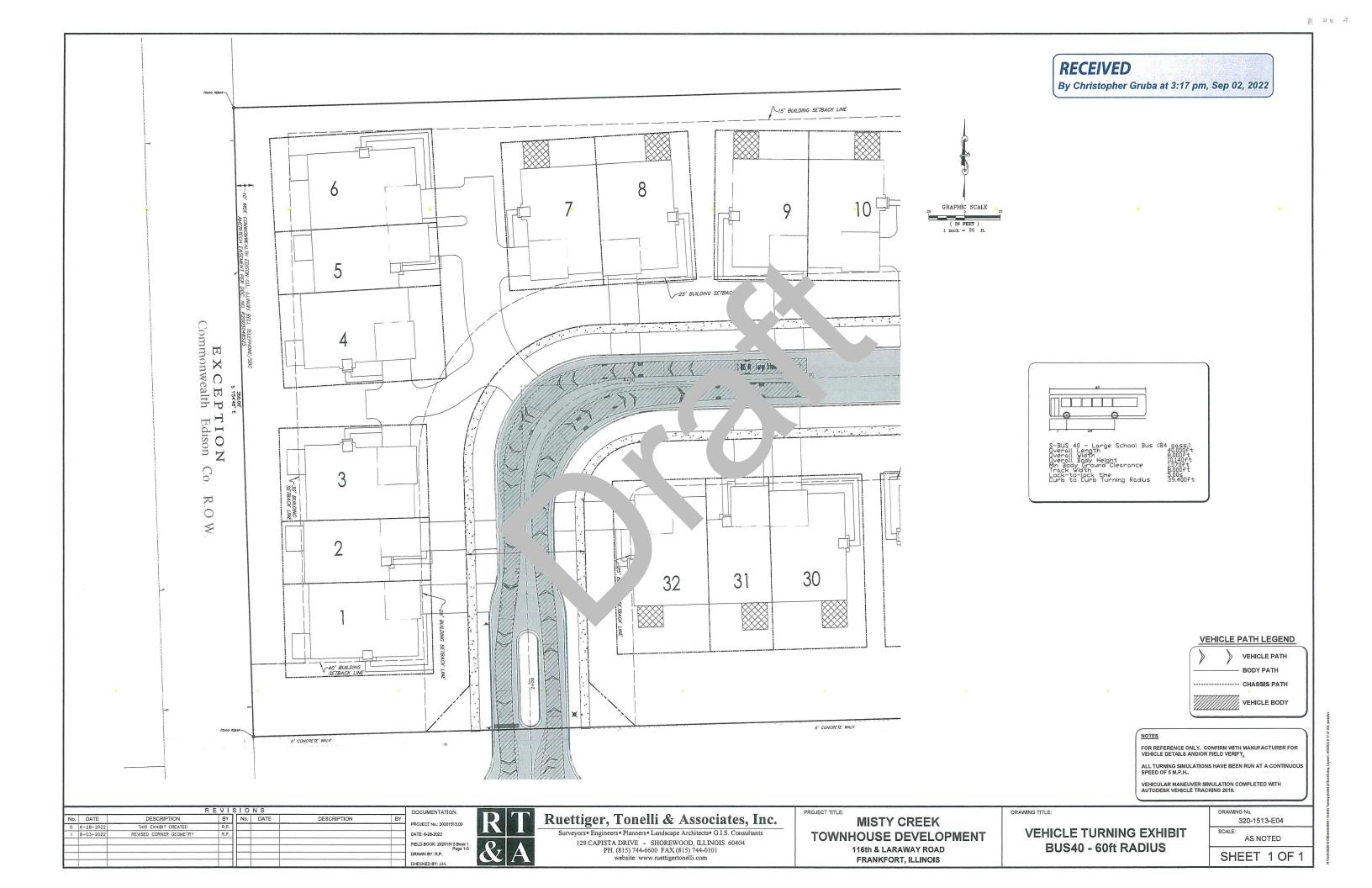
TRIM OPTION 2

MATERIAL BOARD

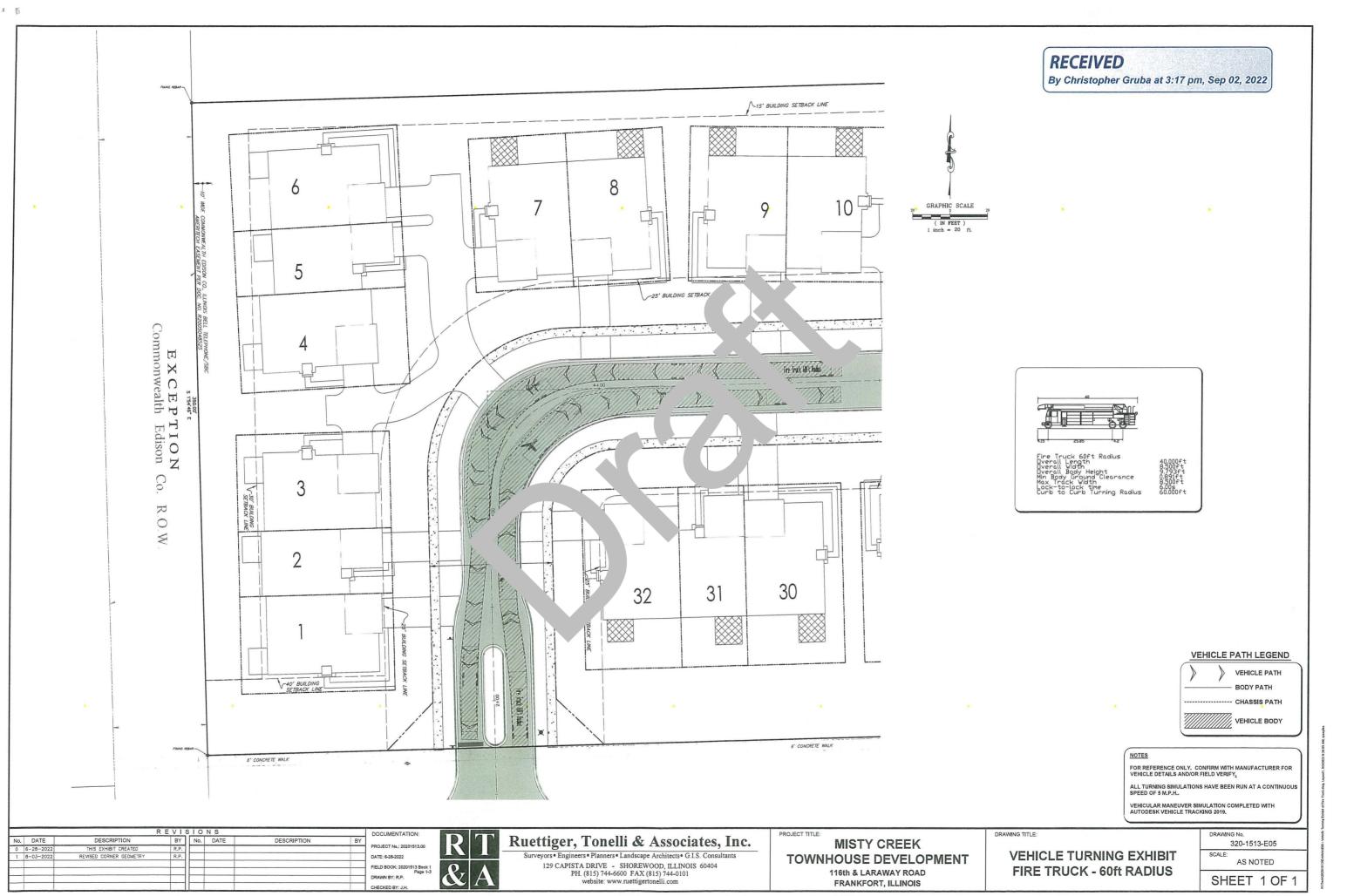
REVISION DATE: 05-18-2022 PROJECT NO.: 2020-0217











MAYOR' S REPORT November 21, 2022

1. Shop "Small Business Saturday" November 26

The Village of Frankfort celebrates our local small businesses and their contributions to our local economy and community. Residents are encouraged to support the Saturday after Thanksgiving as a day to shop small and shop local in Frankfort.

The Trustees and I support "Small Business Saturday" and encourage our residents to do their holiday gift buying in Frankfort. At this time, I entertain a motion from the floor to proclaim Saturday, November 26, as "Small Business Saturday" in the Village of Frankfort.

Motion: Proclaim Saturday, November 26, 2022, as "Small Business Saturday" in the Village of Frankfort.

2. Village Tree Lighting Ceremony Slated for Dec ber

The annual tree lighting ceremony is scheduled for Tarsday, December 1, at 6:30 PM on Breidert Green in downtown Frankfort. Musical selections will be ormed by the Hickory Creek Middle School Choir and the Black Willow Brass intet. Santa, Mrs. Claus, and the Grinch will make an appearance. Visit <u>www.f_mkk__il.org</u> it_details.

3. Ring in the Holidays with Midnight Moduless

Save the date! Friday, December 9, the Chambe of Co merce will host its annual "Midnight Madness" event in downtown Frank. from 6. 4 to Midnight. Businesses will remain open for shoppers to tak and e of the r hospitality and holiday gift-giving specials.

4. Reindeer on the C en Event Sche led for December 10

The annual "Reindee, the Green" cont will be held on Saturday, December 10, from Noon to 2:00 P.M., on Breider Freen. Expression and up-close encounter with two Alaskan reindeers while listening to holiday horizon for armances by the Frankfort Girl Scouts Service Unit #718 and the Black Willow Brass and exact included in this year's events are a trackless train, arts and craft tables, and complimentary hot cocoa and cookies. Details are available on the Village website.

5. Phillips Chevrolet Earns J.D. Power Dealer of Excellence Award

Phillips Chevrolet was presented with the J.D. Power Dealer of Excellence Award for the fourth year in a row. This award recognizes select dealerships throughout the United States for exceptional customer service. Phillips Chevrolet is the first and only Chevrolet dealership in Illinois to achieve Platinum Status with J.D. Power, which is awarded to dealerships that have been named a Dealer of Excellence for four consecutive years. Congratulations to Phillips Chevrolet for earning this prestigious award and we wish them much continued success.

PROCLAMATION

WHEREAS, the Village of Frankfort, Illinois, celebrates our local small businesses and the contributions they make to our local economy and community; and

WHEREAS, according to the United States Small Business Administration, there are 32.5 million small businesses in the United States, and they represent 99.7% of firms with paid employees and are responsible for 62% of the net new jobs created since 1995; and

WHEREAS, small businesses employ 46.8% of the employees in the private sector in the United States; and

WHEREAS, 79% of consumers underst d the prance of supporting the small businesses in their community on Small Businesses and y; and

WHEREAS, the Village of Frankfort. Illinois, ports our local businesses that create jobs, boost our local economy, a provide our formunities; and

WHEREAS, the small retail but less swne ... lep to make Frankfort the great community that it is.

NOW, THER "E II" "OCLAIMED, that the Village President and Board of Trustees the Villag of Fra. fort, Will and Cook Counties, Illinois, do hereby designate aturday, Novel er 26, 2022, as "Small Business Saturday" and encourage the rest of our control nunity, and communities across the country, to support small busines of and mercounts on Small Business Saturday and throughout the year.

IN RECOGNITION THEREOF, I, Keith Ogle, Village President, have placed my hand and caused the great Seal of the Village of Frankfort to be affixed this 21st day of November, 2022.

KEITH OGLE VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT VILLAGE CLERK