



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

**Thursday, February 22, 2024  
6:30 P.M.**

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

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- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes of February 8, 2024**
- 4. Workshop: 145 Industry Avenue – All Purpose Storage**  
Future Public Hearing Request: Special Use Permit for a self-service storage facility in the I-2 General Industrial District, Special Use Permit for extended hours of operation, Zoning Variations pursuant to parking and loading requirements (Article 7 Section B), Preliminary and Final Plat of Resubdivision (to consolidate lots and tax parcels), and approval of a retaining wall's height and length (PINs: 19-09-34-103-008-0000, 19-09-34-100-065-0000, and 19-09-34-100-064-0000).
- 5. Public Comments**
- 6. Village Board & Committee Updates**
- 7. Other Business**
- 8. Attendance Confirmation (March 7, 2024)**
- 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.

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Community Development Department at (815) 469-2177, preferably no later than five days before the meeting.



## MINUTES

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

February 8, 2024 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

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

**Commissioners Present:** Nichole Schaeffer (Chair), Brian James, Johnny Morris, Will Markunas, David Hogan, Dan Knieriem

**Commissioners Absent:** Jessica Jakubowski

**Staff Present:** Community & Economic Development Director Mike Schwarz,  
Senior Planner Christopher Gruba

**Elected Officials Present:** None

#### A. Approval of the Minutes from January 25<sup>th</sup>, 2024

Chair Schaeffer asked for questions or comments regarding the minutes. There were none.

**Motion (#1):** To approve the minutes from January 25<sup>th</sup>, 2024, as presented.

Motion by: Markunas

Seconded by: Morris

Approved: (6-0)

#### B. 1.5 Mile Review: Will County Zoning Case #ZC-23-110 / S-23-064 (Dralle Sun, LLC)

Mike Schwarz presented the staff report.

The applicant, Alex Farkes, and his engineer from Kimley-Horn, Emily Kahanic, approached the podium.

Chair Schaeffer asked the Commission for comments. Commissioner Knieriem asked Mr. Farkas if he would be the developer. He responded yes. He said that he's based in northern Chicago and has been doing this work for 10 years. He said that he mailed all nearby property owners to notify them of his intent to construct a solar farm. He said that he has two main goals: to accelerate renewable energy in Illinois and to work with the Chicago



Public School system and students through the Climate & Equitable Jobs Act. He said that there would be no barbed wire fencing around the property and some natural screening (vegetation) is proposed. He said that the solar panels would be a temporary use on the land and that they would use pollinator mix beneath the panels; there would not be gravel. The pollinator mix is intended to grow plants that attract pollinating insects. He said that the panels have a warranty life of 25 years, but that they can last up to 40 years. He said that a small power facility such as this requires approval from ComEd. He said that there is a ComEd high-tension powerline that runs through the property and they would not place any panels within this powerline easement.

Mike Schwarz noted that this property is located in the Monee Fire District and that the project would require Will County building permits. He said that there is no water or sewer service near the property. He said that the property abuts the Village, but that the Village could not force the owner of the property to annex into the Village.

Mr. Farkes said that the facility would generate 7 megawatts. He said that he has a Will County public hearing scheduled for February 20<sup>th</sup>.

Chair Schaeffer said that she thought that the proposed locations were appropriate for solar farms.

Commissioner Knieriem asked if it would be a 25-year lease. Mr. Farkes responded that the initial term would be 25 years and may be renewed. Commissioner Knieriem asked if the panels would have to be dismantled and removed after 25 years. Mr. Farkas said yes, and that they have a bond in place to ensure that they would be removed, which is required per law. Commissioner Knieriem asked Mike Schwarz if there were any potential downsides to a solar farm at this location. Mike Schwarz said that the Monee Fire District may have concerns but he did not want to speak on their behalf. He also said that the use of the property for a solar farm now could prohibit the use of the property for a future industrial building, at least temporarily. He said that the land is listed in the 2019 Comprehensive Plan as industrial, not residential.

Commissioner Markunas asked where the generated power would connect to the grid. Mr. Farkes said that they would tie in directly to one of the existing power poles along Dralle Road. Commissioner Markunas asked if there would be any building. Mr. Farkes said no. Commissioner Markunas asked the applicant if he would not object to annexation into the Village in the future. Mr. Farkes replied that they are planning to remain in the County for now, but that future annexation into Frankfort would require a conversation with the property owner.

Commissioner James asked the applicant that of the 70 other projects that he's worked on, if any had been annexed by a Village. Mr. Farkes said yes, and noted Lisbon, IL, as an example. Commissioner James expressed approval of the proposed project.

Chair Schaeffer asked the applicant what happens to the solar panels after the end of their lifespan. Mr. Farkes said that they are either decommissioned and the solar panels are removed, or new updated solar panels are installed using the existing infrastructure. Chair Schaeffer asked about the house located on the north end of the south parcel. Mr. Farkes said that this structure is actually a large shed and not a residence. Chair Schaeffer asked for clarification on the pollinator seed mix. Mr. Farkes said that they intend to spread the seed mix below the solar panels for sure and that this land might also possibly be used for grazing animals, which Chair Schaeffer expressed approval of. Mr. Farkes said they hope to begin construction in April 2025.

Commissioner Knieriem asked about the proposed fencing. Emily Kahanic directed the Commission to the detail of the fence, which is depicted in the lower right corner of the Site Plan, which would be 7' tall. Mr. Farkes said that the solar panels would rotate to face the sun throughout the day. At peak tilt in the morning and evening, the panels would be 6-7' tall at the most.

The Commission asked Mr. Farkes if he would agree to two conditions: that he would be willing to dedicate right-of-way along both sides of Dralle Road if a bridge is ever proposed over I-57 and if he would request a Petition for Annexation to annex the two properties into the Village of Frankfort. Mr. Farkes said that both conditions sounded amenable to him, but that he'd also have to consult the property owner.

**Motion (#2):** Recommend the Village Board not object to the proposed Special-Use Permit for a commercial solar energy facility, Will County Case ZC-23-110 (S-23-064), on the unincorporated property located on the north side of Dralle Road immediately west of I-57 (PIN 21-14-08-300-008-0000), conditioned upon the property owner dedicating right-of-way along both sides of Dralle Road for a potential future bridge over I-57, if feasible, and, that the owner shall request a Petition for Annexation, subject to Village Board consideration.

Motion by: James

Seconded by: Knieriem

Approved: (6-0)

**C. 1.5 Mile Review: Will County Zoning Case #ZC-23-111 / S-23-065 (Dralle Sun 2, LLC)**

Mike Schwarz presented the staff report. Most of the topics were addressed during the earlier discussion for Will County Zonign Case #ZC-23-110, Dralle Sun, LLC, applicant.

**Motion (#3):** Recommend the Village Board not object to the proposed Special-Use Permit for a commercial solar energy facility, Will County Case ZC-23-111 (S-23-065), on the unincorporated property located on the south side of Dralle Road approximately 250

feet west of I-57 (21-14-17-100-003-0000), conditioned upon the property owner dedicating right-of-way along both sides of Dralle Road for a potential future bridge over I-57, if feasible, and, that the owner shall request a Petition for Annexation, subject to Village Board consideration.

Motion by: Morris

Seconded by: James

Approved: (6-0)

#### **D. Workshop: 219 Pacific Street – Lanigan Residence**

Chris Gruba presented the staff report and mentioned that the Village's Public Works Department is requesting extension of the sidewalk along Pacific Street along the frontage of the property. He also summarized the seven Zoning Ordinance variation requests.

The Project Architect, Grant Currier, approached the podium and distributed a packet of information including color building renderings. He compared the previous house on the site to the proposed house. He also provided a response to each variation being requested. He estimates that the proposed house exceeds 50% masonry on the exterior. They are complimenting the brick with cement board siding and there is relief along the facades to break up the wall massing. He added that there seems to be a little bit of contradiction between the Downtown Design Guidelines and the Comprehensive Plan Residential Design Guidelines. Regarding the setback variation from Maple Street, he feels that closer a house is to the street, the house better relates to the street and is more pedestrian friendly. He illustrated that the entire neighborhood benefits from a variety of house setbacks rather than all of them aligning in a straight line. Only a portion of the covered porch encroaches the required setback along Maple Street. He also discovered that the street is not centered within the right-of-way. Along Pacific Street, the design attempts to align the south façade of the house with the neighboring garage to the east. For the request for a variation to exceed maximum lot coverage he stated that the property is uniquely- shaped and it is also a corner lot. In looking at previous variations that were granted for other properties, this particular variation is actually less than eight of nine others on the list that staff included in the staff report.

Chair Schaeffer stated that the Commission can discuss each request one by one.

*Variation #1 - 1st Floor Building Materials (masonry required, mostly non-masonry proposed)*

For exterior materials there was consensus among the members that there was a good mix of materials.

*Variation #2 – Reduced Front Yard Setback (Maple Street)*

For the request to reduce the required front yard setback along Maple Street, Chair Schaeffer asked Chris Gruba about the setback being measured to the porch. She thought that the setback measurement was to the front of the structure.

Chris Gruba clarified the methodology for measuring the minimum 30-foot requirement per the Zoning Ordinance.

Commissioner Markunas asked what the measurement would be from the front porch to the typical right-of-way.

Chris Gruba responded and added that also there is no restriction on the homeowner potentially enclosing the porch in the future.

The applicants stated that they have no intention of enclosing the proposed front porch.

*Variation #3 – Reduced Corner Side Yard Setback (Pacific Street Street)*

Chair Schaeffer stated that she appreciated the attempt to align the house with the neighboring garage.

Commissioner Markunas agreed with the Chair; There were no other comments from the other members.

*Variation #4 – Exceed Maximum Lot Coverage*

Chair Schaeffer stated that there is another house nearby that appears to be maxed out on lot coverage.

Commissioner Knieriem stated that he had no comment on this variation request.

Commissioner Markunas stated that this is the only variation that gives him pause. The applicants have a sufficiently sized lot and should be able to comply with the maximum 20% requirement.

Chair Schaeffer asked the applicants if they are aware of the lot coverage and impervious coverage requirements being two different things. Are they aware of the need for compliance if they ever wanted to build a gazebo, etc.? They would need to come back for any future variation request related to additional backyard improvements that exceed the maximum lot coverage and maximum impervious coverage.

The applicant William Lanigan replied that they are only seeking consideration of the seven variation requests that are listed in the staff report tonight.

*Variation #5, #6, #7 – Insufficient Lot Width and Lot Depth*

Chair Schaeffer stated that Variations #5, #6, and #7 are all related. She added that the proposed single-lot subdivision will clean this up.

Chris Gruba explained that variations are required from both the Zoning Ordinance and the Land Subdivision Regulations as it pertains to lot width and lot depth.

Chair Schaeffer asked if the sidewalk could jog to potentially save the tree which is to be removed.

Commissioner Knieriem asked how big the tree is.

The applicants stated that it is about 12 inches.

Grant Currier stated that he begs to differ with Chris Gruba as far as the cash-in-lieu not being supported by the Public Works Department. He stated that he spoke with Terry Kestel from the Public Works Department on January 5th and according to Terry he wouldn't be opposed to accepting cash-in-lieu of the sidewalk construction along Pacific Street for this property.

Commissioner Knieriem stated that common sense says to allow cash-in-lieu and see what happens with other potential future sidewalk construction to the east. The other members concurred with this recommendation to the Department of Public Works.

Chair Schaeffer asked about the lot coverage again.

Commissioner Markunas stated that he just can't see a hardship argument with that variation request.

Chair Schaeffer thanked the project architect and applicants and asked that they continue working with staff and the Department of Public Works.

#### **E. Public Comments**

There were no public comments.

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

Mike Schwarz noted that the following projects were approved by the Village Board at its meeting on February 5, 2024:

- The building addition to the Olde Frankfort Mall was approved, including the Special Use Permit for the PUD, the Special Use Permit for a full-service restaurant with liquor sales for Tenant 01, a variation to waive all required off-street parking, a Preliminary/Final Plat of Resubdivision and Preliminary/Final Development Plan.

- A Special Use Permit for indoor entertainment was granted for the Frankfort Arts Association.
- The former Cactus Carol's building at 116 & 118 Kansas street received a Special Use Permit for a full-service restaurant with liquor sales for Petite Patate, a Special Use Permit for a vacation rental on the 2<sup>nd</sup> floor as well as multiple zoning variances for building setbacks.
- A Special Use Permit was granted for Frankfort Massage Therapy at 20500 S. La Grange Road, Unit 2S.

#### **G. Other Business**

There was no other business.

#### **H. Attendance Confirmation (February 22<sup>nd</sup>, 2024)**

Chair Schaeffer asked Commissioners to please let staff know if someone cannot attend the next meeting.

**Motion (#4):** Adjournment 8:35 P.M.

Motion by: Markunas

Seconded by: James

The motion was unanimously approved by voice vote (6-0).

Approved February 22<sup>nd</sup>, 2024

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

\_\_\_\_\_/s/ Nichole Schaeffer, Chair

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

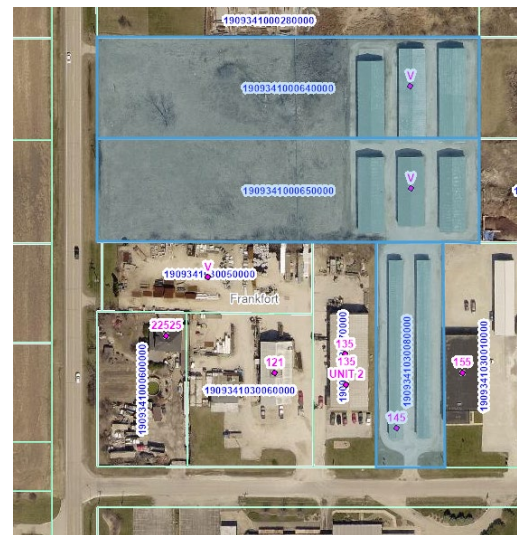
**Project:** All Purpose Storage Expansion  
**Meeting Type:** Workshop  
**Requests:** (1) Special Use Permit for a Self-Service Storage Facility, (2) Special Use Permit for extended hours of operation, (3) Zoning Variations pursuant to parking and loading requirements (Article 7 Section B), (4) Preliminary and Final Plat of Resubdivision (to consolidate lots and tax parcels), and (5) approval of a retaining wall's height and length  
**Location:** 145 Industry Avenue  
**Applicant:** Tim Wilkins, Patriot Holdings, LLC Representative  
**Prop. Owner:** All Purpose Frankfort Storage LLC  
**Consultants:** Jared Gingerich, MG2A, Civil Engineer  
**Representative:** Jared Gingerich, MG2A, Civil Engineer  
**Report By:** Amanda Martinez, Planner

### Site Details

**Lot Size:** 5.59 acres (total)  
**PIN(s):** 19-09-34-103-008-0000  
 19-09-34-100-065-0000  
 19-09-34-100-064-0000  
**Existing Zoning:** I-2 General Industrial District  
**Prop. Zoning:** I-2 General Industrial District, with a Special Use Permit for a Self-Service Storage Facility and Extended Hours of Operation  
**Bldg(s)/Lot(s):** 8 buildings on 3 lots (existing)  
**Prop. Bldg(s)/Lot(s):** 12 buildings on 1 lot  
**Adjacent Land Use Summary:**

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Self-Storage	Business Park	I-2
<b>North</b>	Manufacturing	Business Park	I-2
<b>South</b>	Construction Supplies (Retail)	Business Park	I-2
<b>East</b>	Industrial	Business Park	I-2
<b>West</b>	Vacant (Unincorporated)	Business Park	I-2

Figure 1: Location Map



### Project Summary

The applicant, Tim Wilkins, on behalf of the property owner, All Purpose Storage Frankfort LLC, has filed an application requesting (1) a Special Use Permit for a Self-Storage Facility and (2) a Special Use Permit for extended hours of operation pursuant to Article 6, Part 2(q) of the Zoning Ordinance to permit the hours of operation of 5:00 a.m. to 11:00 p.m. every day. The subject property is zoned I-2 General Industrial District, where a self-storage facility requires a Special Use Permit in order to operate.

The subject property is approximately 5.59 acres which includes the three parcels that the property owner intends to consolidate into one lot via a Plat of Resubdivision. The applicant is proposing the construction of a 6,600 SF

building (220'x30'), 8,000 SF building (200'x40'), and two 8,800 SF buildings (220'x40' ea.) in addition to the existing non-conforming storage facility located at 145 Industry Avenue.

In kind with the proposed construction, the applicant is seeking (1) a Variation from Article 7 Section B Part 2 of the Zoning Ordinance to waive all of the required off-street parking spaces and (2) a Variation from Article 7 Section B Part 4 of the Zoning Ordinance to waive the required loading berth. Additionally, the applicant depicts a retaining wall on the subject site that exceeds 50' in length and/or 2.5' in height which requires approval by the Plan Commission/Zoning Board of Appeals.

## **Attachments**

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1. Aerial Photograph from Will County GIS
2. Site Photographs taken 2.13.24
3. ALTA/NSPS Land Title Survey dated 6.22.20
4. 3D Renderings received 1.3.24
5. Sign Design Package received 1.3.24
6. Preliminary Engineering Review Comments dated 5.22.23
7. Unit Mix/Count received 1.3.24
8. Photometrics Plan received 1.3.24
9. Landscape Plan received 1.3.24
10. Elevations received 1.3.24
11. Preliminary Engineering Plans received 10.6.23
12. Photo Example of Proposed Gate received 10.6.23
13. Photo Example of Storage Sense Gate Columns
14. Special Use Findings of Fact Form with Applicant Responses (x2) received 1.3.24
15. Variation Findings of Fact Form with Applicant Responses (x3, even though only 2 was req.) received 1.3.24
16. Commissioner Findings of Fact Form for a Special Use Permit
17. Commissioner Findings of Fact Form for Variations

## **Analysis**

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

### **Zoning**

1. The applicant proposes to construct four buildings (totaling 32,200 square feet of gross floor area) for a self-service storage facility use to be located at 145 Industry Avenue in the I-2 General Industrial District.
2. The subject property is 5.59 acres and currently has 8 existing buildings that accommodate the existing business known as Storage Express (formerly Safe-T-Stor).
3. The applicant purchased the property in 2022 with plans to continue the existing storage use as well as develop/expand on the west side of the property. Since the applicant is proposing additional buildings (increasing the footprint of the use), Special Use approval is required. Additionally, the requested Special Use Permit for a Self-Service Storage Facility would bring the existing non-conforming storage use into compliance with the current Zoning Ordinance.
4. Self-Service Storage facilities are only allowed in the I-2 General Industrial District as a Special Use.
5. Staff requested a maintenance and security plan. The applicant has agreed to provide one if necessary.
6. Staff notes that the applicant mentioned a future request for retail at the subject site which would require an additional Special Use Permit. The applicant mentioned that the retail would take place in the office that is located in one of the existing buildings. Staff would require an additional application for the required Special Use Permit that would be needed.

### **Site Plan**



1. The subject property is 5.59 acres and has 8 existing one-story brick and metal buildings. The applicant depicts on the Site Plan that there would be new pavement to provide vehicular access between the existing storage facility and the proposed new development.
2. The submitted Site Plan depicts a 6,600 square foot building (220'x30'), an 8,000 square foot building (200'x40'), and two 8,800 square foot buildings (220'x40' ea.). Four proposed buildings would be added to the existing 8 buildings located on the subject property. The proposed buildings would total 32,200 square feet of gross floor area and house 192 storage units. Staff notes that the existing storage facility houses 281 storage units.
3. Below is a breakdown of the quantity of units and sizes of the proposed buildings:
  - a) Building 1 (western most building):
    - i. Total dimensions of the building are 220'x40' (8,800 square feet).
    - ii. 78 storage units ranging in size from 5'x5' to 10'x25'.
    - iii. There is a hallway in between units (only in this building).
  - b) Building 2 (just to the east of building 1)
    - i. Total dimensions of the building are 220'x40' (8,800 square feet).
    - ii. 48 storage units ranging in size from 10'x10' to 10'x30'.
  - c) Building 3 (just to the east of building 2):
    - i. Total dimensions of the building are 200'x40' (8,000 square feet).
    - ii. 44 storage units ranging in size from 10'x10' to 10'x30'.
  - d) Building 4 (just to the east of building 3):
    - i. Total dimensions of the building are 220'x30' (6,600 square feet).
    - ii. 44 storage units ranging in size from 10'x10 to 10x30.
4. The proposed buildings comply with all required setbacks in the I-2 General Industrial District, including the minimum 125' front yard setback from the centerline of Center Road. The Site Plan shows that the most western building has a 160' front yard setback from the centerline of Center Road.
5. Article 7 Section B Part 2 of the Zoning Ordinance requires self-service storage facilities to provide 1 parking space for every 10 cubicles. A total of 20 parking spaces are required by the Zoning Ordinance for the subject site as the proposed development depicts 192 cubicles.
6. No parking is depicted on the Site Plan as the applicant is seeking a waiver of all parking required on the subject site. Staff notes that the proposed development has no office or employees; the existing storage facility located at 145 Industry Avenue does have a small office, close to the entrance on Industry Avenue.
7. The existing site can currently be accessed from Industry Avenue. The applicant intends to implement a new gate at the existing entrance to restrict access to the site, as the current storage facility is unrestricted at this time. Staff recommends that the applicant provide the fence location and specifications for the gate that will be proposed at the access point along Industry Avenue to ensure that there is some uniformity.
8. Two access points are proposed along Center Road, one is north, and one is south of the detention pond. There is a proposed automated gate at the northern access point which will have a keypad for automated access. There is a proposed crash gate at the southern access point. The gates allow access to the Fire Department by providing a Knox Box and a crash gate.
9. A fence is proposed along Center Road to restrict access to the site. The proposed fence is a faux wrought-iron aluminum open-style fence in the color black measuring 6 feet in height. Staff requested an example photo of the fence. The applicant has stated that they intend to implement brick columns to the gate columns that would face Center Road. Staff requested example photos, but the applicant stated that it would closely match the columns that are seen at Storage Sense located at 22001 S. 104<sup>th</sup> Avenue (photos attached for reference).
10. The applicant verbally mentioned that they plan to provide 3-4 striped parking spaces near the existing office at 145 Industry Avenue. Staff notes that the existing storage facility is non-conforming with regard to parking. Staff recommends that the Commission consider a condition related to parking to ensure that the Site Plan show future parking spaces near the existing office near Industry Avenue and/or near Center Road.
11. No loading berth is depicted on the Site Plan as the applicant is seeking a waiver of the loading berth requirement. Article 7 Section B Part 4 of the Zoning Ordinance would require 1 loading berth that measures 12'x50' for the subject site. The applicant states that the self-service storage use does not have a high

demand for a centralized loading berth as their patrons typically drive directly to their unit for unloading/loading.

12. Trash handling requirements are stated in the Village of Frankfort's Municipal Code. The requirement states that properties in the industrial and commercial districts are required to enclose their trash either in an enclosed accessory structure or completely located inside of a building to ensure that the on-site screening of trash is achieved. The applicant intends to provide trash handling completely within one of the storage units located in one of the proposed buildings. The applicant has not yet indicated what building or unit exactly will be used for trash; staff is working with the applicant to show such details prior to the public hearing.
13. Staff notes that the current storage facility located at 145 Industry Avenue currently does not provide trash handling.
14. A retaining wall with a mounted barrier is proposed on the Site Plan along the north property line that measures 130 feet in length and 3 feet in height. Sections 4.03E(13) and 4.03E(15) of the Village of Frankfort's Design Standards state that retaining walls are "strongly discouraged" and that any retaining walls over 50' long or 2.5' tall require approval by the Plan Commission.
15. Staff notes that Sections 4.03E(13) and 4.03E(15) of the Village of Frankfort's Design Standards do not mention that a variation is required, so staff provides an affirmative motion that would convey to the Village Board if the request was denied or approved by the Plan Commission. Staff requested the applicant to provide more example photos and specification details regarding the proposed retaining wall. The applicant stated that the material of the retaining wall material would be Redi-Rock Block with colors to match the stone that is located on the proposed buildings.

#### **Landscape Plan / Tree Preservation Plan**

1. The applicant has submitted a Landscape Plan. Staff provided the applicant with the below recommendations/request for revisions:
  - a. 13 parkway trees are required (the requirement is 1 per 25' and there is 330' of frontage per the submitted plans). 8 parkway trees are currently provided.
  - b. In the landscape setback, 413 plant units are required. The current Plan depicts 356 plant units.
  - c. Additional plantings are needed to meet the screening requirement (self-service storage use regulations mentioned in the Zoning Ordinance). Staff notes that it may be hard to squeeze all landscaping that is needed in just one area, I recommend providing the landscaping on the north and south property lines shown on the landscape plan.
2. The applicant has also submitted a Tree Preservation Plan which includes a survey of the existing trees on the site (some trees shown are on adjacent north and south properties).
3. The Tree Preservation Plan depicts the removal of 34 existing trees on the subject site. Per the tree survey on the Plan, 17 of the 34 trees depicted for removal are noted as being in poor condition. Staff finds that none of the trees planned to be removed are classified as Preservation Trees per Appendix E of the Landscape Ordinance. The 3 trees planned to be preserved on the Plan are located on the adjacent north and south properties.
4. The proposed Landscape Plan has at least 5 different species of plantings, compliant with the Landscape Ordinance.
5. Staff notes that ornamental trees are provided for the required parkway trees since there are overhead utility lines along the Center Road frontage.
6. Staff notes that the 25' landscape setback from Center Road includes a portion of the 100-year high water level. A 3-foot berm is also proposed within the 25' landscape setback area (just to the west of the detention pond).

#### **Engineering Plans**

1. The applicant has submitted Preliminary Engineering Plans which have been reviewed by the Village's Consulting Engineer (see attached review letters). Upon receipt of a proposed Plat of Resubdivision, the Village's Consulting Engineer also would review the Plat for compliance with Village's Design Standards.
2. The impervious surface of the entire 5.59-acre property is 75.1% with the proposed development, which is compliant with the 85% maximum impervious surface requirement. Currently, the subject site has 17.6% impervious surface given there is existing development on the site.
3. The applicant worked with the Village Engineer to provide the detention pond closer to Center Road for the visual aesthetic.
4. The applicant has provided an Auto Turn exhibit, which is attached to the staff report.
5. The applicant is aware that a cash-in-lieu fee is requested by the Village's Public Works Department for a future path along Center Road. The Village's Engineer is currently calculating the fee amount.

## Architecture

1. The proposed building elevations depict that the western most building will have the most significant architectural features since it will be visible from Center Road.
2. The applicant stated that there will be no climate-controlled storage units, thus there will be no roof-top mechanical equipment proposed.
3. The applicant proposes to construct 4 single-story buildings, each with a gable style roof. The roof pitch proposed on each building is approximately 3/12. The roof material proposed on each building is charcoal grey galvalume material, a type of metal roof. The roof edge will match the charcoal grey color of the roof (as well as the doors on the elevations).
4. Article 6 Section C Part 3 (f) states that "exterior walls shall be of face brick, architectural steel and aluminum, stone, glass, exposed aggregate panels, textured or architecturally finished concrete, steel, or wood. Equivalent or better materials, or any combination of the above, may be used in a well-conceived or creative application".
5. Based on the submitted elevations (sheet A1), below is a breakdown of the building materials and architectural features located on the proposed building facing Center Road:
  - a. Building 1 (most western building):
    - i. North Elevation:
      1. There are 2 proposed 9' tall (applicant needs to confirm the width) storage unit/garage doors that are a PVC material in the color charcoal grey. The trim around the doors is also a PVC material in the color charcoal grey.
      2. 1 charcoal grey door to enter the hallway.
      3. The applicant proposes a combination of ash grey metal and Appalachian grey faux stone for the siding on this elevation. The height of the stone wall is 5'.
    - ii. East Elevation:
      1. There are 19 proposed 7' wide and 9' tall storage unit/garage doors that are a PVC material in the color charcoal grey. Staff notes that the height of the subject wall is 9'6". The trim around the doors is also a PVC material in the color charcoal grey.
      2. 2 charcoal grey doors to enter the hallway.
      3. Metal siding is proposed on this elevation.
    - iii. South Elevation:
      1. There are 7 proposed 3' wide and 7' tall storage unit/garage doors that are a PVC material in the color charcoal grey. The trim around the doors is also a PVC material in the color charcoal grey.
      2. 1 charcoal grey door to enter the hallway.
      3. The applicant proposes a combination of ash grey metal and Appalachian grey faux stone for the siding on this elevation. The height of the stone wall is 5'.
    - iv. West Elevation:
      1. Per staff's request, the applicant proposes 4 dormers on the roof which will be visible from Center Road. The dormers are 27' from the ends of the building and

- 56' apart from one another. The dormers will have the same metal siding, metal roof and roof edge material to match the building.
2. The applicant proposes a combination of ash grey metal and Appalachian grey faux stone for the siding on this elevation. The height of the stone wall is 5'. Per staff's request to break up the elevation, the applicant proposes that the faux stone be carried to the roof edge at the ends of the building and below each dormer.
6. The applicant provided an additional typical elevation sheet for the other proposed buildings (sheet A2 of the submitted elevations). Below is a breakdown of the building materials and architectural features to expect on the proposed buildings east of the "Building 1":
    - a. Building 2 (just to the east of "Building 1"):
      - i. North Elevation:
        1. There would be 4 storage unit/garage doors that are a PVC material in the color charcoal grey. The trim around the doors is also a PVC material in the color charcoal grey.
        2. Metal siding is proposed on this elevation.
      - ii. East Elevation:
        1. There would be 20 storage unit/garage doors that are a PVC material in the color charcoal grey. Staff notes that the height of the subject wall is 9'6". The trim around the doors is also a PVC material in the color charcoal grey.
        2. Metal siding is proposed on this elevation.
      - iii. South Elevation: Same as the north elevation.
      - iv. West Elevation: Same as the east elevation.
    - b. Building 3 (just to the east of "Building 2"): Same as "Building 2" just with 2 less garage doors on the east and west elevations since this building has 4 less storage units than "Building 2".
    - c. Building 4 (just to the east of "Building 3"): Similar to "Building 2" and "Building 3" material and architecture. There would be 22 garage doors on the west elevation of this building.
  7. Staff advised the applicant to comply with the Village's standards regarding building materials in the industrial districts. Staff provided the applicant with the below recommendations/request for revisions:
    - a. Clarification that the submitted elevations depict all proposed buildings. Staff recommends that an elevation sheet for each building be provided and labelled "Building 1, 2, 3, and 4".
    - b. For most western building, adding a wrap-around masonry knee-wall to enhance the corners of the east elevation.
    - c. For the other three proposed buildings, adding wrap-around masonry knee-walls to enhance the corners of the east and west elevations.
    - d. The depicted "faux" panels are not an allowable material. Full dimensional stone and/or brick is recommended.
  8. The height of the most western proposed building is 16' which is compliant with the 35' maximum height in the I-2 General Industrial District. The height of the other proposed buildings is 11'2" which is also compliant with the 35' maximum height.

### **Photometrics/Site Lighting Plan**

1. The Village's Municipal Code limits the maximum number of foot-candles at the lot lines to 0.5 foot-candles (excluding access points). The applicant has provided a Photometrics Plan which depicts the light readings on the property and shows the light level along the lot lines are 0.4 foot-candles and below which is compliant with the maximum 0.5-foot candle requirement.
2. The 28 wall mounted lights that are located on the buildings are identified as MH9 and are 9 feet in height. The wall mounted light fixtures are bronze, adjustable LED wall packs. The light is cut-off and shielded by a cover cap and tempered glass lens. Specifications have been provided and are attached to this staff report.
3. Parking lot light fixtures are required to be a maximum height of 25 feet per the Village's Municipal Code; the applicant proposes 9 free-standing light poles that are located along the curbed pathways (identified as MH25) and are 25 feet in height which complies with the maximum allowable height.

Staff requested less pixelated specifications for the free-standing light poles as they have been provided on the engineering plans.

4. The Village's Municipal Code states that parking lot light poles shall be treated as a decorative element and be in design with the proposed buildings (i.e. stone base to match the stone on the building). The light pole details on the engineering plans show that the light poles will have a round concrete base. Staff recommends incorporating a decorative base on the light poles.
5. The free-standing light poles are also LED and cut-off. It does not appear that the applicant has yet selected the color of the light poles. Staff recommends that the color match the wall mounted light fixtures.

### **Signage**

1. The applicant submitted a sample of proposed signage for the site, which is the company's standard signage. The applicant has not yet indicated sign location(s) or quantities. Staff provided the applicant with the below recommendations/request for revisions:
  - a. Please show the sign locations on the site plan and landscape plan.
  - b. It is recommended to replace the existing sign on Center Rd. to match the new sign on Industry Ave. to ensure that the signs show some uniformity.
  - c. The material of the sign should match the material of the building (i.e. stone or metal), please revise the cabinet style sign.
  - d. The sign regulations limit the amount of information on a freestanding sign. The email address will need to be removed. Please confirm if "cantenbury boat/rv" is proposed for consideration (as it is not applicable to the proposed use).
  - e. The sign ordinance states only 3 colors are allowed, please revise the 5 colors shown on the sign.
  - f. Please indicate the height of the lettering on the sign.

### **Hours of Operation**

1. The applicant is requesting a Special Use Permit to allow hours of operation outside of the Village's normal hours of operation, which are 7:00 a.m. to 11:00 p.m. under Article 6, Part 2(q) of the Zoning Ordinance. The proposed business' hours of operation are 5:00 a.m. to 11:00 p.m. every day.
2. The applicant states that the reasoning for two hours earlier than the permissible hours of operation is so that patrons can utilize the facility prior to normal business hours/activity in Frankfort.
3. Patrons would not have 24-hour access to the site, instead they will be limited to the proposed 5:00a.m. to 11:00p.m. hours of operation.

### ***Standards for Special Uses***

---

For reference, 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 the same, together with its recommendation to the Village Board for final action. No special use shall be recommended by the Plan Commission, unless such Commission shall find:

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

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

### ***Standards for Variations***

---

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

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

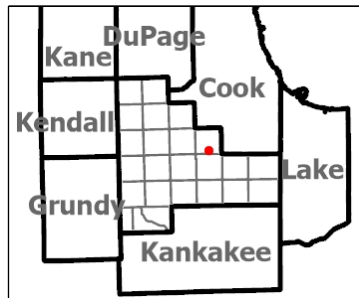
applicable district, as to cause a substantial depreciation in the property values within the neighborhood;

7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.



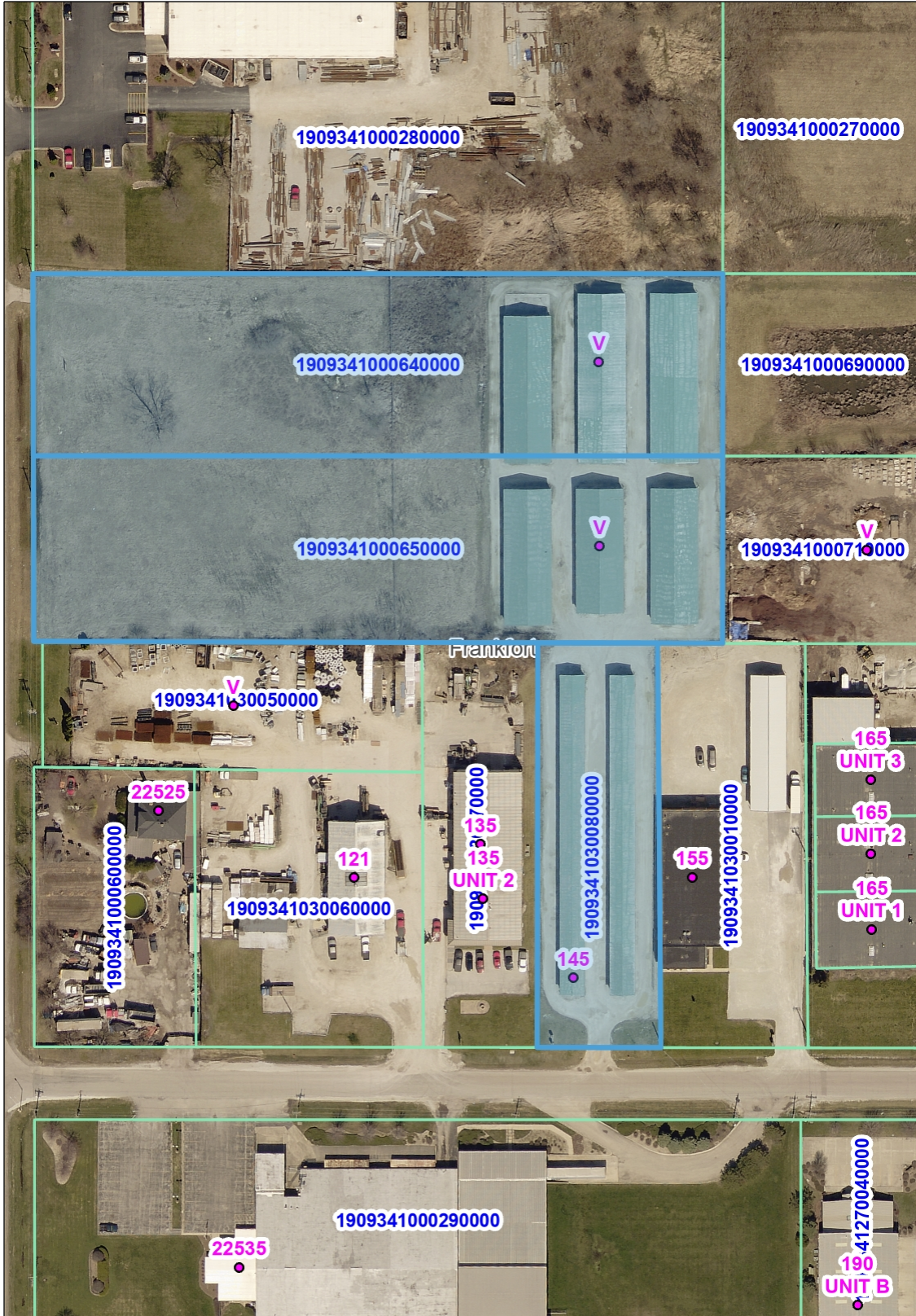


# 145 Industry Avenue



## Legend

- Address Points
- Parcels
- Townships



## Notes

Date: 2/9/2024

1: 2,257

0 0.04 0.07 Miles

Projection

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

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



**Site Photographs taken 2.13.24**

View from Center Road:



View from Center Road:





View from Industry Avenue:



View from Industry Avenue:







Commercial Real Estate  
Due Diligence Management  
3465 South Arlington Rd Suite E#183  
Akron, OH 44312  
866.290.8121  
www.amnational.net

ALTA/NSPS Land Title Survey

**Frankfort Storage (formerly Safe T Stor)**  
145 Industry Avenue,  
Frankfort, IL 60423  
County of Will

Surveyor's Certification

To: Frankfort Storage, LLC; Stewart Title Guaranty Company and American National, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10a, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on June 18, 2020.



James L. Harpole  
Illinois Professional Land Surveyor No. 3190  
In the State of Illinois, Expires 11-30-2020  
Date of Survey: June 22, 2020  
Date of Last Revision:

THIS PROFESSIONAL SERVICE CONFORMS TO THE  
CURRENT ILLINOIS MINIMUM STANDARDS FOR A  
BOUNDARY SURVEY.  
Network Reference #20200926-1

SURVEYED BY:  
JLH LAND  
SURVEYING INC.  
910 GENEVA STREET  
SHOREWOOD, IL 60404  
815.729.4000  
info@jlsurvey.com



Sheet 1 of 2

Legal Description

PARCEL 1:

LOT 4, IN SUN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 34, IN TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 1979 AS DOCUMENT NO. R79-27439, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 1/2 OF THE NORTH 330 FEET OF THE SOUTH 1662.20 FEET OF THE WEST 660 FEET OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 1/2 OF THE NORTH 330 FEET OF THE SOUTH 1662.20 FEET OF THE WEST 660 FEET OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

Legend of Symbols & Abbreviations

UTILITY POLE	MANHOLE	P.O.C. POINT OF COMMENCEMENT
LIGHT POLE	SANITARY MANHOLE	P.O.B. POINT OF BEGINNING
TRANSFORMER	STORM STRUCTURE (CLOSED)	DEGREES
UTILITY PEDESTAL	STORM STRUCTURE (OPEN)	FEET/MINUTES
TRAFFIC SIGNAL	CURB INLET	INCHES/SECONDS
SIGNAL BOX	VALVE VAULT	S.F. SQUARE FEET
GAS VALVE	FLARED END SECTION	(R) RECORD BEARING/DISTANCE
WATER VALVE	WATER LINE	TF TOP OF FOUNDATION
ELECTRIC METER	TELEPHONE/CATV LINE	FF FINISHED FLOOR
GAS METER	GAS LINE	TP TOP OF PIPE
FIRE HYDRANT	ELECTRIC LINE	B.S.L. BUILDING SETBACK LINE
AUTO SPRINKLER	OVERHEAD WIRES	P.U.E. PUBLIC UTILITY EASEMENT
MONITORING WELL	STORM SEWER	D.E. DRAINAGE EASEMENT
GROUND LIGHT	SANITARY SEWER	L ARC LENGTH
BOLLARD	CHAIN LINK FENCE	R RADIUS LENGTH
B/BOX	STOCKADE FENCE	C CHORD LENGTH
SIGN	GUARD RAIL	CB CHORD BEARING
FLAG POLE	CONCRETE SURFACE	CMP CORRUGATED METAL PIPE

Notes Corresponding to Schedule B

- ⑥ EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, THE ILLINOIS BELL TELEPHONE COMPANY, THE COMMONWEALTH EDISON COMPANY, THE PUBLIC AND THE MUNICIPALITY, 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/FILED AS DOCUMENT NO. R79-27439, AFFECTING THE SOUTH 10 FEET OF THE LAND. (AFFECTS PARCEL 1) ITEM IS PLATTED HEREON.
- ⑦ 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE SOUTH LINE OF LOT 4 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED JULY 30, 1979 AS DOCUMENT NO. R79-27439 (AFFECTS PARCEL 1) ITEM IS PLATTED HEREON.
- ⑧ RIGHTS OF NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS TO LAY, MAINTAIN, OPERATE, RENEW AND REMOVE GAS MAINS AND OTHER NECESSARY FACILITIES OVER, IN, UPON, UNDER, ALONG AND ACROSS THE EAST 1/2 OF THE PUBLIC HIGHWAY KNOWN AS CENTER ROAD WHICH EXTENDS ALONG THE WEST SIDE OF THE FOLLOWING DESCRIBED PROPERTY IN WILL COUNTY, ILLINOIS: THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN WITH RIGHT OF ACCESS THERETO UNDER AND BY VIRTUE OF THE INSTRUMENT DATED OCTOBER 22, 1966, AND RECORDED MARCH 8, 1967, AS DOCUMENT NO. R67-3048 AND THE PROVISIONS THEREIN CONTAINED. (AFFECTS PARCEL 2 AND 3) ITEM IS PLATTED HEREON.
- ⑨ RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR ROAD PURPOSES, TOGETHER WITH UTILITY RIGHTS THEREIN, INCLUDING DEDICATION RECORDED AUGUST 13, 1952 AS DOCUMENT NO. 712842. (AFFECTS PARCELS 2 AND 3) ITEM IS PLATTED HEREON.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 17197C0326G WHICH BEARS AN EFFECTIVE DATE OF 02/15/2019 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, BY CONTACT DATED 05/19/2020 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov/> WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Vicinity Map



(NOT TO SCALE)

AREA: 244,045.71 SF± OR 5.602 ACRES±

General Notes

- MN1 ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.
- MN2 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
- MN3 ALL STREETS SHOWN ARE PUBLIC RIGHT OF WAY, UNLESS OTHERWISE NOTED.
- MN4 ASSUMED BEARING: THE NORTH RIGHT OF WAY LINE OF INDUSTRY AVENUE TO BE SOUTH 89 DEGREES 46 MINUTES 03 SECONDS WEST.
- MN5 AT THE TIME OF THIS SURVEY THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY OR BURIAL GROUND.
- MN6 AT THE TIME OF THIS SURVEY, THE ADDRESS WAS POSTED AS 145 INDUSTRY AVENUE.
- MN7 THE SUBJECT PROPERTY HAS ACCESS TO AND FROM INDUSTRY AVENUE AND S. CENTER ROAD WHICH ARE GOVERNED BY THE VILLAGE OF FRANKFORT.
- MN8 IN REGARDS TO TABLE "A" ITEM 10a, AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.
- MN9 IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN10 IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
- MN11 IN REGARDS TO TABLE "A" ITEM 18, AT THE TIME OF THE SURVEY, THERE WAS NO STAKED WETLAND DELINEATION TO REFERENCE ON THIS SURVEY.
- MN12 IN REGARDS TO TABLE "A" ITEM 19, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT PROPERTY REFLECTED IN THE TITLE COMMITMENT OR THAT THE SURVEYOR HAS BEEN MADE AWARE OF.

Zoning Notes

ZONING INFORMATION			
STATUS	REQUIRED	OBSERVED	STATUS
ITEM	REQUIRED	OBSERVED	Comments: Indicate if not in compliance with the applicable zoning code, and if not, the reason for non-compliance (if any).
PERMITTED USE	Self-Storage	Self-Storage	
MIN. LOT AREA	1 Acre	5.6 Acres	
MIN. FRONTAGE	100 Feet	156 Feet	
MAX. BLDG COVERAGE	85%	17.6%	
MAX. BUILDING HEIGHT	35 Feet	14 Feet	
MIN. SETBACKS FRONT	50 Feet	49.91 Feet	
MIN. SETBACKS SIDE	50 Feet	15.00 Feet	
MIN. SETBACKS REAR	50 Feet	24.01 Feet	
PARKING REGULAR	0	0	
PARKING HANDICAP	0	0	
PARKING TOTAL	0	0	

Significant Observations

- A FENCE CORNER IS 1.29' SOUTH OF THE PROPERTY LINE.



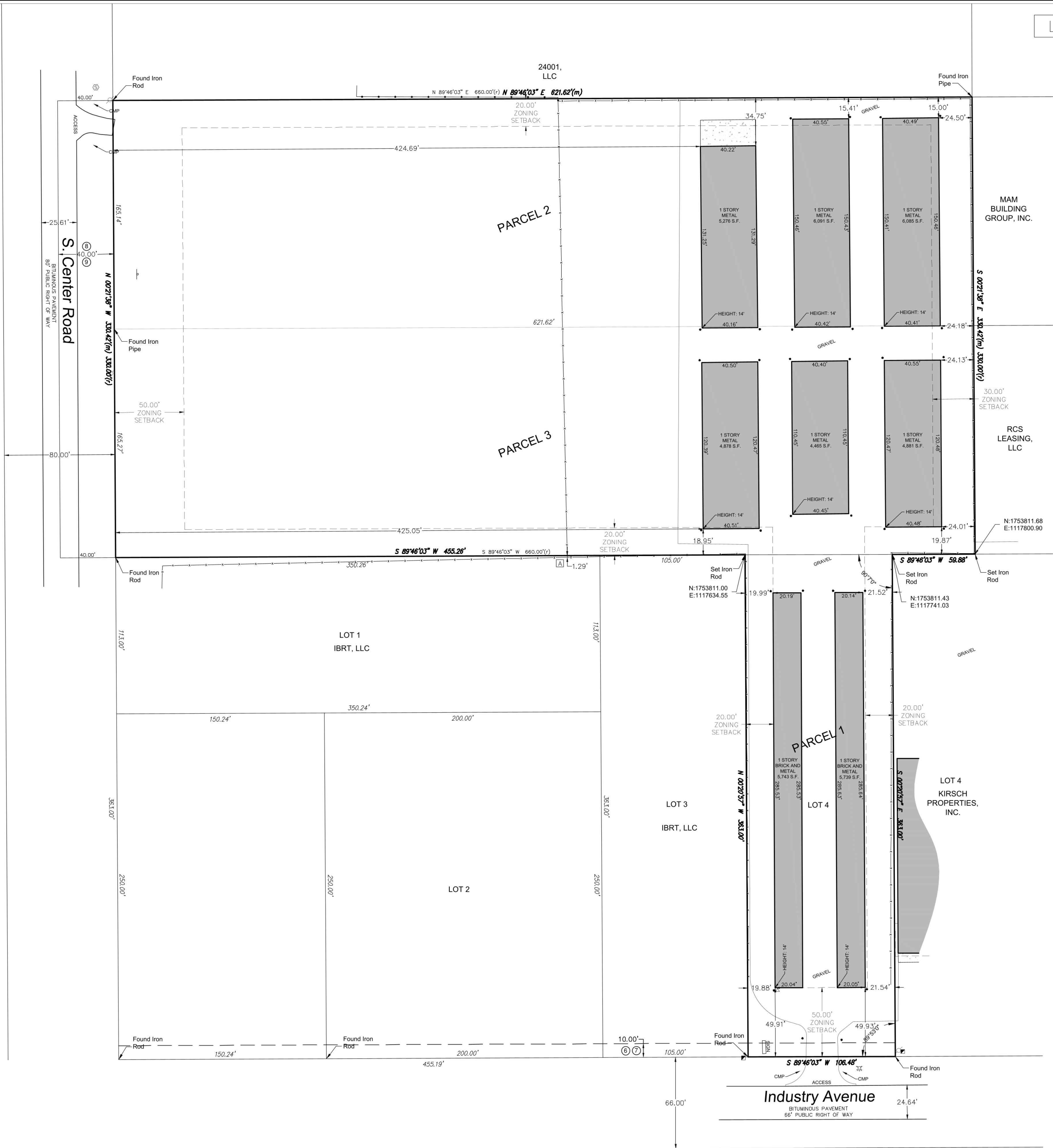
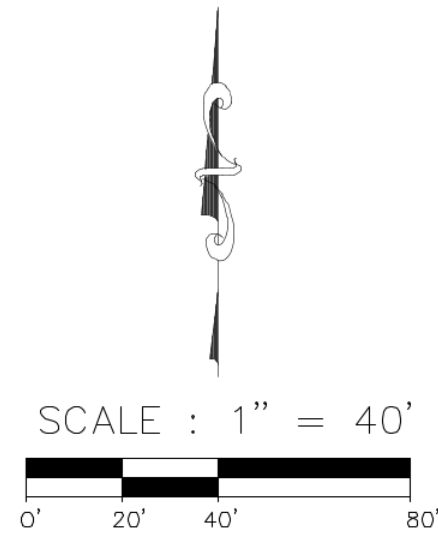


Commercial Real Estate  
Due Diligence Management  
3465 South Arlington Rd. Suite E#183  
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Sheet 2 of 2

## Legend of Symbols & Abbreviations

	UTILITY POLE		MANHOLE		P.O.C. POINT OF COMMENCEMENT
	LIGHT POLE		SANITARY MANHOLE		P.O.B. POINT OF BEGINNING
	TRANSFORMER		STORM STRUCTURE (CLOSED)		DEGREES
	UTILITY PEDESTAL		STORM STRUCTURE (OPEN)		FEET/MINUTES
	TRAFFIC SIGNAL		CURB INLET		INCHES/SECONDS
	SIGNAL BOX		VALVE VAULT		S.F. SQUARE FEET
	GAS VALVE		FLARED END SECTION		(R) RECORD BEARING/DISTANCE
	WATER VALVE		WATER LINE		TF TOP OF FOUNDATION
	ELECTRIC METER		TELEPHONE/CATV LINE		FF FINISHED FLOOR
	GAS METER		GAS LINE		TP TOP OF PIPE
	FIRE HYDRANT		ELECTRIC LINE		B.S.L. BUILDING SETBACK LINE
	AUTO SPRINKLER		OVERHEAD WIRES		P.U.E. PUBLIC UTILITY EASEMENT
	MONITORING WELL		STORM SEWER		D.E. DRAINAGE EASEMENT
	GROUND LIGHT		SANITARY SEWER		L ARC LENGTH
	BOLLARD		CHAIN LINK FENCE		R RADIUS LENGTH
	B/BOX		STOCKADE FENCE		L ARC LENGTH
	SIGN		GUARD RAIL		C CHORD LENGTH
	FLAG POLE		CONCRETE SURFACE		CB CHORD BEARING
					CMP CORRUGATED METAL PIPE



















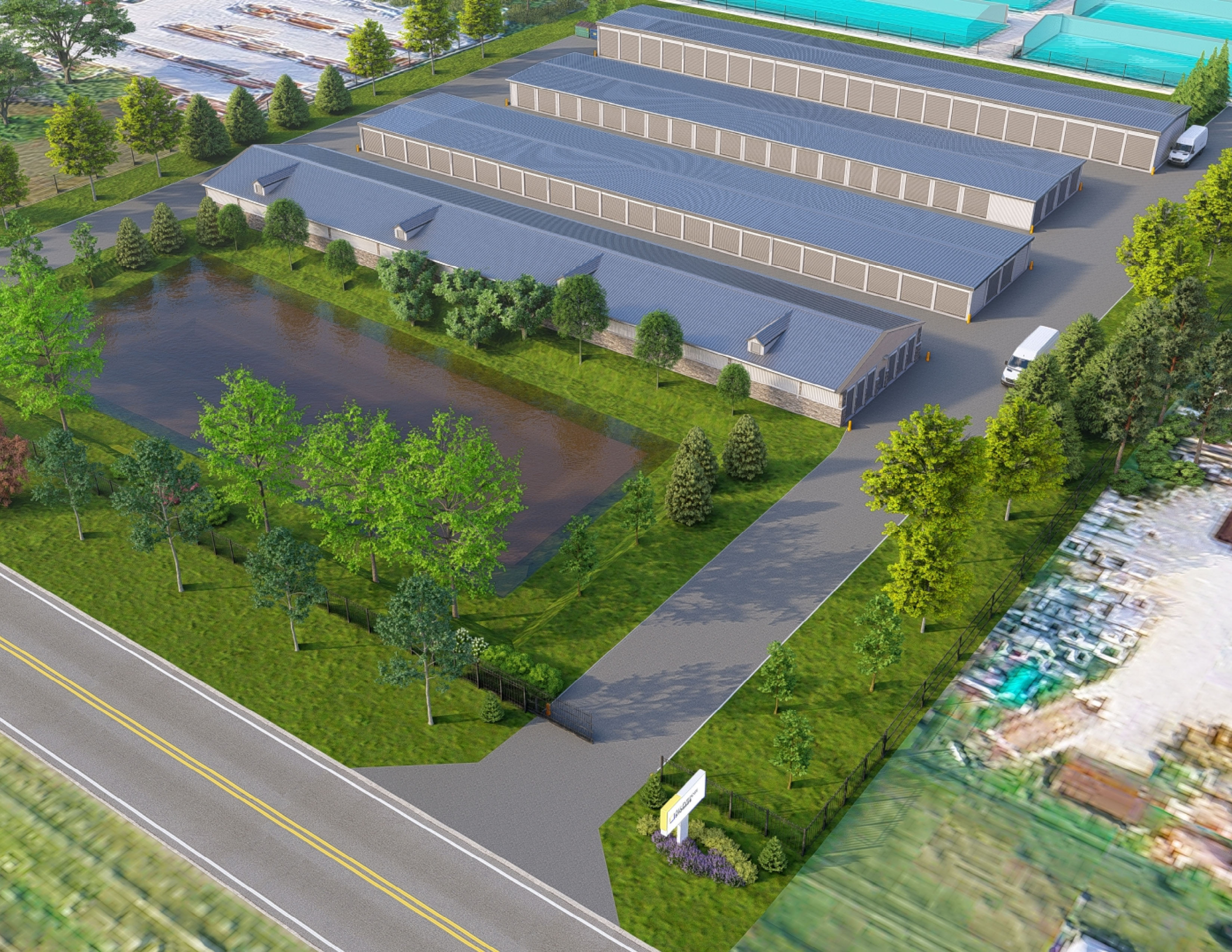














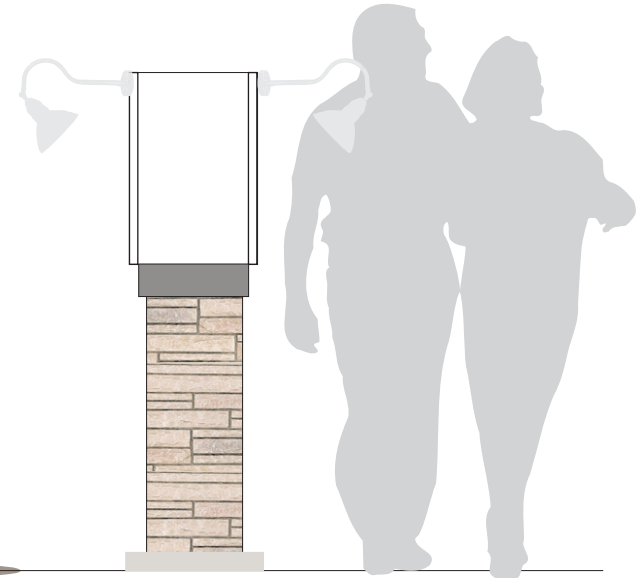
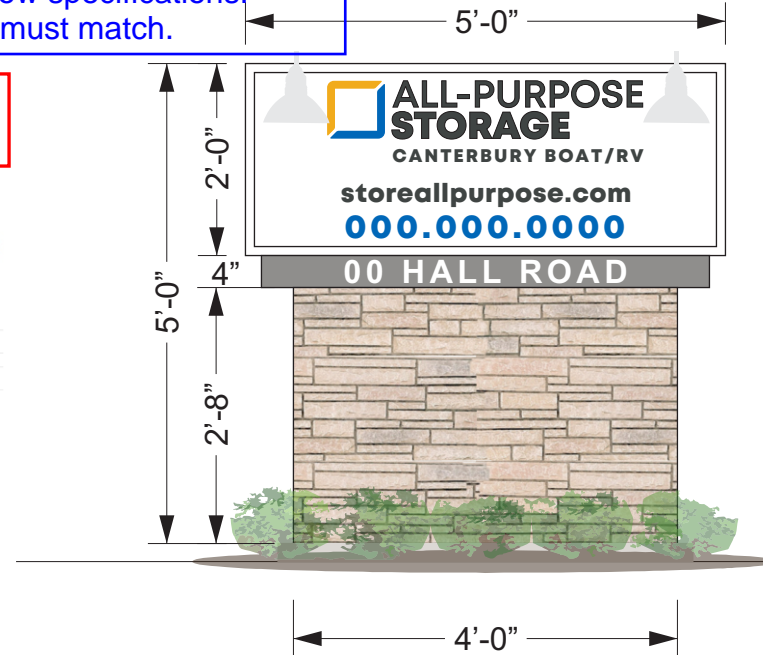
Stone Faux Wall Panels to match below specifications.  
Alternate is acceptable, but the color must match.

NextStone Country Ledgestone 43.5 in x 15.5 in.  
Faux Stone Siding Panel in Appalachian Gray



CARVED STONE FAUX  
WALL PANELS-  
INTERLOCK

COLOR: Cream Frost  
QTY:



Proposed: 10 SF  
D/F Non-Illuminated Monument Sign  
w/Flat Faces w/Digitally Printed Graphics  
3" vinyl address numbers  
Faux Stone cladding


**Note:** The colors reflected on your computer screen or printed media are approximations of the actual colors that appear on color charts and catalogs. When ordering a colored product, please make your selections based on how color appears in the appropriate color chart.

**Prior to Manufacturing and Installation:** Actual Sign Placement To Be Field Verified (Dimensions and Placement Shown is Approximate and for illustration only). Location To Be Approved by Customer. (Survey / equipment i.e bucket truck maybe required at additional cost) Actual Artwork/Colors/Font to be Supplied or Approved By Customer. (Artwork/ Color/ Font Shown is for illustration/Pricing only).

**Be Advised!** Production of Product Will Not Begin Until This Drawing or Subsequent Drawing is Approved by Customer or Authorized Representatives Signature and Dated. Artwork, Colors & Dimensions Listed on Final Approved Drawing Will Be Used To Produce Product.

Artwork, Colors & Dimensions Listed on Final Approved Drawing Will Be Used To Produce Product. These Drawings Reflect Exactly What Complete Signs L.L.C Plans To Fabricate For This Project. Please Carefully Review ALL Pages and Content as These drawings supercede all prior written or verbal communications. If these drawings accurately represent the project, and you would like us to proceed with the job as illustrated, please sign and date below. If there are changes please note them, and return unsigned. You will receive a new set of drawings for your review and approval.

Color renderings are for presentation only and should not be considered as manufacturing drawings.

 <p>P. O. Box 8861 Dothan, AL 36304 P 888.823.9005 F 334.556.0218 signs@completesigns.net www.completesigns.net</p>	<p>All Purpose Storage 00 Hall Rd Canterbury, NH</p> <p>Approval: _____ Date: _____</p>	<p>Customer: All Purpose Storage Created: 7-22-2022 Revised: 9-8-2022</p> <p>Dwg: Pres301</p> <p>Scale: Proportional illustrated by: Nikki</p>	<p>This is an original unpublished drawing created by Complete Signs . It is submitted for your personal use, in connection with a project being planed for you. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, copied or exhibited in any fashion without written consent of Complete Signs . This proposal remains the exclusive property of Complete Signs until approved and accepted thru purchase by the client named.</p>
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**MG<sup>2</sup>A**

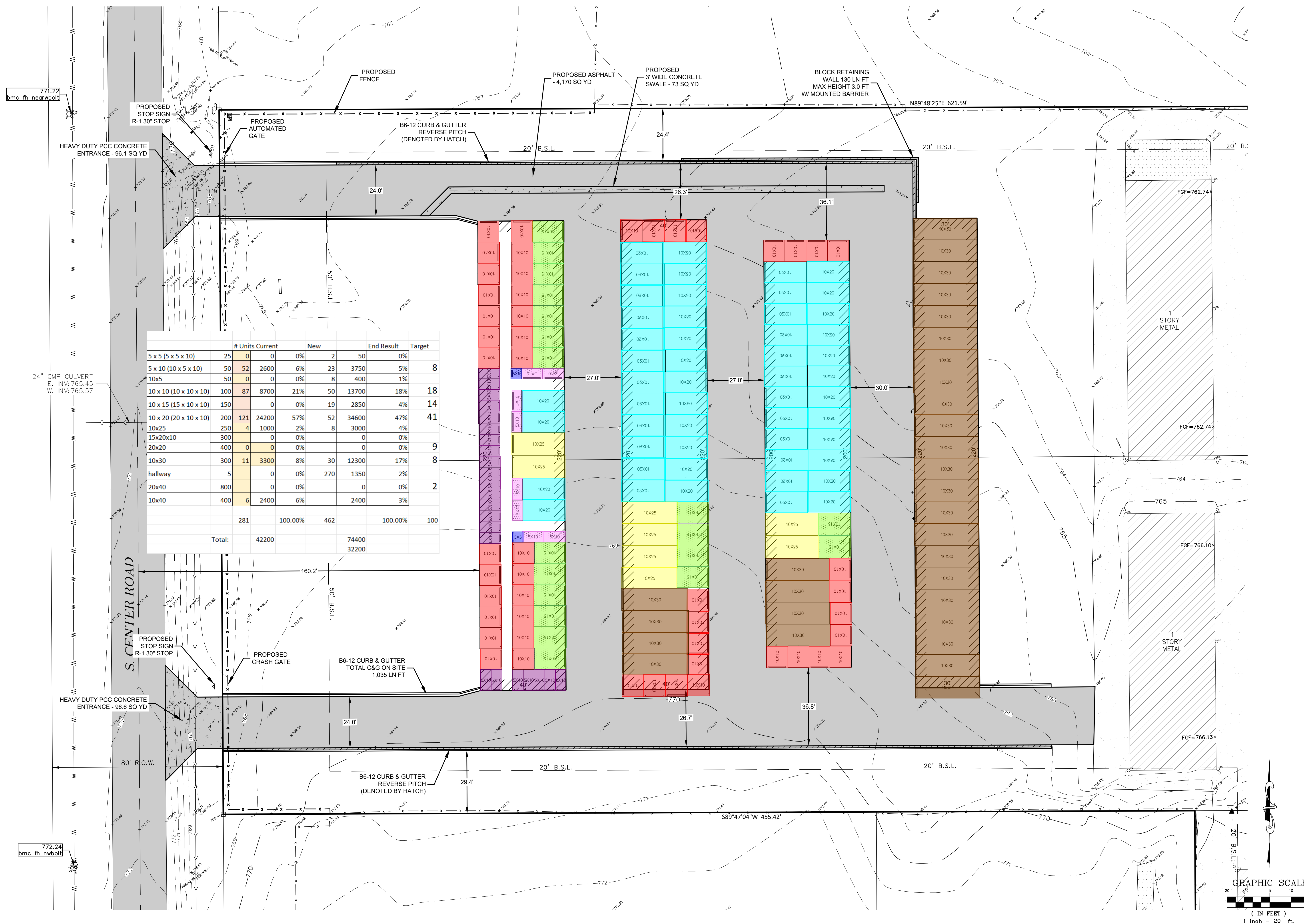
**CIVIL ENGINEERING  
SURVEYING**

**M GINGERICH GEREAX & ASSOCIATES**

Professional Design Firm License # 184.001808  
P. 815-939-4921 [www.mg2a.com](http://www.mg2a.com) F. 815-939-9810  
240 N. INDEPENDENT DRIVE | BRADLEY, IL. 60915

©2019 M GINGERICH GEREAX & ASSOCIATES  
I.D. NO. 21, C.E.G.

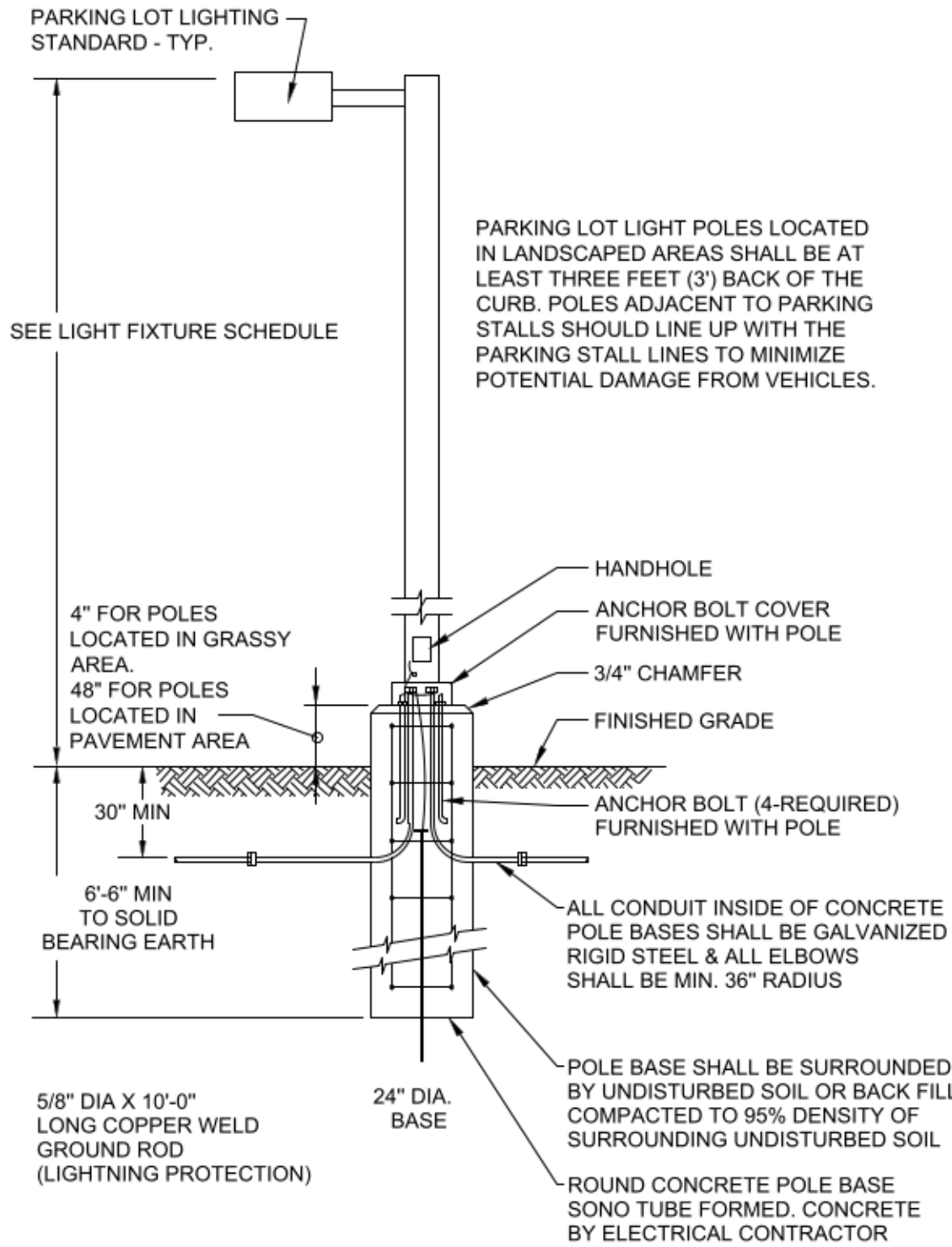

SHEET NO.  
3 OF 7





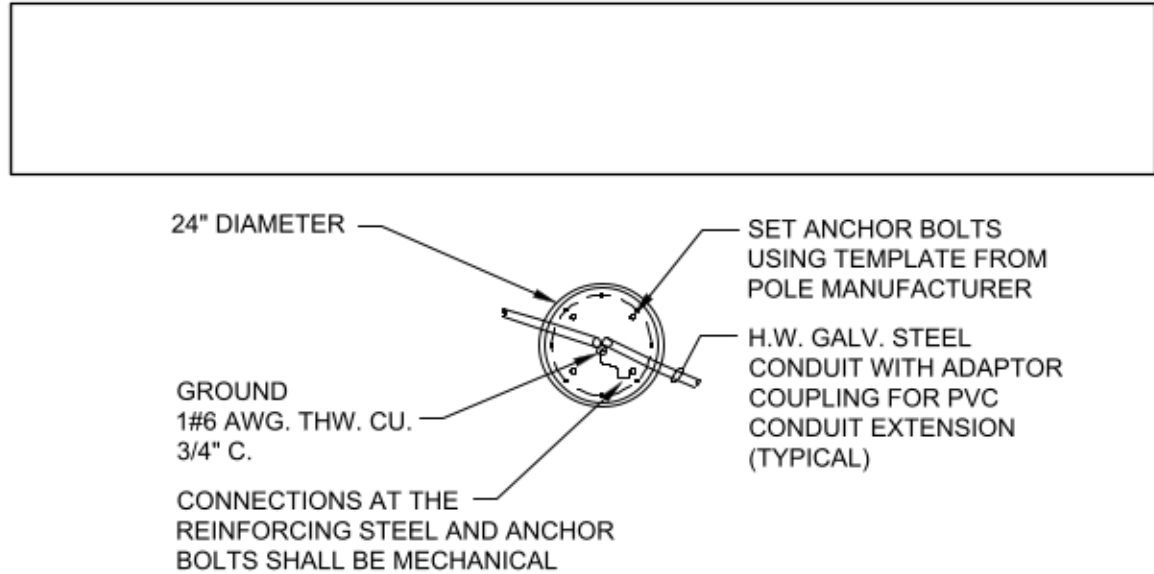






## PARKING LOT LIGHT BASE DETAIL

SCALE: NTS



## TOP VIEW OF PARKING LOT LIGHT BASE WITH COVER PLATE REMOVED

SCALE: NTS



Gardco OptiForm elite and area luminaires are available in three sizes: small, medium and large. Featuring the latest in LED technology, OptiForm achieves up to 192 lumens per watt. Eleven optical distributions are available, suitable for a range of outdoor lighting applications. OptiForm features a unique mounting system with a two-piece housing for hassle-free installation. Mounting options include a standard arm, mast arm, and wall mount bracket. Service Tag is a standard feature with every OptiForm luminaire, providing maintenance or upgrade assistance throughout the life of the product.

Project: \_\_\_\_\_

Location: \_\_\_\_\_

Est. No: \_\_\_\_\_

Type: \_\_\_\_\_

Lamps: \_\_\_\_\_ Qty: \_\_\_\_\_

Notes: \_\_\_\_\_

Ordering guide

example: OPF-S-A01-S40-TAM-A01-D0-BL60-L3-S2

Luminaire	Configuration (both luminaire)	Color Temperature	Optical Distribution	Mounting	Voltage		
OPF-S	Site and Area	Precision Plus™ (TM-30, TM-191 only)	837° 8000K 3000K	APR Auto-tilt row	LCL LED corner optic left	AMB* Arm mount (standard)	120 120V
OPF-S	Small Area	840 8000K 4000K	TSM Type 3 medium	LCL LED corner optic right	MBL Back light control	MBL Wall mount	208 208V
AD1	1,000 lumens	P01 2,500 lumens	TSM Type 3 medium	TSM Type 3 medium	MBL Back light control	MBL Wall mount	240 240V
AD2	2,000 lumens	P02 4,000 lumens	TSM Type 3 medium	TSM Type 3 medium	MBL Back light control	MBL Wall mount	277 277V
AD3	3,000 lumens	P03 6,000 lumens	TSM Type 3 medium	TSM Type 3 medium	MBL Back light control	MBL Wall mount	347 347V
AD4	4,000 lumens	P04 8,000 lumens	TSM Type 3 medium	TSM Type 3 medium	MBL Back light control	MBL Wall mount	480 480V
AD5	5,000 lumens	P05 10,000 lumens	TSM Type 3 medium	TSM Type 3 medium	MBL Back light control	MBL Wall mount	UNV 120-277V
AD6	6,000 lumens	P06 12,000 lumens	TSM Type 3 medium	TSM Type 3 medium	MBL Back light control	MBL Wall mount	90V* 247-480V
AD7	7,000 lumens	P07 14,000 lumens	TSM Type 3 medium	TSM Type 3 medium	MBL Back light control	MBL Wall mount	
AD8	8,000 lumens	P08 16,000 lumens	TSM Type 3 medium	TSM Type 3 medium	MBL Back light control	MBL Wall mount	
AD9	9,000 lumens	P09 18,000 lumens	TSM Type 3 medium	TSM Type 3 medium	MBL Back light control	MBL Wall mount	
AD10	10,000 lumens	P10 20,000 lumens	TSM Type 3 medium	TSM Type 3 medium	MBL Back light control	MBL Wall mount	

Dimming Controls	Dimming	Options (optional, recommended)	Emergency	Finish
none	0-10V dimming driver	SP2 Surge protector 200V/10A standard	EMER** Emergency fixture standard	Standard finish and flush
DL8A**	0-10V dimming driver	SP2 Surge protector 200V/10A (option)	EMER** Emergency fixture standard	BL Black
DL8A**	Dimming (remote or manually accessible (remote by others))	SP2 Surge fixture (120, 247, or 480V)	EMER** Emergency fixture standard	WH White
PAW8A**	Field adjustable wattage selector	SP2 Double fuse (100, 247, or 480V)	EMER** Emergency fixture standard	BR Bronze
BL60**	B-level with motion sensor	PCQP** Photocell connected to on-chip driver	EMER** Emergency fixture standard	DK Dark Gray
		SP2 NEMA 3W full-spectrum 50% receptacle connected to 0-10V driver	EMER** Emergency fixture standard	GR Gray
		SP2 0-10V select switch receptacle connected to 0-10V driver	EMER** Emergency fixture standard	
		SP2 0-10V select switch receptacle connected to DALI compliant driver	EMER** Emergency fixture standard	
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		SP2 0-10V select switch receptacle connected to DALI compliant driver	EMER** Emergency fixture standard	
		SP2 0-10V select switch receptacle connected to DALI compliant driver	EMER** Emergency fixture standard	

OPF-S, OptiForm\_Small 04/23 page 1 of 8



Adjustable Slim Wall Pack features a discreet design that will complement any building exterior. Two sizes are available, with three wattage and three CCT selectable options each.

Project: \_\_\_\_\_

Location: \_\_\_\_\_

Est. No: \_\_\_\_\_

Type: \_\_\_\_\_

Lamps: \_\_\_\_\_ Qty: \_\_\_\_\_

Notes: \_\_\_\_\_

Ordering guide

example: ASW25-SCT-G1-S-PCB-SW

Family	CCT	Generation	Input Voltage	Controls	Finish
ASW25	SCT	G1	8	PCB	SW
ASW25	Field Selectable - SCT 3000K, 4000K & 5000K	Generation 1	8 UNV	PCB Photocell	SW Brown Grey
ASW75	Field Selectable - SCT 3000K, 4000K & 5000K	Generation 1	8 UNV	PCB Photocell	SW Brown Grey

**Housing**  
Die-cast aluminum housing with UV stabilized polycarbonate lens mounted with stainless steel hardware.

**IP Rating**  
LED light engine is weather proof rated IP65.

**Electrical**  
Electrical Driver efficiency >90% at full load. Available in 120-277V, IP65 compliant driver. Rends compliant. Standard surge protection 4kV.

**Optical System and Controls**  
Three color temperature options 3000K, 4000K (Default), 5000K, 7000K, 9000K. Photo control button (PCB) included as standard.

**Mounting**  
Offers a 0 to 90° tilt option. Mounts to standard 3/16" to 4" square and octagonal or 4 inch round electrical junction boxes, using a simple flip cover design for easy access.

**Light Engine**  
System efficacy up to 120lm/W

**Lumen output options:**  
15W: 1800lm, 20W: 2400lm, 25W: 3000lm, 40W: 5400lm, 60W: 7200lm, 75W: 9000lm

**Listings**  
cETL listed. Suitable for Wet Locations. Suitable for use in ambient from -40°C to 40°C (-40°F to 104°F). All versions are DLC 5.1 Premium qualified.

**Finish**  
Powder coat finish, standard color is Brown Grey (SW).

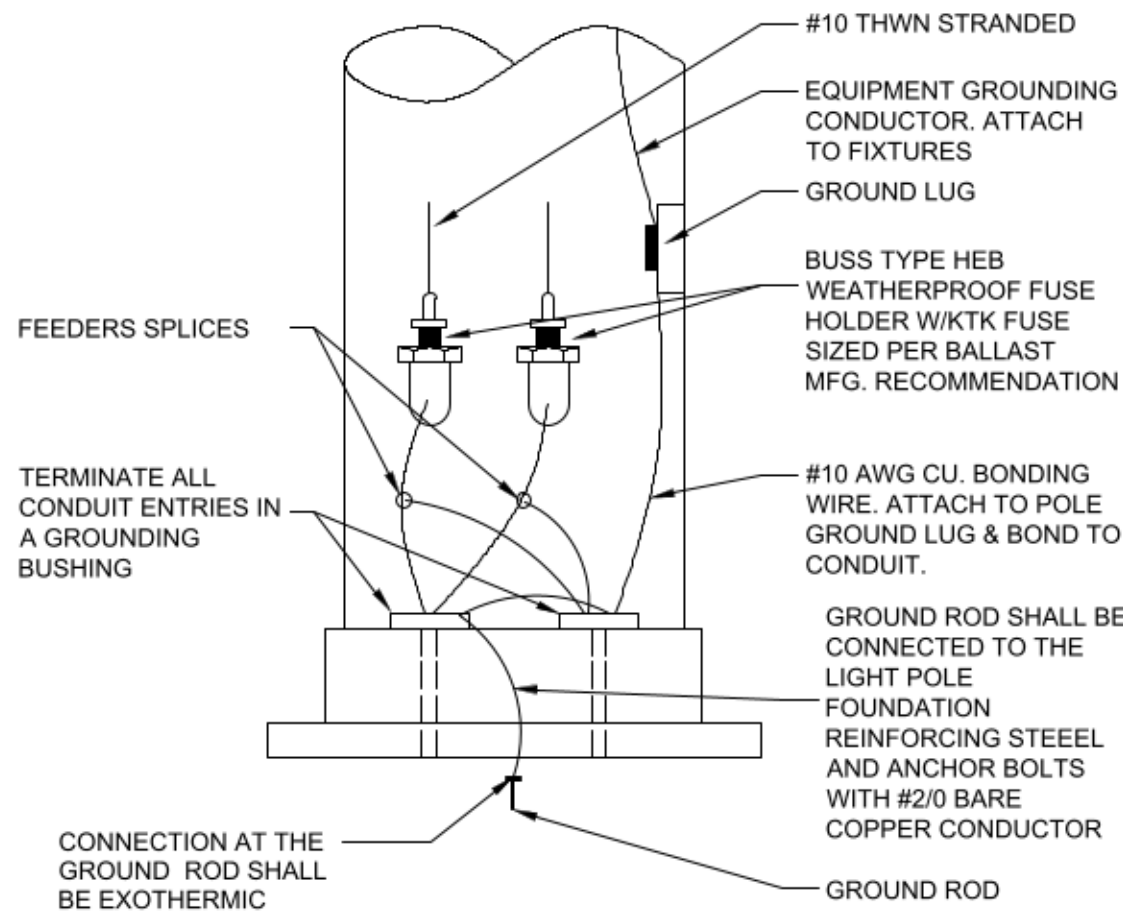
**Limited Warranty**  
Luminaires are all covered by a 5-year limited warranty. See [ignify.com/warranties](http://ignify.com/warranties) for details.



Stonco\_AdjustableSlimWallPack\_SpecSheet 12/23 page 1 of 2

## PARKING LOT LIGHT FIXTURE TYPE S1

SCALE: NTS



## PARKING LOT LIGHT WIRING DETAIL

SCALE: NTS

## WALL MOUNTED LIGHT FIXTURE TYPE S2

SCALE: NTS

PLAN EDITION MILESTONES

DATE	BY	DESCRIPTION
10/28/2021	J.M.G.	PRELIMINARY ENGINEERING PLAN
11/22/2021	J.M.G.	PRELIMINARY ENGINEERING PLAN
12/15/2021	J.M.G.	PRELIMINARY ENGINEERING PLAN
1/12/2022	J.M.G.	PRELIMINARY ENGINEERING PLAN
2/1/2022	J.M.G.	PRELIMINARY ENGINEERING PLAN
3/1/2022	J.M.G.	PRELIMINARY ENGINEERING PLAN
4/1/2022	J.M.G.	PRELIMINARY ENGINEERING PLAN
5/1/2022	J.M.G.	PRELIMINARY ENGINEERING PLAN
6/1/2022	J.M.G.	PRELIMINARY ENGINEERING PLAN
7/1/2022	J.M.G.	PRELIMINARY ENGINEERING PLAN
8/1/2022	J.M.G.	PRELIMINARY ENGINEERING PLAN
9/1/2022	J.M.G.	PRELIMINARY ENGINEERING PLAN
10/1/2022	J.M.G.	PRELIMINARY ENGINEERING PLAN
11/1/2022	J.M.G.	PRELIMINARY ENGINEERING PLAN
12/1/2022	J.M.G.	PRELIMINARY ENGINEERING PLAN
1/1/2023	J.M.G.	PRELIMINARY ENGINEERING PLAN
2/1/2023	J.M.G.	PRELIMINARY ENGINEERING PLAN
3/1/2023	J.M.G.	PRELIMINARY ENGINEERING PLAN
4/1/2023	J.M.G.	PRELIMINARY ENGINEERING PLAN
5/1/2023	J.M.G.	PRELIMINARY ENGINEERING PLAN
6/1/2023	J.M.G.	PRELIMINARY ENGINEERING PLAN
7/1/2023	J.M.G.	PRELIMINARY ENGINEERING PLAN
8/1/2023	J.M.G.	PRELIMINARY ENGINEERING PLAN
9/1/2023	J.M.G.	PRELIMINARY ENGINEERING PLAN
10/1/2023	J.M.G.	PRELIMINARY ENGINEERING PLAN
11/1/2023	J.M.G.	PRELIMINARY ENGINEERING PLAN
12/1/2023	J.M.G.	PRELIMINARY ENGINEERING PLAN

**M.G.N. CONSULTING ENGINEERS, INC.**  
635 BUTTERFIELD RD. SUITE #310  
OAKBROOK, ILLINOIS 60181  
PHONE (630) 627-6078  
FAX (630) 627-6143

CHECKED: ESJ

APPROVED: ESJ

DESIGN: ESJ

DRAWING: ESJ

145 INDUSTRY AVENUE STORAGE FACILITY  
PRELIMINARY ENGINEERING PLAN  
FRANKFORD, IL

ELECTRICAL DETAILS

145 INDUSTRY AVENUE STORAGE FACILITY  
PRELIMINARY ENGINEERING PLAN  
FRANKFORD, IL

ELECTRICAL DETAILS





The Business Lighting Experts

Bulbs.com  
243 Stafford St.  
Worcester, MA 01603  
Tel. 1 (888) 455-2800  
Fax 1.508.363.2900  
www.bulbs.com

## Wall Pack Lights

# Maxlite 100 Watt Equivalent, 20 Watt, 120-277 Volt Color Selectable (3000K/4000K/5000K) Adjustable LED Wallpack, Photocell With Removable Cap

SKU: 104540 | Ordering Code: WP-ADS20U-CSBPC | UPC: 767627972119



**\$82.29** each

## Product Highlights

---

- Energy efficient replacement for a 150 watt HID bulb
- Estimated life of 91.3 years based on 3 hours use per day
- Adjustable color



## Description

---

Maxlite's 20 watt 120-277 volt adjustable LED wallpack fixture and photocell with removable cap and color selectable (3000K/4000K/5000K) is equivalent up to a 100 watt HID fixture. Ideal for pathway, perimeter, entryway and landscape lighting. Slim, low-profile wall pack with smooth contemporary design. Well engineered and high quality die-cast aluminum which delivers high bright crisp light.



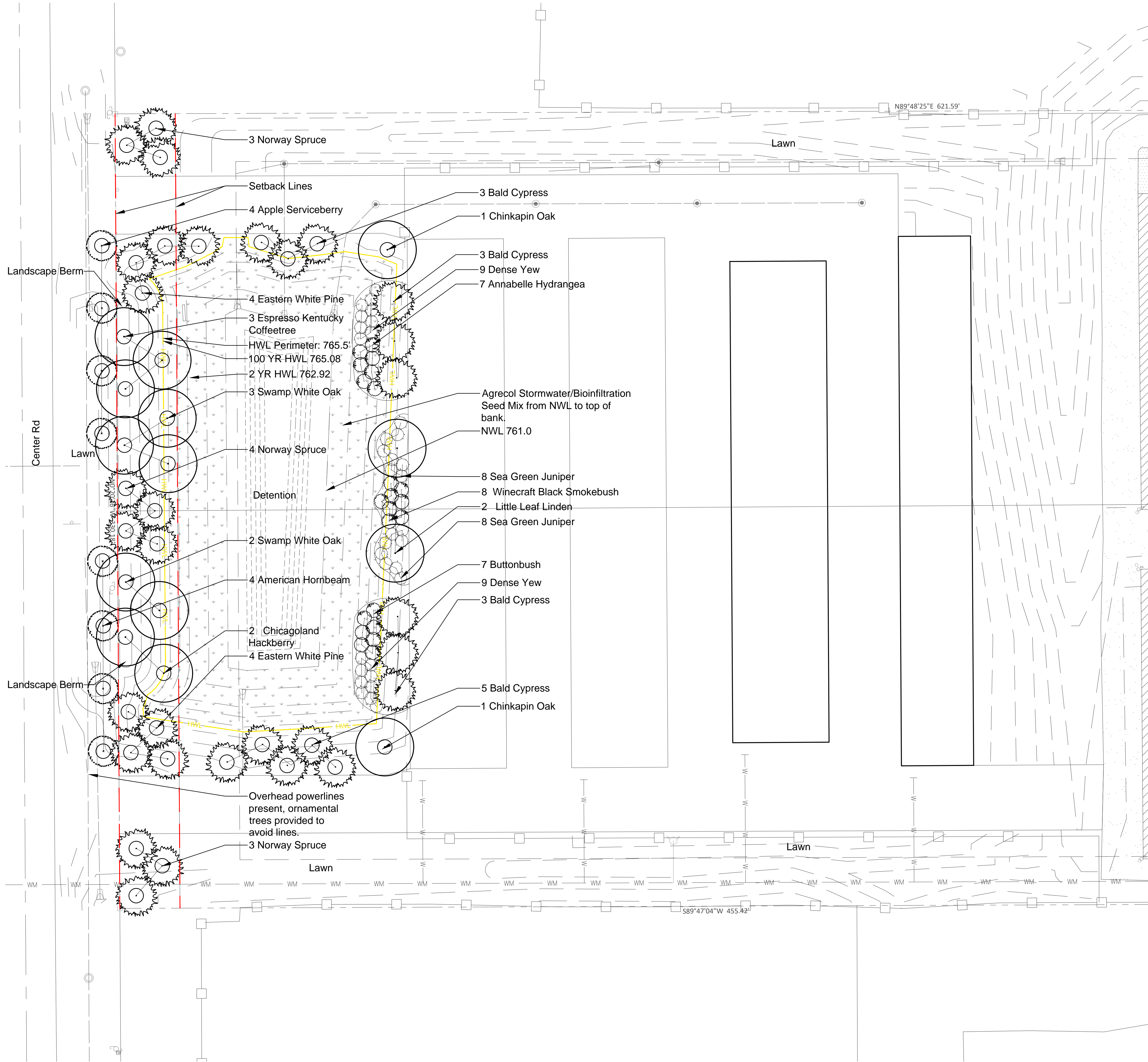
- 120-277V photocell included with removable cover cap
- Rugged aluminum construction
- Die cast housing with tempered glass lens
- Adjustable fixture angle 0° to 90°
- IP65
- Operating temperature: -40°F to -104°F
- J-box or surface mounting

## Full Specs

---

<b>Brand</b>	MaxLite
<b>Model Number</b>	WP-ADS20U-CSBPC
Energy Used	20 Watts
HID Equivalent	150
<b>Line Voltage</b>	120-277
CRI	70
Color Temperature (Kelvin)	3000/4000/5000
Lowest Color Temperature (Kelvin)	3000
Highest Color Temperature (Kelvin)	5000
Brightness (Lumens)	1900/2000/2050
Average Rated Life (hr)	100000
Operating Temperature (°F)	-40 to 104
Bulb Type Supplied	LED
Width (in)	6.2
Height (in)	7.4
Depth (in)	3.7
Finish	Bronze
<b>Housing</b>	Aluminum
<b>Mounting</b>	J-Box
<b>Warranty</b>	10 year limited
Wet Location	Yes
<b>Adjustable</b>	Yes
DLC Listing	Premium
DLC Code	P8XWSX4C





- GENERAL NOTES: LANDSCAPE
- Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
  - The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
  - All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
  - Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
  - Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
  - Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
  - All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
  - Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
  - Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
  - Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
  - Beds and tree rings (6' diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
  - Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
  - Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
  - Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification.
  - Turf mixes shall be installed and lawn established at all disturbed areas.
  - Do not overseed into mulch beds and paving.
  - Contractor shall restore all areas disturbed as a result of construction.

LEGEND

Shade Tree

Ornamental Tree

Evergreen Tree

Shrub

Agrecol Stormwater/Bioinfiltration Seed Mix, See Sheet L2.0

Note: See Sheet L2.0 for Landscape Details

PLANT LIST

Shade Trees - Balled and Burlap			
Qty.	Size	Botanical Name	Common Name
2	2.5' cal.	<i>Celtis occidentalis</i> 'Chicagoland'	Chicagoland Hackberry
3	2.5' cal.	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree
5	2.5' cal.	<i>Quercus bicolor</i>	Swamp White Oak
2	2.5' cal.	<i>Quercus muhlenbergii</i>	Chinkapin Oak
2	2.5' cal.	<i>Tilia cordata</i>	Little Leaf Linden
14	Total		

Evergreen Trees - Balled and Burlap		
Qty.	Size	Botanical Name
10	10'	<i>Picea abies</i>
8	10'	<i>Pinus strobus</i>
14	10'	<i>Taxodium distichum</i>
32	Total	

Ornamental Trees - Balled and Burlap or Pot			
Qty.	Size	Botanical Name	Common Name
4	2.5' cal.	<i>Amelanchier arborea</i>	Apple Serviceberry
4	2.5' cal.	<i>Carpinus caroliniana</i>	American Hornbeam
8	Total		

Evergreen Shrubs - Balled and Burlap or Pot			
Qty.	Size	Botanical Name	Common Name
16	30" Ht. x 24" Spr.	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper
17	30" Ht. x 24" Spr.	<i>Taxus x media</i> 'Dens'	Dense Yew
33	Total		

Deciduous Shrubs - Balled and Burlap or Pot			
Qty.	Size	Botanical Name	Common Name
7	18" Ht. x 24" Spr.	<i>Copelaterhus occidentalis</i>	Buttonbush
8	18" Ht. x 24" Spr.	<i>Cotinus coccinea</i> 'NCCO1'	Winecraft Black Smokebush
7	18" Ht. x 24" Spr.	<i>Hydrangea arborescens</i>	Annabelle Hydrangea
22	Total		

LANDSCAPE REQUIREMENT CHART

Frankfort, Illinois

158.25 - Plant Units			
Plant Type	Plant Units		
One overstory tree (2.5' cal.)	10		
One understory tree (2" cal.)	5		
One evergreen tree (10' tall)	8		
One evergreen tree (6-9' tall)	5		
One large shrub (36" tall)	2		
One small shrub (24" tall)	1		

158.31 - Parkway plantings			
Location/ Distance	Requirement	Calculations	Proposed Trees
Center Road : 282.19 ft	1 tree per 35 ft	282.19ft / 35ft = 8.062	8

158.38 - Commercial, Office, and Industrial Uses - Transition Yards			
Location/ Distance	Requirement	Calculations	Plant Unit Total
West Landscape Buffer : 282.19 ft	125 plant units per 100 linear feet	282.19 ft/100 ft * 125 = 352.74 Plant Units -10 Shade Trees * 10 = 100 Plant Units -14 Evergreen Trees * 8 = 112 Plant Units -55 Large Shrubs * 2 = 110 Plant Units	354

158.29 - Stormwater Retention/Detention Facilities			
Location	Requirement	Calculations	Plant Unit Total
Detention Area : 588.76 ft	20 plant units per 100 linear feet measured at the high water level	588.76 ft/100 ft * 20 = 117.75 Plant Units -4 Shade Trees * 10 = 40 Plant Units -14 Evergreen Trees * 8 = 112 Plant Units	152

\*Note: All removed existing trees were on the list for unacceptable trees and were not on the preservation list.

MG2A  
240 N Industrial Dr.  
Bradley, IL 60915

PROJECT  
**Storage Facility**  
145 Industry Ave  
Frankfort, IL 60423

uplandDesign Ltd

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

SHEET TITLE

**Landscape Plan**

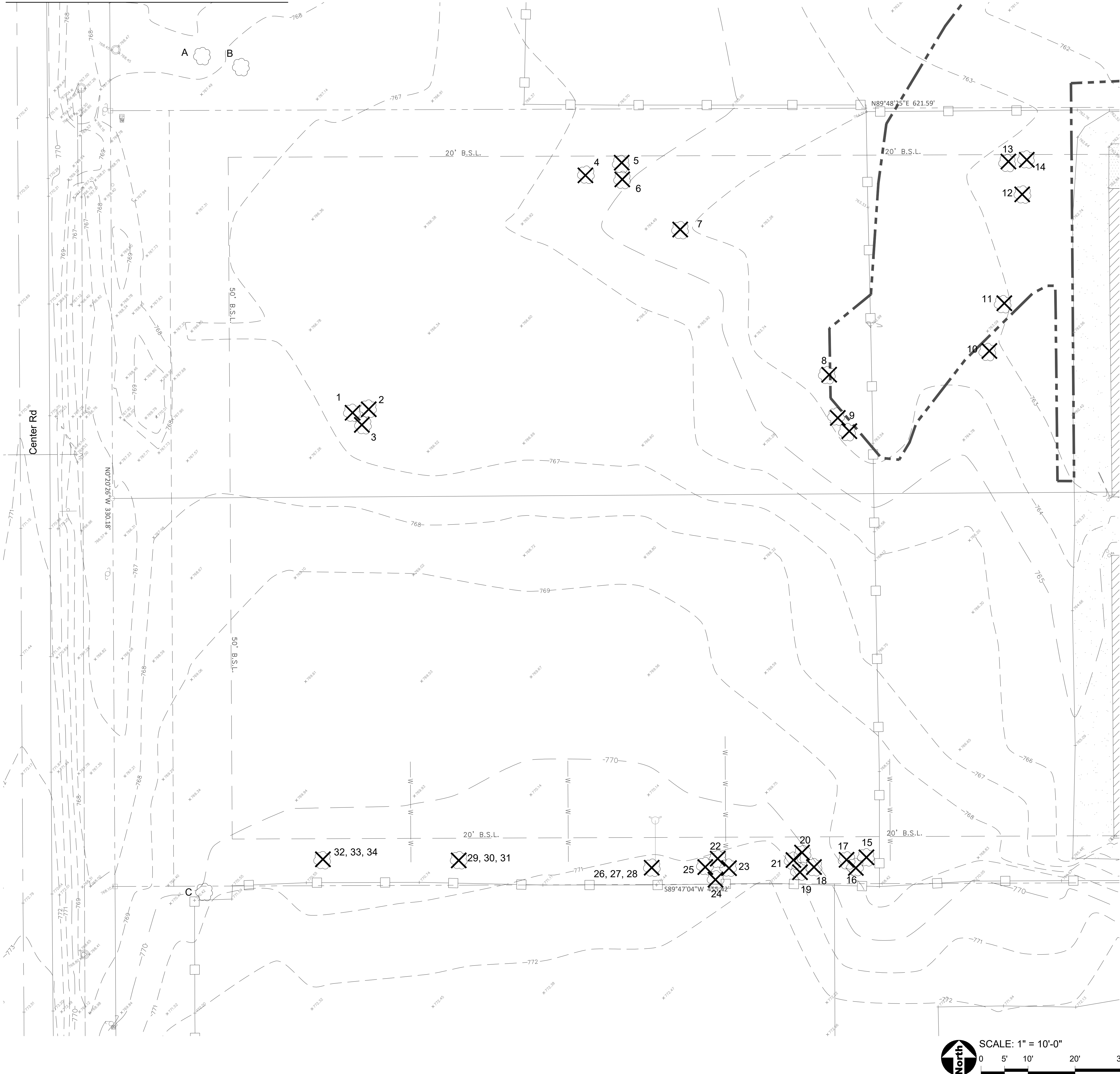
SHEET NUMBER **L1.0**

DRAW / REVISION

MO/LD	Permit Submittal	7JUNE2023
MO/LD	Permit Resubmittal	22SEPT2023
MO/LD	Permit Resubmittal	05DEC2023

Project Number 1037  
© Copyright 2023 Upland Design Ltd.  
R:\Current\1037-Storage Facility Frankfort-MG2A-Patriot  
Holdings\20-Concepts  
PLOT UPLAND 2021





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

EXISTING TREE SURVEY \*Not all trees were tagged

PROJECT #1029 Field Notes 4/11/2022 145 Industry Ave, Frankfort, IL					
No.	Dia @ 6"	Common Name	Scientific Name	Condition	Removal
A		Buckthorn	Rhamnus species	Good	
B		6.7 Swamp White Oak	Quercus bicolor	Excellent	
C		>5' Arborvitae species	Arborvitae species	Good	
1	31.4	Eastern Cottonwood	Populus deltoides	Poor	x
2	26	Eastern Cottonwood	Populus deltoides	Fair	x
3	15.3	Eastern Cottonwood	Populus deltoides	Good	x
4	11.7	Mulberry	Morus alba	Good	x
5	9.6	Mulberry	Morus alba	Good	x
6	11.1	Mulberry	Morus alba	Good	x
7	7.2	Black Cherry	Prunus serotina	Good	x
8	16.2	Cottonwood	Populus deltoides	Good	x
9	9, 14.7	Mulberry	Morus alba	Good	x
10	10.5	Black Willow	Salix nigra	Good	x
11	Ask Surveyor	Black Willow	Salix nigra	Good	x
12	Ask Surveyor	Black Willow	Salix nigra	Good	x
13	Ask Surveyor	Black Willow	Salix nigra	Good	x
14	Ask Surveyor	Black Willow	Salix nigra	Good	x
15	6.1	Mulberry	Morus alba	Poor	x
16	5.4	Mulberry	Morus alba	Poor	x
17	6.3	Mulberry	Morus alba	Poor	x
18	5.4	Mulberry	Morus alba	Poor	x
19	4.7	Mulberry	Morus alba	Poor	x
20	7.6	Mulberry	Morus alba	Poor	x
21	7.8	Mulberry	Morus alba	Poor	x
22	6.2	Mulberry	Morus alba	Poor	x
23	5.2	Mulberry	Morus alba	Poor	x
24	5.2	Mulberry	Morus alba	Poor	x
25	7.1	Mulberry	Morus alba	Poor	x
26	10.4	Eastern Cottonwood	Populus deltoides	Poor	x
27	9.5	Eastern Cottonwood	Populus deltoides	Poor	x
28	6.9	Eastern Cottonwood	Populus deltoides	Poor	x
29	9.2	Mulberry	Morus alba	Poor	x
30	5.7	Mulberry	Morus alba	Poor	x
31	6	Mulberry	Morus alba	Poor	x
32	5.8	Eastern Cottonwood	Populus deltoides	Fair	x
33	7.5	Eastern Cottonwood	Populus deltoides	Fair	x
34	7.2	Eastern Cottonwood	Populus deltoides	Fair	x

TREE RATING

- Tree Survey and Rating Assignment Limitations/Definitions:
- Unless otherwise stated all trees are surveyed from ground level using non-invasive visual observation. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or covered in ivy or in areas of ground vegetation, or deep snow cannot therefore be expected. The absence of foliage due to fall/winter weather or storm damage may limit the available information.
  - Where trees are located wholly or partially on neighboring private land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated.
  - Where poison ivy is attached to the tree trunk, stem diameters will be estimated.
  - Diameter measurements are made at 4.5 feet above the ground (DBH) unless local ordinance requirements dictate different procedures.

Explanation of Tree Ratings:

Good (G) The tree is typical of the species and may have 1 or 2 minor problems that are not imminently lethal to the tree, and no significant decay or structural problems. The tree may need care in order to minimize the impact of future stress and to ensure continued health. Invasive species will not be graded Good, regardless of their current health or structure

Fair (F) The tree is not typical of the species and/or is an invasive species and/or has significant problems such as ≥ 20 percent deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be imminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.

Poor (P) The tree is not typical of the species and/or has over 50 percent deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival.

Dead (D) The tree is 90 percent or more dead. A scratch test of under bark areas might be performed where branches can be reached. Stumps with live sprouts up to 3" diameter are graded Dead or not included on the mapping.

GENERAL NOTES: TREE PROTECTION

- Tree protection fencing shall be installed prior to any construction on the site. Tree protection fencing shall be installed in all areas effected by construction.
- Tree protection fencing shall consist of brightly colored (orange) plastic mesh fencing a minimum of 48" in height and securely attached to metal fence posts that are driven into the ground ad spaced no ore than eight fee (8') apart.
- No encroachment, grading, trenching, filling, compaction,waste dumping, concrete washout, change in soil chemistry, or storage of materials, equipment or vehicles shall occur with the protected fenced areas.
- Where root two inches (2") in diameter and greater must be severed, the ends shall be cut cleanly with supervision or direction of an arborist certified by the International Society of Arboriculture to prevent the onset of decay. If roots are accidentally broken or crushed, the root shall be saw cut above the ragged end. In all cases, the cut roots shall be immediately buried, mulched, or otherwise kept moist to preserve vitality.
- Tree protection fencing shall remain in place and be maintained by contractor until the completion of construction.

MG2A  
240 N Industrial Dr.  
Bradley, IL 60915

PROJECT  
**Storage Facility**  
145 Industry Ave  
Frankfort, IL 60423



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

SHEET TITLE

# Tree Preservation Plan

SHEET NUMBER **L1.1**

DRAW / REVISION

MO/LD	Permit Submittal	7JUNE2023
MO/LD	Permit Resubmittal	22SEPT2023
MO/LD	Permit Resubmittal	05DEC2023

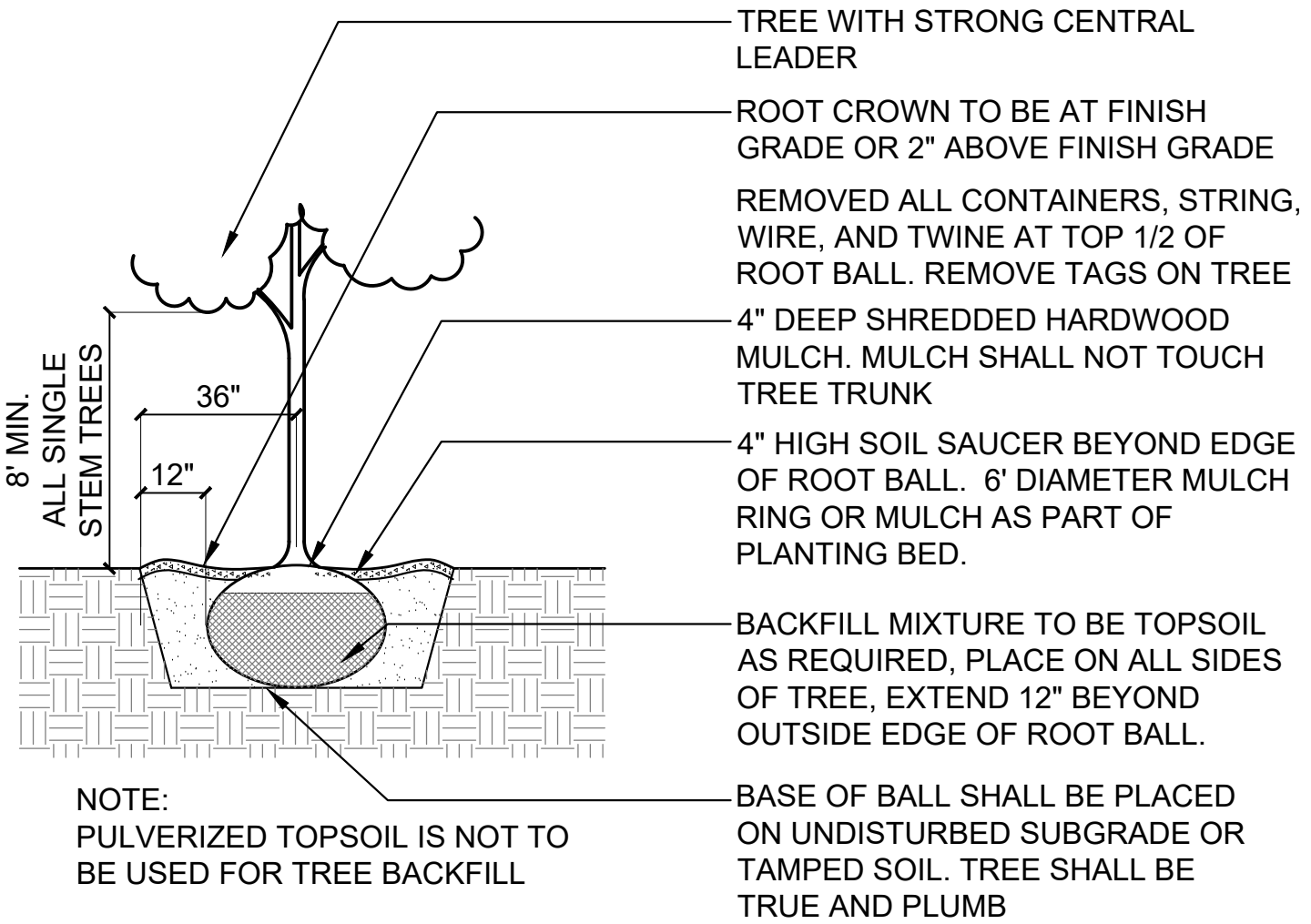
Project Number 1037  
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W:\1037-Storage Facility Frankfort-MG2A-Patriot  
Holdings\20-Concepts  
PLOT UPLAND 2021

Wildflowers

Botanical Name	Common Name	Oz/Acre
<i>Alisma subcordatum</i>	Mud Plantain	1
<i>Asclepias incarnata</i>	Marsh (Red) Milkweed	2
<i>Aster novae-angliae</i>	New England Aster	1
<i>Cassia hebecarpa</i>	Wild Senna	6
<i>Eupatorium maculatum</i>	Spotted Joe Pye Weed	0.5
<i>Eupatorium perfoliatum</i>	Boneset	0.5
<i>Helianthus grosseserratus</i>	Sawtooth Sunflower	0.75
<i>Liatris spicata</i>	Marsh Blazing Star	1.5
<i>Mimulus ringens</i>	Monkey Flower	0.15
<i>Mondarda fistulosa</i>	Wild Bergamot	1.25
<i>Parthenium integrifolium</i>	Wild Quinine	2
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.1
<i>Pycnanthemum virginianum</i>	Mountain Mint	0.5
<i>Rudbeckia hirta</i>	Black-Eyed Susan	2
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	2
<i>Silphium perfoliatum</i>	Cup Plant	4
<i>Solidago riddellii</i>	Riddell's Goldenrod	1
<i>Verbena hastata</i>	Blue Vervain	2
<i>Vernonia fasciculata</i>	Ironweed	1.5

Grasses, Sedges, & Rushes

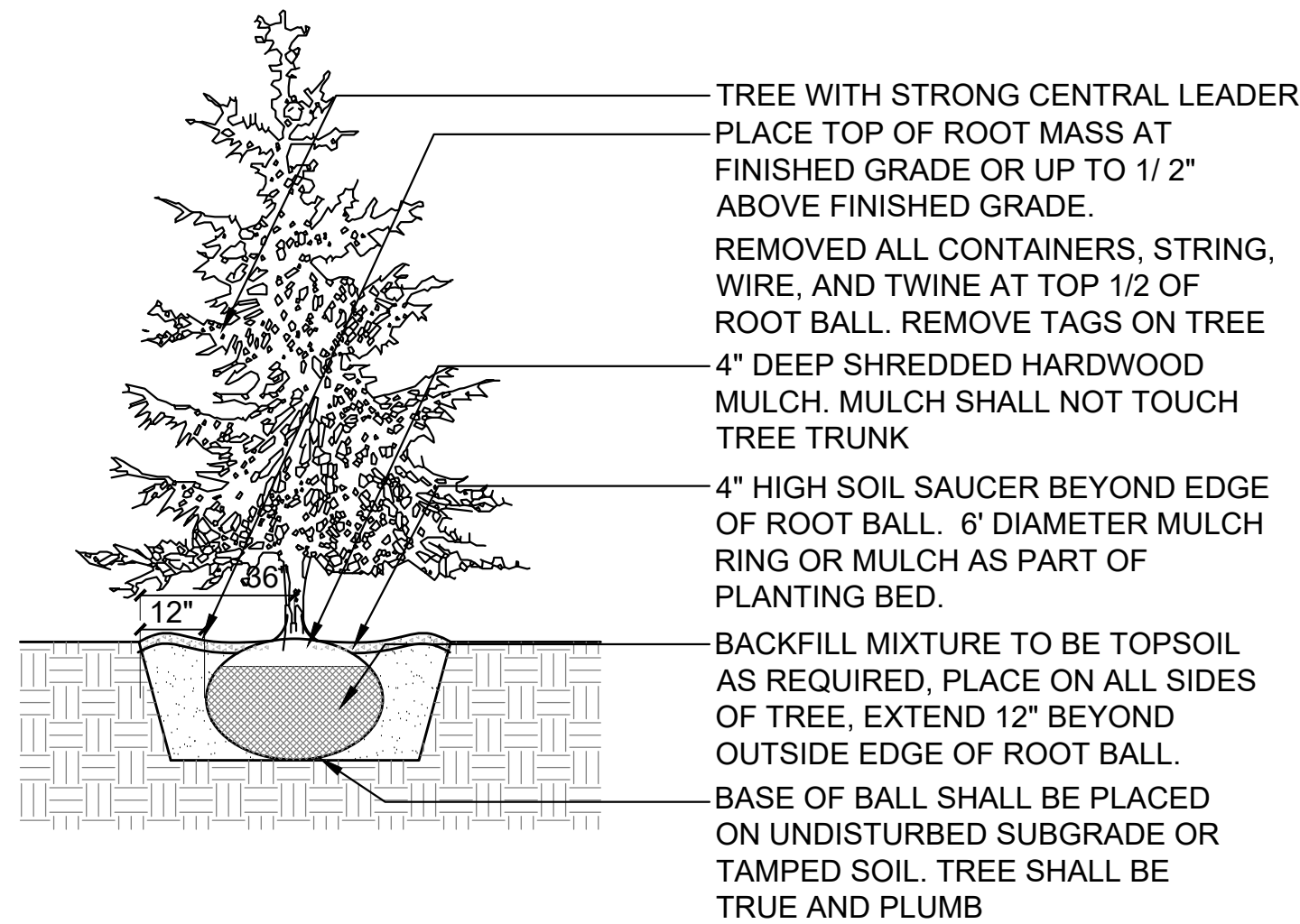
Botanical Name	Common Name	Oz/Acre
<i>Carex grayi</i>	Common Bur Sedge	4
<i>Carex lupulina</i>	Common Hop Sedge	2
<i>Elymus virginicus</i>	Virginia Wild Rye	32
<i>Glyceria striata</i>	Fowl Manna Grass	2
<i>Juncus dudleyi</i>	Dudley's Rush	0.5
<i>Leersia oryzoides</i>	Rice Cut Grass	8
<i>Panicum virgatum</i>	Switchgrass	4
<i>Poa palustris</i>	Fowl Bluegrass	6
<i>Scirpus cyperinus</i>	Wool Grass	0.25
<i>Scirpus validus</i>	Great Bulrush	2
<i>Spartina pectinata</i>	Prairie Cordgrass	4



1 Tree Installation

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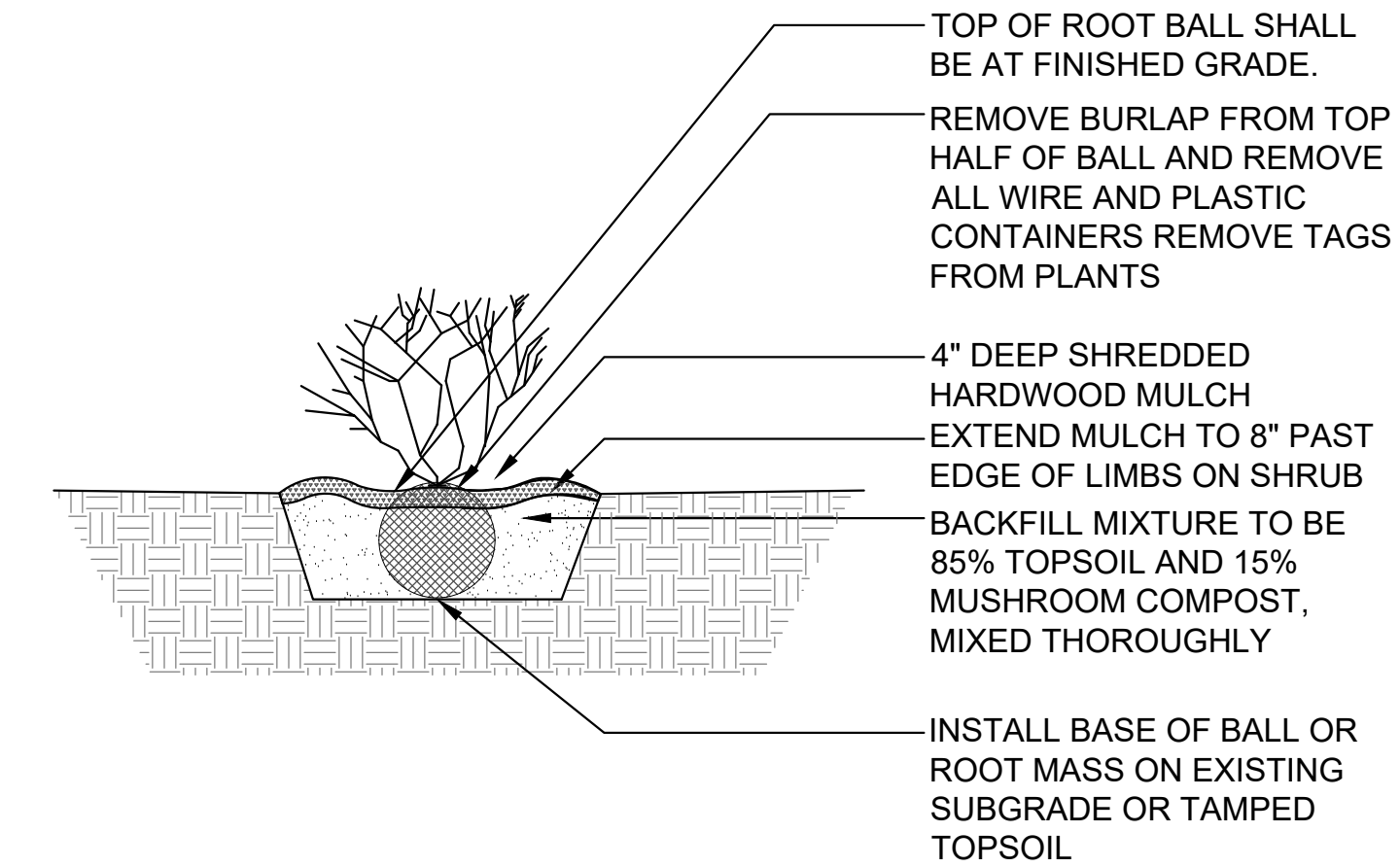
d-plant-tree\_12



2 Evergreen Installation

SCALE: N.T.S.

d-plant-evergreen\_12



3 Shrub Installation

SCALE: N.T.S.

d-plant-shrub\_12

MG2A  
240 N Industrial Dr.  
Bradley, IL 60915

PROJECT

Storage Facility

145 Industry Ave  
Frankfort, IL 60423



uplandDesign Ltd

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

SHEET TITLE

Details

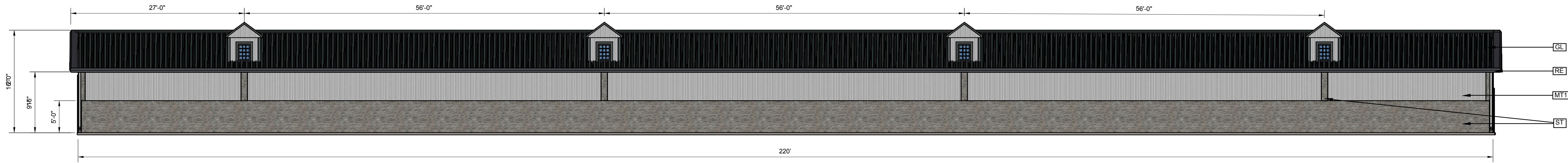
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DRAW / REVISION

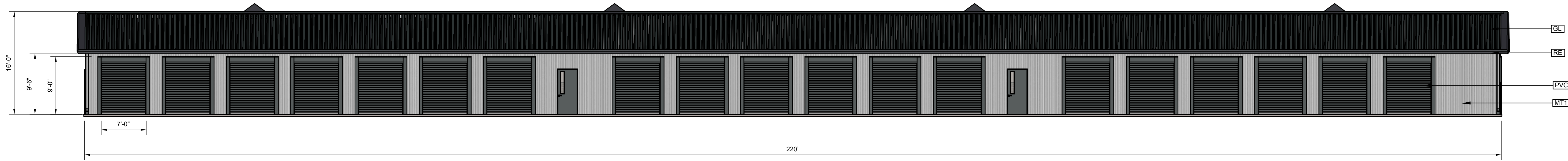
MO/LD	Permit Submittal	7JUNE2023
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Project Number 1037  
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W11037-Storage Facility Frankfort-MG2A-Patriot  
Holdings20-Concepts  
PLOT: UPLAND 2021

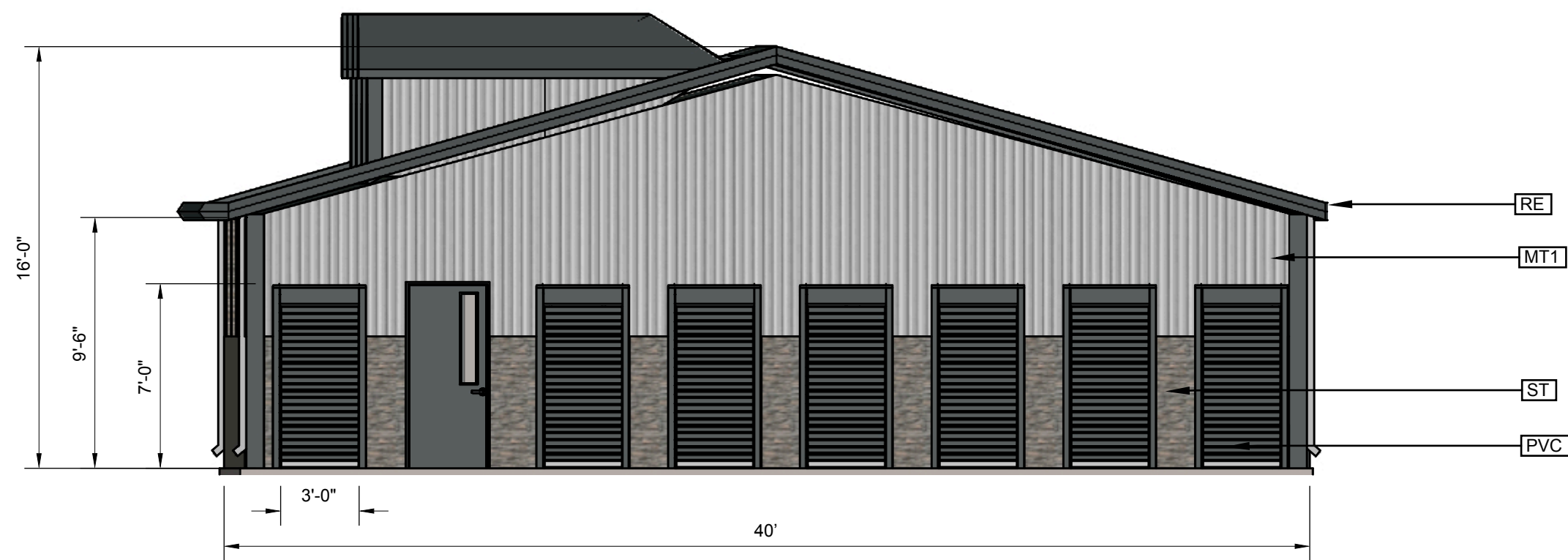




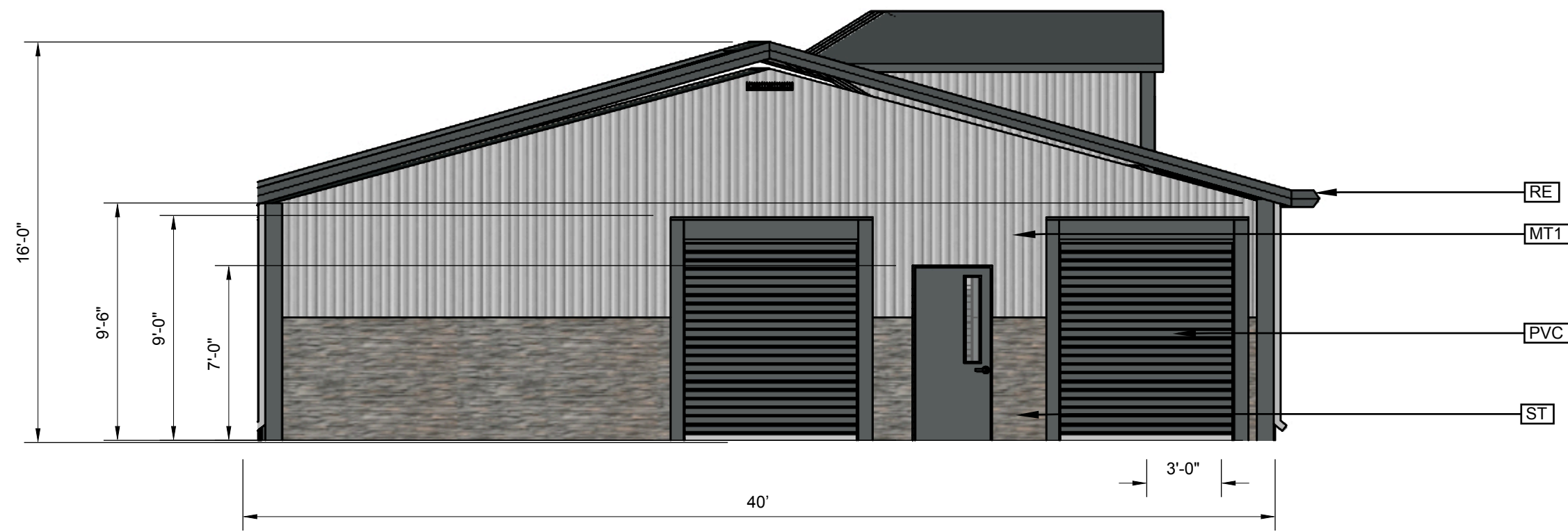
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WEST ELEVATION  
scale: 1/8"=1'-0"



2  
A1  
EAST ELEVATION  
scale: 1/8"=1'-0"



3  
A1  
SOUTH ELEVATION  
scale: 3/16"=1'-0"



4  
A1  
NORTH ELEVATION  
scale: 3/16"=1'-0"

MATERIAL	CODE NO.	MANUFACTURER	COLOR/FINISH
METAL SIDING	MT1	TBD	ASH GRAY HEX#B2BEB5
ROOF EDGE	RE	TBD	CHARCOAL GRAY HEX#3C4142
FAUX STONE	ST	TBD	APPALACHIAN GRAY
PVC TRIM/ DOORS	PVC	AZEK	CHARCOAL GRAY HEX#3C4142
GALVALUME	GL	TBD	CHARCOAL GRAY HEX#3C4142

**NOTES**  
ALL DIMENSIONS ARE APPROXIMATE.  
ALL MEASUREMENTS TO BE FIELD VERIFIED  
AND ADJUSTED ACCORDINGLY PRIOR  
TO CONSTRUCTION

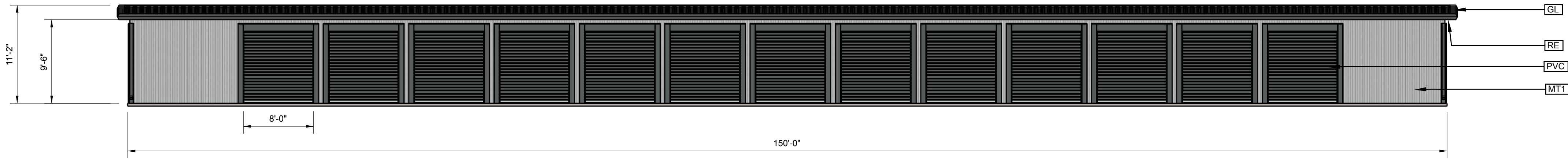
**CLIENT**  
PATRIOT HOLDINGS  
4007 DEAN MARTIN DRIVE  
LAS VEGAS, NEVADA 89103

**PROJECT**  
FRANKFORT  
**PROJECT NO.**  
N/A

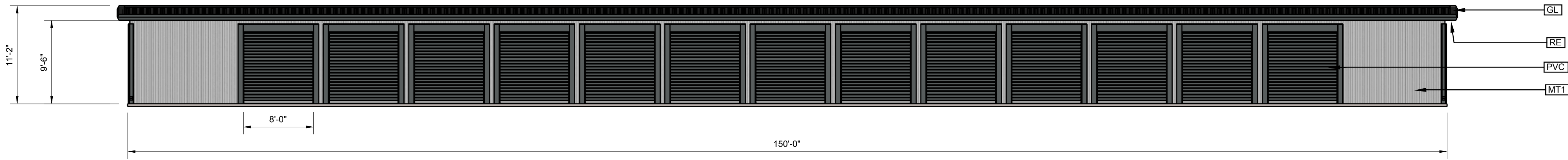
**ISSUE**  
October 27, 2023  
**DRAWN BY**  
J.H.

LEAD BUILDING

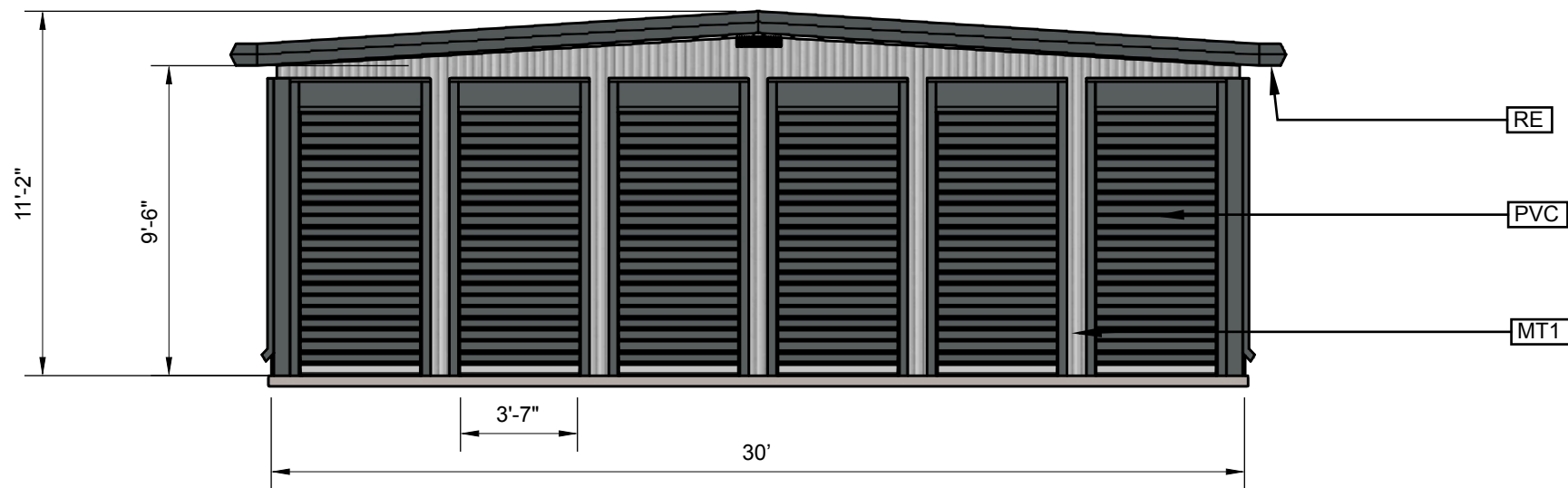
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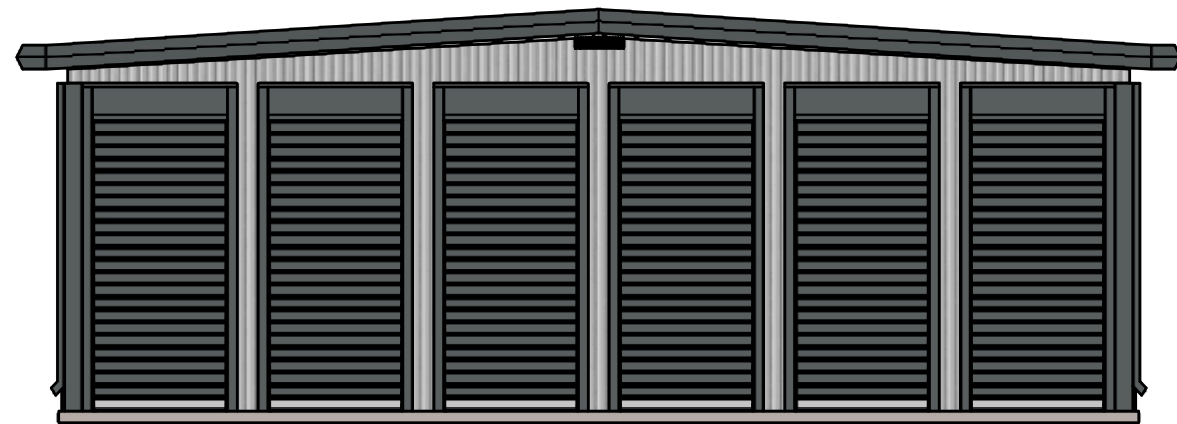
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EAST ELEVATION  
scale: 1/8"=1'-0"



SOUTH ELEVATION  
scale: 3/16"=1'-0"



NORTH ELEVATION  
scale: 3/16"=1'-0"

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**PROJECT**  
FRANKFORT  
**PROJECT NO.**  
N/A

**ISSUE**  
October 27, 2023  
**DRAWN BY**  
J.H.

DEFAULT APS

A2



# 145 INDUSTRY AVENUE STORAGE FACILITY

PRELIMINARY ENGINEERING PLAN  
FRANKFORT, IL.

## SPECIFICATIONS AND NOTES

TO  
BE  
ADDED  
TO  
FINAL  
ENGINEERING  
PLANS

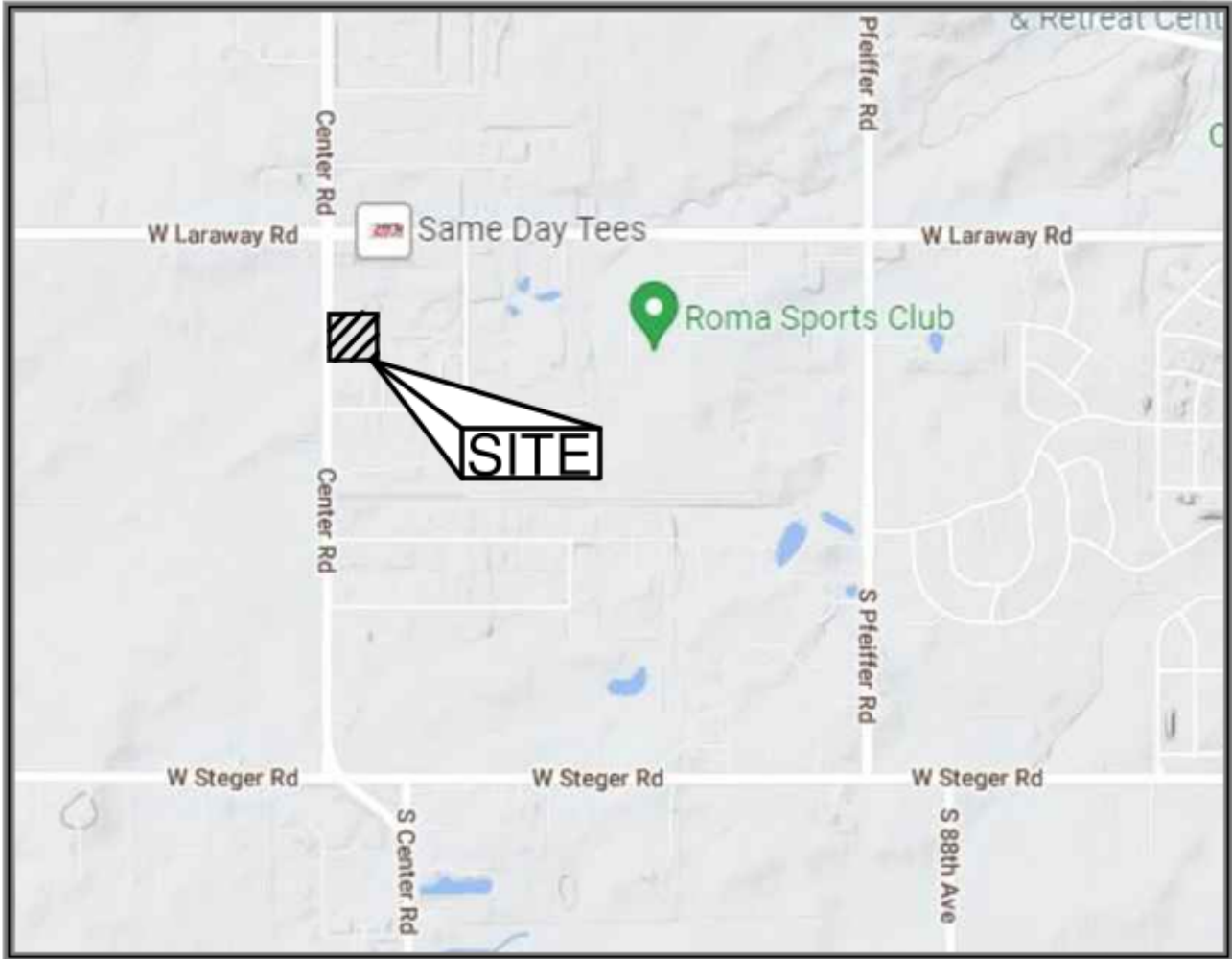
### DRAINAGE CERTIFICATE

I, \_\_\_\_\_, HEREBY CERTIFY THAT ADEQUATE STORM WATER STORAGE AND DRAINAGE CAPACITY HAS BEEN PROVIDED FOR THIS DEVELOPMENT, SUCH THAT SURFACE WATER FROM THE DEVELOPMENT WILL NOT BE DIVERTED ONTO AND CAUSE DAMAGE TO ADJACENT PROPERTY FOR STORMS UP TO AND INCLUDING THE ONE HUNDRED (100) YEAR EVENT, AND THAT THE DESIGN PLANS ARE IN COMPLIANCE WITH ALL APPLICABLE STATE, COUNTY, AND VILLAGE ORDINANCES.

DATED THIS 30TH DAY OF APRIL, A.D., 2023

ILLINOIS LICENSED PROFESSIONAL ENGINEER

## SITE LOCATION MAP



## INDEX OF PLAN SHEETS

- 1) COVER SHEET
- 2) EXISTING CONDITIONS & REMOVALS
- 3) GEOMETRIC & PAVEMENT PLAN
- 4) UTILITY & STORM SEWER PLAN
- 4A) UTILITY & STORM SEWER PLAN 2
- 5) GRADING PLAN
- 6) DETAILS
- 7) DETAILS 2/2

## BENCHMARK

BENCHMARK #1: WEST BOLT FIRE HYDRANT ON WEST SIDE OF SOUTH CENTER ROAD ACROSS FROM NORTHWEST LOT CORNER

ELEVATION: 771.22 (NAVD88)

BENCHMARK #2: NORTHWEST BOLT FIRE HYDRANT ON WEST SIDE OF SOUTH CENTER ROAD ACROSS FROM SOUTHWEST LOT CORNER

ELEVATION: 772.24 (NAVD88)

## LOT COVERAGE

TOTAL EXISTING IMPERVIOUS AREAS = 104,186 SQ FT  
TOTAL PROPOSED IMPERVIOUS AREAS = 78,921 SQ FT  
TOTAL AREA OF PROPERTY = 243,822 SQ FT  
PROPOSED LOT COVERAGE = 75.1% < 85% ALLOWABLE

## LEGEND

EXISTING	PROPOSED	
		STORM MANHOLE
		ELEVATION POINT
		CONTOUR LINE
		STORM SEWER
		SANITARY SEWER
		SANITARY SERVICE
		GAS MAIN
		OVERHEAD UTILITY LINE
		WATER MAIN
		FENCE
		GAS VALVE
		WATER VALVE
		FIRE HYDRANT
		POWER POLE
		LIGHT POLE
		EXISTING TELEPHONE BOX
		LOCAL DRAINAGE INDICATOR
		WATER SERVICE
		SIGN
		CONCRETE/SIDEWALK
		BUFFALO BOX
		ELECTRIC METER
		ASPHALT SURFACE
		AGGREGATE SURFACE
		INVERTED CURB & GUTTER



CALL JULIE 1-800-892-0123  
WITH THE FOLLOWING:

COUNTY WILL  
CITY-TOWNSHIP FRANKFORT

48 HOURS BEFORE YOU DIG.  
EXCLUDING SAT., SUN., & HOLIDAYS

OR



Know what's below.  
Call before you dig.

## REQUESTED VARIANCES

- #1: SPECIAL USE PERMIT TO ALLOW SELF-SERVICE STORAGE
- #2: VARIANCE FROM PARKING REQUIREMENTS(PARKING FOR OFFICE IS ON EXISTING SITE)
- #3: VARIANCE TO ALLOW RETAINING WALL OVER 2.5' FEET HEIGHT AND 100' LENGTH

## PROJECT CONTACTS

ENGINEER: MG2A; MICHAEL GINGERICH; 240 N. INDUSTRIAL DRIVE  
BRADLEY, IL 609145; 815-939-4921

DEVELOPER/OWER: 145 INDUSTRY AVE LLC; RAM RIVERA; 17W220  
22ND ST SUITE 250 OAKBROOK TERRACE, IL 60181; 708-516-0715

PLAN EDITION	DATE	DESCRIPTION
1	04/27/2023	JMG PRELIMINARY ENGINEERING PLAN
2	04/27/2023	JMG PRELIMINARY ENGINEERING PLAN
3	04/27/2023	JMG PRELIMINARY ENGINEERING PLAN
4	04/27/2023	JMG PRELIMINARY ENGINEERING PLAN
5	04/27/2023	JMG PRELIMINARY ENGINEERING PLAN
6	04/27/2023	JMG PRELIMINARY ENGINEERING PLAN
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99	04/27/2023	JMG PRELIMINARY ENGINEERING PLAN
100	04/27/2023	JMG PRELIMINARY ENGINEERING PLAN

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240 N. INDUSTRIAL DRIVE | BRADLEY, IL 60915  
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JOB NO. 21-658

CHECKED: JMG  
APPROVED: JMG  
DESIGN: JMG  
DRAWING: JMG

145 INDUSTRY AVENUE STORAGE FACILITY  
PRELIMINARY ENGINEERING PLAN  
FRANKFORT, IL

COVER SHEET

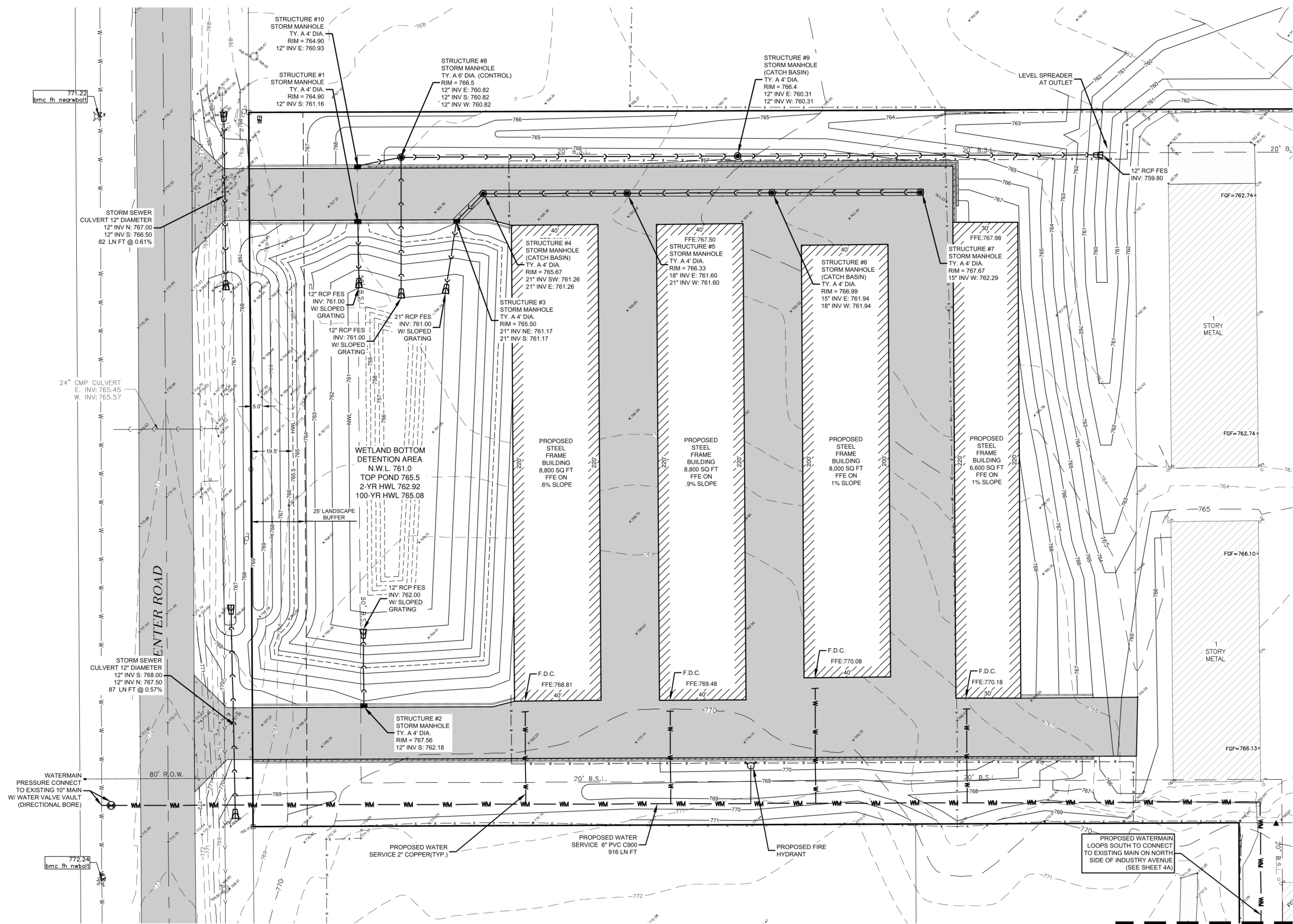
SHEET NO.  
1 OF 7











PLAN EDITION MILESTONES	
DATE	DESCRIPTION
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10/20/2021	JMG PRELIMINARY DESIGN FOR WETLAND DETENTION AREA

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240 N. INDUSTRIAL DRIVE | BRADLEY, IL 60915  
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JOB NO. 21-658

CHECKED: JMG
APPROVED: JMG
DESIGN: JMG
DRAWING: JMG



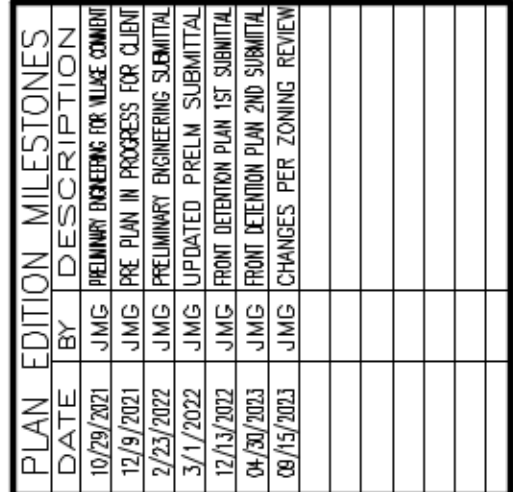
145 INDUSTRY AVENUE STORAGE FACILITY  
PRELIMINARY ENGINEERING PLAN  
FRANKFORD, IL

UTILITY PLAN





Elevation (ft)	Planimeter (ft²)	Area (acres)	A1+A2+sqrt(A1*A 2) (acres)	Volume (ac-ft)	Volume (Total) (ac-ft)
760.82	0.0	0.011	0.000	0.000	0.000
760.99	0.0	0.011	0.033	0.002	0.002
761.00	0.0	0.150	0.202	0.001	0.003
762.00	0.0	0.226	0.560	0.187	0.189
762.85	0.0	0.300	0.786	0.223	0.412
763.00	0.0	0.306	0.909	0.045	0.458
764.00	0.0	0.353	0.988	0.329	0.787
765.00	0.0	0.404	1.135	0.378	1.165
765.50	0.0	0.430	1.251	0.208	1.373



CHECKED:	MAG
APPROVED:	-
DESIGN:	JMG
DRAWING:	JMG

SHEET NO.  
**5** OF **7**

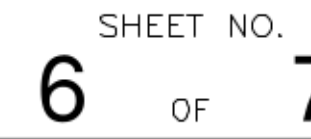


NOT TO SCALE



1. SOIL CONDITIONS MAY INDICATE ADDITIONAL PAVEMENT STRUCTURE IS REQUIRED.
2. HMA SURFACE IS NOT ALLOWABLE IN SINGLE FAMILY AND DUPLEX RESIDENTIAL DISTRICTS

N.T.S.









S. CENTER ROAD

24" CMP. CULVERT  
E. INV: 765.45  
W. INV: 765.57

N0°20'26"W 330.18'

25' LANDSCAPE  
BUFFER

80' R.O.W.

TURNING ANALYSIS  
FRANKFORT FIRE TRUCK  
B-40 WITH 60' MIN RADIUS  
(PERFORMED WITH AUTODESK  
VEHICLE TRACKING SOFTWARE)

LOT 1

SCALE  
1" = 20'

TURNING  
EXHIBIT  
B-40 60' RADIUS

240 N. INDUSTRIAL DR.  
BRADLEY, IL 60915  
OFFICE: (815) 939-4921  
www.MGA.com

M. GINGERICH GEREUX & ASSOCIATES

**MGA**









May 22, 2023

To: M. Gingerich Gereaux & Associates  
240 N. Industrial Drive  
Bradley, IL 60915

Attn: Mr. Jared Gingerich

RE: 145 Industry Ave Storage Facility  
Project Number 22-R0279  
Preliminary Engineering Review #3

Dear Mr. Gingerich:

On behalf of the Village of Frankfort, we reviewed the 4/30/2023 Preliminary Engineering Plan and supporting documents for the above referenced project and provide the following comments. Please review the comments and revise the plans and supporting documents. Italicized comments remain from previous correspondence.

#### General

1. *It is the applicant's responsibility to secure any and all outside approvals. The Village shall receive copies of submittals, coordination letters and the issued permit between the parties. It appears this project will require at least the following permits/approvals:*
  - a. *Adjacent Property Owner (for pond discharge/offsite grading work)*
  - b. *IEPA Watermain Construction*
  - c. *IEPA NOI*
  - d. *Fire Department (confirm access requirements)*
  - e. *We note that the USACOE issued a letter on 10/14/20 indicating the onsite wetlands were not USACOE jurisdictional (LRC-2020-00903).*
2. *Provide a Plat of Subdivision; easements can be confirmed during final engineering for public utilities and drainage (including for the watermain extension to the south). Detention and Access Easements will be further discussed.*
3. We note the plan does not include an office, parking, sanitary service, or garbage dumpster.

#### Water & Sewer

4. Fire hydrants shall be installed along all mains at a maximum spacing of 300 feet in commercial and industrial areas with the most remote part of any building or lot no farther than three hundred (300) feet from a hydrant.

#### Stormwater Detention

5. *The pond overflow weir shall provide at least 2' freeboard to the adjacent building. Currently there is a 2.0' difference between the overflow elevation and FFE without any allowable depth for flow.*
6. *Add a level spreader or other mechanism to spread the flows to resemble existing condition flows more closely. It appears a larger area will be needed to turn and widen the flows.*

#### Stormwater Conveyance

7. *What will be the long-term plan to convey offsite flows along the east property line under the pavement?*
8. *Show downspout connections to the storm sewer.*

#### Grading

9. *We note that the pavement has slope of less than one percent in a few locations (0.6% slope proposed).*
10. *Bottom of swales shall have minimum slope of one percent (1%).*
11. *A proposed block retaining wall is proposed at the northeast corner of the site, 82' in length and 3' in height.*
  - a. *Walls in excess of 2.5' height and/or (50') length must be approved by the Plan Commission.*
  - b. *Where retaining walls are permitted with height 2.5' or more, drawings and calculations shall be provided, signed and sealed by an Illinois licensed Structural Engineer, as well as a geotechnical report by an Illinois licensed Civil Engineer.*
  - c. *Fences/railings are also required. Label the location/length on the plan.*

#### Conditions

- A. *The owner and/or contractor are responsible for verifying soil conditions and subgrade conditions for the proposed roadway, foundations, etc.*
- B. *The owner will be responsible for ownership and maintenance of stormwater facilities.*
- C. *Details (Sheets 6 and 7), specifications, demolition plan, erosion control, storm sewer, overland flow routes, restrictor sizing and detailed grading were not reviewed as part of preliminary engineering.*
- D. *The owner and/or owner's team are responsible to verify that all existing and proposed utilities (electric, gas, telephone, underground cable, etc.) and related easements are shown on the plans and plat and that they will be relocated/removed accordingly with any and all required approvals.*

Please note that this engineering review is based on the Village of Frankfort Design Standards (June 2009) and the Village of Frankfort Flood Regulations (February 2019) and excludes review of site, planning, zoning, lighting/photometric, parking stall quantities, signage, tree preservation, and landscaping requirements of other Village ordinances and codes being performed by the Development Services Department and other Village designees.

Should you have any questions or require any further information, please contact me at [dwest@reltd.com](mailto:dwest@reltd.com) or (815) 412-2702. At time of resubmittal of this project, please include a disposition letter responding to each listed comment as well as reference to revision on plan sheet or supporting document (where applicable).

Very truly yours,

*Dana E. West*

Dana E. West, PE, CFM, CPESC  
Senior Project Manager





Photo Example of Brick Columns at Storage Sense (located at 22001 S. 104<sup>th</sup> Avenue)







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 proposed special use is Self Storage. This is a commercial service to be made available to the general public.

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 is not in a residential area, and is an addition on an existing self storage facility. Please note the site is bordered by self storage, and commercial industrial sites, the site will also have landscape screening and beautification. All adjacent zoned properties are zoned for industrial uses.

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 directly adjacent areas are all developed industrial sites, and unincorporated across Center Road to the west.

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.

Please see submitted elevation views and renderings.

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

Site has utility access for water and sewer, detention pond to control runoff is proposed.

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.

Site provides entrances off Center Road. Use does not generate high volume of traffic due to the nature of self storage.

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.

Preliminary plans submitted with intent to meet Village ordinances.





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 proposed Special Use is operating hours being allowed from 5a-11p. Seeking to allow patrons to access site 2 hours earlier than normal village operating hours of 7a-11pm. This will allow patrons access before their own normal work hours.

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 special use would result in some periodic visits to the site before 7am. The activity of dropping off property, or picking up property, should not be a noise generating activity. Note the property is not in the vicinity of any residential areas or public areas.

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.

Allowing patrons to use the site from 5am to 7am should not impede any normal activity or development of the surrounding properties, which consists of only industrial sites.

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.

Please see submitted elevation views and renderings.

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

Site has utility access for water and sewer, detention pond to control runoff is proposed.

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.

Site provides entrances off Center Road. Use does not generate high volume of traffic due to the nature of self storage.

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.

The special use will only seek to allow patrons to use the site from 5am to 11pm.





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

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

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

Variance Request from Parking Requirements - The facility has no need for parking since there is no office, or purpose that parking spaces would provide. The square footage of building lost would negatively impact the viability of the project.

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

The site is an expansion of an existing self storage site that has existing parking spaces where the actual office unit of the business is located along Industry Avenue.

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

The lack of parking provided on the expanded site will not alter the character of the area which is all industrial uses.

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

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

To meet the special building setback of 125 feet along Center Road, the site had to be designed against the normal drainage pattern of the topography. This required using more of the buildable area for grading and drainage features. This fact further restricts the total building square footage and makes providing unnecessary parking a hardship as it would even further reduce square footage of storage.

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

Self Storage is a unique service. Patrons do not park their vehicles, they pull them up directly to their unit garage doors and then load or unload their property, and then leave. As noted there is no office on the expanded site that would require a place for parking.

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

While economic viability is important, this variance is also out of a desire to adhere to common sense and not waste space with parking that will not be used.

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

The alleged difficulty has not been created by any person having interest in the property.

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

The the reasoning for the variance would not be applicable to other commercial or industrial property uses.

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

Please find attached architectural deliverables which were developed based on Village feedback and ordinance.

7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

The lack of parking will not impair air supply or increase the danger of fire, or other dangers to neighbors.





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

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

Variance Request from Load Berth requirement. The facility has no need for loading berths since loading takes place at each access point to the storage units. Patrons arrive, drive directly up to their unit, and load or unload parked at the access point.

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

The loading berth requirement would significantly reduce total building square footage. Due to the special setback, and unique drainage design required to build up the site, buildable area was restricted to meet Village ordinance and policy. Please note the existing Storage Sense site does not appear to provide loading berths.

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

The lack of loading berths on the expanded site will not alter the character of the area which is all industrial uses.

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

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

To meet the special building setback of 125 feet along Center Road, the site had to be designed against the normal drainage pattern of the topography. This required using more of the buildable area for grading and drainage features. This fact further restricts the total building square footage and makes providing loading berths a hardship as it would even further reduce square footage of storage.

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

Self Storage is a unique service. Patrons do not park their vehicles, they pull them up directly to their unit garage doors and then load or unload their property, and then leave.

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

While economic viability is important, this variance is also out of a desire to adhere to common sense and not waste space with a loading berth that will not be used.

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

The alleged difficulty has not been created by any person having interest in the property.

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

Granting of the variance will not be detrimental to the public welfare.

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

Please find attached architectural deliverables which were developed based on Village feedback and ordinance.

7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

The lack of loading berths will not impair air supply or increase the danger of fire, or other dangers to neighbors.





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

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

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

Variance Request from Retaining Wall Length and Height limit. Retaining wall dictated by limitations of topography and special setback off Center Road. The project is not viable without the retaining wall. Note wall max height is 3 feet, and length is 130 feet.

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

The special setback of 125 feet from Center Street dictated placing the detention area in the front of the property and reversing the natural direction of flow. This required raising the northeast corner of the development significantly, dictating the retaining wall.

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

The retaining wall will not alter the character of the area which is all industrial uses.

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

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

The special setback of 125 feet from Center Street dictated placing the detention area in the front of the property and reversing the natural direction of flow. This required raising the northeast corner of the development significantly, dictating the retaining wall. The development would not be possible without the retaining wall as proposed.

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

Generally stormwater design is made to flow along the natural topography, in this unique case meeting the special setback required reversing that, making this condition a unique one unlikely on other sites.

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

The purpose of this variation is to make the project possible.

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

The alleged difficulty has not been created by any person having interest in the property.

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

Granting of the variance will not be detrimental to the public welfare.

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

Please find attached architectural deliverables which were developed based on Village feedback and ordinance.

7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

The retaining wall will not impair air supply or increase the danger of fire, or other dangers to neighbors.