



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

**Thursday, January 26, 2023  
6:30 P.M.**

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes of January 12, 2022**
- 4. Public Hearing: Drive-through Coffee Shop – Hickory Creek Market Place Subdivision (Ref #105)**  
Request: Proposed Major Change to the Hickory Creek Market Place Planned Unit Development, including several Zoning Ordinance and Municipal Code exceptions, for a proposed new commercial building and four (4) Special Use Permits for a carry-out restaurant, drive-up service windows associated with a permitted use, outdoor seating associated with a permitted restaurant, and extended hours of operation (opening earlier than 7:00 a.m.). (PIN: 19-09-15-101-002-0000)
- 5. Public Comments**
- 6. Village Board & Committee Updates**
- 7. Other Business**
- 8. Attendance Confirmation (February 9, 2023)**
- 9. Adjournment**

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



## MINUTES

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

January 12, 2023 –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, David Hogan, Dan Knieriem, Will Markunas, Jessica Jakubowski

**Commissioners Absent:** Nichole Schaeffer

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

**Elected Officials Present:** Trustee Daniel Rossi

#### A. Approval of the Minutes from December 8<sup>th</sup>, 2022

**Motion (#1):** To approve the minutes from December 8<sup>th</sup>, 2022.

Motion by: Knieriem

Seconded by: Jakubowski

Approved: (5-0, Commissioner Hogan Abstained)

#### B. Public Hearing: 21206 S. La Grange Road – Taqueria Mammy Chayo

Drew Duffin presented the staff report.

Applicant Teresa Castro approached the podium. She explained that she was applying for the liquor license in response to customer demand for alcoholic beverages, namely margaritas.

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

Motion by: Knieriem

Seconded by: Markunas

Approved: (6-0)

**Motion (#3):** 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.

Motion by: Knieriem

Seconded by: James

Approved: (6-0)

**C. 1.5-Mile Review: Will County Zoning Case #ZC-22-045 (Uriel Cantero)**

Mike Schwarz presented the staff report.

Chair Rigoni asked the applicant if he wished to add anything.

Mr. Cantero, the applicant, indicated he did not.

Commissioner Hogan asked if the proposed parking lot would be used for both trucks and trailers.

Joseph Padula-Zamora, an attorney representing the applicant, stated that the lot would be used for trucks and trailers, but all trucks and trailers would be owned by the applicant.

Commissioner Hogan asked if the applicant hauled freight locally.

The applicant responded that he did.

Commissioner Jakubowski asked the applicant how much traffic he anticipated would be generated by his development.

The applicant said that it would be dependent on demand.

The applicant's attorney added there would only ever be one truck entering or leaving the site at one time.

Commissioner Knieriem asked the applicant why he was proposing 20 spaces when he was the only driver.

The applicant's attorney explained that his client was looking to expand his business, and that the additional parking spaces would allow him to hire more drivers in the future. He added that, at most, 20 trucks would be entering or leaving the site every day.

Commissioner Markunas asked if the applicant had any plans to improve the site.

The applicant's attorney said that they were proposing to install a fence on the property.

There was some discussion on how the Village's decision on the present case would impact the final decision made by the Will County Board.

Commissioner Markunas asked if there were any plans to install light fixtures on the site.

The applicant's attorney replied that there were no plans for light fixtures at the moment.

Commissioner James asked if there were any plans to store fuel on the site.

The applicant's attorney stated that there were no plans for on-site fuel storage.

Chair Rigoni asked staff if there would be any change to the Equalized Assessed Value (EAV) of the site if the current proposal were approved.

Mike Schwarz explained that any increase in EAV would be minimal.

Commissioner Knieriem asked if there would be anyone on-site overnight.

The applicant's attorney said there would not be anyone on-site overnight.

Commissioner Knieriem asked if the applicant was planning to lease spaces to other trucking companies.

The applicant's attorney said there were no plans to rent to other trucking companies.

Chair Rigoni asked if there were any other questions for the applicant.

There were none.

Chair Rigoni explained that she would read the provided motions to object, meaning that voting in the affirmative on either motion would forward a recommendation to object to the Village Board.

**Motion (#4):** Recommend the Village Board 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).

Motion by: Knieriem

Seconded by: Jakubowski

Approved: (6-0)

**Motion (#5):** Recommend the Village Board object to the proposed rezoning from A-1 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).

Motion by: Jakubowski

Seconded by: Knieriem

Approved: (6-0)

Commissioner James expressed his appreciation to the applicant for coming forward to the Plan Commission/Zoning Board of Appeals, but that they had to consider the best interests of the residents of the Village.



Mr. Cantero stated that there were other properties near to his which also rented truck spaces. He also stated that the Village would not be able to collect taxes from site improvements if he was unable to grow his business to the point where he could improve the site.

#### **D. Public Comments**

There were none.

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

Mike Schwarz noted that the Village Board approved the following items at their meeting on December 19<sup>th</sup>, 2022, which had previously appeared before the Plan Commission:

- The Special Use Permits for Extended Hours of Operation and Indoor Recreation for Big Bear Barbell Club (22793 Citation Road, Unit B) were approved.
- The Special Use Permit for Indoor Recreation for Tiny Tots Play Café (20815 S. La Grange Road) was approved.
- The Final Plat for Graefen's East Point Park 1<sup>st</sup> Resubdivision (22413 and 22445 W. Fey Drive) was approved.

Mike Schwarz also noted that the Village Board passed an Ordinance which disconnected (de-annexed) the property at 9200 Stuenkel Road from the Village of Frankfort.

Mike Schwarz told the members of the Plan Commission that the Committee-of-the-Whole had discussed the following items:

- Concept plans for a potential future development called the "I-57 Corporate Park". Discussion also centered on how utilities could be provided to the site.
- The Committee-of-the-Whole authorized staff to begin researching and drafting potential changes to the parking regulations in the Zoning Ordinance.
- The final proposal for 2 Smith Street was rejected.

#### **F. Other Business**

There was no other business.

#### **G. Attendance Confirmation (January 26<sup>th</sup>, 2023)**

Chair Rigoni asked the members of the Plan Commission to notify staff if they knew they could not attend the January 26<sup>th</sup> meeting.

Commissioner Jakubowski indicated she would not be in attendance.

**Motion (#6):** Adjournment 7:09 P.M.

Unanimously approved by voice vote.

Approved January 26, 2023

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

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

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

**Project:** Sparks Coffee Co. – New Construction  
**Meeting Type:** Public Hearing  
**Request:** Major change to PUD, Special Use Permits (4)  
**Location:** Hickory Creek Marketplace, Outlot 1E  
**Applicant:** Aliana Winkle  
**Prop. Owner:** Winkle R E Properties  
**Representative:** Applicant  
**Staff report by:** Christopher Gruba, Senior Planner

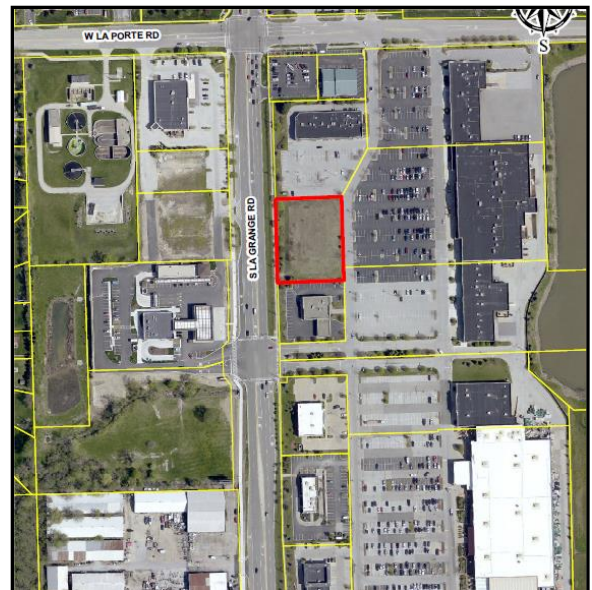
### Site Details

**Lot Size:** 1.12 acres  
**PIN:** 19-09-15-101-002-0000  
**Existing Zoning:** B-3, General Business (with PUD overlay)  
**Proposed Zoning:** N/A  
**Buildings:** 1  
**Total Sq. Ft.:** 945 sq. ft.

### Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Vacant	General Comm.	B-3 PUD
<b>North</b>	Commercial	General Comm.	B-3 PUD
<b>South</b>	Commercial	General Comm.	B-3 PUD
<b>East</b>	Commercial	General Comm.	B-3 PUD
<b>West</b>	Commercial	N/A	C-2 (Mokena)

Figure 1. Location Map



### Project Summary

The applicant, Aliana Winkle, is seeking to develop the existing vacant outlot immediately to the west of Emagine Theater for use as a drive-through coffee shop (now known as Sparks Coffee). Customers would have the option of using the drive-through windows and taking coffee to-go or parking at the site and ordering from the walk-up window. This property is the last undeveloped outlot in the Hickory Creek Marketplace PUD, which was originally approved in 1997 (Ord-1654). The project would require a Major Change to the existing PUD for the construction of the new building, plus four (4) Special Use Permit requests for a carry-out restaurant, a drive-through, outdoor seating, and extended hours. This project was heard before the Plan Commission as a workshop on November 10<sup>th</sup>, 2022.

### Attachments

1. Aerial Photographs, Village of Frankfort GIS (1:1,500 and 1:3,000 scales)
2. Findings of Fact for Special Use Permit and Major Change to a PUD
3. Plan Commission workshop meeting minutes excerpt 11.10.22
4. Photographs of site, taken by staff 11.1.22
5. Project submittal, including Site Plan, Landscape Plan, Building Elevations, etc., received December 19, 2022

## **Major changes to plans since workshop**

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This project was reviewed by the Plan Commission as a workshop on November 10<sup>th</sup>, 2022. The applicant has since submitted revised plans, which share many similarities with the workshop plan but also contain notable differences. Staff has listed the following changes to the plans, in order of perceived importance:

1. The drive-through canopy has been “flipped” so that it is now located on the east side of the building, facing toward Emagine Theater instead of Route 45. The direction of on-site traffic circulation remains the same, although vehicles would now enter the site at the northeast corner instead of the southeast corner.
2. The building is now set back 125’ from the centerline of Route 45 to the nearest part of the building, complying with the front setback requirement.
3. The building was increased in size from 775 to 945 square feet.
4. The sidewalk connection from the building to the existing sidewalk along La Grange Road has been removed per discussion at the workshop meeting.
5. New arched “eyebrow” canopies have replaced the former flat canopies on the north, east and west sides of the building, per discussion at the workshop meeting to better match existing buildings in this PUD.
6. The center island containing the building has been narrowed, which allowed for the landscaped area along the east side of the property to be widened.
7. A row of parking was moved from the south side of the parcel to north side.
8. The trash enclosure was moved from the north side of the site to the south side.
9. The handicap parking stall has been relocated from along the eastern row of parking to a new northern row of parking.
10. The location of the six (6) proposed light poles have been rearranged slightly to accommodate the revised site plan. The light levels comply with the Zoning Ordinance regulations.

## **Analysis (updated)**

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### **Land Use**

1. The property is zoned B-3, General Business, with a PUD overlay for a commercial plaza development. This zone district is primarily intended to “provide areas to be used for most types of retailing and service uses, including those uses that are oriented toward the service of automobiles”. The proposed drive-through coffee shop meets the general intent of this zone district.
2. The construction of the proposed coffee shop building within the PUD for Hickory Creek Marketplace requires a Major Change to the existing PUD. Major PUD changes were required to construct the outlet buildings for Autozone and Jimmy John’s (Ord-2329 and Ord-2419).
3. The proposed drive-through coffee shop in the B-3 zone district would require four (4) Special Use Permits for the following:
  - Carry-out restaurant
  - Drive-through windows
  - Outdoor seating
  - Extended hours of operation

Normal business hours within the Village are from 7 am – 11 pm. A Special Use Permit was required for a drive-through use and extended hours of operation for Steak & Shake (Ord-2269), which was permitted to be open from 5 am to 1 am. Sparks Coffee is requesting to be open from 5:30 am – 8 pm Monday – Saturday and from 6 am – 6 pm on Sunday, which can be allowed through a Special Use Permit.

## Site Plan

The underlying zone district of B-3 (General Business) contains dimensional requirements regarding building setbacks, height, etc. Additionally, the PUD is governed by Ord-1654, which has some dimensional regulations that supersede the Zoning Ordinance. Deviation from either of these regulations can be permitted as part of the Major Change to the PUD. Although there is no vehicular access to La Grange Road, there is a 125' front yard setback requirement from the centerline of the road. By definition, the east property line is then considered the rear yard and the north and south property lines are considered side yards. The proposed building would be set back 125' from the centerline of La Grange Road, meeting the front yard setback requirement. The building setback is measured to nearest canopy on the building.

Below are the dimensional standards applicable to the subject property:

	Lot Size	Front Yard Setback (to centerline)	Front Yard Landscape Setback	Side Yard Setbacks	Rear Yard Setback	Building Height	Impervious Lot Coverage
<b>Required</b>	20,000 SF	125'	25'	15'	30'	25'*	70%
<b>Proposed</b>	52,272 SF	125'	25'	73.6'/115.4'	89.5'	21'	56.6%

\*per Ord-1654, PUD

Accessory structures in the B-3 zone district must be set back at least 10' from any property line. The proposed trash enclosure is located 5' from the south side property line, requiring an exception. The proposed trash enclosure would be constructed of brick to match the building and complies with all other requirements listed in the Zoning Ordinance (height, gates).

A sidewalk connection from the building to the existing sidewalk along La Grange Road was discussed during the Plan Commission workshop. At that time, the Plan Commission expressed a preference to preserve the existing, mature, 25' wide landscape buffer along La Grange Road, instead of losing some of this landscaping to provide the sidewalk connection. The sidewalk connection would have also required cutting into the existing berm within this landscape setback. As such, the sidewalk connection has been removed on the latest plan revisions. Since a sidewalk connection is technically required, an exception would need to be granted as part of the Major change to the PUD.

An outdoor seating area is proposed on the north side of the building. The outdoor seating area would measure approximately 800 square feet and may contain tables, chairs and benches. Article 5, Section C, Part 14 of the Zoning Ordinance requires that all restaurant outdoor seating be enclosed by a fence or wall at least 3' tall. Sheet A306 of the submittal illustrates a 3' tall metal railing that would mostly enclose the outdoor seating area. The outdoor seating area would be further buffered from the drive aisles by an approximately 6' wide landscape bed. A pedestrian walk-up ordering window is proposed on the west side of the building, adjacent to the outdoor dining area.

### Building Materials/Architecture

Building materials and architecture is regulated by the Zoning Ordinance (Article 7, Section A, Parts 5 & 8) and by the existing PUD (Ord-1654). As such, the proposed building materials and architecture should generally match the other buildings in Hickory Creek Marketplace.

Staff offers the following comments:

1. The primary building materials are two colors of brick (Waterford Brick) and cultured stone, both intended to match or closely match the brick and stone on the main building (Imagine Theater). The brick is used on all four sides of the building, primarily for the walls and the upper portions of the drive-through support columns. The cultured stone would primarily be used for wainscot along the base of the building, as well as the base of the drive-through support columns. Cultured stone is also proposed to completely

enclose the back end of the building (cooler area). Corrugated metal siding is used for accent features, mostly on the front façade facing La Grange Road. Bronze corrugated metal siding is limited mostly to the top half of the front façade. Red corrugated metal siding would only be applied to the front façade, in a vertical fashion, as an accent feature. Article 7, Section A, Part 5 (i) of the Zoning Ordinance states that *“while it is recognized that color is a very subjective matter and that creativity should not be stifled, colors should nonetheless be used harmoniously and with some restraint”*. For comparison, the outlot building on outlot 1D (Mattress Firm/Pizza Hut) currently has green awnings as an accent color.

2. Historically, the Village has required that canopy support beams (for drive-throughs and gas station canopies) be fully wrapped in masonry. The combined mix of stone and brick wrapping meets and exceeds expectations.
3. The roof would be flat, matching all other buildings in the development. All rooftop mechanical units would be screened by the masonry and metal parapets, at a height equal to the height of the mechanical units. No ground-mounted mechanical units are proposed, other than a transformer located in the landscaped area immediately south of the building.
4. A full basement is proposed as illustrated on Sheet A101. Although not defined on the floorplan, it was stated by the applicant at the workshop meeting that the basement will be used for storage.
5. A roof access ladder is attached to the west of the building facing La Grange Road.
6. Historically, the Village has not permitted the use of thin brick on buildings. Sheet A300 notes the use of thin brick. Consistent with other recent commercial projects, staff recommends that the Plan Commission/Zoning Board of Appeals condition any approval on the use of standard dimensional brick.

## **Parking & Circulation**

The subject property is located between the existing outlots for Old National Bank and the strip commercial building that contains Mattress Firm, Pizza Hut, etc. The subject property would only be accessible via a shared access drive within Hickory Creek Marketplace; there would be no new access to La Grange Road. There would be no cross-access between the subject property and the two adjacent outlots. Traffic would enter the site from the northern access driveway only and circulate on-site in a counterclockwise fashion. Traffic could exit the site from either the southern access driveway (one-way out) or the northern access driveway (two-way).

Staff offers the following comments:

1. Parking for fast food (carry-out) restaurants is required a ratio of 1 space per 75 square feet of gross floor area, plus 1 space for every 2 employees during the largest working shift. The building would be 945 square feet and staffed by up to 4 people at once, requiring 15 spaces. A total of 24 parking spaces would be provided on-site, including 1 ADA space, complying with the parking requirement. The Zoning Ordinance is silent regarding whether outdoor seating area is counted toward the total parking requirement for restaurant uses. For the purposes of this report, the outdoor seating area was not counted toward the total parking required. If the outdoor seating area was counted as floor area of the restaurant, a total of 25 parking spaces would be required.
2. Per the existing PUD (Ord-1654), each parcel must provide its own parking on-site. There is a “reciprocal easement agreement” within Ord-1654, which allows for shared access between parcels (but not shared parking) within the PUD.
3. The drive-through lane would consist of dual lanes, similar to McDonald’s on La Grange Road. There would be no order board. Rather, orders would be given to employees outside, similar to ordering at a Chick-fil-A restaurant. A 14.5’ wide bypass lane exists adjacent to the drive-through lane.
4. Both Village staff and Robinson Engineering requested that the southern access drive to the property be made two-way instead of one-way exit only. As proposed, the southern exit-only driveway is 21’ wide,

giving it the appearance of a two-way drive, while being only slightly narrower than the southern two-way driveway, which is 25' wide. Staff believes that motorists will treat the 21' wide one-way as a two-way in practice anyway, as proposed. Lastly, if the southern driveway were converted to two-way, it should not affect the flow of traffic in the general counterclockwise motion.

### **Loading**

1. Due to the small size of the building (945 sq. ft.), a loading space is not required per the Zoning Ordinance. Staff still recommends discussing where and how loading would occur on-site.

### **Landscaping**

1. There is a 25' wide landscape buffer located along La Grange Road for all properties in the PUD, including the subject property. The landscape buffer on the subject property has a small berm (2' +/-) and contains several mature trees and shrubs, notably evergreen trees.
2. The Landscape Plan illustrates additional shrubs and ground cover within the landscape buffer on the property, including some evergreen shrubs (junipers and yews). This evergreen material, once fully grown, is intended to obscure the view of cars in the drive-through and their headlights aimed toward La Grange Road. Junipers typically grow up to 15" tall and Yews 36" tall at full maturity.
3. The Landscaping Regulations as listed in §158.30(B) of the *Code of Ordinances* require that a 5' wide landscape bed be located adjacent to drive-through lanes, separating the drive-through lanes from other vehicular use areas. This landscape bed was not included on the Site Plan (or Landscape Plan) but could be waived as an exception under the Major Change to the PUD.
4. Landscaping is proposed around the trash enclosure and within the center of the site around the building and outdoor seating area.
5. Two evergreen trees and one deciduous tree (Honeylocust) would be removed along the east property line and replaced with two Swamp White Oak trees. None of the trees to be removed are preservation trees, although they are mature.

### **Lighting**

1. A Photometric Plan has been provided illustrating 6 new 20' tall light poles. The light levels comply with the levels permitted in the Zoning Ordinance.
2. The concrete bases of the light poles should match the other light pole bases in Hickory Creek Marketplace, and a rendering of this has been included on the Photometric Plan.
3. The existing light pole fixtures within Hickory Creek Marketplace are painted white, with a "shoebox" style light fixture. It's unlikely that the applicant could procure light fixtures that exactly match the existing light pole fixtures. However, staff recommends that the proposed light poles be painted white to match the rest of the PUD. The white color has been noted on the Photometric Plan.
4. The maximum height of light poles in the B-3 zone district is 25'. The proposed light poles would be 20' tall, meeting this requirement.
5. In addition to the six light poles, there would also be four recessed can lights beneath the drive-through canopy.

### **Signage**

A sign plan has not been provided, although wall signage is illustrated on the 3-D color renderings and on the scaled building elevation drawings. Details of the construction type of the wall signs have not been included with

the submittal (channel letters, box sign, painted sign, etc.). During the workshop meeting, at least one commissioner requested that the proposed signage be revised to comply with the Sign Code and the PUD regulations (Ord-1654). Deviation from the Sign Code and Ord-1654 would only be possible through the approval of the Major change to the PUD; variances cannot be granted for signage.

Signage for Outparcel 1E is governed by Ord-1654, Exhibit E. Summarized, wall signage for Outlot 1E shall abide by the following:

- Up to 2 wall signs are permitted
- Logos are permitted
- Up to 2 lines of text permitted
- Wall signs may have up to 3 colors
- Letters/symbols can't exceed 42" tall
- Letter depth can't exceed 6"
- Raceways are not permitted
- Length of sign can't exceed 70% of the frontage
- 25 SF of sign area per lineal foot of building frontage

The Hickory Creek Marketplace multi-tenant buildings, unlike the single-building outlots, may only have white channel letter wall signs, except for the anchor tenants of Emagine, Staples and Home Depot. For example, the single tenant buildings of Autozone and Steak & Shake have orange and red signage, whereas the multi-tenant building containing Mattress Firm and Pizza Hut has all-white signage. As a single-tenant building, Sparks Coffee would be permitted up to 3 different colors for its wall signage.

Two large ground signs exist for Hickory Creek Marketplace: one sign along La Porte Road and the other at the main entrance to the PUD along La Grange Road. These two large ground signs only contain the names of the anchor tenant stores of Home Depot, Emagine and Staples. There is one smaller ground sign located midblock along La Grange Road, between the plaza's main entrance and La Porte Road, in front of the strip retail building containing Mattress Firm. This smaller ground sign contains the names of some of the smaller tenants, including Goodwill, Pizza Hut and Great Clips. The subject property, Outlot 1E, was purchased by the applicant, whereas much of the rest of the PUD is owned by "Hickory Creek Market Place". Since the properties are within the same PUD but under separate ownership, it's uncertain whether the applicant could place their name on the smaller ground sign.

### **Preliminary Engineering**

The site is currently served by Village water, sanitary and storm utilities. Per a cursory review by Robinson Engineering, on-site stormwater detention for Hickory Creek Marketplace is already provided in the detention pond behind Emagine Theater. Any engineering review work is expected to be minor.

### **Requests – Summarized**

#### Exceptions:

Three (3) exceptions are anticipated:

1. Reduced trash enclosure setback of 5' (10' required from any lot line)
2. Relief from the required 5' wide landscape bed adjacent to drive through lanes
3. Relief from the required sidewalk connection from the building to the existing sidewalk along La Grange Road



### Special Use Permits:

Four (4) Special Use Permits are anticipated:

1. Carry-out restaurant
2. Drive-up service windows associated with a permitted use
3. Outdoor seating associated with a permitted restaurant
4. Extended hours of operation

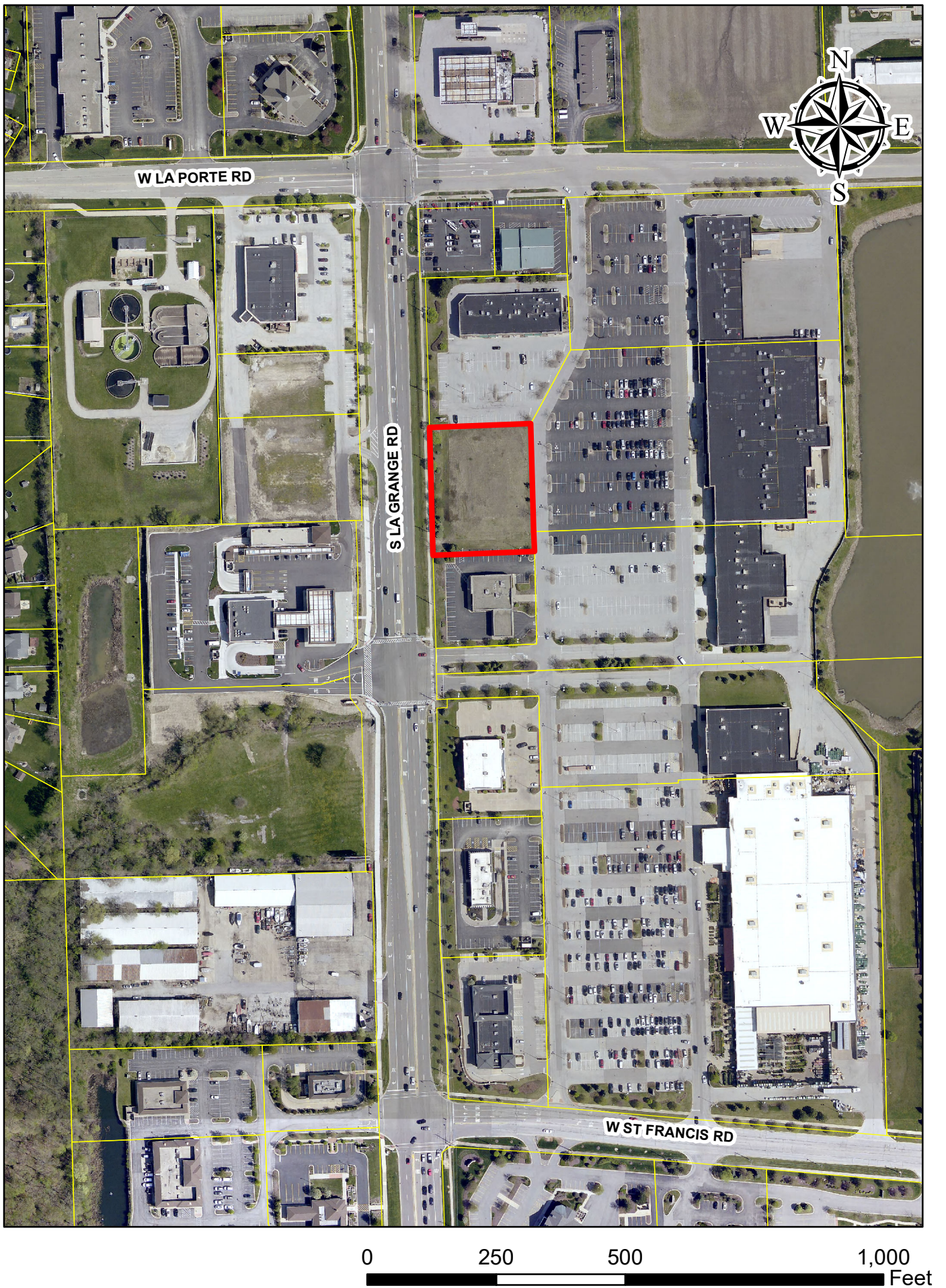
### ***Affirmative Motions***

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4. Recommend to the Village Board to approve the Major Change to a PUD, in accordance with the reviewed plans and public testimony, conditioned on final engineering approval, using standard brick instead of thin brick on the building and the following exceptions:
  - a. Reduced trash enclosure setback of 5' (10' required from any lot line)
  - b. Relief from the required 5' wide landscape bed adjacent to drive through lanes
  - c. Relief from the required sidewalk connection from the building to the existing sidewalk along La Grange Road
5. Recommend the Village Board approve a Special Use Permit to allow a carry-out restaurant use on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans and public testimony and conditioned on final engineering approval.
6. Recommend the Village Board approve a Special Use Permit to allow drive-up service windows associated with a permitted use on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans and public testimony and conditioned on final engineering approval.
7. Recommend the Village Board approve a Special Use Permit to allow outdoor seating associated with a permitted restaurant on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans and public testimony and conditioned on final engineering approval.
8. Recommend the Village Board approve a Special Use Permit to allow extended hours of operation (5:30 am – 8 pm Monday – Saturday and from 6 am – 6 pm on Sunday) on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans and public testimony and conditioned on final engineering approval.



# Major PUD Change - Caffeinated Concepts





# Major PUD Change - Caffeinated Concepts







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

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

1. The plan is designed to protect the public health, welfare and safety.  
The plan is designed in a way that will protect the public in every way as soon as they enter the property.
  
2. The proposed development does not cause substantial injury to the value of other property in the immediate area.  
The proposed development has been designed to fit the aesthetic and match the value of the other property in the immediate area.
  
3. The plan provides for protection of the aesthetic and function of the natural environment, which shall include, but not be limited to, flood plains, streams, creeks, lakes, ponds, wetlands, soil and geologic characteristics, air quality, vegetation, woodlands, and steep slopes.  
The plan maintains and exceeds the aesthetic and function of the natural environment by keeping existing and adding landscaping.
  
4. The plan provides for and ensures the preservation of adequate recreational amenities and common open spaces.  
The plan provides a fenced in patio with table and bench-style seating for the public to enjoy.

5. Residential use areas may provide a variety of housing types to achieve a balanced neighborhood.  
The plan adds balance to the area.
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 planned unit development adds to the existing accommodations in the surrounding area, serving the needs of the public.
7. The proposed development provide for the orderly and creative arrangement of all land uses with respect to each other and to the entire Village.  
The proposed development respectfully provided orderly and creative arrangement of the land use to the village.

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

1. That the uses permitted by such exceptions are necessary or desirable and are appropriate with respect to the primary purpose of the planned unit development;  
The use these exceptions would allow are desirable and appropriate with respect to the primary purposes of the PUD.
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;  
The uses permitted by the exception is not of such a nature or location that will exercise detrimental influence on the surrounding neighborhood.



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.

The establishment will permit only low speed on site to enter into queue, ensuring a safe environment for the public. The establishment’s access points were thoughtfully placed to not allow cramming in the drive-thru and will not be detrimental to public health.

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.

The site has been vacant for years, our establishment will improve the site’s aesthetics. The special use will not be injurious to the use and enjoyment of the other properties, as the queuing will be contained on the parcel. The neighbors are commercial not residential; therefore, the special use will not diminish property value.

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.

The establishment will not impede the normal and orderly development, for food service is already a permitted use in the district, the drive-thru is merely the method of product delivery and will be contained on site.

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.

Our establishment is committed to high quality building, utilizing a mixture of both brick and stone. It will match the quality and construction of the neighboring level of development.

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

The building will only be around 750 square feet; the utilities were placed to withstand the larger surrounding buildings. Consumers will enter our establishment from the access points provided to the marketplace, both north and south.

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.

Those traveling from the north will turn left on to La Porte rd then right in to the marketplace. They will follow the road until they take a right in to our establishment. Those traveling from the south will take a right into the marketplace then a left at the 4-way stop, leading them to make a left in to our establishment. Those access points have been approved to handle Frankfort traffic.

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.

Our project will follow all applicable codes.



## MINUTES

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

November 10, 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

**Commissioners Absent:** Jessica Jakubowski, 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 October 27<sup>th</sup>, 2022

**Motion (#1):** To approve the minutes from October 27<sup>th</sup>, 2022.

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (4-0, Commissioner Markunas Abstained)

#### B. Workshop: Drive Through Coffee Shop – Hickory Creek Marketplace Subdivision

Chris Gruba gave the staff report.

The applicant and the architect approached the stand. The architect explained that their civil engineer could not make it to the meeting. Neither person had anything more to add.

Chair Rigoni asked for comments on the proposed use.

Commissioner Knieriem asked if the proposed restaurant was part of a larger chain or an independent restaurant.

The applicant our responded that the proposed building would be their first location, but that their short-term goal was to open ten locations in total.

Commissioner Knieriem asked if the applicant was in the restaurant business.



The applicant stated that restaurants were a family business.

Commissioner Knieriem asked if the applicant was from the Frankfort area.

The applicant stated she was from the area.

Commissioner Knieriem said he thought the location was a good spot for this use, especially given the other coffee uses nearby were always busy. It was a good location. He asked how their concept differed from other coffee shops.

The applicant explained that they would utilize a double drive-through lane, which would help to manage throughput. There would also be runners delivering orders to car windows, similar to Chick-fil-A or Portillo's.

Commissioner Knieriem asked if there would be an app for preordering from the restaurant, since there were no proposed order boards.

The applicant said that there might be in the future.

Commissioner Knieriem asked whether the proposed basement would be used for storage.

The applicant responded that it would.

Commissioner Knieriem thanked the applicant for their work to align color scheme of the proposed building with the surrounding buildings in the PUD. He believed it looked good.

Commissioner Schaeffer agreed with Commissioner Knieriem. She asked if there would be any indoor seating.

The applicant said there would not be, and that the inside would be employees only.

Commissioner Schaeffer asked where the applicant would source the business' coffee from.

The app explained they were looking at different roasters at the moment. Ideally, they would pick someone local, but no decision had been made yet.

Commissioner Markunas asked how runners would take orders.

The applicant responded that runners would use tablets.

Commissioner Markunas asked if those same runners would deliver orders to cars.

The applicant said they would.

Commissioner Markunas asked the applicant if they were looking to eliminate the drive-through chokepoint by allowing people to pull out of the line once they received their orders.

The applicant said that was the case.

Commissioner James expressed his concern for the safety of people moving through the site, both pedestrians and drivers, based on the proposed layout.

The applicant noted that it was a priority for her as well.

The architect noted that there was striping on the site plan to alert drivers to areas which would be frequented by pedestrians.

Commissioner James noted that the proposed building was a relatively niche design. He thought the Plan Commission should consider how the proposed structure could be used by a future occupant. It was a good location, and the Plan Commission should consider that when deciding on their recommendation.

Chair Rigoni noted that the uses seemed appropriate. She also said that she was struggling to understand how the drive-through would work, since it was an uncommon approach to handling drive-through traffic. She asked for comments on the list of exceptions developed by staff which might be requested at a future public hearing.

Commissioner Markunas asked why the applicant did not redesign the northern entrance to be a two-way entrance, rather than an exit-only driveway.

The applicant explained that they wanted all cars entering the site to enter the drive through line. Having an entrance on the north side of the property could result in people cutting into line.

Commissioner Markunas asked if the applicant would consider changing the north driveway into a two-way driveway. From a safety perspective, he believed that some people would turn in through there anyway.

The applicant said she was open to making that change.

The architect stated that they could change the design to make it clear that driveway was not an entrance.

Commissioner Markunas explained that people could still use it as an entrance anyway.

Commissioner Knieriem agreed. Widening north entrance would make the property friendlier to patrons. He could see the applicant's concern, but believed it would be better to make it a two-way entrance.

Chair Rigoni noted that, given parking was proposed along the south property line, there ought to be a way to access that parking without needing to drive all the way around the building. She thought the building should be reoriented, and be laid out similar to the Steak n' Shake to the south. Most drive-throughs in Frankfort were not build so close to La Grange Road, and flipping the proposed design so the drive-through was on the east side of the property would be consistent with other development, and would eliminate the need for the exception to reduce the required building setback from the centerline of La Grange Road.

Commissioner James added that it could also provide the applicant an opportunity to better utilize their proposed signage.

Chair Rigoni made clear that she was not trying to change the applicant's design, but asked the applicant to consider what the Plan Commission was suggesting.

The architect noted that the proposed drive-through was oriented a certain way, and changing it would be inconvenient to drivers.

Chair Rigoni clarified that she was asking the applicant to consider reorienting the site plan so that a drive-through would work as normal. She noted that the proposed canopy was larger than normal for a restaurant, and that the proposed canopy appeared more like a bank drive-through.

Commissioner Markunas added that reorienting the building would help with parking too, since a patron would not need to drive all the way around the drive through line to access parking.

The architect asked for the Plan Commission for clarity on their suggested reorientation. He noted that reorienting the building the way they suggested would push the building back further from La Grange Road.

Chair Rigoni noted that the building would be a fixed point. She asked staff to make sure the setbacks of the proposed building were aligned with nearby buildings rather than focus on following the letter of the Zoning Ordinance.

Commissioner Knieriem asked if the Plan Commission's suggestion was clear to the applicant.

The applicant said it was, and that they had considered a similar design before. They wanted to be closer to the road, however.

Chair Rigoni said she understood that desire, but that they would still have to meet setback requirements. She suggested the applicant look at how Steak n' Shake laid out their building so the drive-through was away from La Grange Road.

Commissioner Schaeffer asked if the exceptions related to the setback from La Grange Road would be unneeded if the building was reoriented.

Chair Rigoni said it was possible.

An aerial view of the nearby Steak n' Shake was displayed on the screen.

The architect stated that the Steak n' Shake layout was a potential option. He thought the Plan Commission was suggesting relocating the proposed parking on the east side of the property to the west side, close to La Grange Road.

Commissioner Schaeffer said that they applicant should also keep in mind that there would be landscaping between their building and La Grange Road. People drove fast along that road, and may not clearly see your building when passing. She understood their desire to get as close to La Grange Road as possible, but it might not be as advantageous as they were thinking.

Commissioner Markunas noted that reorienting the building would also mean the large proposed sign on the east façade would face La Grange Road.

The architect agreed.

Chair Rigoni asked for comments relating to the proposed building and building materials.

Commissioner Markunas stated he thought they were good. He was glad the applicant had worked with staff. The current proposal gave the building an individual character but still tried to match surrounding area.

Commissioner James agreed, but expressed his concern with the proposed thin brick veneer. He noted that the Plan Commission preferred structural brick.

Commissioner Schaeffer agreed. She stated that she liked the lighter stone accents. She added that while structural brick may cost more, but was standard in the Village.

Commissioner Knieriem added that if a car hit the thin brick around the canopy column, it would be an issue for the business. It would be an issue for the driver if the applicant instead used full structural brick.

Chair Rigoni noted that there was uniformity in the surrounding shopping center, and that the applicant was the last one to develop their property. The proposal did not incorporate an arch element into their design, which was present in other buildings in the PUD. To her, the biggest sticking point was architecture. On its own, the proposed design was great, and would appear so at another location. Her issue was how it related to the other buildings around it. The proposed building was not cohesive, especially with the red coloring.

Commissioner Knieriem asked Chair Rigoni which arches she was referring to.

Chair Rigoni explained that the arch element was incorporated differently with each building, but was present regardless. Building designs became flatter as they approached the intersection of St. Francis Road and La Grange Road.

The applicant asked if the building to the north of their property had arch elements.

Chair Rigoni said there was an arch in the stone detailing above the entryway. She turned the conversation toward landscaping. She asked if staff was looking for direction on the potential tradeoff between connecting to the sidewalk along La Grange Road and removing a large evergreen tree.

Chris Gruba explained that connecting to the sidewalk along La Grange Road was required per code, and the applicant was looking to install it, but the Plan Commission could consider waiving that requirement at the request of the applicant.

Commissioner Knieriem noted that if the building was reoriented, it might not be an issue.

Chair Rigoni asked if any other buildings had a connection to that sidewalk.

Chris Gruba noted that Steak n' Shake had one.

Commissioner Knieriem noted that there was not a lot of pedestrian traffic on La Grange Road, and asked the applicant if they wanted the sidewalk connection.

The applicant said they had no preference either way.

Commissioner Markunas noted that not installing the sidewalk could be cheaper.

Commissioner Schaeffer stated that it was a different story near the high school, but that in the area near the applicant, there were very few pedestrians. She then asked if the landscaping in the north west corner would screen headlights on the turn radius.

Chris Gruba said that some plants would, but not all. Staff asked for taller landscaping to screen headlights, but none had been proposed yet.

Chair Rigoni noted that since the site might be laid out differently at the next meeting, the applicant had a chance to address concerns about headlights. She asked the Plan Commission if they had any comments on the proposed signage.

Commissioner Markunas noted that two different sign sets were given to staff, and asked which ones the applicant was going to use.

The applicant stated they would use the signage details found on the proposed elevations.

Chair Rigoni asked if the proposed signage met the Village regulations.

Chris Gruba stated that the proposed signage currently exceeded regulations.

Commissioner Knieriem asked the applicant if they were looking to paint a sign on the wall.

The applicant explained that their intent was to install a box sign.

Commissioner Schaeffer asked if it would be illuminated.

The applicant said it would.

Chris Gruba stated that, as proposed, the development did not comply with the PUD sign regulations.

Commissioner Markunas said that staff could work with the applicant to meet the requirements.

The architect asked if they would be allowed to paint the wall.

Chair Rigoni said she did not think it would be.

Chris Gruba said it was not allowed, according to the PUD Ordinance for Hickory Creek Marketplace.

Chair Rigoni noted they proposed more than two signs, which was not allowed per Code.

The architect noted that they should remove the proposed canopy signs, which would address the number of signs. That would leave only the size regulations to comply with.

Commissioner Markunas agreed, and said that they could work with staff to meet code.

The applicant asked if unilluminated signs were still considered signs per code.

Chair Rigoni said they were.

There was some discussion on the regulation which required a landscape barrier between bypass lanes and drive-through lanes. The Plan Commission expressed that they were generally alright with the applicant not meeting that code requirement.

Chris Gruba asked if the Plan Commission had any comments on the outdoor seating area.

Commissioner Knieriem noted that the building was located along La Grange Road, which had high traffic volumes. He suggested the applicant consider installing extra landscaping to help reduce noise.

Chris Gruba asked if the Plan Commission thought the proposal was ready to come to a Public Hearing.

Chair Rigoni said she was, unless there were any major changes. She asked what time the restaurant would close.

The applicant said that they would close at 8:00.

Commissioner Schaeffer asked if they would sell food.

The applicant stated that they would sell pre-prepared foods such as pastries, but nothing else.

### **C. Workshop: 15 Ash Street – Old Frankfort Mall**

Chris Gruba gave the staff report.

The applicants, Mike and Chris, approached the stand. They were joined by Chris Tokarz, their architect. They brought an additional presentation for the PC as well, which was not able to be displayed on screen due to technical issues.

The architect explained that they had originally proposed parking along White Street. The Public Works Department and Village staff recommended against adding on-street parking within the right-of-way of White Street but were amenable to adding a 12'x50 loading space within the right-of-way. The architect had done a lot of reorganization of tenant spaces on the interior of the building, so that all would have street access. Other changes were made to accommodate the transformer, but their options were limited since the building was so close to the lot lines. He created an alcove that would allow for an on-site interior transformer, the design of which had yet to be finalized. All tenants would have access to a street and an interior area for back-of-house needs. The landscape plan showed that trees would be provided within the rights-of-way of Ash, White and Kansas streets. The current plan did not include two trees which were proposed on Ash Street and Kansas Street, but they would be added to comply with code. The building was in a unique situation, since there were streets on three sides and no rear property line, which resulted in certain variances. The proposed building would fill out the property. The applicant stated that the project would not be feasible unless the building were expanded to nearly all property lines. One other major change was to the second-floor residential hall. They took some space out of the bowling alley, so now the proposed dwelling units were larger. The tradeoff they made was in losing event space within the bowling alley, but the existing bowling alley lanes would remain. A proposed roof deck and observation deck would be located above the bowling alley and above the 3<sup>rd</sup> floor of the addition, respectively. On the third floor, there was a proposed roof deck and observation deck. In regard to comments on the building height, Kansas Street slopes up from White Street to Oak Street. The proposed 45-foot building height was measured at White Street, but 42 feet on Ash Street. 28 Kansas Street was currently the highest building along Kansas















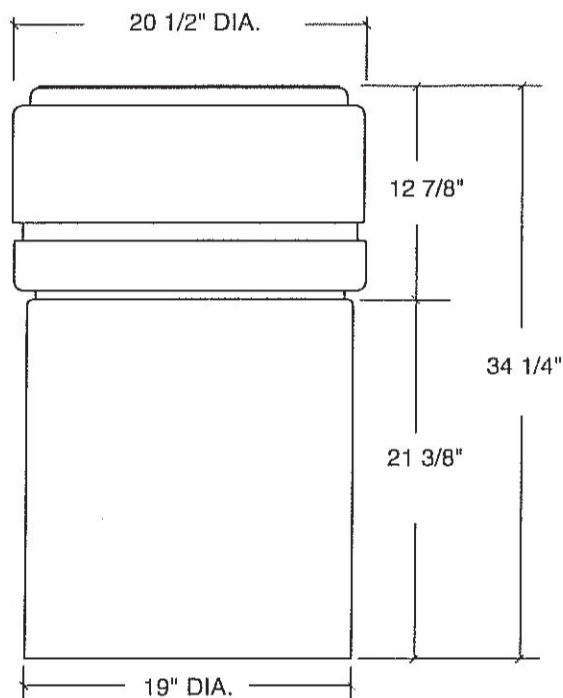




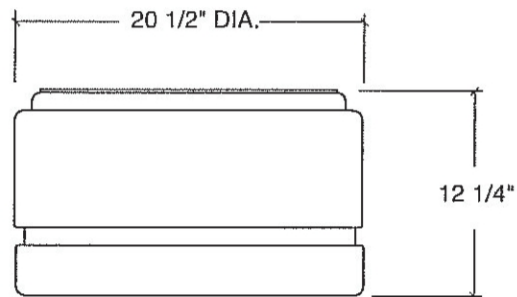




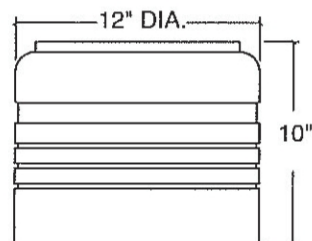
## Ordering Guide



For this base order Prefix ACBR-34



For this base order Prefix ACBR-12



For this base order Prefix ACBR-10

## Ordering Information

<i>ArtFORMS</i> Prefix	<i>ArtFORMS</i> Size	<i>ArtFORMS</i> Color Band	
ACBR - Round	10 - 10"	45 - Light Gold	51 - Dark Red
	12 - 12"	20 - Charcoal Metallic	21 - Tomato Red
	34 - 34"	55 - Black	575 - Beige
		94 - Blue Metallic	50 - White
		01 - Chrome	NO - No Option
		59 - Dark Green	

ACBR - 34 - 94

**LSI** lighting systems™

LSI LIGHTING SYSTEMS, A Division of LSI Industries Inc.  
10000 ALLIANCE ROAD • P.O. BOX 42728 • CINCINNATI, OHIO 45242  
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Exhibit C-1

# RATIO Series

AREA/SITE LIGHTER

## FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available



## RELATED PRODUCTS

[Air](#) [Cimarron LED](#) [Ratio Family](#)



## CONTROL TECHNOLOGY



## SPECIFICATIONS

### CONSTRUCTION

- Rectilinear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

### OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

### INSTALLATION

- Standard square arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

### ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

### ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised

### CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocell receptacle option available for twist lock photocells or wireless control modules (control accessories sold separately)
- 0-10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- SiteSync™ wireless control system is available via 7-pin See ordering information and details at: [www.hubbelllighting.com/sitesync](http://www.hubbelllighting.com/sitesync)
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

### CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org)
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#)

### WARRANTY

- 5 year limited warranty
- See [HLL Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	3,000-48,000
Wattage Range	25-340
Efficacy Range (LPW)	118-155
Fixture Projected Life (Hours)	170-60K
Weights lbs. (kg)	13.5-24 (6.1-10.9)



RECEIVED

By Christopher Gruba at 9:58 am, Dec 19, 2022



LUMION

ARCHITECT OF RECORD

KEYSTONE  
PLANNING+DESIGN

ENGINEERS OF RECORD

Wat&rmark  
engineering  
RESOURCES

GENERAL CONTRACTOR

KEYSTONE  
CONSTRUCT, LLC

Description	Date
STAFF RVW	5/28/2022
STAFF RVW LETTER	6/14/2022
STAFF RESPONSE	8/30/2022
COVER V2	
G000B	



PARCEL 1:  
OUTLOT 1E IN HICKORY CREEK MARKET PLACE SUBDIVISION, BEING A SUBDIVISION  
OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE  
12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED JULY 15, 1998 AS DOCUMENT R98-081103, IN WILL COUNTY, ILLINOIS.

PARCEL 3:  
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN RECIPROCAL  
CONSTRUCTION EASEMENT AND OPERATING AGREEMENT DATED AUGUST 25, 1998  
AND RECORDED AUGUST 27, 1998 AS DOCUMENT NUMBER 998-100594 MADE  
BY DOMINIC'S REALTY TRUST AND T-L HICKORY CREEK MARKET PLACE INC.

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF THE RECORDED PLAT OF HICKORY CREEK SUBDIVISION, PER DOCUMENT NO. R98-081103, WILL COUNTY PUBLIC RECORDS.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
3. THIS SITE FALLS WITHIN THE FOLLOWING ZONE

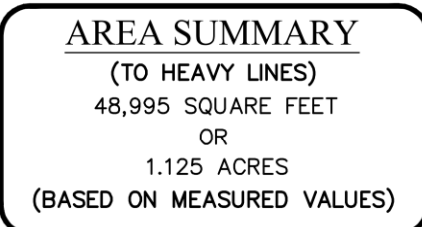
AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR THE VILLAGE OF  
FRANKFORT, COMMUNITY NUMBER 170701, MAP NUMBER 17197C0213G  
HAVING A REVISED DATE OF FEBRUARY 15, 2019

Q.D.P.I. = OUTSIDE DIAMETER IRON PIPE  
T.F. = TOP  
F.F. = FINISHED FLOOR  
FES = FLARED END SECTION  
VCF = VERTICAL CURVE  
DIP = DUCTILE IRON PIPE  
PVC = POLYVINYL CHLORIDE  
RCP = REINFORCED CONCRETE PIPE  
CMP = CORRUGATED METAL PIPE  
D.C. = DRAINAGE COEFFICIENT  
(M) = MEASURED BEARING OR DISTANCE  
(C) = CALCULATED BEARING OR DISTANCE  
(D) = BEARING OR DISTANCE  
N = NORTH  
S = SOUTH  
E = EAST  
W = WEST  
R.A. = RADIUS  
R = RADIUS  
CH = CHORD  
CB = CHORD BEARING  
B.S.L. = BUILDING SETBACK LINE  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT  
P.U.E. = PUBLIC UTILITY EASEMENT  
P.O.C. = POINT OF COMMENCEMENT  
P.B. = POINT OF BEGINNING  
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

\_\_\_\_\_ LIMITS OF LAND PER  
 \_\_\_\_\_ LEGAL DESCRIPTION  
 \_\_\_\_\_ ADJACENT LAND  
 \_\_\_\_\_ PARCEL LINE  
 ----- EASEMENT LINE  
 - - - - - CENTERLINE  
 - - - - - BUILDING SETBACK LINE  
 - - - - - SECTION LINE  
 - - - - - EXISTING CONTOUR

●	FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (FIELD LOCATION)	✱	GAS METER
+	CONCRETE MONUMENT	✱	GAS VALVE
+	CROSS IN CONCRETE	✱	GAS MARKER
⊗	MANHOLE	⊗	DOWN SPOUT
⊗	STORM STRUCTURE	⊗	BORING HOLE
⊗	SANITARY MANHOLE	⊗	MONITORING WELL
○	CLEANOUT	⊗	GATE POST
⊗	FLARED END SECTION	●	BOLLARD POLE
⊗	TRANSFORMER PAD	—	SIGN
⊗	ELECTRIC MANHOLE	—	FLAG POLE
⊗	ELECTRIC BOX	□	MAILBOX
⊗	ELECTRIC PEDESTAL	—	SANITARY SEWER
⊗	ELECTRIC MARKER	—	STORM SEWER
⊗	ELECTRIC METER	—	WATER MAIN
—	UTILITY POLE	—	GAS MAIN
—	UTILITY POLE W/LIGHT	—	ELECTRIC LINE
—	UTILITY POLE W/TSF	—	OVERHEAD WIRES
—	GUY POLE	—	TELEPHONE LINE
⊗	OVERHEAD TRAFFIC SIGNAL	⊗	CONFERRING TREE
⊗	TRAFFIC SIGNAL MANHOLE	⊗	DECIDUOUS TREE
✱	LIGHT	⊗	W/ APPROX. DIAMETER
✱	LIGHT POLE	⊗	W/ APPROX. DIAMETER
⊗	HAND HOLE	⊗	M=MULTI-STEM
⊗	VALVE VAULT	⊗	(DRIP LINE SHOWN IS APPROXIMATE)
⊗	FIRE HYDRANT	—	TREE LINE
⊗	IRRIGATION CONTROL VALVE	+	ELEVATION
⊗	POST INDICATOR VALVE	▬	BITUMINOUS PAVEMENT
✱	SIAMSESE WATER CONNECTION	▬	CONCRETE SURFACE
✱	WATER MARKER	▬	CONCRETE CURB
✱	WATER METER	▬	GRAVEL SURFACE
✱	WATER METER	▬	LANDSCAPE AREA
✱	WATER BOX	▬	STONE SURFACE
✱	B/BOX	▬	DETECTABLE TACTILE WARNING SURFACE
✱	SPRINKLER CONTROL VALVE	▬	BRICK PAVERS
⊗	TELEPHONE MANHOLE	—	WOOD FENCE
⊗	TELEPHONE NETWORK INTERFACE	—	CHAIN LINK FENCE
⊗	TELEPHONE MARKER	—	METAL FENCE
⊗	TELEPHONE PEDESTAL	—	METAL GUARDRAIL
⊗	CABLE TELEVISION PEDESTAL	—	OVERHEAD TRAFFIC ARM
⊗	CONTROL BOX		
⊗	WETLAND FLAG		

# BOUNDARY AND TOPOGRAPHIC SURVEY



BY: SCOTT C. KREBS DATE: 03-17-2022  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509  
LICENSE EXPIRES 11/30/2022

### UTILITY STATEMENT

[illegible]

PROJECT	Seven Brew - Frankfort Frankfort, IL
CLIENT	Watermark Engineering Resources, LTD. 2051 Glenview Woods Parkway Suite 100 Frankfort, KY 40601



2631 GINGER WOODS PARKWAY, STE. 100  
AURORA, IL 60502

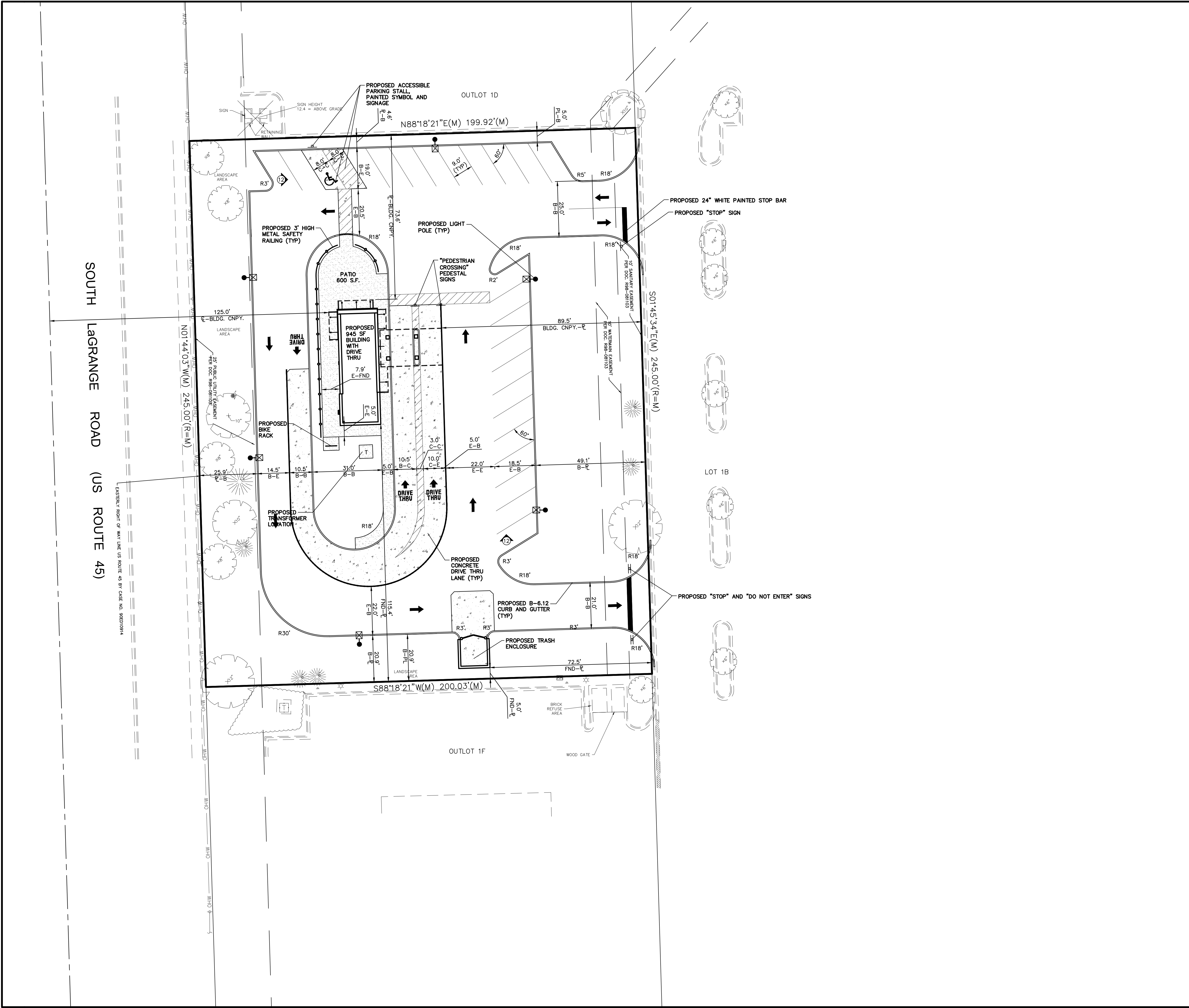
SCALE: 1" = 20'

1. 21. 0

1 OF 1

PROJ. NO.: 22.0067





GENERAL NOTES:	
1. THESE PLANS ARE BASED ON THE (BOUNDARY AND TOPOGRAPHIC SURVEY) (SURVEY PROJECT #22.0067 DATED 03/24/2022) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100	
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.	
ON SITE PARKING DATA	
REGULAR SPACES	23
ADA ACCESSIBLE SPACES	1
TOTAL SPACES	24
PARKING REQUIREMENT = 1 SPACE PER 75 S.F. OF BUILDING AND OUTDOOR DINING AREA PLUS 1 SPACE PER 2 EMPLOYEES.	
945 SF + 600 SF/75 + 5 EMPLOYEES/2 = 24 SPACES REQ.	
SITE DATA	
LOT AREA	= 48,995 S.F. (1.125 AC.)
PROPOSED PERVIOUS	= 21,250 S.F. (43.4%)
EXISTING PERVIOUS	= 48,995 S.F. (100%)
PROPOSED IMPERVIOUS	= 27,745 S.F. (56.6%)
EXISTING IMPERVIOUS	= 0 S.F. (0%)
BUILDING AREA	= 945 S.F.
OUTDOOR DINING AREA	= 600 S.F.

GEOMETRIC PLAN NOTES:	
1. PROPOSED IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE WESTERN PROPERTY LINE.	
2. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.	
3. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.	
4. ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.	
5. WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.	

SITE PLAN

DATE		REVISIONS	
06/17/22	PER VILLAGE COMMENT LTR DATED 6/7/22	NO.	1
08/18/22	PER STAFF COMMENTS AND 7/28/22 ENGINEERING COMMENTS	2	
10/27/22	PER 9/22/22 ENGINEERING COMMENTS	3	
11/28/22	PER PC WORKSHOP COMMENTS	4	

ALIANA WINKLE  
Frankfort, IL

CAFFEINATED CONCEPTS  
S. La Grange Road, South of W. Laporte Road  
Frankfort, Illinois

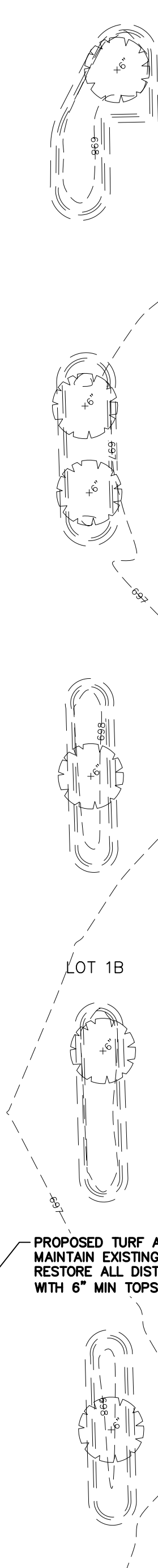
watermark-engineering.com | 2631 Ginger Woods Play | Aurora, IL 60502 | (630) 375-1800

CHECKED BY: J. MILLER	DESIGN BY: D. OLSON
DRAWN BY: D. OLSON	DATE: MAY 26, 2022
SCALE: 1" = 20'	PROJECT NO.: 22-026

1 of 1

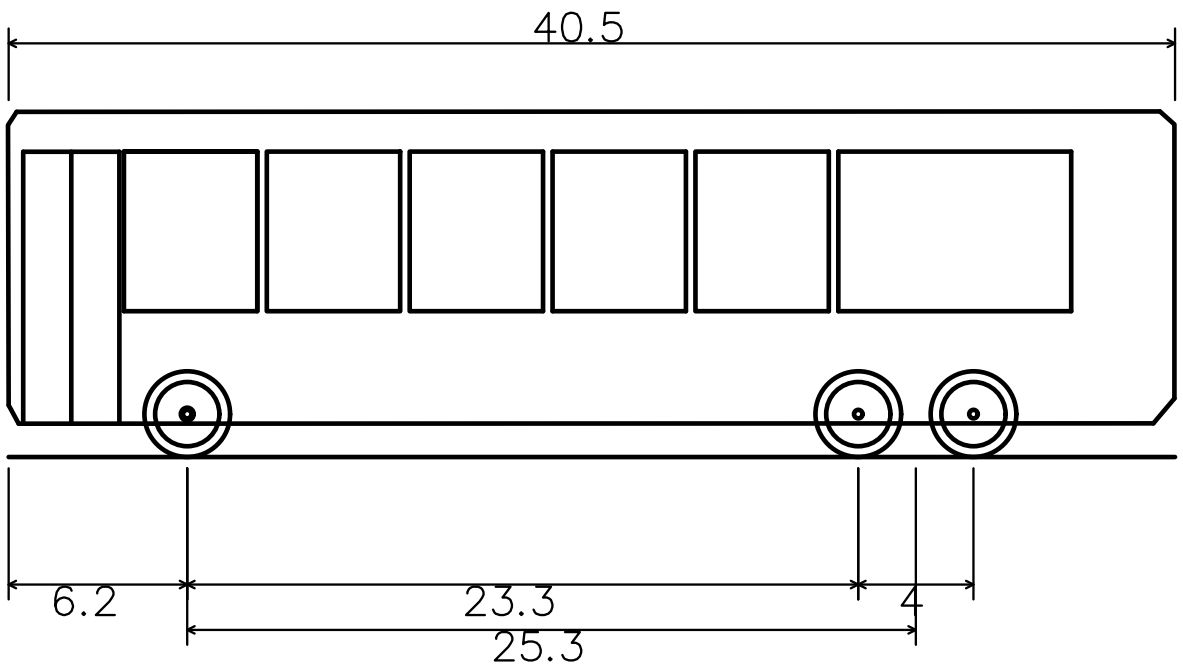
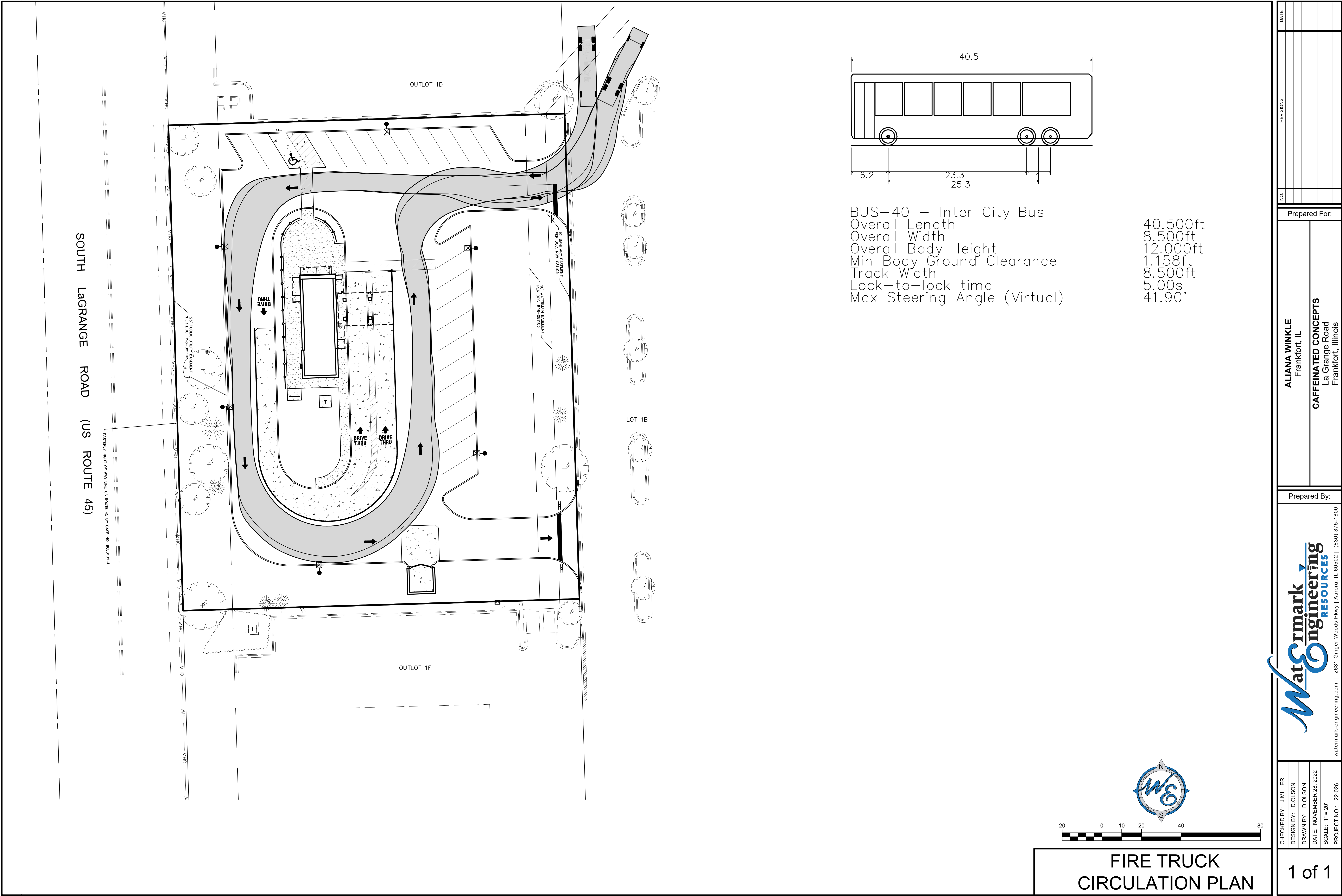
SITE PLAN





# LANDSCAPE PLAN





BUS-40 – Inter City Bus  
Overall Length 40.500ft  
Overall Width 8.500ft  
Overall Body Height 12.000ft  
Min Body Ground Clearance 1.158ft  
Track Width 8.500ft  
Lock-to-lock time 5.00s  
Max Steering Angle (Virtual) 41.90°

200 0 10 20 40 80

FIRE TRUCK CIRCULATION PLAN

CHECKED BY: J.MILLER		DESIGN BY: D.OLSON		DRAWN BY: D.OLSON		DATE: NOVEMBER 28, 2022		SCALE: 1" = 20'		PROJECT NO.: 22-028	
1 of 1		ALIANA WINKLE Frankfort, IL		CAFFEINATED CONCEPTS La Grange Road Frankfort, Illinois		Prepared For:		Prepared By:		watermark-engineering.com   2631 Ginger Woods Pkwy   Aurora, IL 60502   (630) 375-1800	
NO.		REVISIONS		DATE		FIRE TRUCK CIRCULATION PLAN					

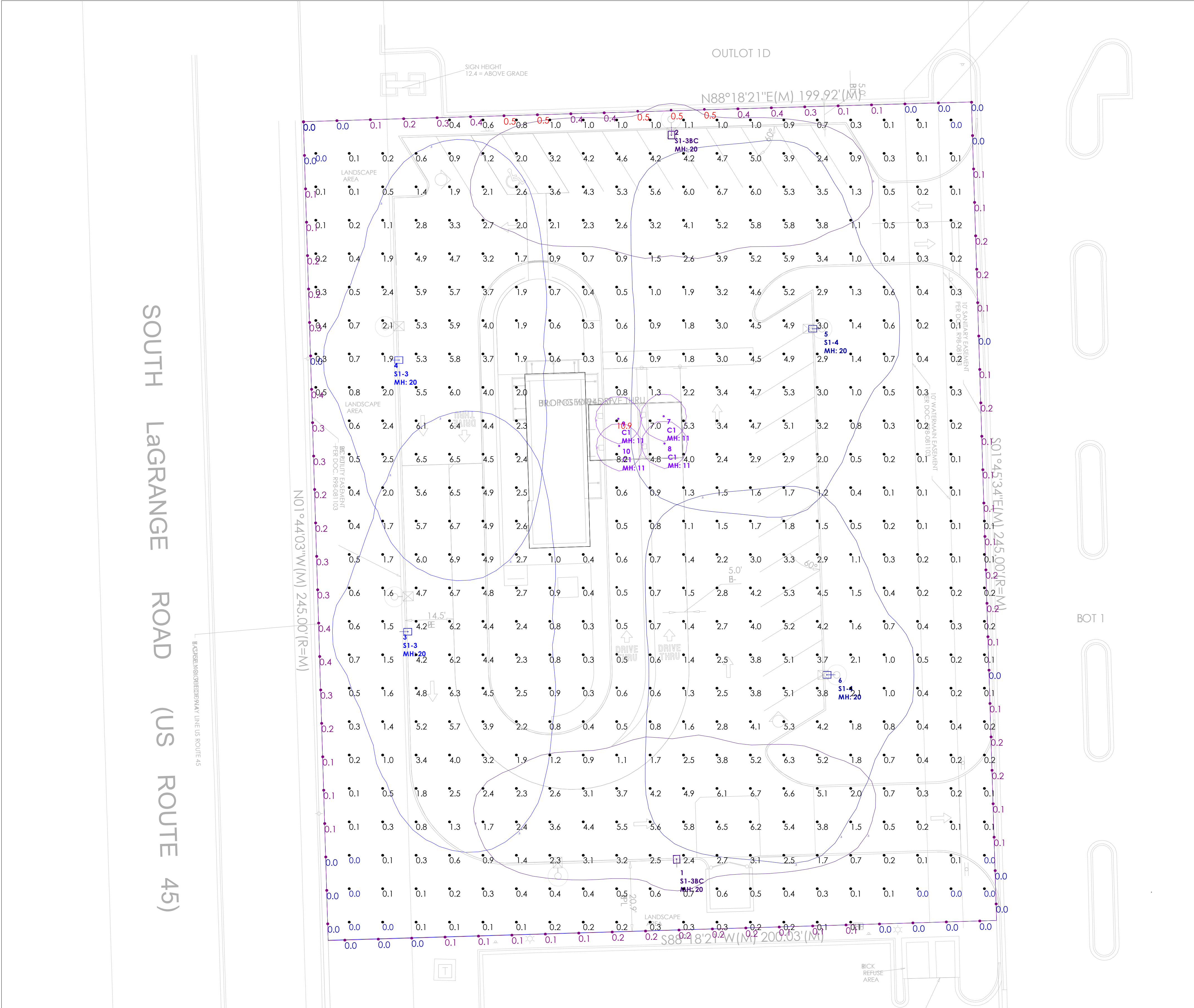




Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.										
Symbol	Qty	Tag	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF	Manufacturer	Description
	4	C1	Single	996	996	14.4	14.4	0.900	DALS Lighting Inc.	RGR4-CC-XX
	2	S1-3	Single	21714	21714	153.6	153.6	0.900	BEACON PRODUCTS	RAR2-320L-165-4K7-3-X-AX-WHX
	2	S1-3BC	Single	12760	12760	145	145	0.900	BEACON PRODUCTS	RAR-2-320L-165-4K7-3-AX-WHX-BC
	2	S1-4	Single	21310	21310	153.6	153.6	0.900	BEACON PRODUCTS	RAR2-320L-165-4K7-4W-X-AX-WHX

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min	Description	
PROPERTY LINES	Illuminance	Fc	0.15	0.5	0.0	N.A.	N.A.	READINGS @ GRADE	
SITE Planar	Illuminance	Fc	2.11	10.9	0.0	N.A.	N.A.	READINGS @ GRADE	
PARKING LOT	Illuminance	Fc	3.45	6.9	0.5	13.80	6.90	READINGS @ GRADE	

Luminaire Location Summary				
LumNo	Label	Mtg Ht	Orient	Tilt
1	RAR-2-320L-165-4K7-3-BC_1	20	92	0
2	RAR-2-320L-165-4K7-3-BC_1	20	270	0
3	RAR2-320L-165-4K7-3 (1)	20	0	0
4	RAR2-320L-165-4K7-3 (1)	20	0	0
5	RAR2-320L-165-4K7-4W (1)	20	180	0
6	RAR2-320L-165-4K7-4W (1)	20	180	0
7	RGR4	11	0	0
8	RGR4	11	0	0
9	RGR4	11	0	0
10	RGR4	11	0	0



PARKING LOT DESIGN GUIDE	MAINTAINED HORIZONTAL		MAINTAINED VERTICAL		MAXIMUM	
	AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	AVG:MIN	MAX:MIN
PARKING (UNCOVERED) ZONE 3 (URBAN)	1.5	0.75 - 3	0.8	0.4 - 1.6	4:1	15:1
PARKING (UNCOVERED) ZONE 2 (SUBURBAN)	1	0.5 - 2	0.6	0.3 - 1.2	4:1	15:1
SAFETY (BUILDING EXTERIOR)	1	0.5 - 2	-	-	FOR SECURITY ISSUES, RAISE AVG. TO 3	
SIMPLIFIED RECOMMENDATIONS BASED ON IES 'THE LIGHTING HANDBOOK' 10TH EDITION AND IES RP-20-14. INDIVIDUAL APPLICATIONS WILL DETERMINE SPECIFIC RECOMMENDATIONS. PLEASE REFER TO THE MOST RECENT HANDBOOK FOR A MORE DETAILED EVALUATION AND ADDITIONAL APPLICATIONS. THESE RECOMMENDATIONS DO NOT SUPERCEDE ANY APPLICABLE CODES.						

NOTES
PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.
FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
CALCULATION GRID VALUES 10'-0" O.C.

Scale: 1 inch= 16 Ft.



DRAWN BY:  
Joeli Collins  
joelcollins@pg-enlighten.com  
847.228.1199

PG CONTACT:  
Marc Piliptuf  
Marc.Piliptuf@pg-enlighten.com  
847.228.1199

1	2	3
REVISIONS		

PROJECT NAME:  
**FRANKFORT COFFEE**

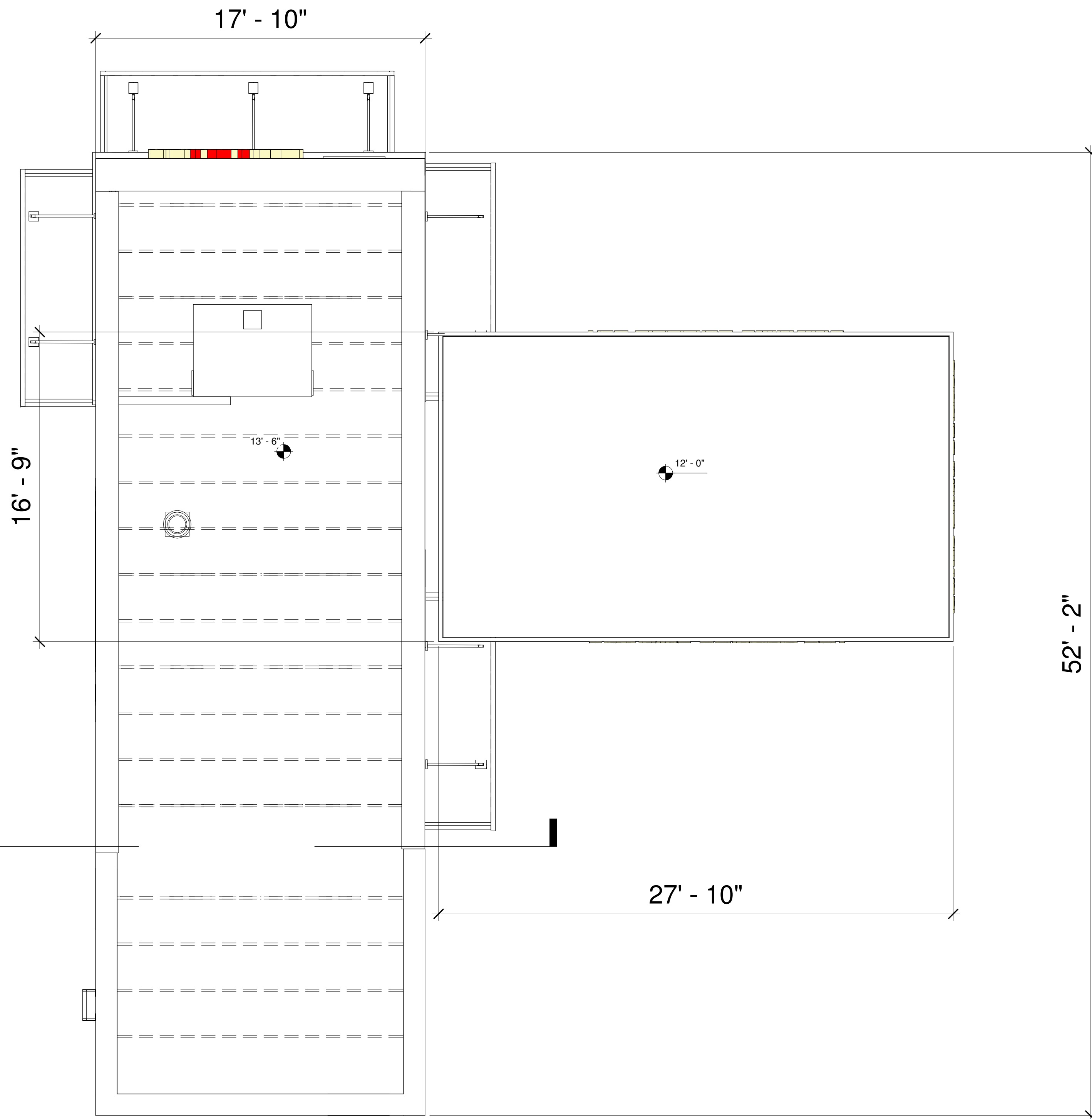
CLIENT NAME:  
**KEYSTONE PLANNING + DESIGN**

No.	Description	Date
	CONCEPT	2/14/2022
	STAFF RVW LETTER	6/14/2022
	STAFF RESPONSE	8/30/2022

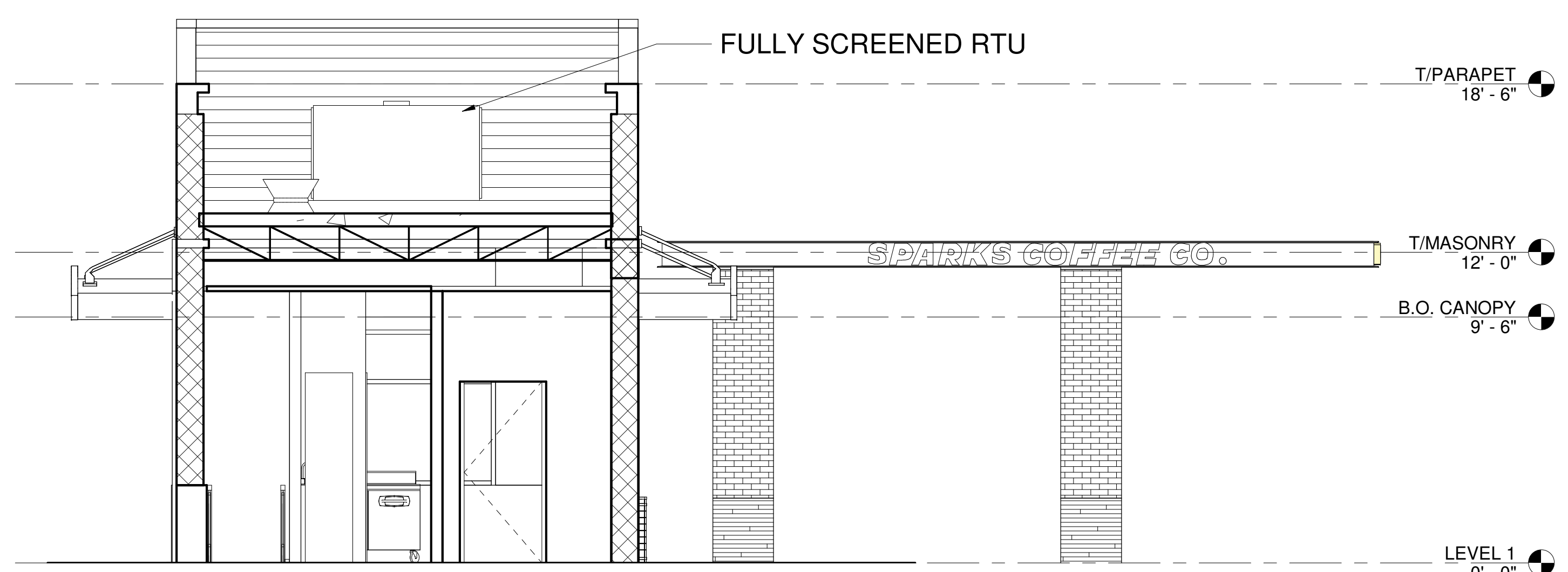
Floor + Roof Plan

A100

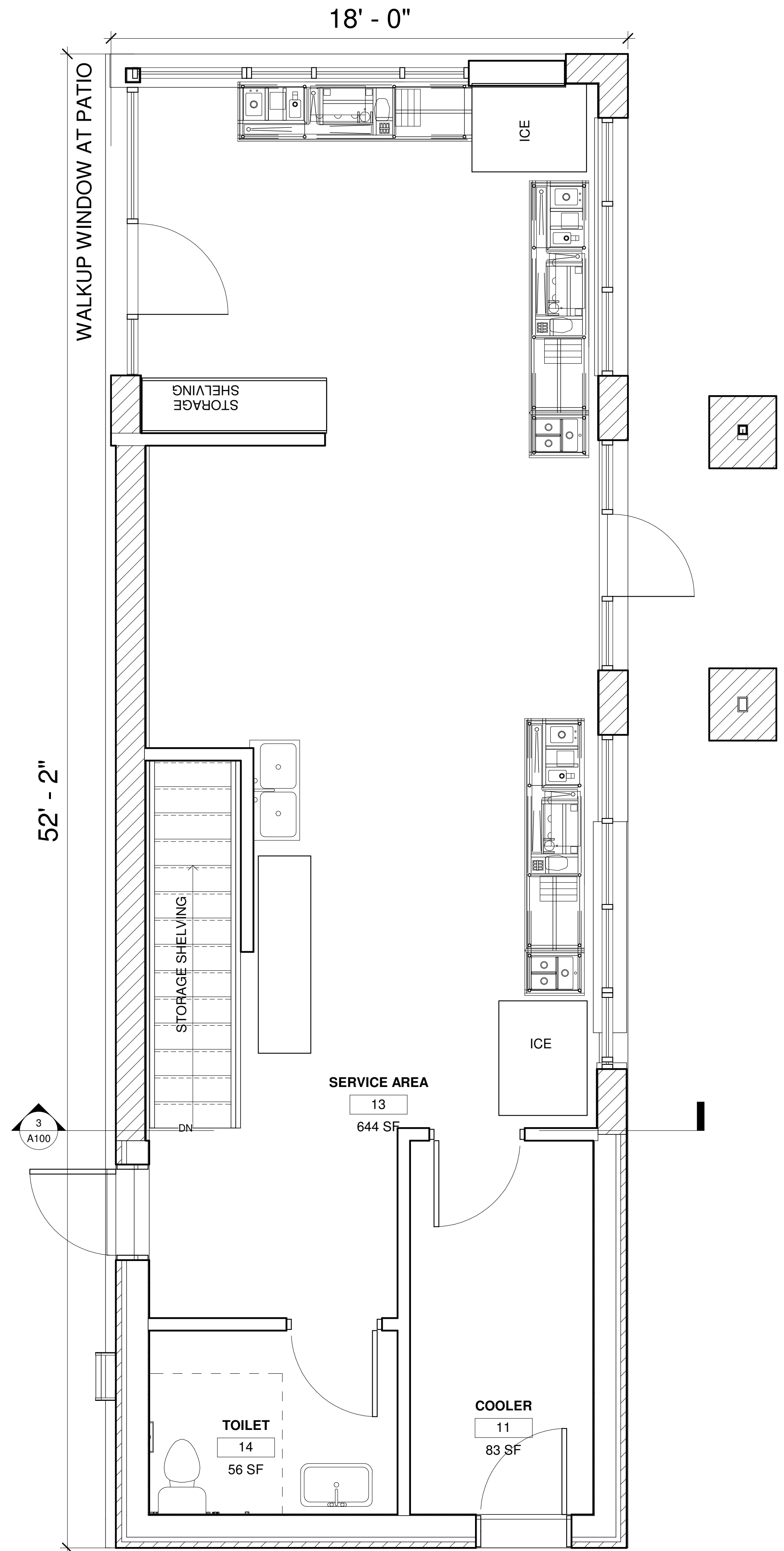
Scale As indicated



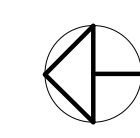
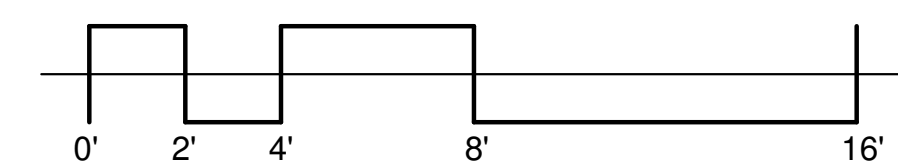
2 Roof Plan  
1/4" = 1'-0"



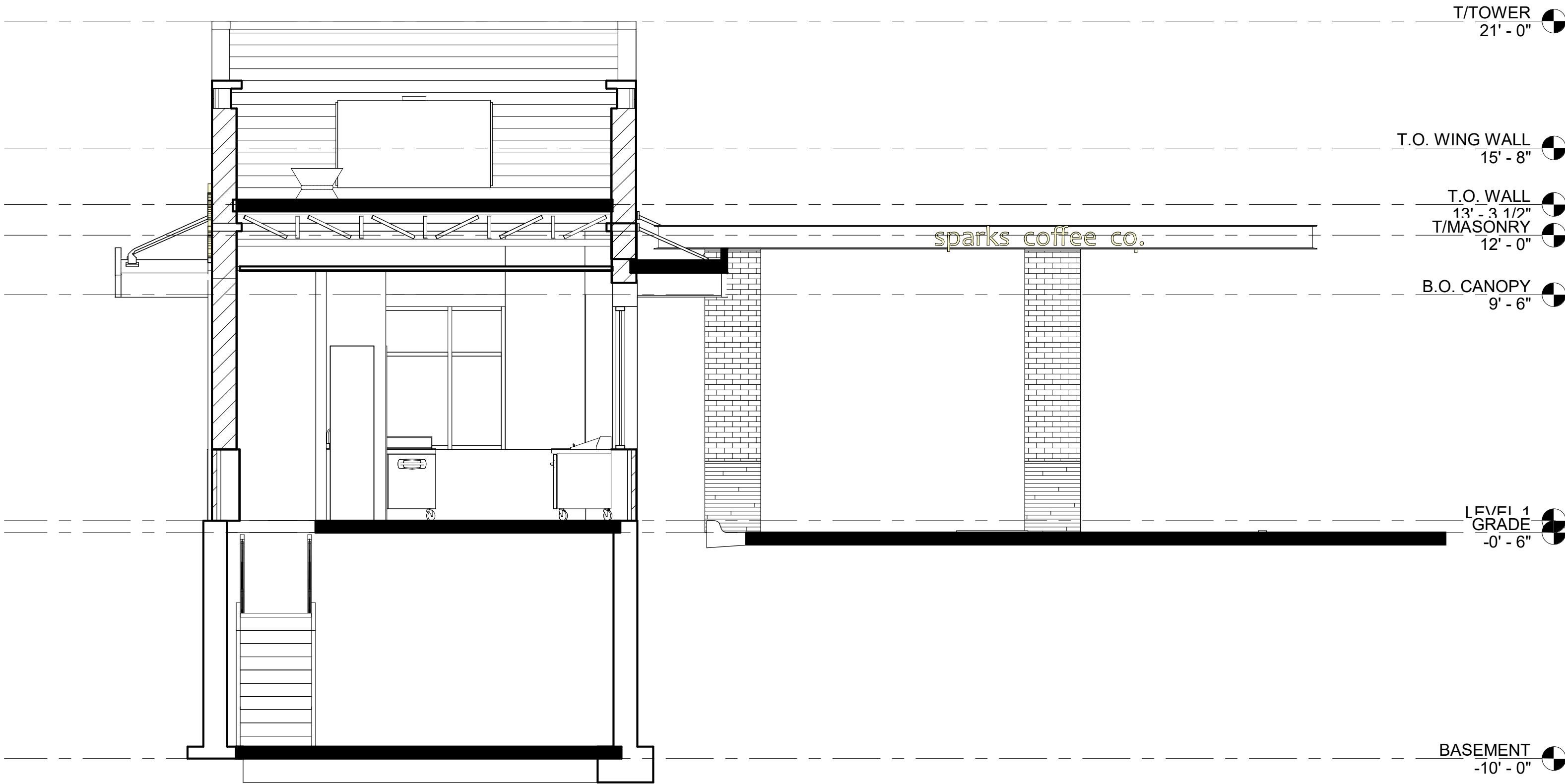
3 RTU SCREENING  
1/4" = 1'-0"



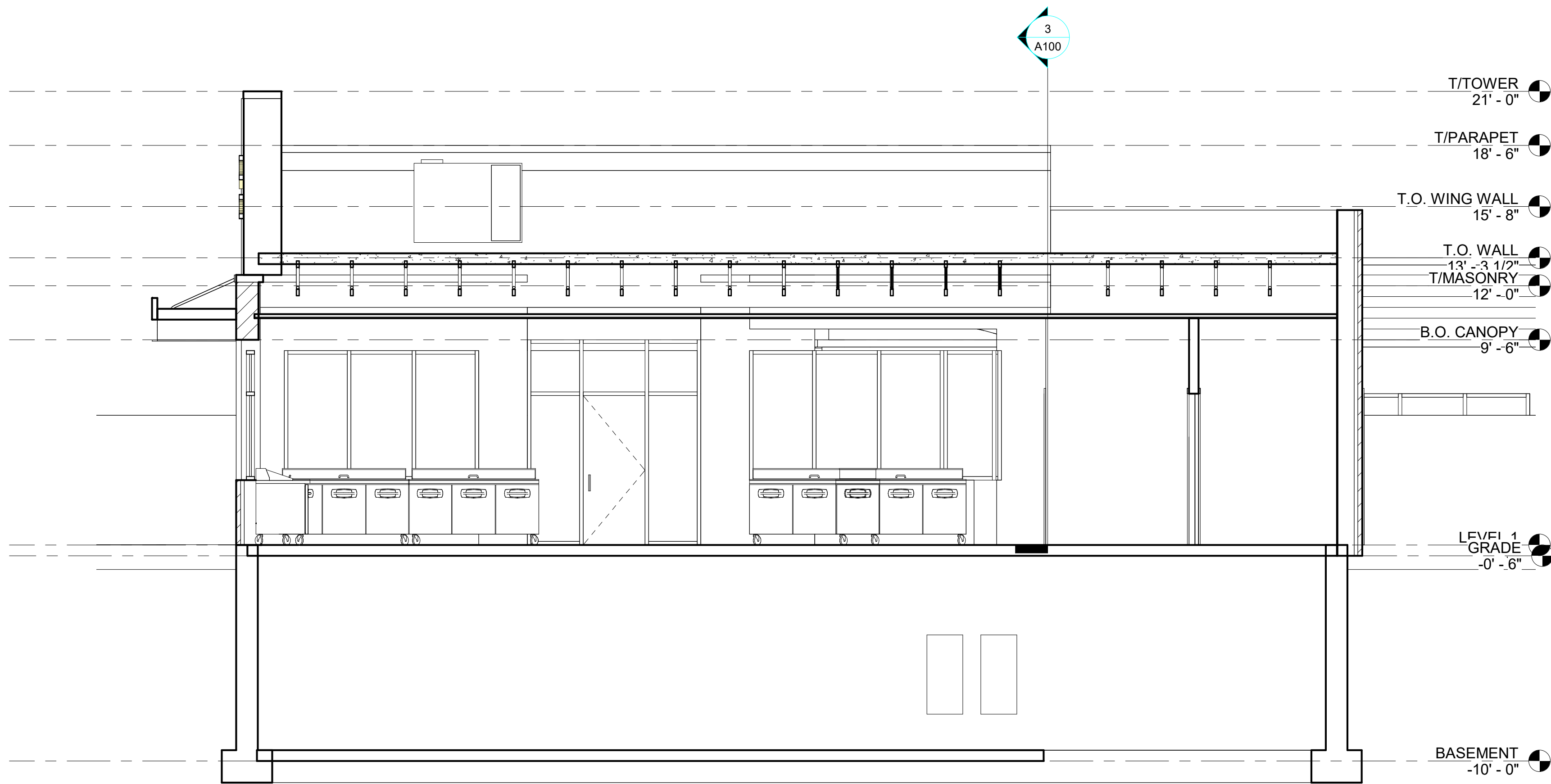
1 NEW COFFEE PROTOTYPE FLOOR PLAN  
3/8" = 1'-0"



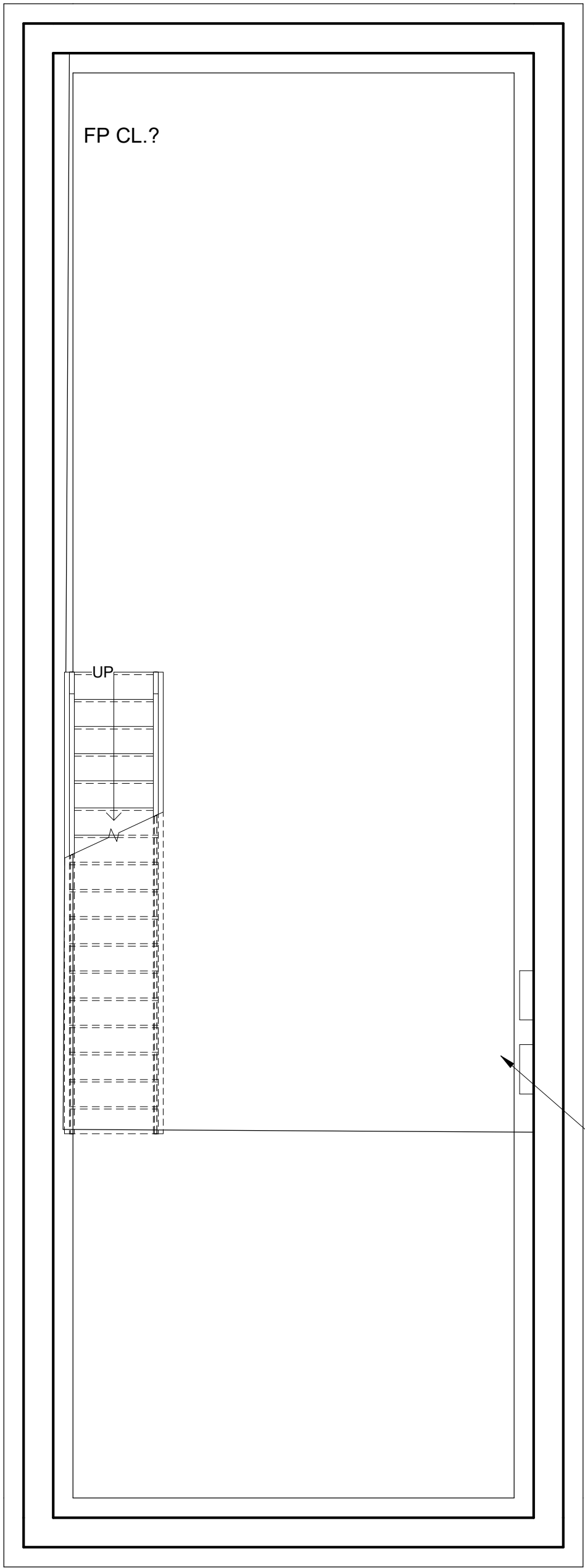




① Section 2  
1/4" = 1'-0"



③ SECTION5  
1/4" = 1'-0"



② BASEMENT  
1/4" = 1'-0"

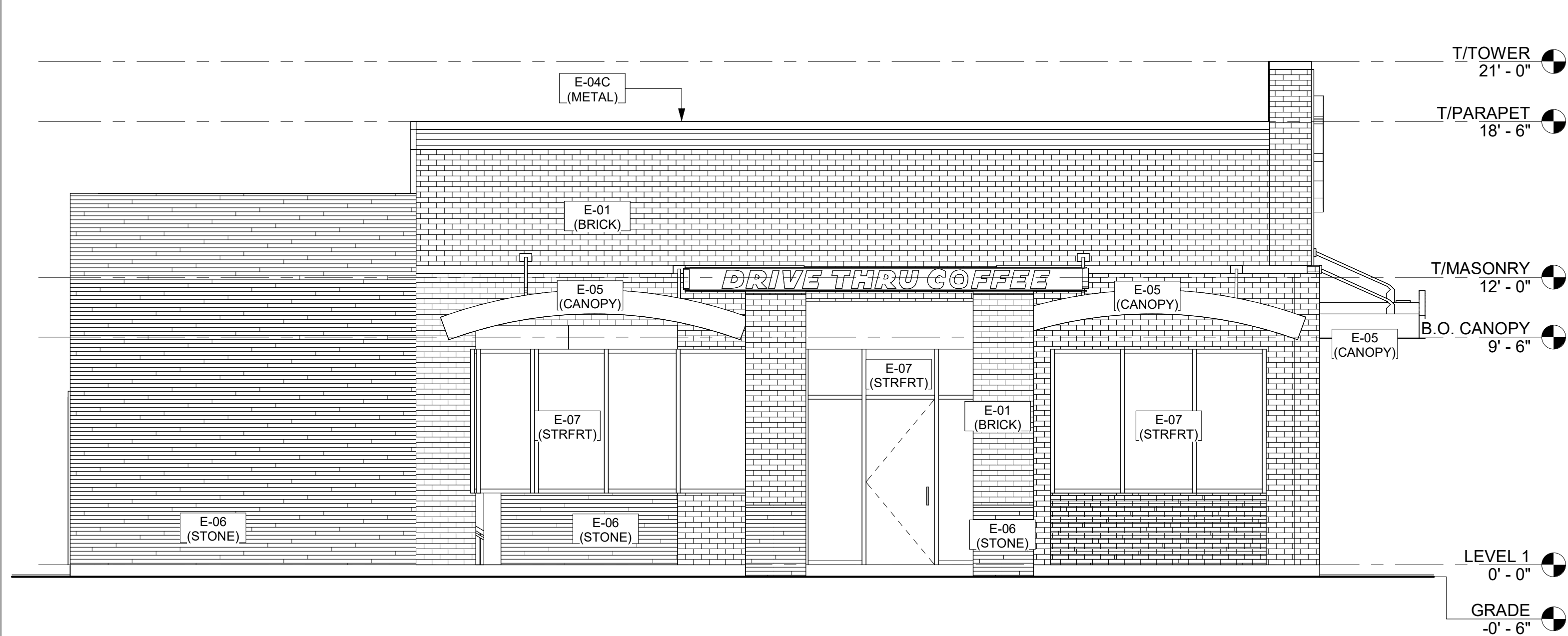
No.	Description	Date
	STAFF RVW LETTER	6/14/2022
	STAFF RESPONSE	8/30/2022

Basement Plan +  
Sections

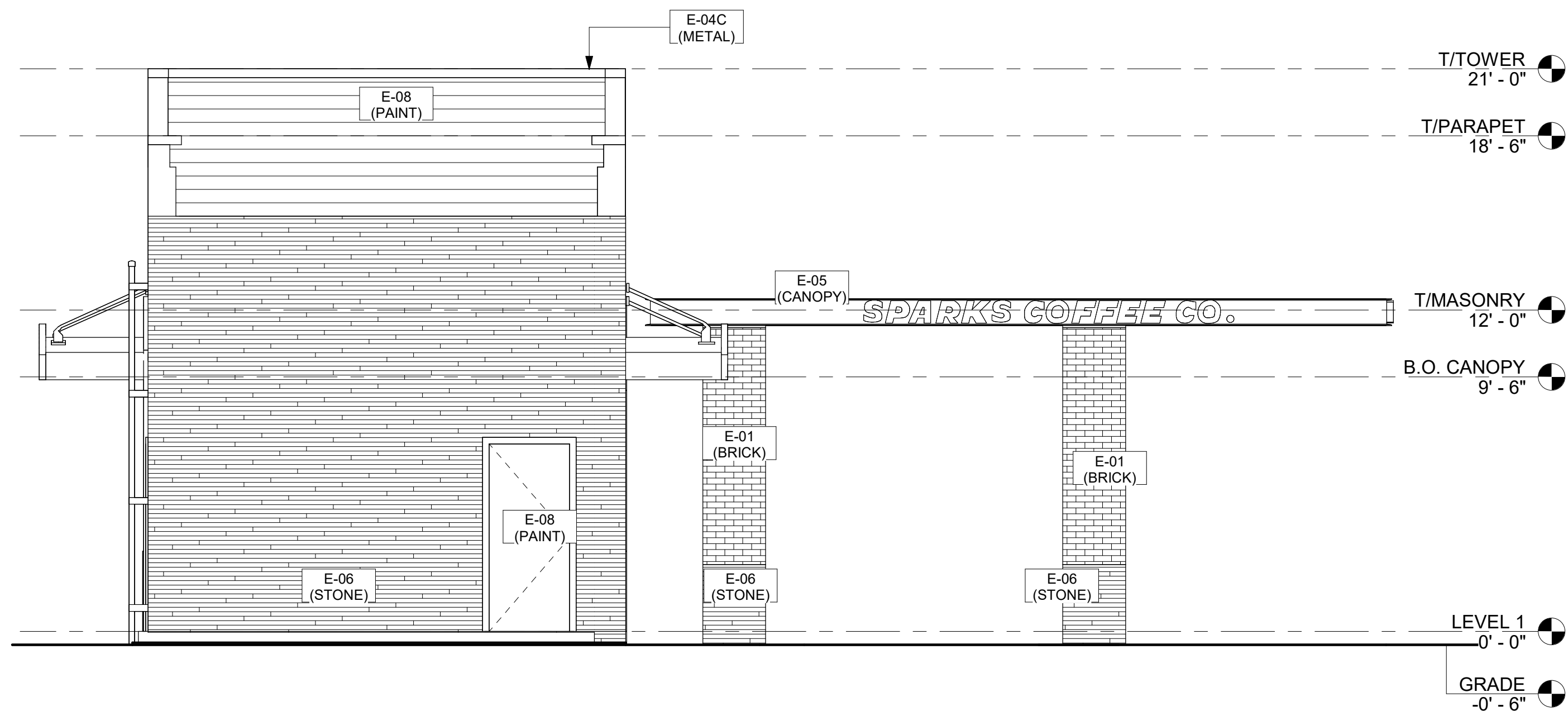
A101

RECEIVED

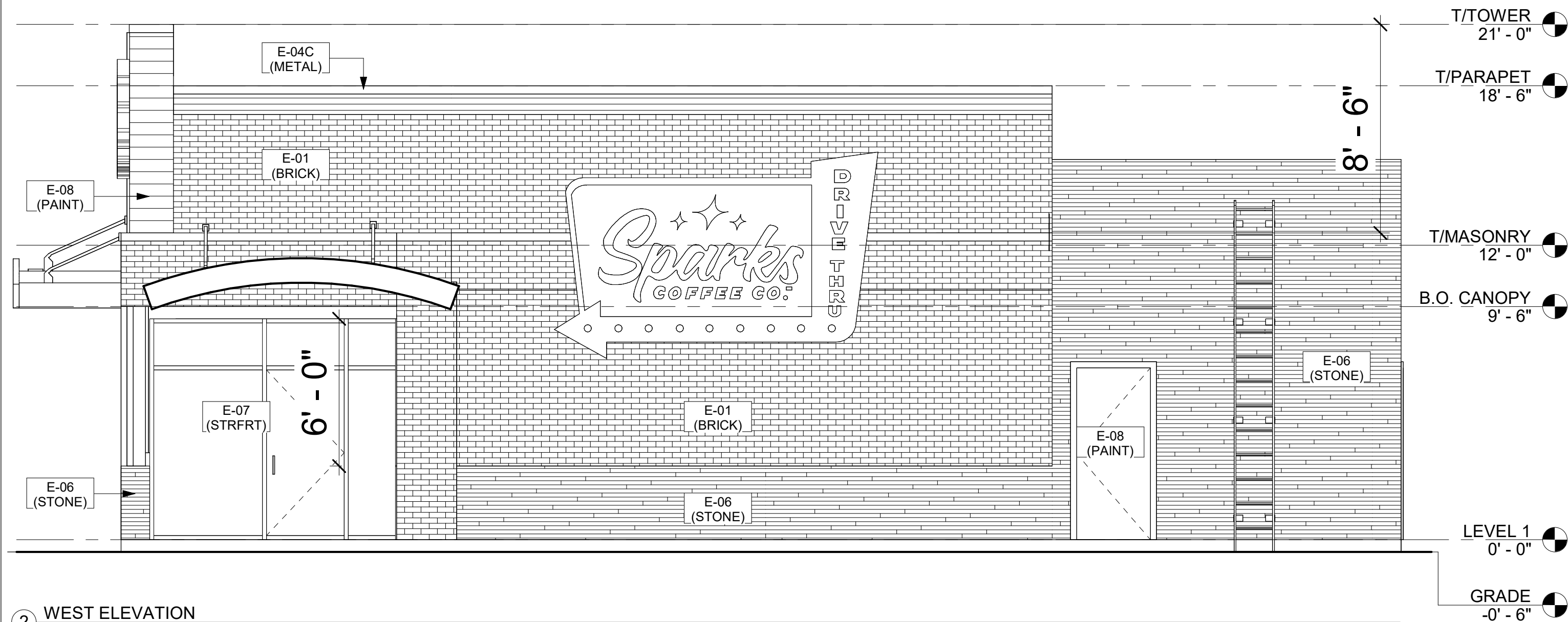
By Christopher Gruba at 2:47 pm, Jan 19, 2023



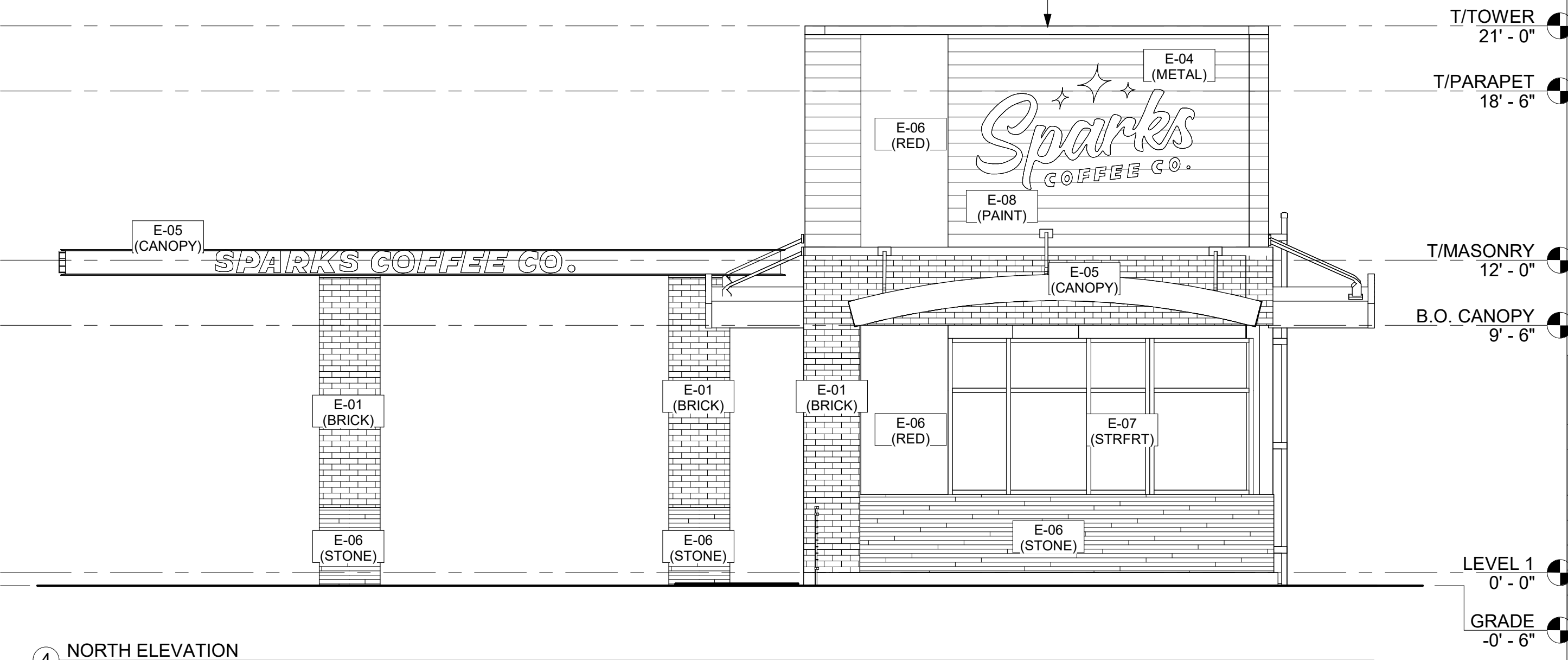
1 EAST ELEVATION  
1/4" = 1'-0"



3 SOUTH ELEVATION  
1/4" = 1'-0"



2 WEST ELEVATION  
1/4" = 1'-0"



4 NORTH ELEVATION  
1/4" = 1'-0"

SPARKS EXTERIOR MATERIALS				
TAG	ELEMENT	MNFR.	MODEL #	FINISH
E-01 (BRICK)	5/8" THIN BRICK MODULAR	METRO-BRICK	ARCH THIN BRICK	108 BROWNSTONE
E-01 (REFUSE)	BRICK WITH 4" LIMESTONE CAP	GLEN GERY	TBD BROWN	BROWN PER EMAGINE PUD
E-04 (METAL)	CORRUGATED METAL SIDING	BERRIDGE	KYNAR 500 / HYLAR 5000	AGED BRONZE
E-04B (METAL)	VERTICAL CORRUGATED METAL SIDING	BERRIDGE	KYNAR 500 / HYLAR 5000	AGED BRONZE
E-04C (METAL)	STANDARD 4" COPING	BERRIDGE	KYNAR 500 / HYLAR 5000	AGED BRONZE
E-05 (CANOPY)	WITH BUILDING TIEBACK RODS	UNISTRUCTURES	9" C-CHANNEL	AGED BRONZE
E-06 (RED)	CORRUGATED METAL SIDING	BERRIDGE	KYNAR 500 / HYLAR 5000	DEEP RED
E-06 (STONE)	FULL-BED STONE	CULTURED STONE	COUNTRYSTONE	CHARDONNAY
E-07 (STRFRT)	DOUBLE PANE, 1" IGU, ARGON, LOW-E, TEMPERED	KAWNEER	2X4 MULLION	DARK BRONZE
E-08 (PAINT)	HOLLOW METAL EXTERIOR PAINT	BENJAMIN MOORE	EXTERIOR METAL PAINT	TBD BROWN TO MATCH

No.	Description	Date
	CONCEPT	2/14/2022
	STAFF RVW	6/14/2022
	LETTER	
	STAFF RESPONSE	8/30/2022





KEYSTONE  
PLANNING+DESIGN  
KEYSTONE  
CONSTRUCT, LLC  
418 Clinton Pl., River Forest, IL 60305  
KeystonePlanningDesign.com

DRIVE-THRU COFFEE DEVELOPMENT  
Frankfort, IL 60423

No.	Description	Date
	STAFF RVW	5/28/2022
	STAFF RVW LETTER	6/14/2022
	STAFF RESPONSE	8/30/2022

RENDERINGS v2

A000B

Scale



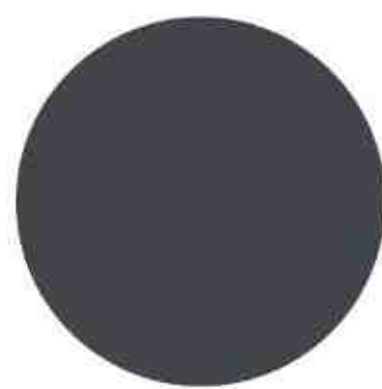
RECEIVED  
By Christopher Gruba at 2:47 pm, Jan 19, 2023



KEYSTONE  
PLANNING+DESIGN  
KEYSTONE  
CONSTRUCT, LLC  
418 Clinton Pl., River Forest, IL 60305  
KeystonePlanningDesign.com

DRIVE-THRU COFFEE DEVELOPMENT  
Frankfort, IL 60423

No.	Description	Date
1	STAFF RVW LETTER	6/14/2022
2	STAFF RESPONSE	8/30/2022



Black Sand



FORTRESS RAILING, H-SERIES  
36" H



ADJACENT EMAGINE CLADDING



CULTURED CHARDONNAY  
LEDGE STONE

STONE-06



WATERFORD BRICK

E-01  
(BRICK)



Aged Bronze

BERRIDGE AGED  
BRONZE



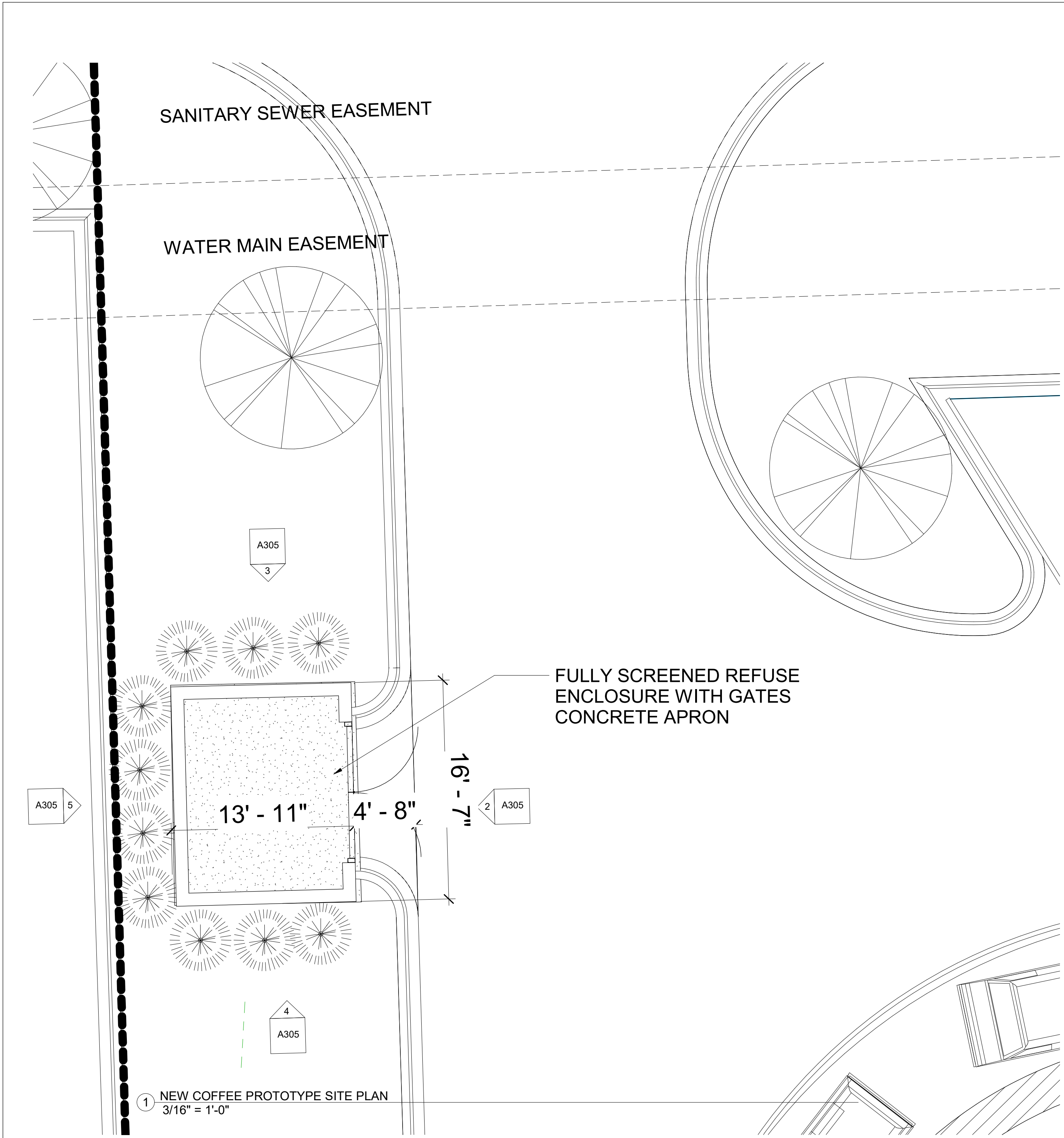
MIDNIGHT BRONZE  
STOREFRONT

IFZ UPDATED  
ELEVATIONS

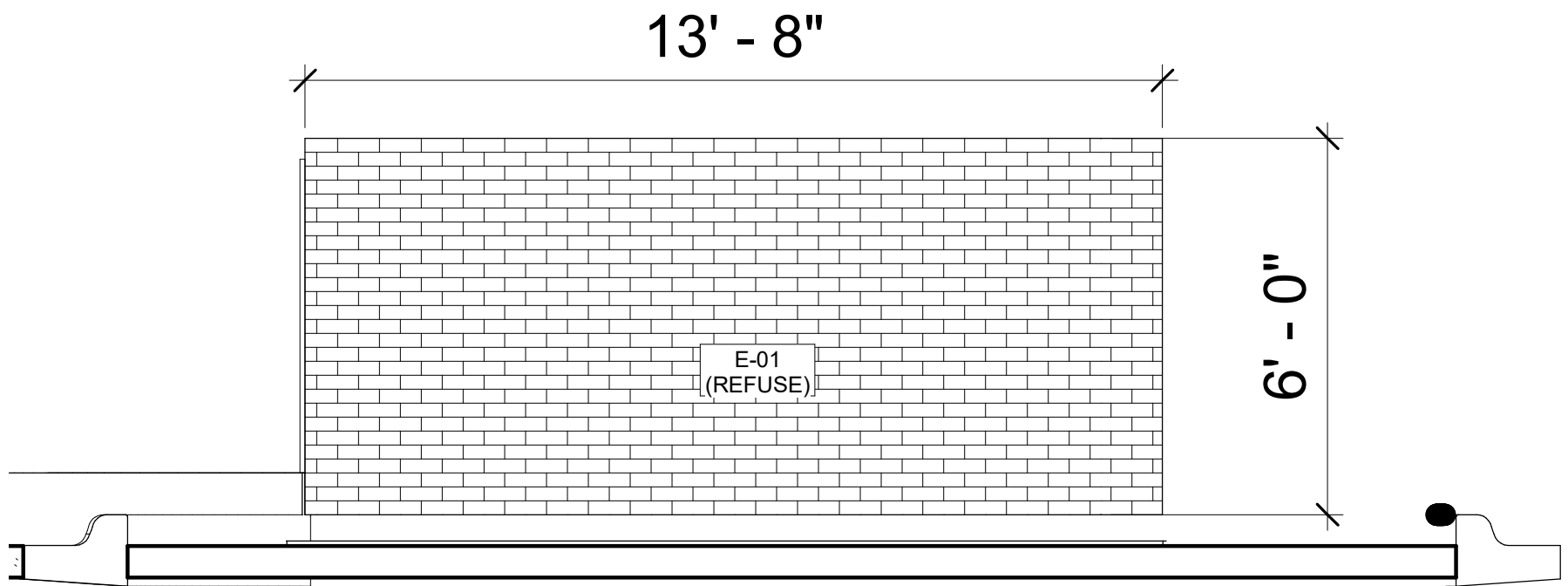
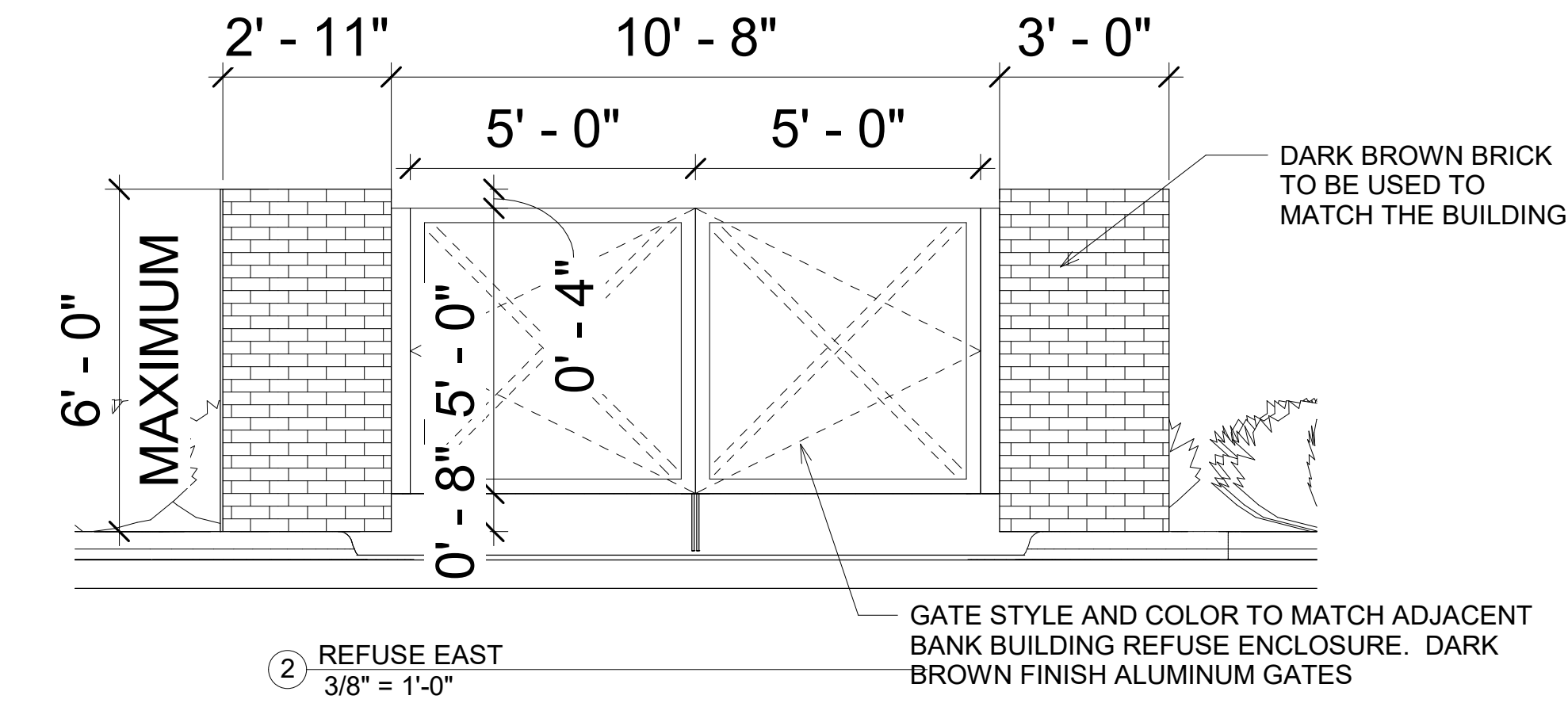
A299 IFZ

Scale

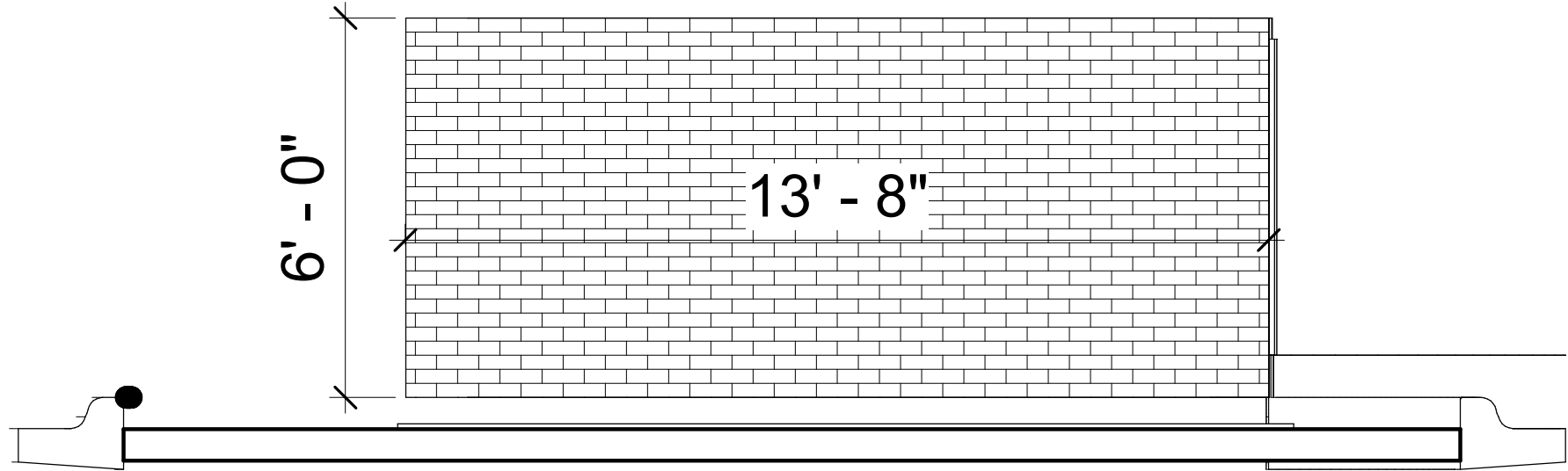




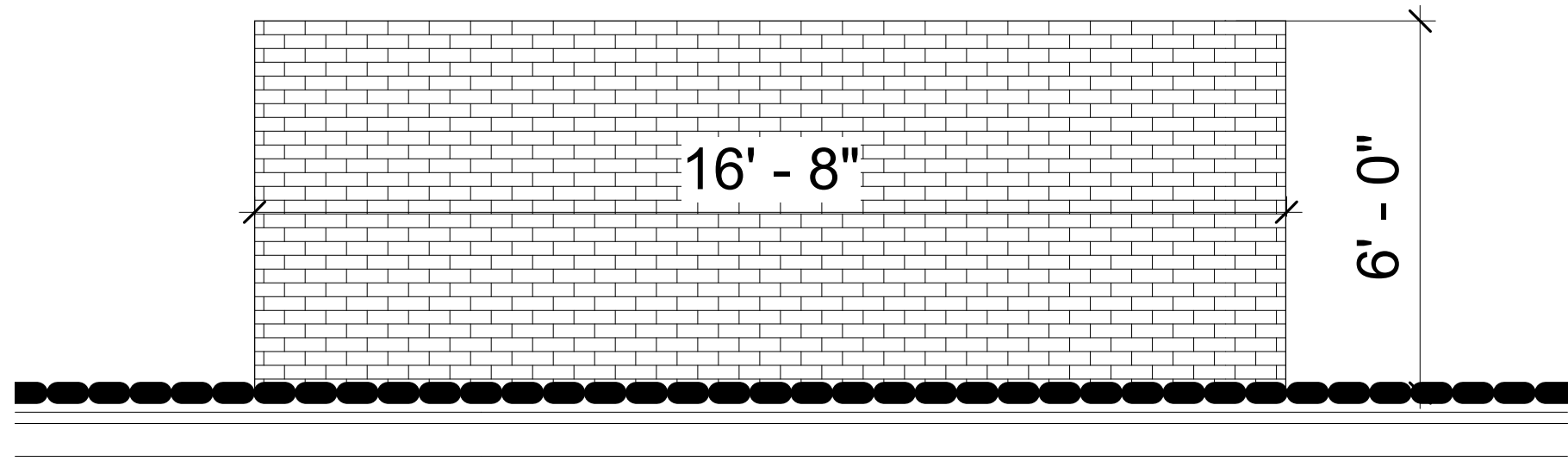
EXAMPLE NEIGHBORING REFUSE ENCLOSURE



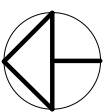
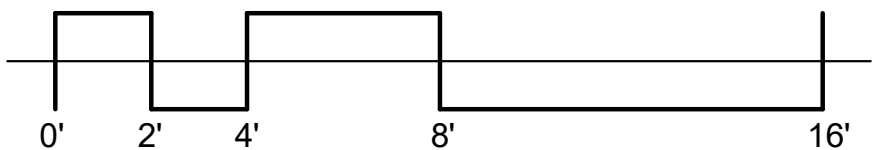
3 REFUSE NORTH  
3/8" = 1'-0"



4 REFUSE SOUTH  
3/8" = 1'-0"



5 REFUSE WEST  
3/8" = 1'-0"



Scale As indicated

No.	Description	Date
	ORIGINAL PLAN	10/22/2021
	REVISED	11/10/2021
	CONCEPT	2/14/2022
	STAFF RVW	5/28/2022
	STAFF RVW LETTER	6/14/2022
	STAFF RESPONSE	8/30/2022

SITE REFUSE  
ENCLOSURE  
ELEVATIONS

A305