VILLAGE OF
FRANKFORT
EST • 1855

PLAN COMMISSION / ZONING BOARD OF APPEALS
AGENDA

Thursday, January 12, 2023 | **Frankfort Village Hall**
6:30 P.M. | **432 W. Nebraska Street (Board Room)**

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes of December 8, 2022**

4. **Public Hearing: 21206 S. La Grange Road – Taqueria Mammy Chayo (Ref #104)**
   Request: Special Use Permit for accessory liquor sales in conjunction with an existing restaurant located in the B-2 Community Business District, located at 21206 S. La Grange Road, Frankfort, Illinois (PIN: 19-09-21-407-007-0000).

5. **1.5 Mile Review: Will County Zoning Case #ZC-22-045 (Uriel Cantero)**
   Requests: (1) Map Amendment (rezoning) from A-1 Agricultural District to I-1 Limited Industrial District. (2) Special-Use Permit for a truck terminal. (PIN: 18-13-08-100-014-0000)

6. **Public Comments**

7. **Village Board & Committee Updates**

8. **Other Business**

9. **Attendance Confirmation (January 26, 2023)**

10. **Adjournment**

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

MINUTES

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

December 8, 2022–VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

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

Commissioners Present: Chair Maura Rigoni, Brian James, Nichole Schaeffer, Dan Knieriem, Will Markunas, Jessica Jakubowski

Commissioners Absent: David Hogan

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

Elected Officials Present: None

A. Approval of the Minutes from November 10th, 2022

Motion (#1): To approve the minutes from November 10th, 2022.

Motion by: Knieriem Seconded by: Schaeffer

Approved: (5-0, Commissioner Jakubowski Abstained)

B. Public Hearing: 22793 Citation Road, Unit B – Big Bear Barbell Club

Drew Duffin presented the staff report.

Applicant Joe Bell approached the podium. Chari Rigoni asked the commissioners if they had any initial questions; they did not. Chair Rigoni asked if anyone in the public wished to speak; there were none.

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

Motion by: Schaeffer Seconded by: Markunas

Approved: (6-0)

Commissioner James asked if there would be any outdoor activities, such as flipping tractor tires. Mr. Bell responded that there would not be any outdoor activities.

Commissioner Markunas noted that the business model was unique and asked how it was devised. Mr. Bell noted that he had been a fireman for 18 years and that the profession now requires more paramedic work and less firefighting. As such, the physical demands of the job have changed somewhat. Commissioner Markunas asked if patrons would be by appointment only. Mr. Bell replied that they would be by appointment only through an app. The app would allow local fire departments to attend remote training sessions from their fire station gym or in-person at the gym on the subject property. He noted that the groups are usually small, about 4-5 people at a time. Commissioner Markunas asked if there would always be an employee on-site. Mr. Bell replied that there would be an employee on-site most of the time but not all of the time. An employee would usually be present between 5 am – 10 am.

Mr. Bell noted that he would be able to control the number of people that access the building through the phone app, granting the access code to a certain number of people at one time. Chair Rigoni asked if the maximum number of persons on site would be limited to 10 people. Mr. Bell responded yes and that this figure includes employees.

Chair Rigoni read an amended motion for the proposed Special Use Permit.

Motion (#3): Recommend the Village Board approve a Special Use Permit for Indoor Recreation for a strength and conditioning fitness facility located at 22793 Citation Road, Unit B, in accordance with the submitted plans, public testimony and Findings of Fact, with the condition that no more than ten people shall be on the premises at one time.

Motion by: Markunas Seconded by: James

Approved: (6-0)

Motion (#4): Recommend the Village Board approve a Special Use Permit for Extended Hours of Operation allowing the strength and conditioning fitness facility to open for business at 4 am for a business located at 22793 Citation Road, Unit B, in accordance with the submitted plans, public testimony and Findings of Fact.

Motion by: Jakubowski Seconded by: Markunas

Approved: (6-0)

C. Public Hearing: 20815 S. La Grange Road – Tiny Tots Play Café

Drew Duffin presented the staff report.

Business partners of the applicant Caitlin Caprio and Anthony Caprio approached the podium. They noted that they changed their proposed location from 9500 W. Lincoln Highway to 20815 S. La Grange because it would be easier for motorists to enter and exit the site and because more parking would be available at the new location.

Chair Rigoni asked the applicants if there were any changes to the proposal since the previous public hearing on October 27th. The representatives stated that there were no changes.

Commissioner Markunas and Chair Rigoni noted that the proposed location on La Grange Road was much better than at the formerly proposed site. Chair Rigoni expressed hope that their business would attract other complementary uses to the plaza.

Motion (#5): To close the public hearing.

Motion by: James Seconded by: Schaeffer

Approved: (6-0)

Motion (#6): Recommend the Village Board approve a Special Use Permit for Indoor Recreation for an indoor children's play facility located at 20815 S. La Grange Road, in accordance with the submitted plans, public testimony and Findings of Fact.

Motion by: Knieriem Seconded by: Schaeffer

Approved: (6-0)

D. East Point Park Preliminary and Final Plat of Resubdivision – 22413 and 22445 W. Fey Drive

Drew Duffin presented the staff report.

Chair Rigoni asked applicant Jeff Graefen if he had anything to add. He responded that he did not. Chair Rigoni asked the commissioners if they had any questions or comments. They responded that they did not.

Motion (#7): Recommend the Village Board approve the Plat of Resubdivision for Graefen's East Point Park 1st Resubdivision, which is a consolidation of Lots 14 and 15 in the East Point Park Subdivision, subject to any necessary technical revisions prior to recording.

Motion by: Knieriem Seconded by: Jakubowski

Approved: (6-0)

E. Public Comments

There were none.

F. Village Board & Committee Updates

Mike Schwarz noted that the Village Board approved (5-0) an amendment to the Comprehensive Plan Future Land Use map for the parcel on Laraway Road adjacent to

Hickory Creek Middle School, from commercial to residential. The Board also approved (5-0) a Preliminary Development Plan for Misty Creek Townhomes. This project will return to the Plan Commission for final approval at a later date.

Commissioner Knieriem asked for a status update regarding the restaurant proposed for the former Simply Smokin' site. Schwarz noted that the applicant is working on revisions and nothing new has been submitted to staff.

Commissioner Schaeffer asked for a status update regarding the Opa! restaurant patio enclosure request. Schwarz noted that the applicant voluntarily requested that the item be tabled until the spring.

G. Other Business – Proposed Text Amendment for Parking Regulations

Chris Gruba elaborated on the memo provided in the packet. Staff is seeking authorization from the Committee-of-the-Whole for a text amendment to the parking regulations within the Zoning Ordinance.

Chair Rigoni noted that it would be helpful if staff provides a comparison of the proposed parking requirements against the current requirements. It would also be helpful if staff could provide some "real life" examples in Frankfort and explain how the parking requirements would change for a specific commercial plaza. Chair Rigoni also asked staff to investigate the parking required for grocery stores and to consider parking requirements for a multi-story self-storage facility.

Attendance Confirmation (December 22nd, 2022)

Chair Rigoni noted that December 22nd would likely be cancelled due to lack of agenda items.

Motion (#8): Adjournment 7:18 P.M.

Unanimously approved by voice vote.

Approved January 12, 2023

As Presented_____ As Amended_____

_____/s/ Maura Rigoni, Chair

_____/s/ Secretary

Project: Taqueria Mammy Chayo
Meeting Type: Public Hearing
Requests: Special Use Permit for Accessory Liquor Sales in conjunction with a permitted restaurant
Location: 21206 S. La Grange Road
Applicant: Teresa Castro
Prop. Owner: Frankfort Crossings, LLC
Representative: Same as applicant
Report By: Drew Duffin, Planner

Site Details

Lot Size: 13.06 acres
PIN(s): 19-09-21-407-007-0000
Annexation: Ord. No. 479
Existing Zoning: B-2, with a Special Use for a PUD (Frankfort Crossings)
Prop. Zoning: B-2, Community Business PUD with a Special Use for Accessory Liquor Sales
Building(s) / Lot(s): 3 buildings / 1 lot

Figure 1: Location Map

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Retail Plaza	General Commercial	B2 PUD
North	Automobile Sales	General Commercial	B2 PUD
South	Residential, Commercial, Office	Mixed Use, Single-Family Attached Residential	R4 PUD, H1 PUD, B4
East	Commercial, Office	General Commercial, Mixed Use	B2 PUD, B4, H1
West	Detention Pond	Detention and Retention Pond/Env. Conservation	B2 PUD

Project Summary

The applicant, Teresa Castro, is requesting a Special Use Permit for Accessory Liquor Sales for the existing restaurant located at 21206 S. La Grange Road. This business is part of the larger Frankfort Crossings PUD, which was originally approved in 1990.

Attachments

1. 2022 Aerial Photograph from Will County GIS
2. ALTA Survey, received 3.29.22
3. Findings of Fact received 1.4.23

Analysis

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

- The subject property is Lot 6 in the Frankfort Crossings Subdivision, a commercial Planned Unit Development, which was subdivided and recorded in 1992.

- Lot 6 is a 13.06-acre lot which contains the Jewel-Osco Grocery Store, the Ace Hardware Store, and numerous other smaller commercial tenant spaces in an in-line retail center.

- The subject tenant space is 21206 S. La Grange Road, and adjacent businesses include Bar's Nails to the south and The UPS Store to the north.

- The applicant's business currently operates as a permitted use at the address listed above. They are seeking to expand their menu offerings to include alcoholic beverages, and are not proposing to extend their hours of operation (11:00 AM to 10:00 PM).

- The applicant is requesting a Class E-2 liquor license, which allows for the sale of beer and margaritas only. In addition, carry-out liquor sales are prohibited under this class of liquor license. While regular bars are prohibited, services bars are permitted. Per Chapter 113.02 of the Code of Ordinances, a service bar is a bar where a prepared drink is received by an employee of an establishment before being given to a customer. A typical bar allows a customer to receive a prepared drink directly from an employee working at the bar.

Standards for Special Uses

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

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

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

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

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

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

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

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

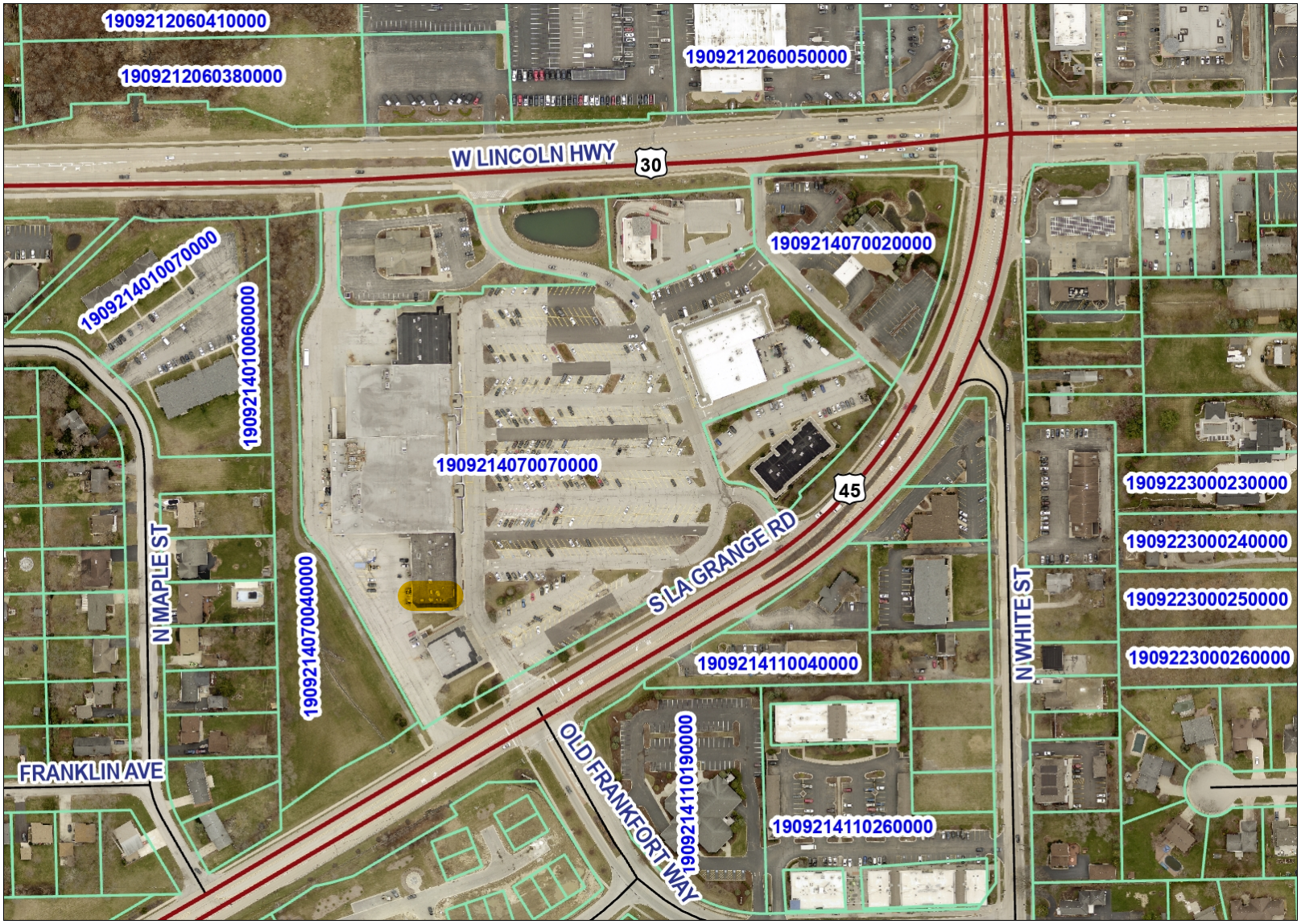
g. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

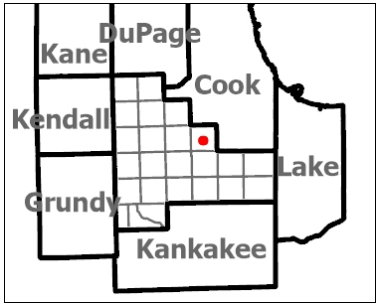
Affirmative Motion

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

1. Recommend the Village Board approve a Special Use Permit for Accessory Liquor Sales in conjunction with an existing permitted restaurant located at 21206 S. La Grange Road, in accordance with the submitted plans, public testimony, and findings of fact.

Aerial Photo - 21206 S. La Grange





Legend

Roadways

- Federal
- State
- County
- Local and Private

Parcels

Townships

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.07 0.1 Miles

1: 4,514

Notes

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

RECEIVED
By Mike Schwarz at 4:55 pm, Mar 29, 2022

ALTA/NSPS LAND TITLE SURVEY

NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. NCS-1043810-CHI2 DATED DECEMBER 31 2020

(2) 2. Terms, provisions and conditions contained in Lease by and between Frankfort Crossings Limited Partnership, Lessor, and Jewel Companies, Inc., Lessee, dated November 1, 1990 as disclosed by a Memorandum of Lease recorded April 15, 1992 as document R92-27935, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee. Note: Said lease term expires on January 31, 2013. Note: Said lease term provide option to extend the term for seven (7) successive extensions terms of five (5) full years. Second Amendment to Lease and Memorandum of Lease recorded October 28, 1993 as document R93-094820. (For further particulars, see document)
BLANKET IN NATURE

(3) 3. Declaration of Covenants, Easements, Conditions and Restrictions recorded October 18, 1993 as document R93-90550 and modified by document R93-94822 relating to location of building, height,number of buildings, floor area, parking, driveways, approval of initial site plan and plans and specification, construction equipment and vehicles, ingress/egress easements, alterations, maintenance of shopping center improvements, garbage and trash, fences, barrier, barricade or wall,utility lines, use of the land, signs, maintenance of utilities operation and maintenance of common areas.
BLANKET IN NATURE

(4) 4. Restriction contained in Deed dated October 11, 1984 and recorded October 19, 1984 as document R84-32328 from Chesterfield Federal Savings and Loan Association to Jetco Properties, Inc., requiring written consent of the owner of the following described adjacent property for operation of a bank or savings and loan association including leasing of space on said land or any building erected thereon with exception made for incidental offering as described in said document of financial services in conjunction with the operation of any other business.
(Affects that part of Lot 6 falling in the following described underlying tract: That part of Lots 7, 8, 9, 10, 11 and 12, in Charles Claye's Subdivision of the North part of the East 1/2 of the South East 1/4 of Section 21, Township 35 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded November 13, 1884 as document no. 133877 described as lying Northerly of the Northwesterly right of way line of U.S. Route 45, lying southerly of the South right of way line of U. S. Route 30 and lying West and Southwesterly of a series of lines described as commencing at a point on the West line of said Lot 12 that is 65.33 feet South of the North line of the said South East 1/4, thence North 88 degrees 29 minutes 37 seconds East 195.40 feet along the South right of way line of U.S. Route 30 to the point of beginning, thence South 02 degrees 32 minutes 38 seconds East 143.57 feet, thence South 45 degrees 02 minutes 53 seconds East 332.15 feet, thence South 42 degrees 38 minutes 03 seconds East 62.72 feet to the said Northeasterly right of way line of U.S. Route 45, together with the East 15 feet of vacated Smith Street abutting said lot.)
BLANKET IN NATURE

(5) 5. Building setback line as shown on the plat of Frankfort Crossing Subdivision recorded as document R92-65732. (Affects the Southerly 50 feet)
SHOWN HEREON

(6) 6. Public utilities easement as shown on the plat of Frankfort Crossing Subdivision recorded as document R92-65732. (Affects the West 15 feet and the Northeasterly 10 feet)
SHOWN HEREON

(7) 7. 20 foot public utility easements as shown on the plat of Frankfort Crossing Subdivision recorded as document R92-65732. (see plat for exact location)
SHOWN HEREON

(8) 8. Landscaping and sidewalk easement as shown on the plat of Frankfort Crossing Subdivision recorded as document R92-65732. (Affects the South 25 feet)
SHOWN HEREON

(9) 9. Public utility, drainage and traffic appurtenance easement as shown on the plat of Frankfort Crossing Subdivision recorded as document R92-65732. (Affects the South 25 feet)
SHOWN HEREON

(10) 10. 24 foot easement for ingress and egress as shown on the plat of Frankfort Crossing Subdivision recorded as document R92-65732. (see plat for exact location)
SHOWN HEREON

(11) 11. 30 foot easement for ingress and egress as shown on the plat of Frankfort Crossing Subdivision recorded as document R92-65732. (see plat for exact location)
SHOWN HEREON

(12) 12. 35 foot easement for ingress and egress as shown on the plat of Frankfort Crossing Subdivision recorded as document R92-65732. (see plat for exact location)
SHOWN HEREON

(13) 13. 40 foot easement for ingress and egress as shown on the plat of Frankfort Crossing Subdivision recorded as document R92-65732. (see plat for exact location)
SHOWN HEREON

(14) 14. Note contained on said plat of subdivision that public utilities and drainage easement provisions are further granted to the Village of Frankfort recorded as document R92-65732. (see plat for exact location)
BLANKET IN NATURE

(15) 15. Easement in favor of the Illinois Bell Telephone Company, the Commonwealth Edison Company, Northern Illinois Gas Company, and approved cable TV company, and its/their respective successors and assigns to install, operate and maintain all equipment necessary for the purpose of serving the land and other property together with the right of access to said equipment, and the provisions relating thereto contained in the plat recorded as document R92-65732. (see plat for exact location)
BLANKET IN NATURE

(16) 16. Easement in favor of the Commonwealth Edison Company, the Illinois Bell Telephone Company, and its/their respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded as document R92- 56953, affecting 10 foot strips, five feet on each side of the center line of the grantees facilities as installed within the grantor's property (which includes all underlying land of Frankfort Crossings) as approximately shown on the sketch marked "Exhibit B" attached thereto. Said grant provides that grantor shall be responsible for knowledge of the installed location of the grantee's facilities. Grantor covenants and agrees that no structure or obstruction shall be installed or constructed over any sub-surface facilities, and that no change of the grade of the property over and around any facilities installed thereunder shall be made without the prior written consent of the grantees as to their respective facilities.
SHOWN HEREON

(17) 17. INTENTIONALLY DELETED

(18) 18. Terms, conditions and provisions as contained in a Grant of Easement in favor of the Village of Frankfort recorded July 19, 1984 as document R84-21446. (Affects a 30 foot strip 15 feet on either side of the centerline of vacated Smith Street)
SHOWN HEREON

(19) 19. Terms, conditions and provisions as contained in a Grant of Easement in favor of Commonwealth Edison Company recorded December 31, 2003 as document R2003312859. (For particulars see document)
SHOWN HEREON

(20) 20. Terms, conditions and provisions as contained in a Grant of Permanent Easement in favor of the Village of Frankfort recorded December 9, 2005 as document R2005215806. (For particulars see document)
SHOWN HEREON

(21) 21. Terms, conditions and provisions as contained in a Permanent Easement in favor of the State of Illinois Department of Transportation recorded March 3, 2006 as document R2006037437. (For particulars see document)
SHOWN HEREON

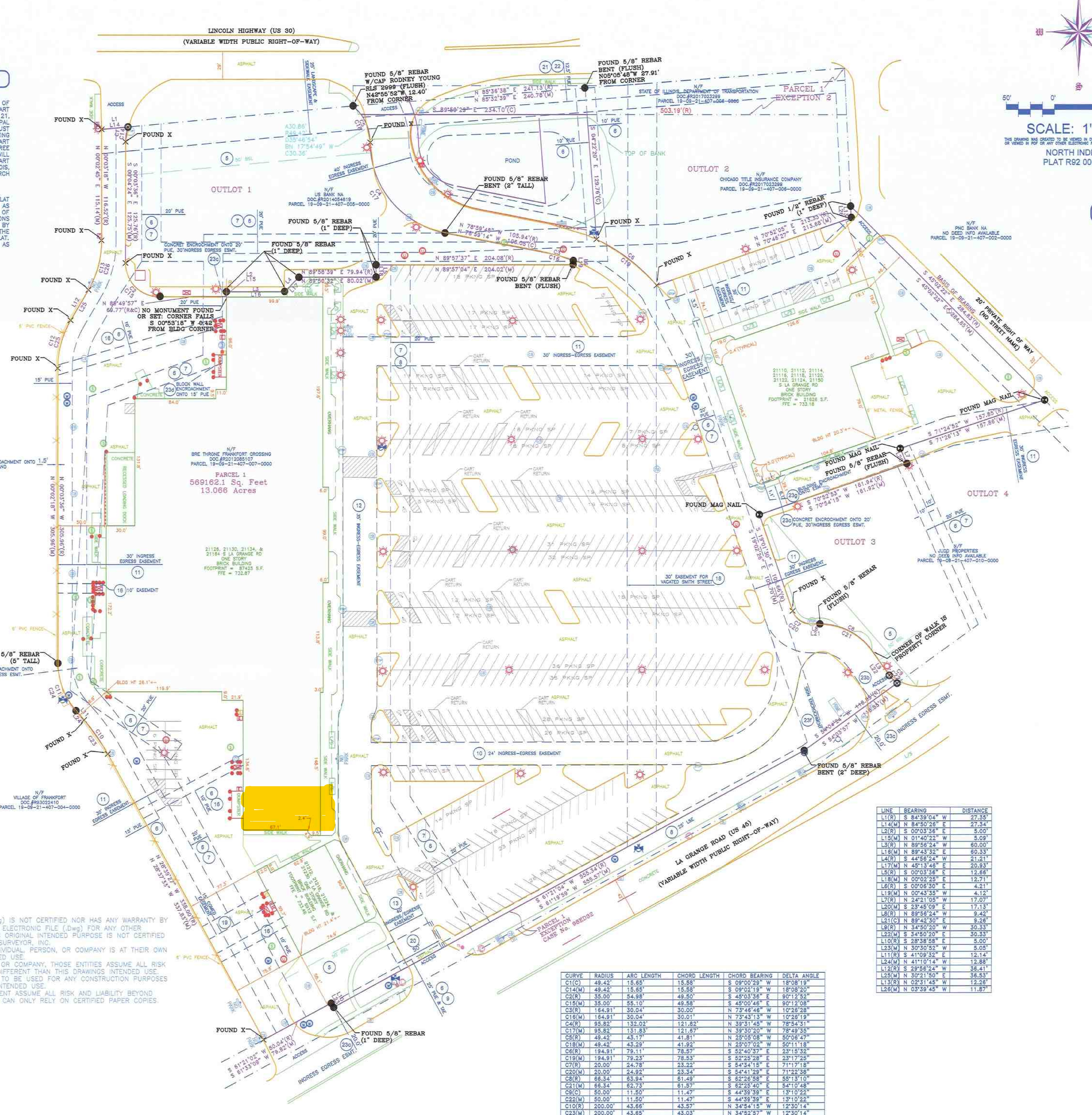
(22) 22. Terms, provisions and conditions of an Easement as contained in an Agreed Order by and between IDOT, LaSalle, Regency and CTI recorded April 7, 2006 as document R2006059574 and recorded April 11, 2006 as document R2006060475. (Affects a North portion of the property)
SHOWN HEREON

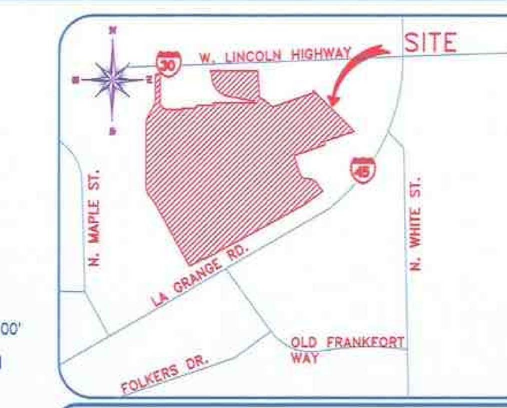
(23) 23. Survey prepared by U.S. Surveyor, dated May 9, 2017, last revised June 15, 2017, under Job No. SS51637.DWG_MSW, shows the following:
a. Fence encroachment onto adjoining lands along Western, Northwesterly and Southwesterly boundaries;
b. Concrete encroachment onto permanent easement to the Village of Frankfort (Southeasterly boundary);
c. Concrete encroachment onto 20' public utility easement, 30' ingress egress easement in several places;
d. Block wall encroachment onto 15' public utility easement;
e. Concrete encroachment onto 30' ingress egress easement;
f. Sign encroaches onto 25' landscape and sidewalk easement;
g. Southwest corner of 1-story brick building encroachment onto 30 foot ingress egress easement.

LEGAL DESCRIPTION

PARCEL 1:
LOT 6, IN FRANKFORT CROSSINGS, A SUBDIVISION OF PARTS OF LOTS 7 THROUGH 20 IN CHARLES CLAYE'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 21, 1992, AS DOCUMENT NO. R92-65732, EXCEPTING THEREFROM, THE FEE SIMPLE TITLE THEREOF TO THAT PART THEREOF VESTING IN THE STATE OF ILLINOIS, BY DECREE ENTERED IN CASE NO. 98ED32, VILLAGE OF FRANKFORT, WILL COUNTY, ILLINOIS. ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION BY A DEED RECORDED MARCH 3, 2006 AS DOCUMENT NO. R2006037436.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY PLAT OF FRANKFORT CROSSINGS RECORDED AUGUST 21, 1992 AS DOCUMENT NO. R92-65732 AND BY THE DECLARATION OF COVENANTS, EASEMENTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT NO. R93-90550, AS MODIFIED BY DOCUMENT R93-94822 FOR INGRESS AND EGRESS OVER THE EASEMENTS FOR INGRESS AND EGRESS AS SHOWN ON SAID PLAT. (PARCEL 2 REPRESENTS ALL EASEMENTS LABELED AS INGRESS-EGRESS FROM SAID SUBDIVISION PLAT)





VICINITY MAP
NOT TO SCALE

STANDARD LEGEND

MONUMENT FOUND; SET 5/8" REBAR W/ R. YOUNG PLS 2999 CAP; P.K. NAIL FOUND; P.K. NAIL SET; MAG NAIL FOUND; SET MAGNAIL W/ U.S. SURVEYOR DISK; FOUND X MARK; SET X MARK; R.R. SPIKE FOUND; R.R. SPIKE SET; BENCHMARK; CONC. R/W MARKER; (R) RECORD DATA; (M) MEASURED DATA; (C) CALCULATED DATA; R/W RIGHT OF WAY; BSL BACK SET LINE; PUE PUBLIC UTILITY EASEMENT; TAE TRAFFIC APPURTENANCE EASEMENT; PVC PLASTIC PIPE; MTL METAL; AGL ABOVE GROUND LEVEL; F.P. FOOTPRINT; DECIDUOUS TREE; L/S LANDSCAPING; CONIFER TREE; SQUARE METAL LID; FUEL TANK LID; FLAG POLE; UNKNOWN MANHOLE; FROZEN MANHOLE; UNKNOWN VAULT; UNKNOWN VAULT METAL; UNKNOWN VALVE; MAIL BOX; BOLLARD; B.H. BORE HOLE; M.W. MONITORING WELL

POWERPOLE; GUY WIRE; LIGHT POLE; GROUND LIGHT; STREET LIGHT POLE; ELEC. TRANSFORMER; AIR CONDITIONER; BURIED ELECTRIC; OVERHEAD ELECTRIC; ELECTRIC MANHOLE; ELECTRIC METER; ELECTRIC BOX; GENERATOR; ELECTRICAL VAULT; ELECTRICAL PEDESTAL; WATER LINE; WATER MANHOLE; WATER VALVE; WATER METER; HYDRANT; BACK FLOW PREVENTOR; FIRE DEPARTMENT CONNECTION; FIRE PROTECTION VALVE; HOSE BIBB; CONTROL VALVE; IRRIGATION CONTROL VALVE; RECLAIMED WATER VALVE; WATER VAULT; GAS VALVE; GAS METER; UNDERGROUND GAS MARKER; GAS PEDESTAL; GAS MANHOLE; GAS LINE; PROPANE TANK; UNDERGROUND OIL MARKER

SAN. SEWER LINE; SEWER MANHOLE; GREASE TRAP; FORCE MAIN; CLEAN OUT; STORM DRAIN LINE; STORM DRAIN MANHOLE; STORM INLET; CATCH BASIN; CURB INLET; PAY PHONE; TELEPHONE BOX; TELEPHONE PEDESTAL; TELEPHONE MANHOLE; TELEPHONE POLE; TELEPHONE LINE; OVERHEAD TELEPHONE; UNDERGROUND TELEPHONE MARKER; CABLE TELEVISION; FIBER OPTIC CABLE; OVERHEAD CABLE; CABLE BOX; CABLE PEDESTAL; UNDERGROUND CABLE MARKER; TELECOMMUNICATIONS MANHOLE; TELECOMMUNICATIONS PEDESTAL; TRAFFIC POLE; TRAFFIC SIGNAL; TRAFFIC MANHOLE; TRAFFIC SIGNAL BOX; TRAFFIC VAULT; STOP SIGN; SIGN; GUARD RAIL; FENCE

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

A1 NONE APPARENT TO NOTE

SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS.

ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS

A2 NONE APPARENT TO NOTE

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON PER ZONING AND SITE REQUIREMENTS SUMMARY BY THE PLANNING & ZONING RESOURCE COMPANY, DATED FEBRUARY 16 2021, SITE NUMBER 143575-1. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

1. ZONING- "B-2 PUD" COMMUNITY BUSINESS DISTRICT AND PLANNED UNIT DEVELOPMENT

SETBACKS-
-FRONT= 50', 125' FROM CENTERLINE OF MAJOR HIGHWAYS OR INDUSTRIAL ROADWAYS, 150' FROM CENTERLINE OF ROUTE 30 & LARAWAY ROAD
-SIDE= 15', 50' ADJACENT TO RESIDENTIAL USE
-STREET SIDE= 50'
-REAR= 30', 50' ADJACENT TO RESIDENTIAL USE

HEIGHT RESTRICTIONS- NOT TO EXCEED 35'

PARKING PROVIDED-
-REGULAR= 591 SPACES
-HANDICAP= 19 SPACES
TOTAL SPACES PROVIDED= 610

2. VERTICAL DATUM-NAVD 1988

3. THE LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT OR ANY EXCEPTIONS HAVE BEEN NOTED.

4. ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAs") HAVE BEEN DENOTE ON THE FACE OF THIS SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY REAs OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE SURVEYED PROPERTY ARE REPORTED, INCLUDING THE LOCATION OF ALL BUILDINGS, PARKING SPACES, AND OTHER IMPROVEMENTS THEREON.

5. NOTES REGARDING TABLE A ITEMS 16, 17, & 18-

NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS.

NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.

NO WETLAND ARES DELINEATED BY APPROPRIATE AUTHORITIES AT TIME OF SURVEY.

6. THE PROPERTY HAS DIRECT ACCESS TO LINCOLN HIGHWAY AND LAGRANGE ROADS, BOTH PUBLIC RIGHT OF WAYS. THE PROPERTY ALSO HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO THE 20' PRIVATE RIGHT OF WAY (NO STREET NAME) DEPICTED EAST OF THE PROPERTY.

LINE	BEARING	DISTANCE
L1(R)	S 84°39'04" W	27.35'
L14(M)	N 84°50'26" E	27.34'
L2(R)	S 00°03'36" E	5.00'
L15(M)	N 01°40'22" W	5.09'
L3(R)	N 89°56'24" W	60.00'
L16(M)	N 89°43'32" E	60.33'
L4(R)	S 44°56'24" W	21.21'
L17(M)	N 45°13'46" E	20.93'
L5(R)	S 00°03'36" E	12.66'
L18(M)	N 00°02'25" E	12.71'
L6(R)	S 00°06'30" E	4.21'
L19(M)	N 00°43'35" W	4.12'
L7(R)	N 24°21'05" W	17.07'
L20(M)	S 23°45'09" E	17.13'
L8(R)	N 89°56'24" W	9.42'
L21(C)	N 89°42'30" E	9.26'
L9(R)	N 34°50'20" W	30.33'
L22(M)	S 34°50'20" E	30.33'
L10(R)	S 28°38'58" E	5.00'
L23(M)	N 30°30'52" W	5.05'
L11(R)	S 41°09'32" E	12.14'
L24(M)	N 41°10'14" W	12.88'
L12(R)	S 29°56'24" W	36.41'
L25(M)	N 30°21'50" E	36.53'
L13(R)	N 02°31'45" W	12.26'
L26(M)	N 03°39'45" W	11.87'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1(C)	49.42'	15.65'	15.58'	S 09°00'29" W	18°08'19"
C14(M)	49.42'	15.65'	15.58'	S 09°02'19" W	18°08'20"
C2(R)	35.00'	54.98'	49.50'	S 45°03'36" E	90°12'52"
C15(M)	35.00'	55.10'	49.58'	S 45°00'46" E	90°12'08"
C3(R)	164.91'	30.04'	30.00'	N 73°46'46" W	10°26'28"
C16(M)	164.91'	30.04'	30.01'	N 73°43'13" W	10°26'19"
C4(R)	95.82'	132.02'	121.82'	N 39°31'45" W	78°54'31"
C17(M)	95.82'	131.83'	121.67'	N 39°30'20" W	78°49'35"
C5(R)	49.42'	43.17'	41.81'	N 25°05'08" W	50°06'47"
C18(M)	49.42'	43.29'	41.92'	N 25°07'02" W	50°11'18"
C6(R)	194.91'	79.11'	78.57'	S 52°40'37" E	23°15'32"
C19(M)	194.91'	79.23'	78.53'	S 52°25'28" E	23°17'25"
C7(R)	20.00'	24.78'	23.22'	S 54°34'15" E	71°17'18"
C20(M)	20.00'	24.92'	23.34'	S 54°41'29" E	71°22'38"
C8(R)	66.34'	63.94'	61.49'	S 62°26'58" E	55°13'10"
C21(M)	66.34'	62.73'	61.57'	S 62°25'40" E	54°10'48"
C9(C)	50.00'	11.50'	11.47'	S 44°39'39" E	13°10'22"
C22(M)	50.00'	11.50'	11.47'	S 44°39'39" E	13°10'22"
C10(R)	200.00'	43.66'	43.57'	N 34°54'15" W	12°30'14"
C23(M)	200.00'	43.65'	43.03'	N 34°52'57" W	12°30'14"
C11(R)	75.00'	53.80'	52.65'	N 20°36'30" W	41°03'52"
C24(M)	75.00'	53.72'	52.58'	N 20°50'31" W	41°02'29"
C12(R)	100.00'	52.36'	51.76'	N 14°56'24" E	30°00'35"
C25(M)	100.00'	52.24'	51.65'	N 14°45'28" E	29°55'59"
C13(R)	100.00'	52.36'	51.76'	N 14°56'24" E	29°59'52"
C26(M)	100.00'	53.76'	53.12'	N 14°39'38" E	30°48'12"

QUALITY CONTROL RY
DWG REVIEWED BY FIELD SURVEYOR
LEGAL DESCRIPTION PROOF READ
PROFORMA REVIEWED BY SIGNING PLS, RY
PDF REVIEWED BY SIGNING PLS, RY
FINAL DRAWING REVIEWED BY RY

RECORD CLOSURE 1:60,271
MEASURED CLOSURE 1:229,843

CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED.
THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: FEBRUARY 10, 2021
REVISION: 1 CLIENT COMMENTS_RY DATE: FEBRUARY 18, 2021
REVISION: 2 CLIENT COMMENTS_RY DATE: MARCH 4, 2021
REVISION: DATE: , 2021
REVISION: DATE: , 2021

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ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: Morgan Stanley Bank, N.A., a national banking association, and its successors and/or assigns; Frankfort Crossing, LLC, a Delaware limited liability company; Frankfort CRG LLC, a Delaware limited liability company; The Planning and Zoning Resource Company; First American Title Insurance Company:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 10a, 11, 13, 16, 17, 18, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 02, 2021.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

For inquiries, questions or concerns about this survey contact MFeldbusch@ussurveyor.com or call 1-800-867-8783 ext. 208

U.S. SURVEYOR®
4929 Riverwind Pointe Drive
Evansville, Indiana 47715
"America's Land Surveyor"
1-800- TO SURV

NOTE: THIS SURVEY SHALL NOT BE USED WITH AN AFFIDAVIT OR LETTER OF ANY KIND FOR REUSE INCLUDING, BUT NOT LIMITED TO, FUTURE CLOSINGS, MORTGAGES, PLOT PLANS, CONSTRUCTION, LANDSCAPING, PERMITTING, ETC. IT IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT, DIGITAL MILLENNIUM COPYRIGHT ACT, TO COPY OR MODIFY AND REUSE THIS SURVEY BEYOND THE DATE AND SCOPE. U.S. SURVEYOR, ITS ASSOCIATES, AND/OR AGENTS SHALL NOT BE LIABLE FOR USE OF THIS SURVEY BY ANY OTHER ENTITIES OR PERSONS FOR ANY PURPOSE BEYOND THE ORIGINAL DATE, SCOPE.

IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.

PREPARED FOR:
GUSSIS & ALEXANDER LLC

PROJECT LOCATION:
WILL COUNTY, STATE OF ILLINOIS

PROJECT ADDRESS:
(see drawing for addresses)
S LAGRANGE RD
FRANKFORT, IL 60423

PROJECT TYPE:
ALTA/NSPS LAND TITLE SURVEY

FLOOD DATA This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 17197C0213G which has an effective date of 02/15/2019 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

NOTICE: OTHER FLOODMAPS MAY EXIST THAT SHOW FLOODPLAIN AS DETERMINED BY STATE OR MUNICIPALITIES. THE CERTIFICATION ONLY COVERS THE FEMA FIRM MAP REFERENCED HEREON.

RODNEY K. YOUNG 2999 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS EVANSVILLE, IND.

LICENSE NO. 184-003107
NOT VALID WITHOUT ORIGINAL SIGNATURE
Rodney K Young
RODNEY K. YOUNG L.S.
ILLINOIS REGISTRATION NO. 2999
DATE OF CERTIFICATION 02/10/2021
LICENSE EXPIRATION DATE 11/30/2022

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SHEET 1 OF 1

JOB NUMBER: SS54605.DWG

811 Know what's below Call before you dig.

RECEIVED
By aduffin at 11:58 am, Jan 04, 2023

VILLAGE OF
FRANKFORT
INC • 1879

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

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

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

   No everything will be the same . We will keep the public health and safety and morals and comfort and general welfare as we been doing in for the past 2 years.

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

   No it will not affect the property value or the neighborhood in any matter .

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

   No it will not impede on the property or any developments of the property and in the surroundings

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

   We not planning to do anything in the structure.

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

   We had provided all the information and we have all adequate utilities in our business.

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

   The adequate measures will be taken and all business will be made inside our property and there's parking spaces available.

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

   Yes we can get recommendations and we can modified ask requested.

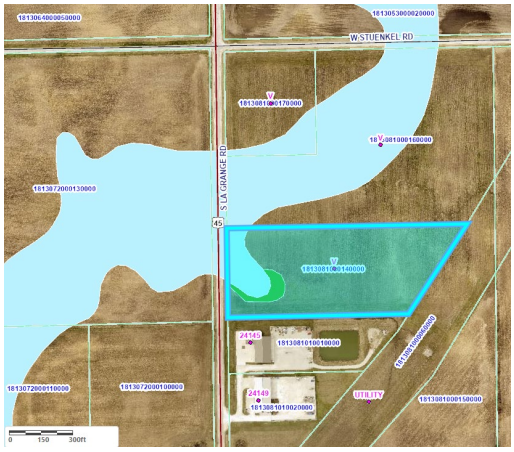
Project: Will County Case ZC-22-045 (M-22-018, S-22-027)
Meeting Type: 1.5-Mile Extraterritorial Review
Requests: Map Amendment from Will County A-1 to Will County I-1; Special-Use Permit for a truck terminal
Purpose: To operate a truck terminal on the property
Location: East side of La Grange Road, approximately 820 feet south of Stuenkel Road
Applicant: Uriel Cantero
Prop. Owner: Uriel Cantero
Consultants: DesignTek Engineering, Inc.
Representative: Joseph Padula-Zamora
Report By: Michael J. Schwarz, AICP

Site Details

Lot Size: 10.10 acres
PIN(s): 18-13-08-100-014-0000
Annexation: Not applicable
Existing Zoning: Will County A-1 Agricultural District
Prop. Zoning: Will County I-1 Limited Industrial District
Building(s) / Lot(s): 0 buildings / 1 lot
Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Agriculture	Agriculture	Will County A-1
North	Agriculture	Environmental Conservation	Will County A-1
South	Light Industrial		Will County I-1
East	Utility Corridor/ Agriculture	Utility ROW/ Agriculture	Will County A-1
West	Agriculture	Agriculture	Will County A-1

Figure 1: Location Map



Project Summary

The applicant, Joseph "Jose" Padula-Zamora represents Uriel Cantero, the owner of the 10.10-acre unincorporated property located on the east side of La Grange Road, approximately 820 feet south of Stuenkel Road (PIN 18-13-08-100-014-0000).

The subject property is currently zoned A-1 Agricultural District in Will County. The applicant has filed an application with Will County to rezone the property from A-1 Agricultural District to 1-1 Limited Industrial District. The applicant has also filed an application with Will County requesting a Special Use Permit for a truck terminal. The applicant desires to construct a 20-space truck/trailer parking lot on the property. No building is proposed. A stormwater management facility is depicted on the attached Preliminary Concept Site Plan.

As the subject property is located within the Village's 1.5-mile extraterritorial jurisdiction (approximately 3,821 feet, and four tax parcels away from the Village's municipal boundary), the Village may comment on the proposed Map Amendment and Special Use. The discussions and recommendations of the Commission will be forwarded to Will County for consideration.

Attachments

1. 2020 Aerial Photograph from Will County GIS
2. 2020 Aerial Photograph from Will County GIS (close-up)
3. Site Photograph from Google Street View
4. Will County Application
5. Plat of Survey
6. Preliminary Concept Site Plan
7. *Your Frankfort / Your Future 2040 Comprehensive Plan* Future Land Use Map (Excerpt)
8. Section 155-7.30 (Use Table) of the Will County Zoning Ordinance

Analysis

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

- The proposed Industrial zoning classification is inconsistent with the Village of Frankfort's 2040 Comprehensive Plan which identifies the subject property and the surrounding properties for future agricultural use;

- The proposed I-1 Industrial zoning classification would allow more intense use of the property by right. Table 155-7.30 (Use Table) of the Will County Zoning Ordinance identifying permitted and special uses in the A-1 and I-1 Districts are attached for your consideration (refer to highlighted column headings). Examples of uses permitted in the Will County I-1 District include auto salvage (indoor), manufacturing uses, recycling facilities, and warehousing;

- The proposed Special-Use Permit for a truck terminal would allow trucks to be parking on the site. Per the attached Site Plan, no building is proposed.

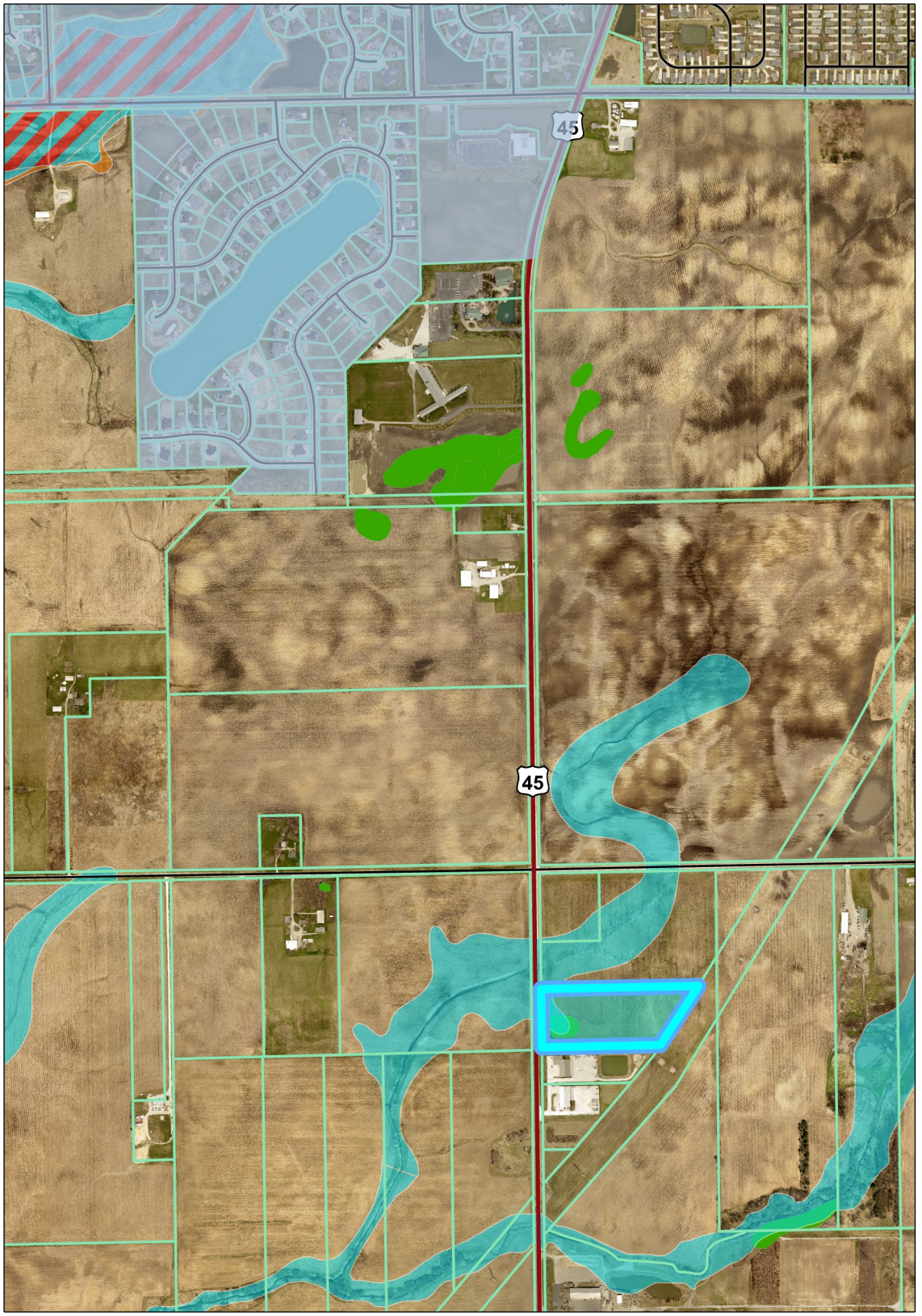
- Per the Will County Geographic Information System (GIS), the western area of the property contains a mapped flood hazard area and small wetland area.

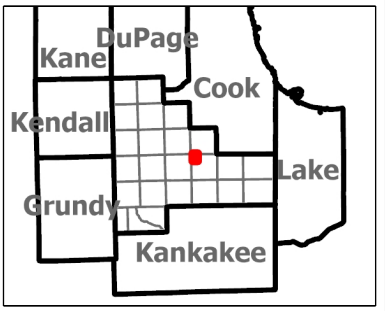
AFFIRMATIVE MOTION(S)

Recommend the Village Board object/ not object to the proposed Special-Use Permit for a truck terminal for the unincorporated property located on the east side of La Grange Road, approximately 820 feet south of Stuenkel Road (PIN 18-13-08-100-014-0000).

Recommend the Village Board object/ not object to the proposed rezoning from A-l to I-1 for the unincorporated property located on the east side of La Grange Road, approximately 820 feet south of Stuenkel Road (PIN 18-13-08-100-014-0000).

Will County Case ZC-22-045 (PIN 18-13-08-100-014-0000)





Legend

Roadways
- Federal
- State
- County
- Local and Private

Parcels

Surrounding Counties

Townships

Flood Hazard Area
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard
- Area of Minimal Flood Hazard
- Area with Reduced Risk Due to Lev

Wetlands
- Lacustrine
- Palustrine
- Riverine
- Upland

Municipalities
- City of Aurora
- Village of Beecher
- Village of Bolingbrook
- Village of Braceville
- City of Braidwood
- Village of Channahon
- Village of Coal City
- City of Crest Hill
- Village of Crete
- Village of Diamond
- Village of Elwood

Notes

Date: 1/5/2023

1: 18,056

0 0.28 0.57 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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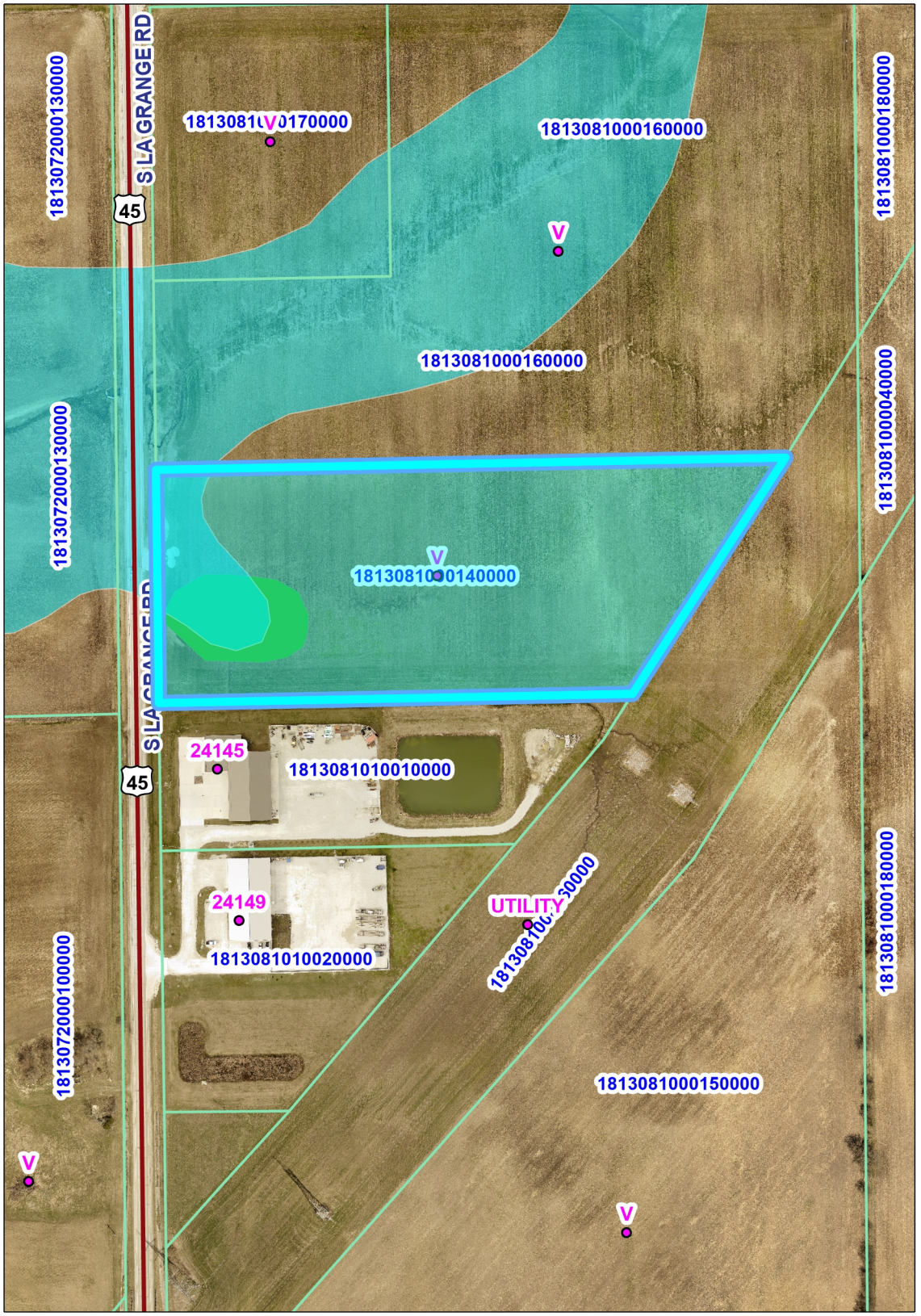
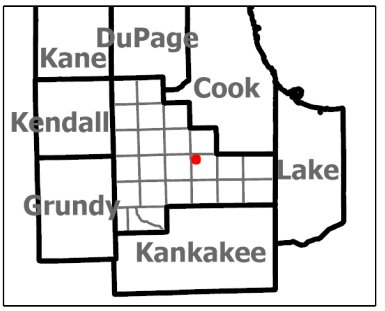
Will County Case ZC-22-045 (PIN PIN 18-13-08-100-014-0000)





Legend

- Address Points
- Roadways
  - Federal
  - State
  - County
  - Local and Private
- Parcels
- Townships
- Flood Hazard Area
  - 1% Annual Chance Flood Hazard
  - Regulatory Floodway
  - 0.2% Annual Chance Flood Hazard
  - Area of Minimal Flood Hazard
  - Area with Reduced Risk Due to Lev
- Wetlands
  - Lacustrine
  - Palustrine
  - Riverine
  - Upland

Notes

Date: 1/5/2023

1: 4,514

0 0.07 0.14 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Site Photo – PIN 18-13-08-100-014-0000

Figure 1: View of subject property looking east from Route 45/La Grange Road. 24145 S. La Grange Road (Sunset Sewer and Water building) visible at right.

APPLICATION FOR
MAP AMENDMENT - SPECIAL USE PERMIT - VARIANCE

Will County Land Use Department • Development Review Division
58 E. Clinton St., Suite 100 • Joliet, Illinois 60432
Telephone (815) 740-8140 • Facsimile (815) 774-3386
http://www.willcountyillinois.com/County-Offices/Economic-Development/Land-Use

Zoning Case # ZC-22-045 **(staff only)**
M-22-018, S-22-027

Received 6/9/2022

PART A – APPLICANT INFORMATION

Owner Information			
Full Name	Uriel Cantero		
Owner Address	Number & Street: [redacted]		
	City: Mokena	State: IL	Zip Code: 60448
Contact Information	Phone:	Email:	
Agent Information (if different from above)			
Full Name	Last:		First:
Agent Address	Number & Street:		
	City:	State:	Zip Code:
Contact Information	Phone:	Email:	
Agency/Firm Name			
Attorney Information *PRIMARY CONTACT*			
Full Name	Last: Padula-Zamora		First: Joseph
Attorney Address	Number & Street: 17W 775 Butterfield Rd.		
	City: Oakbrook Terrace	State: IL	Zip Code: 60181
Contact Information	Phone: 312-788-7819	Email: zamoralawpc@gmail.com	
Agency/Firm Name	ZAMORA LAW OFFICE P.C.		

PART B – EXISTING PROPERTY INFORMATION

Existing Property Information			
PIN(s)	18-13-08-100-014-0000		
Parcel Size	10.10 Acres		
Township	Green Garden	Section	08
Property Address	Number & Street: V.S. LaGrange Rd		
	City: Frankfort	State: IL	Zip Code: 60423
Current Zoning	A-1	Current Land Use	Agriculture
Water Supply	☐ Public ☐ Well	Sanitary System	☐ Sewer ☐ Septic

PART C – GENERAL CASE INFORMATION

-MK 6/21/2022

General Case Information

Zoning request(s) (consult with staff prior to submitting):

Trucking Terminal

1. Map Amendment from A-1 to I-1.
2. Special use permit for a truck terminal.

Purpose of request:

Re-zone into I1 to allow for a trucking terminal

Is the purpose of this application to address an ordinance or code violation? ☐ YES ☒ NO

If yes, what is the violation?

If the application is associated with a planned unit development preliminary plat, has the preliminary plat application been filed with the Development Review Division? ☐ YES ☒ NO

If your application is for a special use permit(s), is your intent to have the permit(s) transferrable to subsequent owners of the subject property? ☒ YES ☐ NO

Legal description from plat of survey (insert below, use additional sheets as necessary)

PART D - SIGNATURE AND NOTARIZATION

I consent that all above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of the County of Will for the purposes of completing any reviews or for the reports deemed necessary by the submittal of this application or for the purpose of posting, maintaining, or removing such notices as may be required by law, or for the purpose of inspecting the premises and uses thereon for compliance with the terms and conditions of any special use permit approval issued as a result of this application.

I have read and am familiar with the recommendations of the Will County Land Resource Management Plan; and have read Article 155-16 of the Will County Zoning Ordinance and am familiar with each of the criteria for a map amendment, special use permit and/or variance and understand that each applicable criteria must be met for approval of the petition.

I have read Article 155-16 of the Will County Zoning Ordinance and understand that no granting of a variation or special use permit shall be valid for a period not to exceed one (1) year from the date of such order unless a building permit has been issued, a certificate of occupancy has been issued or the special use permit has been lawfully established.

I understand that I am required, at least fifteen (15) days and not more than thirty (30) days prior to the public hearing, to post required signage, notify all owners of property abutting to the property in question via certified mail with return receipt.

I understand that application fees shall not be refunded or waived, except as may be determined on a case-by-case basis, by the Will County Board, or as determined by the Will County Land Use Department if fees are erroneously paid or collected.

I understand EcoCat (Ecological Compliance Assessment Tool) consultation is required by State of Illinois law for all special use permit and map amendment zoning applications submitted to the County and the State of Illinois charges a $125 fee for the online consultation process. I also understand that special use permit and map amendment zoning applications will not be considered complete and scheduled for public hearing without either the final EcoCat report or letter terminating the consultation process being submitted with the zoning application.

I understand that any information and supporting documentation, including but not limited to plats of surveys and site plans, provided with this application will become public record and subject to the Freedom of Information Act, and may be released as part of a document request.

Name (identify owner/agent/attorney)	Signature	Date
Joseph Paclula-Zamora		6/3/2022

SUBSCRIBED AND SWORN TO BEFORE ME

this 3 day of June, 2022.

Jacqueline Vasquez

Notary Public

JACQUELINE VASQUEZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Jan 25, 2025

Complete for applications related to industrial / commercial uses only

What is the current or previous use on the property?

Agriculture - A.1

What is the proposed intended use of the property?

TRUCK TERMINAL - I 1

If the proposed use is currently in operation at another location, what is that location's address?

N/A

Business website? N/A

What are the days and hours of operation? 6AM - 7PM

Will there be employees? ☐ Yes ☒ No

If yes, how many? Only employee is property owner

Is there any proposed construction or alteration of existing buildings? ☐ Yes ☒ No

If yes, explain:

Is there any proposed grading or fill? ☒ Yes ~~☒~~ No

If yes, explain: Entrance onto RT. 45

Will the intended use be open to the public? ☐ Yes ☒ No

If yes, estimated average number of customers per day

Will the intended use include any outdoor storage of materials, supplies, merchandise, vehicles, equipment, or other similar materials not on display for direct sale, rental or lease to the ultimate customer? ☒ Yes ☐ No

Will the intended use require new outdoor lighting? ☐ Yes ☒ No

Will the intended use require a new sign on the property? ☐ Yes ☒ No

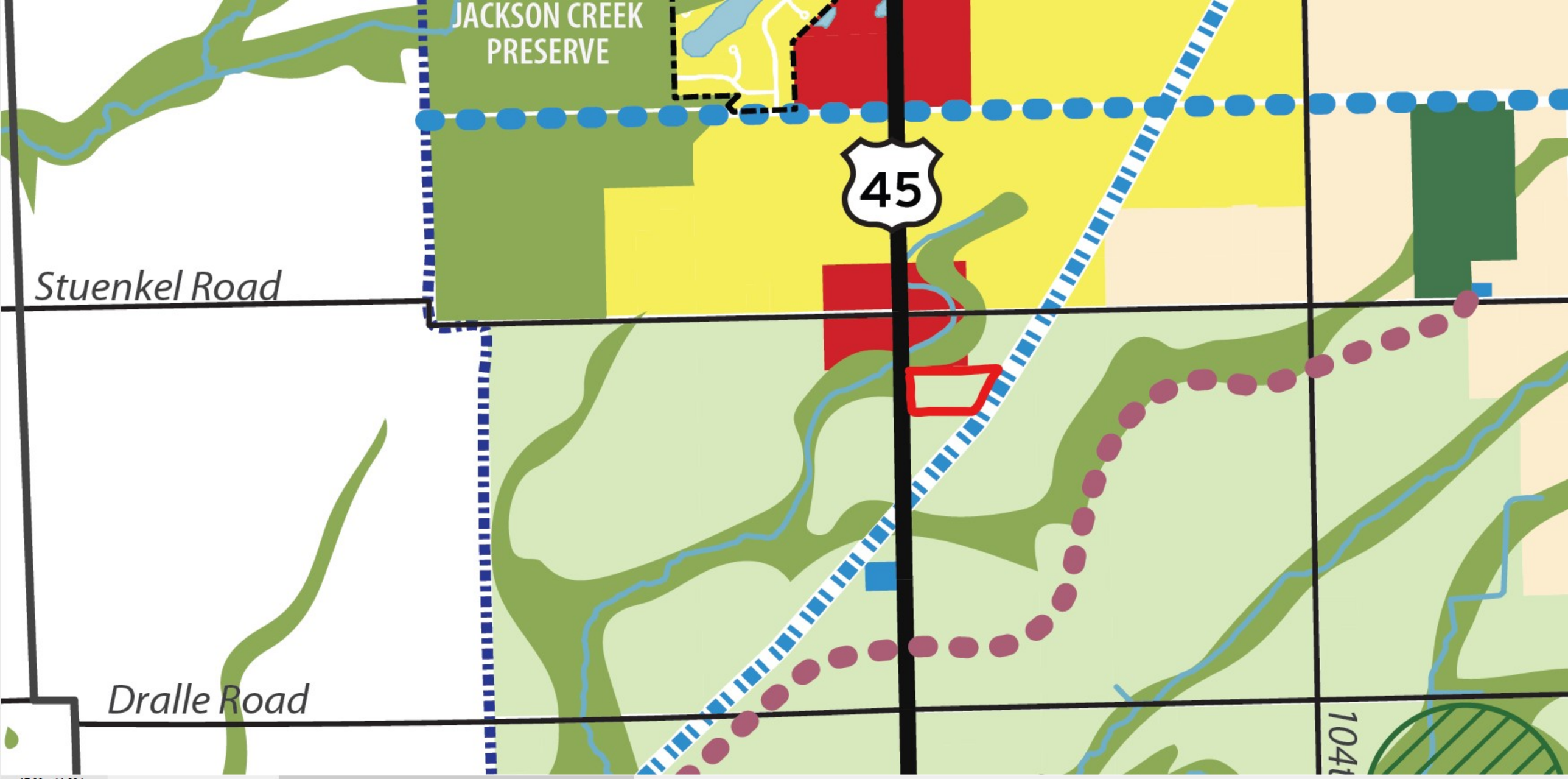
What is the estimated number of average daily vehicle trips the proposal will generate? 5-10

What is the anticipated noise level of the intended use?

~~☒~~ No different than existing conditions

☒ Minimal increase - If checked, explain current use is agricultural farmland

☐ Significant increase - If checked, explain


JACKSON CREEK
PRESERVE
45
Stuenkel Road
Dralle Road
104t

USE CATEGORY	ZONING DISTRICTS																					
Use Subcategory																						Standards
[L]Specific Use Type	A-1	A-2	E-1	E-2	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	SP-PO	
P = use permitted as of right ▪ **S** = use allowed with special use approval ▪ **-** = use not allowed																						
RESIDENTIAL																						
Household Living																						
[L]Detached House	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	
• Accessory dwelling unit, attached	P	P	P	P	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	155-10.10(C)
• Accessory dwelling unit, detached	P	P	P	P	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	155-10.10(C)
[L]Detached House on Existing Residential Leasehold Parcel	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	155-9.160
[L]Townhouse	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	
[L]Mobile Home	P	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	S	-	-	-	-	155-9.170
[L]Mobile Home on Existing Residential Leasehold Parcel	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	155-9.160
[L]Mobile Home Park	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	-	-	155-9.170
[L]Multi-unit Building	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	-	-	
[L]Above-ground-floor dwelling unit in vertical mixed-use building	-	-	-	-	-	-	-	-	-	-	-	P	P	P	S	-	-	-	-	-	-	
Elder Cottage Housing Opportunity (ECHO)	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	155-9.110
Group Living (except as identified below)	-	-	-	-	-	-	-	-	-	-	S	-	S	S	-	-	-	-	-	-	-	
[L]Emergency or Temporary Shelter	-	S	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	155-9.90
[L]Fraternities, Dormitories and Boarding Houses	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	-	
[L]Group Care Home (maximum 6 residents)	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	155-9.90
[L]Group Care Home (7-16 residents)	-	S	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	155-9.90
[L]Halfway House	-	S	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	155-9.90

USE CATEGORY	ZONING DISTRICTS																					
Use Subcategory																						Standards
˪Specific Use Type	A-1	A-2	E-1	E-2	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	SP-PO	
P = use permitted as of right ▪ **S** = use allowed with special use approval ▪ **-** = use not allowed																						
RESIDENTIAL																						
˪Nursing Home	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	-	-	-	-	-	-	
˪Orphanage	-	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
˪Convent, Monastery or Similar Group Religious Living Quarters	-	S	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	
PUBLIC AND CIVIC																						
Airport-related Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	
College or University	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	
Day Care (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	155-9.100
˪Adult or Child Day Care Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	155-9.100
Detention and Correctional Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	
Fraternal, Labor, Membership Organization	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	S	-	-	-	
Hospital	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	S	-	-	-	-	-	
Library/Cultural Exhibits	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	P	
Park/Recreation/Open Space (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	
˪Cemetery	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	-	
˪Community Center	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	P	
˪Golf Course/Country Club	-	-	S	S	S	S	S	S	S	S	S	-	-	-	-	-	P	-	-	-	P	
˪Forest Preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
˪Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	P	
˪Playground	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	P	-	-	-	P	

USE CATEGORY	ZONING DISTRICTS																					
Use Subcategory																						Standards
[L]Specific Use Type	A-1	A-2	E-1	E-2	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	SP-PO	
P = use permitted as of right ▪ **S** = use allowed with special use approval ▪ **-** = use not allowed																						
PUBLIC AND CIVIC																						
[L]Swimming Pool	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	P	
Religious Assembly	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	S	-	-	-	
Safety Service	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
School	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	
Utilities and Services																						
[L]Minor, Basic	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
[L]Major (except as identified below)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	-	
[L]Solar Farms	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	155-9.245
[L]Wholesale Power Generators	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	155-9.250
[L]Wind Farm Facilities	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	155-9.260
Wireless Telecommunications Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	155-9.270
COMMERCIAL																						
Adult Entertainment Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	155-9.10
Animal Service																						
[L]Animal Sales/Grooming	S	S	S	S	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P	P	-	
[L]Animal Care/Boarding	S	S	S	S	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P	P	-	155-9.20
[L]Veterinary Clinic, Animal Hospital	S	S	S	S	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P	P	-	155-9.20
[L]Stable (accessory use)	P	P	P	P	S	S	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	155-10.10(B)(2)
[L]Stable (principal use)	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	

USE CATEGORY	ZONING DISTRICTS																					
Use Subcategory	A-1	A-2	E-1	E-2	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	SP-PO	Standards
[L]Specific Use Type																						
P = use permitted as of right ▪ **S** = use allowed with special use approval ▪ **-** = use not allowed																						
COMMERCIAL																						
Artist Work or Sales Space	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P	P	P	-	
Building Maintenance Service (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	-	
[L]Landscaping and Lawn Maintenance Business	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
Building Supplies and Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	-	
Business Support Services	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P	P	-	
Communication Service Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
Construction Sales and Services	S	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	P	P	P	-	
[L]Construction Offices/and Equipment/ Materials Storage (Temporary)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	155-9.60
Eating and Drinking Establishment (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	-	-	P	
[L]Drive-In Restaurants	-	-	-	-	-	-	-	-	-	-	-	-	S	P	P	-	P	-	-	-	-	

USE CATEGORY	ZONING DISTRICTS																					
Use Subcategory																						Standards
[L]Specific Use Type	A-1	A-2	E-1	E-2	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	SP-PO	
P = use permitted as of right ▪ **S** = use allowed with special use approval ▪ **-** = use not allowed																						
COMMERCIAL																						
[L]Bars, Taverns, Cocktail Lounges, Ancillary Liquor Service	-	-	-	-	-	-	-	-	-	-	-	S	S	S	S	-	P	-	-	-	-	
[L]Ancillary Liquor Service in conjunction with allowed agritourism uses	S	S																				
Entertainment and Spectator Sports																						
[L]Indoor, Minor	P	S	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	-	-	-	-	155-9.120
[L]Indoor, Major	S	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	P	-	-	-	-	155-9.120
[L]Outdoor, Minor	P	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	P	-	-	-	-	155-9.120
[L]Outdoor, Major	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	155-9.120
Financial Services (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	P	P	-	
[L]With Drive-through Facilities	-	-	-	-	-	-	-	-	-	-	-	S	S	P	P	P	-	P	P	P	-	
[L]Currency Exchange	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P	P	P	-	
[L]Pawn Shop, Check Cashing and Short-Term Loan Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	-	
Food and Beverage Retail Sales (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	
[L]Liquor Stores (Package Sales)	-	-	-	-	-	-	-	-	-	-	-	S	S	S	S	-	-	-	-	-	-	
Funeral and Interment Services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	
Lodging																						
[L]Bed and Breakfast	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	155-9.30
[L]Hotel/Motel	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P	-	S	-	-	-	-	

USE CATEGORY	ZONING DISTRICTS																					
Use Subcategory																						Standards
[L]Specific Use Type	A-1	A-2	E-1	E-2	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	SP-PO	
P = use permitted as of right ▪ **S** = use allowed with special use approval ▪ **-** = use not allowed																						
COMMERCIAL																						
[L]Retreat	S	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	
[L]Recreational Vehicle Park/RV Campground	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	
Office, Administrative, Professional or Consumer Service	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	P	P	P	
Office or Clinic, Medical	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	P	P	-	
Parking, Non-Accessory	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	P	P	P	-	
Personal Improvement Service (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	-	
[L]Barber/Salon	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P	S	S	-	
Repair or Laundry Service, Consumer	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P	S	S	-	
Research Services (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	-	
Residential Convenience/Support Establishment	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	155-9.230
Retail Sales and Service (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	-	-	-	P	
[L]Farm/Agricultural Supply Sales	P	S	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P	P	P	-	
[L]Firearms Dealer	S	S	S	S	S	S	S	S	S	S	S	S	S	P	P	-	-	P	P	-	-	155-9.80
[L]Seed Sales	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	P	P	P	-	
Sports and Recreation Participant (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	S	P	P	P	-	P	S	-	-	-	
[L]Commercial Fishing Pond	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	
[L]Day Camps	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	
[L]Fair Grounds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	

USE CATEGORY	ZONING DISTRICTS																					
Use Subcategory																						Standards
[L]Specific Use Type	A-1	A-2	E-1	E-2	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	SP-PO	
P = use permitted as of right ▪ **S** = use allowed with special use approval ▪ **-** = use not allowed																						
COMMERCIAL																						
[L]Go-Cart and Motorbike Tracks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	
[L]Hunting Preserves and/or Clubs	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	
[L]Ice Skating Rinks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	
[L]Marina	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	
[L]Miniature Golf Courses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	
[L]Practice Golf Driving Ranges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	
[L]Private Recreational Clubs	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	
[L]Shooting Range, Indoor	S	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	P	P	-	-	
[L]Shooting Range, Outdoor	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	
[L]Ski Slope	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	
[L]Video Arcade	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	
[L]Water Park/Aquatic Amusement	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	
Vehicle and Equipment Sales and Service																						
[L]Minor Motor Vehicle Fueling Station (may include convenience retail sales)	-	-	-	-	-	-	-	-	-	-	-	S	S	P	P	-	-	P	P	P	-	155-8.40(Y)
[L]Major Motor Vehicle Fueling Station - Planned Unit Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	S	S	-	155-8.40(Y)
[L]Travel Plaza - Planned Unit Development	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	S	S	-	155-8.40(Y)
[L]Car Wash/Cleaning Service	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	P	P	P	-	
[L]Heavy Equipment Sales/Rental (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	S	P	P	-	

USE CATEGORY	ZONING DISTRICTS																					
Use Subcategory																						Standards
[L]Specific Use Type	A-1	A-2	E-1	E-2	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	SP-PO	
P = use permitted as of right ▪ **S** = use allowed with special use approval ▪ **-** = use not allowed																						
COMMERCIAL																						
[L]Agricultural Implement Sales and Service	S	S	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	-	
[L]Light Equipment Sales/Rental	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	S	P	P	-	
[L]Motor Vehicle Repair	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	-	
[L]Vehicle Storage and Towing	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	-	
INDUSTRIAL																					-	
Auto Salvage (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	155-9.140
[L]Auto Salvage (completely enclosed building)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	
Accessory Dwelling Unit for Security	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	155-10.10(C)
[L]Auto Rebuilder (completely enclosed building)														P	P			P	P	P		
[L]Auto Rebuilder (with outdoor storage)																				S		
Manufacturing and Industrial Services, Artisan	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	P	P	P	-	
Manufacturing and Industrial Services, Limited (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
[L]Bottling Works	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	-	
[L]Craft Brewing and Distilling	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	P	P	P	-	155-9.280
[L]Merchandise and Product Display Space (No Direct Sales)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	P	-	
[L]Electronics Industries	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	P	P	P	-	
[L]Wineries (no retail sales or tastings)	P	P											P	P	P	-	-	P	P	P		155-9.280
[L]Wineries (with retail sales or tastings)	S	S											S	S	S			P	P	P		155-9.280
USE CATEGORY	**ZONING DISTRICTS**																					

Use Subcategory [L]Specific Use Type	A-1	A-2	E-1	E-2	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	SP-PO	Standards
P = use permitted as of right ▪ **S** = use allowed with special use approval ▪ **-** = use not allowed																						
INDUSTRIAL																					-	
Manufacturing and Industrial Services, General (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	P	P	-	
[L]Animal Feed Preparation, Grinding, Mixing and Storage	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	
Manufacturing and Industrial Services, Intensive (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	
[L]Fertilizer Mixing, Sales and Storage	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	
[L]Anhydrous Ammonia Sales and Storage	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	
Mining/Quarrying	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	155-9.180
Recycling Facilities																						
[L]Concrete and Asphalt Recycling Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	155-9.210(A)
[L]General Construction or Demolition Debris Recycling Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	155-9.210(B)
[L]Recyclable Material Drop-off Facilities, Indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	155-9.210(C)
[L]Recyclable Material Drop-off Facilities, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	155-9.210(C)
[L]Recyclable Material Processing Facilities, Indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	155-9.210(D)
[L]Recyclable Material Processing Facilities, Outdoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	155-9.210(D)
[L]Soil Storage, Recycling and Reuse	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	155-9.210(E)
Self-Service Storage Facility	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	-	S	S	S	-	155-9.240
Warehousing, Wholesaling and Freight Movement (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
USE CATEGORY	**ZONING DISTRICTS**																					

Use Subcategory [L]Specific Use Type	A-1	A-2	E-1	E-2	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	SP-PO	Standards
P = use permitted as of right ▪ **S** = use allowed with special use approval ▪ **-** = use not allowed																						
INDUSTRIAL																					-	
[L]Beverage Warehouse/Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
[L]Parcel (Package) Delivery Service	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	-	
[L]Cargo Container Storage and Maintenance Facilities (on- or off-chassis)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	155-9.40
[L]Grain Storage	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
[L]Intermodal Terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	155-9.130
[L]Storage Warehouse/Wholesaling, Indoor	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
[L]Storage Yard, Outdoor	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P	-	155-14.100 (B)
[L]Truck or Bus Terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	P	-	
Waste-related Use (except as identified below)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
[L]Clean Construction or Demolition Debris Fill Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	155-9.70 (A)
[L]Landscape Waste Composting	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	155-9.150
[L]Landscape Waste, Land Application of	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	155-9.150
[L]Landscape Waste Processing/Transfer Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	
[L]Pollution Control Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	
[L]Uncontaminated Soil Fill Operations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	155-9.70 (A)
AGRICULTURAL																					-	
Agriculture																						
[L]Crop Farming	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
USE CATEGORY	**ZONING DISTRICTS**																					

Use Subcategory [L]Specific Use Type	A-1	A-2	E-1	E-2	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	SP-PO	Standards
P = use permitted as of right ▪ **S** = use allowed with special use approval ▪ **-** = use not allowed																						
AGRICULTURAL																					-	
[L]All Other	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Agritourism (except as identified below)	P	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
[L]Rural Events	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	155-9.50
Horticulture, Nurseries and Greenhouses (except as identified below)	-	-	S	S	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	P	
[L]Horticulture	P	P	S	S	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	P	
[L]Nursery, Wholesale	P	P	S	S	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	P	
[L]Greenhouse, Wholesale	P	P	S	S	-	-	-	-	-	-	-	-	-	P	P	-	-	P	P	P	-	
OTHER																						
Aircraft Landing Strip or Pad, Private	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
Exotic Animal Breeding & Training	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Exotic Animal Rehabilitation Facility; Indigenous; less than 22 lbs./10 kg	S	S	S	S	-	-	-	-	-	-	-	-	S	S	S	-	-	S	S	S	-	155-9.25
Exotic Animal Rehabilitation Facility; Indigenous; 22 lbs./10 kg. or larger	S	S	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	155-9.25
Exotic Animal Rehabilitation Facility; Non-Native	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	155-9.25
Exotic Animal Sanctuary; Indigenous or Non-Native	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	155-9.25
Exotic Animal Zoological Park	S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	-	155-9.25
Medical Cannabis Cultivation Center	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	
Medical Cannabis Dispensing Organization	S	-	-	-	-	-	-	-	-	-	-	S	S	S	S	-	-	S	S	S	-	
Adult-Use Cannabis Dispensary	S											S	S	S	S			S	S	S	-	155-9.300
Adult-Use Cannabis Craft Grower	P											P	P	P	P			P	P	P	-	155-9.300

Adult-Use Cannabis Cultivation Center	P											P	P	P	P			P	P	P	-	155-9.300
Adult-Use Cannabis Infuser	S											S	S	S	S			S	S	S	-	155-9.300
Adult-Use Cannabis Processor	S											S	S	S	S			S	S	S	-	155-9.300
On-premise dynamic display in agricultural and residential zoning districts	S	S	S	S	S	S	S	S	S	S	S	-	-	-	-	-	-	-	-	-	-	
USE CATEGORY	**ZONING DISTRICTS**																					
Use Subcategory	A-1	A-2	E-1	E-2	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	C-1	C-2	C-3	C-4	C-5	C-6	I-1	I-2	I-3	SP-PO	Standards
[L]Specific Use Type																						
P = use permitted as of right ▪ **S** = use allowed with special use approval ▪ **-** = use not allowed																						
OTHER																						
Radio/TV Tower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	
Railroad Passenger Stations	-	S	-	-	-	-	-	-	-	-	-	-	S	S	S	S	-	-	P	P	-	
Railroad Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	

(Am. Ord. 14-44, passed 3-20-2014; Am. Ord. 14-231, passed 9-18-2014; Am. Ord. 15-39, passed 2-19-2015; Am. Ord. 16-258, passed 9-15-2016; Am. Ord. 16-227, passed 12-15-2016; Ord. 18-1, passed 1-18-2018; Ord. 18-193, passed 7-19-2018; Ord. 18-221, passed 8-16-2018; Ord. 18-222, passed 8-16-2018; Ord. 18-240, passed 9-20-2018; Ord. 19-237, passed 9-19-2019; Ord. 19-352, passed 12-19-2019; Ord. 20-478, passed 12-17-2020; Ord. 20-266, passed 8-20-2020; Ord. 21-233, passed 7-15-2021)

KABAL SURVEYING COMPANY

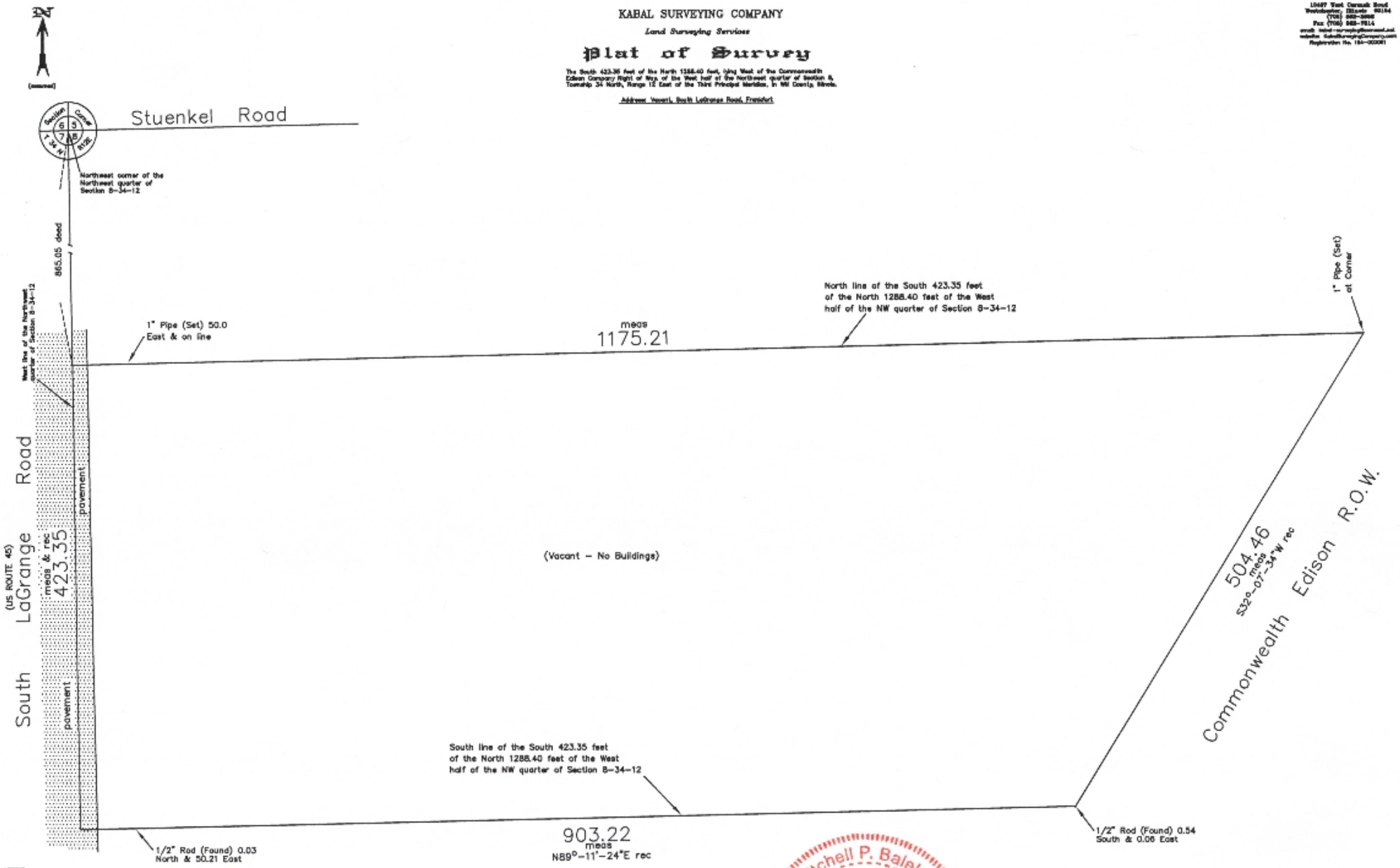
Land Surveying Services

Plat of Survey

The South 423.35 feet of the North 1288.40 feet, lying West of the Commonwealth Edison Company Right of Way, of the West half of the Northwest quarter of Section 8, Township 34 North, Range 12 East of the Third Principal Meridian, in NW County, Illinois.

Address: Vacant, South LaGrange Road, Frankfort

10487 West Dansak Road
Westchester, Illinois 60154
(708) 865-3000
Fax (708) 865-9814
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003081



LEGEND
conc = concrete
R.O.W. = right-of-way
rec = record, N = North
meas = measured
pch = porch, rad = radius

Area of property is approximately 436,846 square feet (10.088 acres)

☐ "X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed March 8 20 22

Scale: 1 inch = 80 ft.
Order No. 220335
Ordered By: Zamora Law Office P.C.

ORIGINAL SEAL IN RED

Mitchell P. Balek
035-003250
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
Westchester, Illinois

Bearings based on LaGrange Garden Sub Doc 2019036750

This professional service conforms to the current Illinois minimum standards for a boundary survey

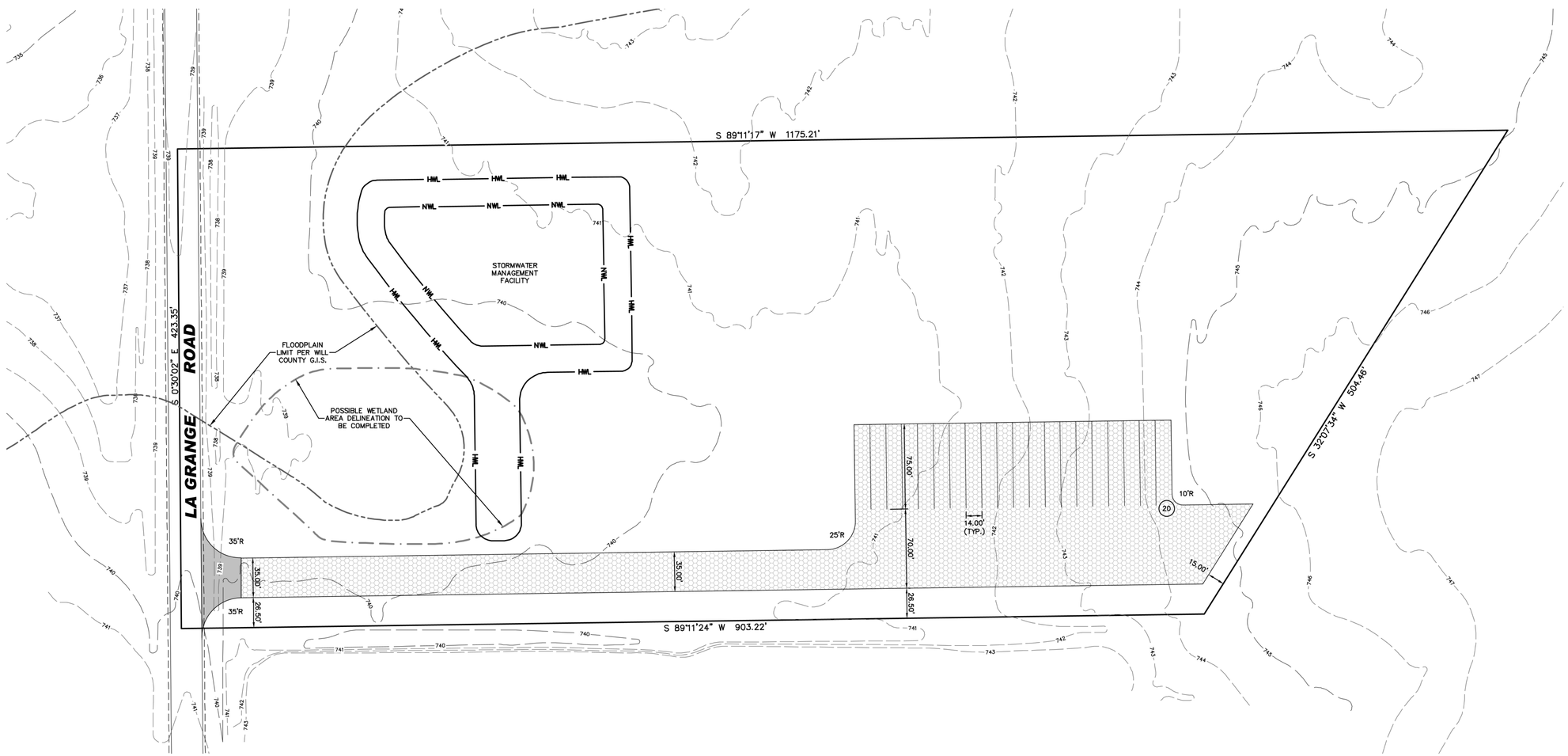
STATE OF ILLINOIS
COUNTY OF COOK } ss

I, MITCHELL P. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit.

Mitchell P. Balek

Illinois Professional Land Surveyor No. 035-003250
My license expires on November 30, 2022



PRELIMINARY CONCEPT SITE PLAN

PROPOSED ASPHALT PAVEMENT PER I.D.O.T. SPECIFICATIONS

PROPOSED GRINDINGS (12" MINIMUM DEPTH)

SITE DATA:

TOTAL SITE AREA: 439,962 S.F./10.10 ACRES (BEFORE DEDICATIONS)

TRUCK PARKING SPACES (14' W. x 75' D.): 20 TOTAL

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

REVISIONS			
NO.	DATE	DESCRIPTION	BY

URIEL CANTERO
9530 BIRCH AVENUE
MOKENA, ILLINOIS 60448
(312) 383-1669

CONCEPT SITE PLAN
FOR
P.I.N. # 18-13-08-100-014-0000
HOUSE V ON S. LAGRANGE ROAD
FRANKFORT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

DEI

PROJECT INFORMATION
Project No.: 22-0036
Scale: 1" = 50'
Date: 10-28-2022
Design By: SDS
Drawn By: NSM
Checked By: SDS

PRELIMINARY CONCEPT SITE PLAN

L:\Projects\2022\22-0036\Engineering\DWG\Concept\22-0036 CONCEPT.dwg Plot Date:10/28/2022 1:28:09 PM By:nmeske