

**VILLAGE OF FRANKFORT BOARD AGENDA
REGULAR MEETING**

**Tuesday, September 3, 2024
7:00 P.M.**

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

1. Call to Order & Roll Call
2. Pledge of Allegiance

3. Unanimous Consent Agenda

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

Motion: *Motion to approve the Consent Agenda as presented.*

- A. Approval of Minutes
 1. Regular Meeting (August 19, 2024)
- B. Approval of Bills
- C. End of Year Transfers - Approval
- D. Plan Commission Report Summary
 1. Triple Crown Training, LLC: 9426 Corsair Road
(Waive 1st and 2nd Readings)
 - a. Special Use Permit for Indoor Recreation - Ordinance
 - b. Multiple Variances - Ordinance
 2. Lanigan Residence: 219 Pacific Street
 - a. Multiple Variances - Ordinance
(Waive 1st and 2nd Readings)
 - b. Preliminary and Final Plat of Subdivision - Approval

4. Mayor's Report
5. Board Comments
6. Other Business
7. Public Comments
8. Adjournment



MINUTES OF THE REGULAR FRANKFORT VILLAGE BOARD MEETING AUGUST 19, 2024

CALL TO ORDER & ROLL CALL

Mayor Keith Ogle called the regular meeting of the Frankfort Village Board to order on Monday, August 19, 2024, at 7:03 P.M., at the Village Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

Village Clerk Katie Schubert called the roll. In attendance were Mayor Keith Ogle, Clerk Katie Schubert, Trustees Adam Borrelli, Michael Leddin, Jessica Petrow, Maura Rigoni, and Dan Rossi. Also in attendance were Attorney Hannah Lamore, Village Administrator Rob Piscia, Assistant Administrator John Burica, and Police Chief Leanne Chelepis. Trustee Gene Savaria was absent.

PLEDGE OF ALLEGIANCE

Mayor Ogle led the Pledge of Allegiance to the Flag.

DOWNTOWN WATER TOWER

Mayor Ogle expressed his gratitude to Senator Michael Hastings for his collaboration with the Village Board on various Frankfort projects, including the preservation of the downtown water tower on Kansas Street. He also acknowledged the state grant of \$250,000 awarded for the project. Additionally, Frankfort Area Historical Society President, Harry D'Ercole, presented a \$65,000 check to the Village Board, raised through the "Save the Water Tower" fundraising campaign. Mayor Ogle further outlined the process and next steps for the Village Board to advance consideration of the restoration of the water tower, starting with an engineering agreement to prepare bid documents for the project at a future Committee of the Whole.

APPROVAL OF SPECIAL ORDERS – UNANIMOUS CONSENT AGENDA

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

- A. Approval of Minutes
 - 1. Regular Meeting (August 5, 2024)
- B. Approval of Bills - \$877,945.12

C. Committee of the Whole Report

1. Village Hall Window Replacement Project: Contract Award – Resolution

Accept the recommendation of the Committee of the Whole and adopt A RESOLUTION (NO. 24-21) AUTHORIZING THE EXECUTION OF A CONTRACT BETWEEN THE VILLAGE OF FRANKFORT AND ADVANCE GLASS & FACILITY REPAIRS, INC., for the Village Hall Window Replacement Project, in the amount of \$49,015.00.

2. Prairie Park Playground Improvements – Resolution

Accept the recommendation of the Committee of the Whole and adopt A RESOLUTION (NO. 24-22) AUTHORIZING AN EXPENDITURE OF VILLAGE FUNDS IN THE AMOUNT OF \$447,898.42 FOR THE PRAIRIE PARK PLAYGROUND IMPROVEMENTS, to be reimbursed through the Illinois Department of Commerce and Economic Opportunity Grant.

3. Disposal of Surplus Vehicles - Ordinance

(Waive 1st and 2nd Readings)

Accept the recommendation of the Committee of the Whole, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3465) AUTHORIZING THE SALE OF CERTAIN SURPLUS PROPERTY OWNED BY THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS.

D. IDOT Resolution for Improvement Under the Illinois Highway Code - Pfeiffer Road Extension Project

Adopt A RESOLUTION (NO. 24-23) AUTHORIZING THE EXECUTION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION RESOLUTION FOR IMPROVEMENT UNDER THE ILLINOIS HIGHWAY CODE, appropriating the sum of \$1,012,403.80 for the Pfeiffer Road Extension Project from the Village's allocation of Rebuild Illinois Bond Funds.

Trustee Petrow moved, seconded by Trustee Rigoni, to approve the Unanimous Consent Agenda.

Following a motion to approve, Trustees Borrelli, Leddin, Petrow, Rigoni, and Rossi presented a brief overview of the consent agenda docket items under consideration for approval.

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

MAYOR'S REPORT

- Mayor Ogle announced the Pfeiffer Road extension from U.S. Route 30 to Colorado Avenue officially opened on Friday, August 16.
- Mayor Ogle reported the Village has been awarded a grant through the Metropolitan Mayors Caucus. This grant focuses on clean energy and incentives aimed at enhancing public safety. As a result, the Frankfort Police Department will receive an electric bike and a shield radar

speed sign. He expressed his gratitude to Deputy Chief Kevin Lanz and the other members of our Police Department for their efforts in the grant submission.

- Mayor Ogle announced the 2024 Concert on Green series will end its season with a final concert on Sunday, August 25, featuring the “Outcast Jazz Band” from 6:30 P.M. to 8:00 P.M. at Breidert Green.
- Mayor Ogle reported the Cruisin’ Frankfort season continues every Monday evening through September 23, from 5:00 P.M. to 8:00 P.M.
- Mayor Ogle announced the Frankfort Country Market continues every Sunday in downtown Frankfort through October 27, from 9:00 A.M. to 1:00 P.M.
- Mayor Ogle reported the 56th Annual Frankfort Fall Festival takes place over the Labor Day weekend, August 31 through September 2.
- Mayor Ogle announced the Senior Breakfast is scheduled for Wednesday, September 18, at 8:00 A.M. at the Village Hall. Residents 62 and older are invited to attend the event and enjoy a complimentary breakfast.
- Mayor Ogle commented on the passing of Will County’s first female judge Kathleen Glenney Kallan.
- Mayor Ogle expressed his honor and pleasure in joining other Lincoln-Way mayors, along with local police and fire department members, to participate in the first annual All Abilities Baseball Game hosted by Advocates for Acceptance.

BOARD COMMENTS

Clerk Schubert announced petition circulation for candidates seeking election in the 2025 Consolidated Election begins tomorrow, August 20. Petition packets for those interested in running are available at the Village Hall. She announced the next regular Village Board meeting will be held on Tuesday, September 3, at 7:00 P.M.

The Village Board commented on a variety of recent events in Frankfort, including the Night Out Against Crime, Enrico’s Spaghetti Eating Contest, the Ice Cream Social & Pie Eating Contest, and Fall Fest, with special recognition to the dedicated volunteers who make these events possible.

Board members also celebrated the official opening of the Pfeiffer Road Extension Project, expressing appreciation for the contributions of both current and former board members in bringing this project to life.

The Board extended their gratitude for the collaborative efforts between local and state government, civic organizations, and residents in exploring potential funding sources for the restoration of the downtown water tower.

Congratulations were given to Frankfort Police Officers Beattie, Schuerg, and Graff on their recent graduation from the police academy.

Warm 1st birthday wishes were extended to Trustee Leddin's granddaughter.

OTHER BUSINESS

There were no other items of business.

PUBLIC COMMENT

Frankfort resident Dave Wilbur expressed safety concerns about an individual who is frequently seen at the intersection of Laraway Road and 116th Avenue for extended periods of time.

ADJOURNMENT

Hearing no further business, Mayor Ogle called for a motion to adjourn. Trustee Borrelli moved, seconded by Trustee Rossi, to adjourn the regular board meeting of Monday, August 19, 2024. The motion was approved by unanimous voice vote. The meeting adjourned at 7:40 P.M.

Katie Schubert
Village Clerk

As Presented X As Amended

Keith Ogle, Village President

Katie Schubert, Village Clerk

**SCHEDULE OF BILLS
SEPTEMBER 3, 2024**

| FUND RECAP: | DISBURSEMENTS |
|---------------------------------|-----------------------------|
| 01 GENERAL CORPORATE FUND | \$ 298,292.39 |
| 23 MOTOR FUEL TAX FUND | \$ 4,587.50 |
| 31 CAPITAL DEVELOPMENT FUND | \$ 97,238.00 |
| 62 SEWER & WATER OPER. & MAINT. | \$ 70,386.85 |
| 68 SEWER & WATER EXTENSION FUND | <u>\$ 198,477.73</u> |
| TOTAL ALL FUNDS | <u><u>\$ 668,982.47</u></u> |

The above totals exclude manual checks/credit cards if any. See last page(s) of this report.

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

| Invoice Number | Bank Account | Description | Amount |
|---|--------------|--|-----------|
| 001885 1ST AYD CORPORATION | | | |
| PSI720072 | GEN | HORNET KILLER, GLASS CLEANER, SPRAY PAINT | 1,105.65 |
| PSI720877 | GEN | TOILET PAPER- 524 CENTER | 79.22 |
| Total For: 1ST AYD CORPORATION | | | 1,184.87 |
| 004989 ABC PLUMBING, HEATING, COOLING & ELECTRIC | | | |
| PAC23-0014 | GEN | REFUND PERMIT FEE CANCELLED PAC23-0014 | 55.00 |
| Total For: ABC PLUMBING, HEATING, COOLING & ELECTRIC | | | 55.00 |
| 003976 AIS | | | |
| 88854 | GEN | ENDPOINT MANAGEMENT - MONTHLY SEPT 24 | 1,059.08 |
| 88855 | GEN | DATA SERVICE - BACKUP SERVICE - MONTHLY SERVICE SEPT | 1,965.00 |
| Total For: AIS | | | 3,024.08 |
| 002320 AREA LANDSCAPE SUPPLY | | | |
| 2090477 | GEN | COBBLESTONE @BREIDERT GREEN LANDSCAPING | 159.00 |
| Total For: AREA LANDSCAPE SUPPLY | | | 159.00 |
| 004426 ARTISTIC ENGRAVING | | | |
| 23554 | GEN | 5 HAT SHIELD | 517.06 |
| Total For: ARTISTIC ENGRAVING | | | 517.06 |
| 001706 AT&T | | | |
| 8310013879171 24/8- | GEN | ALARM LINE @VH | 92.74 |
| Total For: AT&T | | | 92.74 |
| 004803 BARNES & THORNBURG LLP | | | |
| 3298826 | GEN | CHLORIDE COMPLIANCE & PERMIT ASSISTANCE | 1,252.50 |
| Total For: BARNES & THORNBURG LLP | | | 1,252.50 |
| 001651 BAXTER & WOODMAN INC | | | |
| 0262467 | GEN | NPDES- COMPLIANCE ASSISTANCE | 11,081.25 |
| Total For: BAXTER & WOODMAN INC | | | 11,081.25 |
| 004135 BEEBE/TODD | | | |
| 01437 | GEN | COUNTRY MARKET ENTERTAINMENT | 200.00 |
| Total For: BEEBE/TODD | | | 200.00 |
| CD REFUND CARIBBEAN POOLS INC | | | |
| PIGP24-0001 | GEN | BSP24-0002/22090 HERITAGE DR | 1,000.00 |
| Total For: CARIBBEAN POOLS INC | | | 1,000.00 |
| 001952 CARROLL CONSTRUCTION SUPPLY | | | |
| FR127161 | GEN | SAFETY GLASSES- JK | 82.47 |
| Total For: CARROLL CONSTRUCTION SUPPLY | | | 82.47 |
| 004988 CIVICPLUS LLC | | | |
| 311008 | GEN | SOCIAL MEDIA ARCHIVE SUBSCRIPTION-24/25 | 2,388.00 |
| Total For: CIVICPLUS LLC | | | 2,388.00 |
| 003067 COMCAST CABLE | | | |
| 8771201490042193240 | GEN | 20602 LW LN - INTERNET | 135.85 |
| 8771201490046194240 | GEN | INTERNET @VH | 215.39 |
| 8771201490356437240 | GEN | 20538 LINCOLNWAY LN- RGNL | 320.81 |
| 8771201490500315240 | GEN | 601 PRESTWICK- CAMERA WIFI | 142.95 |
| 8771201490500422240 | GEN | 23031 S 80TH AVE- CAMERA WIFI | 142.95 |
| Total For: COMCAST CABLE | | | 957.95 |
| 001013 COMMONWEALTH EDISON CO | | | |
| 1383359000 24/8-13 | GEN | 2 SMITH ST (PARKING LOT) | 101.58 |
| 1620682222 24/08-09 | GEN | 1025 LAMBRECHT- BLDG | 65.99 |
| 2270651222 24/8-20 | GEN | STREETLIGHTS | 5,783.85 |
| 4686805000 24/08-09 | GEN | 23031 S 80TH- WELL 13/14 | 4,616.52 |
| 8656644000 24/8-16 | GEN | STREETLIGHTS | 67.03 |
| 9541634000 24/08-09 | GEN | 460 OHIO- WPS | 2,933.15 |
| Total For: COMMONWEALTH EDISON CO | | | 13,568.12 |

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

| Invoice Number | Bank Account | Description | Amount |
|--|--------------|--|-----------|
| 003041 CONSTELLATION NEW ENERGY INC | | | |
| 707605-12 24/08-09 | GEN | 422 SPRUCE- NPS | 1,219.26 |
| 707605-16 24/08-06 | GEN | 850 OVERLOOK- TANGLEWOOD L-STN | 71.59 |
| 707605-18 24/08-06 | GEN | IRONWOOD/CHARMAIN L-STN | 92.75 |
| 707605-19 24/08-12 | GEN | 9194 GULFSTREAM- AIRPORT L-STN | 52.07 |
| 707605-22 24/08-09 | GEN | 524 CENTER RD | 1,308.74 |
| 707605-24 24/08-08 | GEN | STONEBRIDGE/BASSWOOD L/STN | 30.64 |
| 707605-25 24/08-06 | GEN | 234 BLACKTHORN- WELL 6 | 29.70 |
| 707605-5 24/08-01 | GEN | 1015 LAMBRECHT- WELL 5 | 837.46 |
| 707605-6 24/08-09 | GEN | 22801 WOLF RD- WELL 11/12 | 6,791.44 |
| 707605-9 24/08-12 | GEN | 8847 LINCOLN HWY- WELL 10 | 4,414.32 |
| Total For: CONSTELLATION NEW ENERGY INC | | | 14,847.97 |
| 004398 CORE & MAIN LP | | | |
| V275412 | GEN | 1 1/2" METERS (2) | 2,514.44 |
| V336487 | GEN | B-BOX RISERS (4) | 143.96 |
| V367668 | GEN | GASKETS (10)- VALVE (RETURN) | (450.00) |
| V374336 | GEN | VALVE & MEGALUG KIT- LOCUST | 1,022.44 |
| V444298 | GEN | COUPLINGS | 2,307.00 |
| V444328 | GEN | COUPLINGS | 2,528.11 |
| V444350 | GEN | COUPLINGS (4) | 689.28 |
| V444367 | GEN | COUPLINGS (4) | 1,462.08 |
| Total For: CORE & MAIN LP | | | 10,217.31 |
| 001129 CRAWFORD SUPPLY GROUP | | | |
| S020644820 | GEN | SENSOR FOR TOILET REPAIR @VH | 488.87 |
| Total For: CRAWFORD SUPPLY GROUP | | | 488.87 |
| 004665 CULTIVATE GEOSPATIAL SOLUTIONS | | | |
| VOFGIS26 | GEN | GIS SUPPORT - JULY 24 | 8,333.00 |
| Total For: CULTIVATE GEOSPATIAL SOLUTIONS | | | 8,333.00 |
| 004817 DAVID VINCENT | | | |
| 101324 | GEN | COUNTRY MARKET ENTERTAINMENT | 300.00 |
| Total For: DAVID VINCENT | | | 300.00 |
| 003819 EMPLOYEE BENEFITS CORPORATION | | | |
| 4574582 | GEN | BENEFITS CARD ADMINISTRATION - AUG 24 | 445.00 |
| Total For: EMPLOYEE BENEFITS CORPORATION | | | 445.00 |
| 004673 EUROFINS ENVIRONMENT TESTING | | | |
| 5000137542 | GEN | SAMPLE TESTING- RGNL | 100.00 |
| 5000137801 | GEN | SAMPLE TESTING- RGNL | 100.00 |
| Total For: EUROFINS ENVIRONMENT TESTING | | | 200.00 |
| 004990 EWING IRRIGATION PRODUCTS INC | | | |
| 23098770 | GEN | LIQUID STAIN REMOVER @RT 30 FOUNTAIN | 18.47 |
| 23098804 | GEN | SURE CLEAN, EXTRACTOR @TROLLEY BARN PAVERS | 267.27 |
| 23123146 | GEN | STAIN REMOVER @FOUNTAIN | 18.47 |
| 23142386 | GEN | OUTCROPPING @GREEN | 333.36 |
| 23160525 | GEN | OUTCROPPING @BREIDERT GREEN LANDSCAPING | 318.15 |
| Total For: EWING IRRIGATION PRODUCTS INC | | | 955.72 |
| 001981 EXCEL ELECTRIC INC | | | |
| 129720 | GEN | STREETLIGHT REPAIR | 480.00 |
| 129721 | GEN | STREETLIGHT REPAIR | 1,477.70 |
| 129734 | GEN | STREETLIGHT REPAIR @ABBAY WOODS | 5,900.00 |
| 129735 | GEN | STREETLIGHT REPAIR @ABBAY WOODS | 7,263.34 |
| 129736 | GEN | STREETLIGHT REPAIR @ABBAY WOODS | 960.00 |
| 129762 | GEN | STREETLIGHT REPAIR | 694.40 |
| Total For: EXCEL ELECTRIC INC | | | 16,775.44 |
| 004652 FLOCK GROUP INC | | | |
| INV-45967 | GEN | 14 CAMERAS ANNUAL RENEWAL | 33,613.00 |
| Total For: FLOCK GROUP INC | | | 33,613.00 |
| 001102 FRANKFORT POST OFFICE | | | |
| PRMT130-1467873 092 | GEN | W/S BILLS-SEPTEMBER 2024 | 3,000.00 |
| Total For: FRANKFORT POST OFFICE | | | 3,000.00 |
| 002714 FRANKFORT SCHOOL DIST. 157C | | | |
| 2024/09 X-GUARDS | GEN | 2 CROSSING GUARDS-SEPT 2024 | 270.00 |
| Total For: FRANKFORT SCHOOL DIST. 157C | | | 270.00 |

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

| Invoice Number | Bank Account | Description | Amount |
|--|--------------|---|-----------|
| 002364 FREEDOM FIRST AID & SAFETY INC | | | |
| 52895 | GEN | SAFETY KIT- REFILL @ 524 CENTER RD | 107.95 |
| 53084 | GEN | BANDAGES, HYDROCORTISONE, LENS WIPES @VH | 112.50 |
| Total For: FREEDOM FIRST AID & SAFETY INC | | | 220.45 |
| 004018 GEMPLER'S | | | |
| INV0004591257 | GEN | WORK PANTS- EL | 89.98 |
| Total For: GEMPLER'S | | | 89.98 |
| 004520 GFL ENVIRONMENTAL SERVICES | | | |
| LQ02399965 | GEN | PARTS WASHER SERVICE | 337.37 |
| Total For: GFL ENVIRONMENTAL SERVICES | | | 337.37 |
| 002301 GOLDEN GATE NURSERY INC | | | |
| 9035 | GEN | TREE & FERTILIZER- 524 CENTER RD | 119.98 |
| Total For: GOLDEN GATE NURSERY INC | | | 119.98 |
| 002438 GOLDY LOCKS INC. | | | |
| 53186138 | GEN | DUPLICATE KEYS @VAN | 60.00 |
| 53197530 | GEN | LOCK REPAIR @GREEN BATHROOMS | 82.00 |
| 53417263 | GEN | DUPLICATE KEYS | 60.30 |
| Total For: GOLDY LOCKS INC. | | | 202.30 |
| 004713 GREEN GARDEN ROAD DISTRICT | | | |
| 24-01 | GEN | CULVERT PIPE REPLACEMENT @STUENKEL RD | 2,040.00 |
| Total For: GREEN GARDEN ROAD DISTRICT | | | 2,040.00 |
| 002780 GREEN GLEN NURSERY INC | | | |
| 83681 | GEN | PLANTING MATERIAL @BREIDERT GREEN | 1,274.00 |
| Total For: GREEN GLEN NURSERY INC | | | 1,274.00 |
| 004289 HI VIZ INC | | | |
| 12428 | GEN | BREAKAWAY SIGN BASES | 324.00 |
| 12499 | GEN | BRACKETS AND HARDWARE @CONN HILLS STREET SIGN REPLACE | 9,000.00 |
| 12524 | GEN | SIGN BRACKETS @STREET NAME SIGN REPLACEMENT @CONN HIL | 9,750.00 |
| Total For: HI VIZ INC | | | 19,074.00 |
| 002851 HOME DEPOT CREDIT SERVICES | | | |
| 1970959 | GEN | SIDE BOARDS ST-20 | 12.76 |
| 1971337 | GEN | WHEEL LOCK CLAMP | 38.99 |
| 2971310 | GEN | LYSOL, WINDOW CLEANER, TOWELS @PD | 145.90 |
| 3971256 | GEN | DRILL BITS, WASHERS, BOLTS @FRANKLIN ST SIGN REPAIR | 38.44 |
| Total For: HOME DEPOT CREDIT SERVICES | | | 236.09 |
| 004124 IMAGE 360 | | | |
| I-63119 | GEN | STREET NAME SIGN REPLACEMENT @SARA SPRINGS | 878.40 |
| Total For: IMAGE 360 | | | 878.40 |
| 004987 IMPACT AEDS LLC | | | |
| 400510 | GEN | ZOLL CPR PADS | 640.00 |
| Total For: IMPACT AEDS LLC | | | 640.00 |
| 002493 INDUSTRIAL ORGANIZATIONAL | | | |
| C60715A | GEN | PSYCHOLOGICAL EVALS - NIEMEYER & BAGLEY | 1,150.00 |
| Total For: INDUSTRIAL ORGANIZATIONAL | | | 1,150.00 |
| 001419 INTERSTATE BATTERIES | | | |
| 351580 | GEN | BATTERY CONNECTORS @DUMP TRUCKS | 30.00 |
| 351697 | GEN | BATTERIES | 30.00 |
| Total For: INTERSTATE BATTERIES | | | 60.00 |
| 004584 ISOLVED BENEFIT SERVICES | | | |
| I139490843 | GEN | COBRA ADMINISTRATION - OCT 24 | 42.63 |
| Total For: ISOLVED BENEFIT SERVICES | | | 42.63 |
| CD REFUND JANINE MAHALICK | | | |
| P23-00063 | GEN | BPT24-0017/23259 SUNBURST PT | 500.00 |
| P23-00063 | GEN | BLB24-0017/23259 SUNBURST PT | 1,000.00 |
| Total For: JANINE MAHALICK | | | 1,500.00 |
| 004836 JC LICHT LLC | | | |
| 35008234 | GEN | PAINT @VH DOOR ENTRY | 37.64 |
| Total For: JC LICHT LLC | | | 37.64 |
| 004288 JEWEL | | | |
| 00803345 | GEN | WATER - FALL FEST | 50.88 |
| Total For: JEWEL | | | 50.88 |

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

| Invoice Number | Bank Account | Description | Amount |
|---|--------------|--|-----------|
| 002224 JEWEL | | | |
| 00723101 | GEN | WATER, GATORADE | 46.45 |
| Total For: JEWEL | | | 46.45 |
| 004454 JOHNSON CONTROLS SECURITY SOL | | | |
| 40449989 | GEN | FIRE ALARM 9/1/24 - 11/30/24 | 159.48 |
| 40449993 | GEN | 524 CENTER- ALARM | 250.50 |
| Total For: JOHNSON CONTROLS SECURITY SOL | | | 409.98 |
| 000280 JOHNSTON/JOSHUA L | | | |
| 11367118672265012 | GEN | BOOTS | 175.00 |
| Total For: JOHNSTON/JOSHUA L | | | 175.00 |
| 001866 KNOLLCREST LANDSCAPE & DESIGN | | | |
| 816624 | GEN | LIMESTONE @COBBLESTONE WALK RETENTION POND | 3,000.00 |
| Total For: KNOLLCREST LANDSCAPE & DESIGN | | | 3,000.00 |
| 004136 LANDSCAPE SUPPLY INC | | | |
| 2023-637 | GEN | 204 LINDEN- LANDS REST | 480.00 |
| 2023-638 | GEN | 22135 PRINCETON- LANDS & SPKLER REST | 654.38 |
| 2023-639 | GEN | 20895 LAGRANGE- LANDS REST | 150.00 |
| 2023-643 | GEN | 400 MICHIGAN- LANDSCAPE REST | 180.00 |
| 2023-644 | GEN | 400 MEADOW- LANDS REST | 545.00 |
| 2023-645 | GEN | 423 LOCUST- LANDS REST | 946.93 |
| 2023-647 | GEN | 224 LINDEN- LANDS REST | 216.00 |
| 2023-648 | GEN | 20895 LAGRANGE- LANDS REST | 948.00 |
| 2024-160 | GEN | SIDEWALK REPAIR @OAKWOOD DR | 3,850.00 |
| 2024-161 | GEN | SIDEWALK REPAIR @SPRUCE RD | 1,925.00 |
| 2024-163 | GEN | CURB REPLACEMENT | 4,700.00 |
| 2024-164 | GEN | SIDEWALK RENOVATION @WHITE & OLD PLANK TRAIL | 3,236.00 |
| 2024-636 | GEN | FARMSTEAD & SBRIDGE- PATCH REST | 3,300.00 |
| 2024-640 | GEN | 400 MEADOW AVE- PATCH REST | 2,640.00 |
| 2024-641 | GEN | 423 LOCUST- PATCH REST | 440.00 |
| 2024-642 | GEN | 400 MICHIGAN- PATCH REST | 330.00 |
| 2024-646 | GEN | 224 LINDEN- DRIVEWAY REST | 2,295.00 |
| Total For: LANDSCAPE SUPPLY INC | | | 26,836.31 |
| 001789 LEE JENSEN SALES CO INC | | | |
| 0013659-01 | GEN | STREET PLATES & LIFT TOOL | 305.00 |
| 0013695-01 | GEN | STREET PLATE | 46.00 |
| Total For: LEE JENSEN SALES CO INC | | | 351.00 |
| 004518 LOCAL PRINTING & DESIGN | | | |
| 14959 | GEN | WORK SHIRTS & SAFETY SHIRTS | 538.19 |
| 14996 | GEN | SAFETY VESTS | 199.72 |
| Total For: LOCAL PRINTING & DESIGN | | | 737.91 |
| 002020 M.E. SIMPSON CO INC | | | |
| 42840 | GEN | LEAK LOCATES- 20230 GREENFIELD LN | 645.00 |
| Total For: M.E. SIMPSON CO INC | | | 645.00 |
| 001024 MASTER AUTOMOTIVE SUPPLY | | | |
| 15030-144510 | GEN | PAINTED ROTOR (RETURN) P-14 | (124.24) |
| 15030-144802 | GEN | DISC HOLDER | 6.99 |
| 15030-145157 | GEN | DEGREASER | 8.79 |
| 15030-145324 | GEN | WIPER BLADES- SKID STEER | 6.29 |
| 15030-145355 | GEN | OIL FILTER, BRAKE PADS, ROTOR | 300.88 |
| 15030-145397 | GEN | OIL FILTER @P-19 | 4.36 |
| 15030-145543 | GEN | HEADLAMP @ST-21 | 37.98 |
| 15030-145669 | GEN | OIL FILTER, DIESEL KLEEN @LEAF MACHINES | 122.89 |
| Total For: MASTER AUTOMOTIVE SUPPLY | | | 363.94 |
| 001969 MATTHUIS TRUCKING INC | | | |
| 3626 | GEN | 66.76 TONS CA07 | 784.43 |
| 3633 | GEN | 44.51 TONS CA07 | 522.99 |
| Total For: MATTHUIS TRUCKING INC | | | 1,307.42 |
| 002052 MENARDS INC | | | |
| 12708 | GEN | CEILING FAN, EMERGENCY LIGHTS @PD | 116.19 |
| Total For: MENARDS INC | | | 116.19 |
| 004282 NEWLINE PAVING SERVICES INC | | | |
| 1678 | GEN | SEALCOATING @DOWNTOWN PARKING LOT | 4,871.00 |
| Total For: NEWLINE PAVING SERVICES INC | | | 4,871.00 |

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

| Invoice Number | Bank Account | Description | Amount |
|---|--------------|--|------------|
| 001050 NICOR GAS | | | |
| 02281548525 | 24/08-2 GEN | 22801 WOLF RD- WELL 11/12 | 323.43 |
| 08567910008 | 24/08-1 GEN | 8847 W LINCOLN HWY- WELL 10 | 44.14 |
| 42177014190 | 24/08-1 GEN | 524 CENTER RD | 149.83 |
| 56723949717 | 24/08-1 GEN | 20538 S LAGRANGE- RGNL | 175.47 |
| 61691220000 | 24/08-2 GEN | 460 OHIO- WPS | 167.26 |
| 64425289374 | 24/8-16 GEN | 2 N WHITE ST | 139.94 |
| 64669780781 | 24/08-1 GEN | 422 SPRUCE- NPS | 155.00 |
| 83651240448 | 24/08-1 GEN | 601 PRESTWICK- WELL 17 | 83.24 |
| 92252770240 | 24/08-1 GEN | 23031 S 80TH AVE- WELL 11/12 | 91.32 |
| Total For: NICOR GAS | | | 1,329.63 |
| 001026 NU-WAY DISPOSAL SERVICE, INC. | | | |
| 2024/8 | GEN | 6905 GARBAGE/RECYCLING SERVICE-AUGUST 2024 | 149,697.75 |
| Total For: NU-WAY DISPOSAL SERVICE, INC. | | | 149,697.75 |
| 001373 ORKIN PEST CONTROL | | | |
| 266366227 | GEN | PEST CONTROL @GRAINERY | 99.99 |
| Total For: ORKIN PEST CONTROL | | | 99.99 |
| 004416 PARK HARDWARE #16759 | | | |
| 010859 | GEN | SWIFFER, SPONGE | 16.98 |
| 010860 | GEN | BATTERIES | 6.99 |
| 010861 | GEN | BATTERIES RETURN | (6.99) |
| 010895 | GEN | LYSOL, GLASS CLEANER @PD | 57.42 |
| 010907 | GEN | NON-CONTACT TESTER, BATTERIES | 25.58 |
| 010910 | GEN | FASTENERS @ST-37 | 1.60 |
| 010911 | GEN | ALL PURPOSE CLEANER @VH | 19.99 |
| 010928/3 | GEN | MOUSE TRAP- WELL 10 | 2.99 |
| 010934 | GEN | FASTENERS ST-37 | 3.85 |
| 010948/3 | GEN | BIT & CORNER BRACE- RGNL | 11.98 |
| 010962 | GEN | PAINT ROLLER @DOOR @VH | 5.99 |
| 010970 | GEN | BATTERIES @PD | 12.87 |
| Total For: PARK HARDWARE #16759 | | | 159.25 |
| CD REFUND PATRICK FITZGERALD | | | |
| P23-00038 | GEN | BPT24-0014/23069 DEVONSHIRE LN | 500.00 |
| P23-00038 | GEN | BLB24-0014/23069 DEVONSHIRE LN | 1,000.00 |
| Total For: PATRICK FITZGERALD | | | 1,500.00 |
| 001010 PETTY CASH | | | |
| 24/09-2177 | GEN | PETTY CASH | 33.75 |
| 24/09-9435 | GEN | PETTY CASH | 49.74 |
| Total For: PETTY CASH | | | 83.49 |
| 003232 PITNEY BOWES GLOBAL FINANCIAL | | | |
| 3106783256 | GEN | POSTAGE METER LEASE 6/30/24-9/29/24 | 482.64 |
| Total For: PITNEY BOWES GLOBAL FINANCIAL | | | 482.64 |
| 003640 PRECISE TREE CARE | | | |
| 273622 | GEN | TREE TRIMMING @STORM DAMAGE @OAK ST | 575.00 |
| 273623 | GEN | TREE TRIMMING @STORM DAMAGE @CENTER RD | 475.00 |
| Total For: PRECISE TREE CARE | | | 1,050.00 |
| 003887 PROMOS 911 INC | | | |
| 11691 | GEN | POLICE STICKER BADGES | 296.45 |
| Total For: PROMOS 911 INC | | | 296.45 |
| 002480 PROVEN BUSINESS SYSTEMS | | | |
| 1216401 | GEN | XEROX/C8145/H2 CONTRACT CLICK CHARGE 7/29/24-8/28/24 | 4.00 |
| 1216912 | GEN | CANON/DX527IFZ CONTRACT CLICK CHARGE 7/31/24-8/30/24 | 78.30 |
| Total For: PROVEN BUSINESS SYSTEMS | | | 82.30 |
| 004991 PURE WATER SOLUTIONS | | | |
| 1722 | GEN | WATER FILTER VALVE REPAIR @VH | 425.00 |
| Total For: PURE WATER SOLUTIONS | | | 425.00 |
| 001085 RAY O'HERRON CO., INC. | | | |
| 2359617 | GEN | OFFICER UNIFORMS - BAGLEY | 271.96 |
| 2360802 | GEN | OFFICER UNIFORMS - BAGLEY | 662.90 |
| 2360803 | GEN | NEW UNIFORMS - MILLER | 309.42 |
| Total For: RAY O'HERRON CO., INC. | | | 1,244.28 |

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

| Invoice Number | Bank Account | Description | Amount |
|--|--------------|--|------------|
| 001940 ROBINSON ENGINEERING LTD | | | |
| 24070266CR | GEN | CHICK FIL A - 20091 LA GRANGE ROAD OVERPAYMENT | (540.00) |
| 24070268* | GEN | WAL RDG, BUTTRNT, KANSAS WM IMP | 786.00 |
| 24080307 | GEN | PFEIFFER RD EXTENSION -CE SERVICES | 4,587.50 |
| 24080308 | GEN | DOWNTOWN PARKING LOTS -CE SERVICES | 18,485.00 |
| 24080309 | GEN | JC LFT STN DS SS CAPACITY ANLYS | 27,600.00 |
| 24080310 | GEN | 2024 ROADWAY MAINTENANCE PROGRAM -CE SERVICES | 55,293.00 |
| 24080311 | GEN | MISC ENGINEERING SERVICES | 871.50 |
| 24080312 | GEN | MISC ENGINEERING SERVICES | 344.00 |
| 24080313 | GEN | WAL RDG, BUTTRNT, KANSAS- WM IMP | 3,457.00 |
| Total For: ROBINSON ENGINEERING LTD | | | 110,884.00 |
| 002511 RUDER ELECTRIC INC | | | |
| 10961 | GEN | SERIES 3 EXPANSION BOARD/SWITCHPLATE | 1,657.56 |
| Total For: RUDER ELECTRIC INC | | | 1,657.56 |
| 005003 RUSSO'S POWER EQUIPMENT INC | | | |
| SPI20777797 | GEN | SHOVELS | 130.97 |
| SPI20778023 | GEN | AIR FILTER, SPARK PLUG | 283.54 |
| SPI20778024 | GEN | FUEL, SPARK PLUG @BLOWER REPAIR | 395.78 |
| SPI20783038 | GEN | FUEL | 53.98 |
| SPI20783433 | GEN | HERBICIDE @PARKING LOT | 46.99 |
| SPI20787434 | GEN | WEED WACKER HEADS | 53.98 |
| Total For: RUSSO'S POWER EQUIPMENT INC | | | 965.24 |
| 002266 S & S MECHANICAL SERV-ATCO | | | |
| 17044 | GEN | HVAC SERVICE- WELL 11/12 | 727.89 |
| 17080 | GEN | A/C SERVICE- RGNL UV BLDG | 595.00 |
| 17115 | GEN | AIR CONDITIONING UNIT REPAIR @PD | 195.00 |
| 17133 | GEN | DEHUMIDIFIER SERVICE- WELL 13/14 | 195.00 |
| Total For: S & S MECHANICAL SERV-ATCO | | | 1,712.89 |
| 004257 SITEONE LANDSCAPE SUPPLY INC | | | |
| 144366639-001 | GEN | VALVE BOX @VH LANDSCAPE | 12.88 |
| Total For: SITEONE LANDSCAPE SUPPLY INC | | | 12.88 |
| 000346 SROKA/JOSEPH J | | | |
| 114-0541957-0289862 | GEN | ANNIVERSARY AWARD - FLASHLIGHT/EQUIPMENT | 150.00 |
| Total For: SROKA/JOSEPH J | | | 150.00 |
| 004386 ST ANTHONY'S KNIGHTS OF COLUMB | | | |
| 424839 | GEN | MOVIES ON THE GREEN POPCORN | 100.00 |
| Total For: ST ANTHONY'S KNIGHTS OF COLUMB | | | 100.00 |
| 002912 STAPLES ADVANTAGE | | | |
| 7001794446 | GEN | FRONT OFFICE SUPPLIES | 176.40 |
| 7001821679 | GEN | OFFICE SUPPLIES | 220.41 |
| 7001902900 | GEN | OFFICE SUPPLIES | 275.18 |
| Total For: STAPLES ADVANTAGE | | | 671.99 |
| 004382 SUBURBAN LANDSCAPING | | | |
| 120355 | GEN | RT 30 BED MAINTENANCE -AUGUST | 10,950.00 |
| Total For: SUBURBAN LANDSCAPING | | | 10,950.00 |
| 004842 SWEET SERVICES INC | | | |
| 414967 | GEN | FALL FEST PARADE CANDY | 880.00 |
| Total For: SWEET SERVICES INC | | | 880.00 |
| CD REFUND T J CACHEY BUILDERS INC | | | |
| P23-00104 | GEN | BLB24-0029/7531 MAYFIELD CT | 1,000.00 |
| Total For: T J CACHEY BUILDERS INC | | | 1,000.00 |
| 001118 T.R.L. TIRE SERVICE | | | |
| 274738 | GEN | TIRE REPAIR @JOHN DEERE MOWING TRACTOR | 91.00 |
| Total For: T.R.L. TIRE SERVICE | | | 91.00 |
| 001630 TERMINAL SUPPLY CO. | | | |
| 57555-00 | GEN | HOOKS @BACKHOE REPAIR | 58.53 |
| Total For: TERMINAL SUPPLY CO. | | | 58.53 |
| 004270 THE COP FIRE SHOP | | | |
| 215901 | GEN | VEST CARRIER - #310 | 170.00 |
| 216128 | GEN | UNIFORM BOOTS - BAGLEY | 159.00 |
| 216146 | GEN | UNIFORM BELT #323 | 22.00 |
| Total For: THE COP FIRE SHOP | | | 351.00 |

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

| Invoice Number | Bank Account | Description | Amount |
|--|--------------|---|------------|
| 001039 THOMPSON ELEVATOR INSP SERV | | | |
| 24-1596 | GEN | ELEVATOR INSPECTIONS 7/19/24 | 150.00 |
| Total For: THOMPSON ELEVATOR INSP SERV | | | 150.00 |
| 004943 TOTAL PROPERTY MANAGEMENT & ENGINEERING SERVICES LLC | | | |
| VOF-015 | GEN | LOT MOWING 709 TANGLEWOOD 8/22/24 | 99.34 |
| Total For: TOTAL PROPERTY MANAGEMENT & ENGINEERING SERVICES LLC | | | 99.34 |
| 002852 TRI-STATE CUT STONE & BRICK CO | | | |
| CM0013706 | GEN | RETURN GROUT @FRAMILCO PARKING LOT | (161.00) |
| SI0095219 | GEN | BRICK PAVERS @FAT ROSIES @STORM DRAIN | 347.69 |
| Total For: TRI-STATE CUT STONE & BRICK CO | | | 186.69 |
| 001122 UNIVERSITY OF ILLINOIS | | | |
| UPI12441 | GEN | BASIC LAW ENFORCEMENT ACADEMY - MILLER/WICK | 14,868.00 |
| UPI12476 | GEN | ACADEMY TASER TRAINING - MILLER/WICK | 420.00 |
| UPI12500 | GEN | ACADEMY PATROL RIFLE - MILLER/WICK | 928.00 |
| Total For: UNIVERSITY OF ILLINOIS | | | 16,216.00 |
| 001756 USA BLUE BOOK | | | |
| INV00442720 | GEN | HYDRANT PAINT | 536.63 |
| Total For: USA BLUE BOOK | | | 536.63 |
| 004448 VCNA PRAIRIE LLC | | | |
| 891642090 | GEN | 44.51 TONS CA07 | 612.02 |
| 891646686 | GEN | 45.15 TONS CA07 | 620.81 |
| Total For: VCNA PRAIRIE LLC | | | 1,232.83 |
| 001345 VERIZON WIRELESS | | | |
| 9971390394 | GEN | IWIN/CELLPHONE CHARGES - AUGUST | 1,115.41 |
| Total For: VERIZON WIRELESS | | | 1,115.41 |
| 004774 VESTIS GROUP INC | | | |
| 6030319413 | GEN | MATS @VH 8-14 | 64.86 |
| 6030319426 | GEN | MATS @PD 8-14 | 52.87 |
| 6030321809 | GEN | MATS @VH 8-21 | 64.86 |
| 6030321822 | GEN | MATS @PD 8-21 | 52.87 |
| Total For: VESTIS GROUP INC | | | 235.46 |
| 004928 VISSERING CONSTRUCTION COMPANY | | | |
| 11207.00 INV5 | GEN | WELL 18 & TREATMENT PLANT | 155,553.48 |
| Total For: VISSERING CONSTRUCTION COMPANY | | | 155,553.48 |
| 002514 WAREHOUSE DIRECT INC | | | |
| 5776019-0 | GEN | NAMEPLATE - DET SKANBERG | 66.57 |
| Total For: WAREHOUSE DIRECT INC | | | 66.57 |
| 001827 WATER SOLUTIONS UNLIMITED INC | | | |
| 127786 | GEN | CHLORINE CYLINDERS- WELLS | 2,816.00 |
| Total For: WATER SOLUTIONS UNLIMITED INC | | | 2,816.00 |
| 004706 WEX BANK | | | |
| 99119533 | GEN | GASOLINE-AUGUST 2024 | 13,014.92 |
| Total For: WEX BANK | | | 13,014.92 |
| Report Total: | | | 668,982.47 |

FUND TOTALS:

| | |
|---------------------------------|------------|
| 01 GENERAL CORPORATE FUND | 298,292.39 |
| 23 MOTOR FUEL TAX FUND | 4,587.50 |
| 31 CAPITAL DEVELOPMENT FUND | 97,238.00 |
| 62 SEWER & WATER OPER. & MAINT. | 70,386.85 |
| 68 SEWER & WATER EXTENSION FUND | 198,477.73 |

PAYMENT TYPE TOTALS:

| | |
|-----------------|------------|
| ACH Transaction | 150,107.73 |
| Paper Check | 518,874.74 |

September 3, 2024

Unanimous Consent Agenda

C. END OF YEAR TRANSFERS – APPROVAL *(Presenter: Trustee Savaria)*

Fiscal year 2023/2024 end-of-year transfers are presented for Village Board consideration. These transfers provide for the allocation of excess operating revenues over operating expenditures to the capital accounts.

The General Fund (Fund 01) will transfer \$9,959,119 to the Capital Development Fund (Fund 31). This amount reflects the surplus of revenues over expenditures from the 2023/2024 fiscal year and will be used for future capital expenses, including equipment purchases, street resurfacing, and other capital projects.

The Utility Operating Fund (Fund 62) will transfer \$8,800,000 of excess revenues over expenditures to the Utility Capital Fund (Fund 68) for future capital expenditures, including utility projects and IEPA loan repayments.

Motion: *Approve the 2023/2024 fiscal year-end Village of Frankfort interfund transfers as presented and dated April 30, 2024.*

VILLAGE OF FRANKFORT INTERFUND TRANSFERS
4/30/2024

| FROM | TO | AMOUNT |
|--|---------------------|---------------------|
| GOVERNMENTAL FUNDS: | | |
| GENERAL OPERATING | GENERAL CAPITAL | |
| <i>To transfer excess operating funds to capital fund at year-end.</i> | | |
| 01.499.5431 | 31.000.3911 | 9,959,119.27 |
| UTILITY FUNDS: | | |
| WATER/SEWER OPERATING | WATER/SEWER CAPITAL | |
| <i>To transfer excess operating funds to capital fund at year-end.</i> | | |
| 62.493.5468 | 68.000.3962 | 8,800,000.00 |

| GENERAL OPERATING - FUND BALANCE POLICY | |
|--|---|
| FY2024 Operating Rev & Exp | |
| FY2024 Oper Revenue | 26,133,837.74 |
| FY2024 Oper Expense | (16,174,718.47) |
| | <u>9,959,119.27</u> |
| 05/01/2024 Fund Bal | 7,246,296.05 |
| FY24 Oper Surplus | 9,959,119.27 |
| FY24 Transfer | <u>(9,959,119.27)</u> (Transfer from Oper to Cap) |
| 4/30/2024 Oper Fund Bal | <u>7,246,296.05</u> A |
| FY25 Budgeted Oper Exp | 19,370,600.00 B |
| A/B | 37% Ok - Target Range per FB policy is 25% |
| Operating Fund Balance is 37% of annual budgeted expenditures and therefore adheres to the Village's Fund Balance Policy adopted October 16, 2017. | |

D. PLAN COMMISSION REPORT SUMMARY

1. TRIPLE CROWN TRAINING, LLC: 9426 CORSAIR ROAD (*Presenter: Trustee Petrow*)

Applicant Omar Hassad, on behalf of tenant, Triple Crown Training, LLC, proposes to operate an indoor baseball training facility at 9426 Corsair Road, located in the Airport Industrial Park. The applicant requests the granting of a Special Use Permit for Indoor Recreation to accommodate the operation of the indoor baseball training facility in the I-1 Limited Industrial District and multiple zoning variances related to parking lot improvements.

At the August 22, 2024 public hearing on the project, the Plan Commission forwarded five unanimous (5-0) recommendations to the Village Board to grant the Special Use Permit for Indoor Recreation subject to several conditions, and the variations requests related to the existing parking lot improvements.

Motion: *Accept the Plan Commission recommendation, waive the First and Second Readings, and pass an Ordinance granting a Special Use Permit for Indoor Recreation to the property located at 9426 Corsair Road, to accommodate the operation of Triple Crown Training, LLC, an indoor baseball training facility, in accordance with the reviewed plans, public testimony, and Findings of Fact, and conditioned upon: 1) implementation of 15-minute breaks in between the offered scheduled time slots for any group trainings/classes, to accommodate parking space turnover; 2) staff approval of trash enclosure details that comply with the requirements listed in the Municipal Ordinance and Zoning Ordinance within 18 months of approval; 3) staff approval of a Landscape Plan; 4) the business shall require that only employees park in the north six parking spaces, unless a railing is implemented to delineate the parking spaces and the loading dock slope; and 5) removal of existing gravel within 18 months of approval.*

Motion: *Accept the Plan Commission recommendation, waive the First and Second Readings, and pass an Ordinance granting the following zoning variations for the property located at 9426 Corsair Road, to permit parking lot improvements for the operation of Triple Crown Training, LLC, an indoor baseball training facility: 1) a pavement setback variation from 5 feet to 1 foot; 2) a waiver of the curb and gutter requirement for a parking lot expansion area; 3) a drive aisle width variation from 26 feet to 16 feet; and 4) a waiver of the parking lot island requirement, in accordance with the reviewed plans, public testimony, and Findings of Fact.*

2. LANIGAN RESIDENCE – 219 PACIFIC STREET (*Presenter: Trustee Rigoni*)

Property owners William and Donna Lanigan propose to build a new single-family home on the vacant corner lot located at 219 Pacific Street. There was a former house on this property that was demolished in July 2022, however no plan or survey exists of the former house. The existing parcel is substandard for lot width and lot depth for a corner lot in the R-2 Single Family Zoning District. The applicants request the granting of a reduction of minimum lot width and minimum lot depth to permit subdivision of the property. Additionally, the applicants request the granting of the following zoning variances to permit the construction of the proposed one-story home on the existing non-conforming buildable lot:

- A first-floor building materials variance from the masonry requirement to permit the use of non-masonry materials; and
- A reduction in the lot width requirement from 120 feet to 101.28 feet;
- A reduction in the lot depth requirement from 150 feet to 147.31 feet; and

The applicants also seek preliminary and final plat approval of the newly created 219 Pacific Street Subdivision.

At the August 22, 2024 public hearing held on the project, the Plan Commission forwarded five unanimous (5-0) recommendations to the Village Board to grant the variation requests and approve the Preliminary and Final Plat of Subdivision.

Motion: *Accept the Plan Commission recommendation, waive the First and Second Readings, and pass an Ordinance granting the following zoning variances to the vacant property located at 219 Pacific Street for the construction of a new single-family home: a first-floor building materials variance from the masonry requirement to permit the use of non-masonry materials; a lot width variance from 120 feet to 101.28 feet; a lot depth variance from 150 feet to 147.31 feet; and a variation from Section 9.5-1 of the Village of Frankfort Land Subdivision Regulations to approve a Plat of Subdivision for a lot width and depth which do not conform to the requirements of the Village of Frankfort Zoning Ordinance, all in accordance with the reviewed plans, public testimony, and Findings of Fact, and subject to a cash-in-lieu payment to the Village of Frankfort in lieu of installation of the public sidewalk along the Pacific Street frontage as required by the Land Subdivision Regulations.*

Motion: *Accept the Plan Commission recommendation and approve the Preliminary and Final Plat of Subdivision of 219 Pacific Street Subdivision to create a lot of record, prepared by Joseph A. Schudt & Associates, in accordance with the reviewed plans, and subject to any necessary technical revisions prior to recording.*

DRAFT



MINUTES

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

AUGUST 22, 2024 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

Call to Order: Chair Schaeffer called the meeting to order at 6:31 PM

Commissioners Present: Johnny Morris, Jessica Jakubowski, Nichole Schaeffer (Chair), Brian James, Dan Knieriem

Commissioners Absent: Will Markunas, David Hogan

Staff Present: Community & Economic Development Director Mike Schwarz, Planner Amanda Martinez, Administrative Assistant Lisa Paulus

Elected Officials Present: None

A. Approval of the Minutes from July 25, 2024

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

Motion (#1): To approve the minutes from July 25, 2024.

Motion by: Jakubowski Seconded by: Morris

Approved (2-0-3) Abstained: Schaefer, James and Knieriem

Several Commissioners stated that they abstained from voting on the minutes as they were not at the meeting on July 25th. There was a procedural question about whether the 2 yes votes would be enough votes to approve the minutes.

Mike Schwarz stated that members of the Commission can vote on the minutes even if they were not present at the previous meeting.

Staff suggested that the Commission vote to amend the order of the agenda, moving consideration of the minutes to later in the meeting following the public hearing for 219 Pacific Street. This will allow staff time to research whether abstentions count toward the vote. Chair Schaeffer agreed to calling for a motion to consider voting on the minutes at the end of the meeting.

Chair Schaeffer also called for a motion to amend tonight's agenda to remove the Public Hearing for 145 Industry Avenue. Amanda Martinez stated the applicant needs to renotify the adjacent property owners. The rescheduled date is currently unknown.

Motion (#2): Motion to change the order of the agenda to move Item #3 (consideration of the July 25th minutes) to follow Item #6 (the public hearing for 219 Pacific Street).

Motion by: Jakubowski Seconded by: James

Approved: (5- 0)

Motion (#3): Motion to remove Item #5, Public Hearing for 145 Industry Avenue, from tonight's agenda.

Motion by: Jakubowski Seconded by: Morris

Approved: (5- 0)

Chair Schaeffer asked members of the audience to raise their hands if they intend to provide testimony during any of the public hearings this evening. She then explained the role of the Commission.

B. Public Hearing: 9426 Corsair Road – Triple Crown Training/ Top Velocity (Ref#109)

Mike Schwarz presented the staff report. He clarified that this is a new application as the property owner is now the applicant on behalf of the tenant.

Mr. Stallings, the business tenant, approached the podium. He stated Mr. Hassad, the property owner, had an emergency and will not be attending this evening.

Chair Schaeffer asked her fellow commissioners if they any questions for the business owner. There were none.

Mr. Stallings responded to the suggested condition of the Special Use Permit for a required minimum 15-minute gap for any group training sessions. He explained he has been a Baseball coach for many years and did not like coming in right behind someone. He was amenable to the suggested condition requiring a 15-minute gap for parking turnover and has adjusted his schedule to accommodate.

There was a consensus for coaches and staff to park in most northern parking spots. Mr. Stallings agreed.

Mike Schwarz stated for the record, a notice of the public hearing was re-advertised in the newspaper, letters were also re-sent to the neighboring properties within 250 feet of the property, and a public hearing sign was displayed on the property.

Motion (#4): To close the public hearing.

Motion by: James Seconded by: Jakubowski

Approved: (5- 0)

Chair Schaeffer addressed the parking. She stated the work was already completed. Mike Schwarz stated it was a Building Department decision regarding any necessary after-the-fact permits and associated fees, and that enforcement is completely up to the Village.

There was a consensus among the Commission members to support the parking adjustment as the request to add parking was previously discussed in the previous workshop and public hearing for the former applicant.

The trash enclosure was discussed. The commission agreed on changing the staff suggested condition 18 months instead of 12 months.

There was a consensus on the Landscape Plan. Mike Schwarz stated since one tree on the site was removed it would be reasonable to require additional shrubs along the southern edge of the new and existing parking stalls facing Corsair Road to provide the required parking lot screening.

The existing gravel in the area behind the building was then discussed. Chair Schaeffer stated the gravel is an existing non-conformity created by the previous property owner but is still not allowed. She asked her fellow Commissioners if they would prefer to require the applicant to remove the gravel and seed the lot or if they would like to leave the gravel as-is.

Commissioner Knieriem stated he was torn because the gravel was already done and it was not the applicant's fault, but at the same time when one acquires a building it becomes their issue. He asked to hear the opinions of the other Commissioners.

Commissioner Jakubowski agreed.

Commissioner James asked if the gravel removal was for all 120 feet of gravel on the property or just the gravel located within the 60-foot easement.

Mike Schwarz replied the suggested condition is for all the existing gravel, but this could be modified. He stated that the property owner believes the gravel on the site is six inches deep.

Chair Schaeffer stated the design standards discuss pavement. She explained this is an area where there was gravel, and maybe the standards back then allowed for gravel. However, the Commission stated to remove all gravel because the Village does not allow parking to be gravel.

Commissioner James stated his preference was the applicant remove the 60 feet of gravel.

Commissioner Morris concurred with fellow Commissioners. He was concerned with how the area might be utilized. He also had concerns that the gravel could possibly be reused and would like to see it removed.

Chair Schaeffer was in favor of removing all gravel from the site. She stated that yes, Mr. Hassad bought the site with gravel, however, a new facility would not be built with gravel. Parking is not allowed on gravel. Looking at Village Code, she would like the property to be brought into a conforming state.

Commissioner Jakubowski was in favor of removing the gravel, but stated she appreciated the investment in Frankfort, and understands the cost, so she is amendable to the condition requiring removal within 18 months instead of 12 months.

The commission concurred on the staff suggested condition that the gravel shall be removed within 18 months.

The commission also agreed on the request for a variation to reduce the required parking setback from the west property line.

The parking lot curb and gutter was addressed. Commissioner Knieriem stated the parking lot appears to slope to the neighbor instead of the driveway. He mentioned a curb would be used to carry the water, but he was unaware of a storm sewer location. With the wheel blocks, he stated it would likely drain to the existing property.

Mr. Schwarz stated the parking lot is just asphalt and a grading plan has not been submitted. The design standards state that any disturbance of land over 25,000 square feet requires a Site Development Permit, which triggers review by the Village Engineer. He stated there

are no storm drains, curb or gutter within the existing parking lot on the property. The variation is needed because it is stated as a requirement in the Zoning Ordinance.

Chair Schaeffer stated the retention wall will help.

Commissioner James and Commissioner Knieriem stated it would be an unnecessary burden for after the fact. Commissioner Jakubowski agreed to leave it.

The Commission agreed on the drive isle variation to reduce the minimum required drive isle width from 26 feet to 16 feet near the existing loading dock. Chair Schaeffer noted that Dennis Merz of the Frankfort Fire District was in the audience and asked him if the applicant would be required to provide a turnaround or anything in that regard for fire trucks to navigate the property. Dennis replied no, and since the applicant would be removing the gravel from the back of the property that would be fine.

There was a consensus among the Commission regarding the variation from the Landscape Ordinance to waive the required island every ten parking spaces to maximize the space for an additional parking stall.

Chair Schaeffer asked staff if the site plan would be reviewed by the Village Engineer.

Mike Schwarz responded that projects that involve land disturbance of less than 5,000 square feet do not require a Site Development Permit, and therefore would not necessarily require review by the Village Engineer.

Motion (#5): Approve an adjustment to reduce the minimum number of required parking spaces from 60 parking spaces to 23 parking spaces as depicted on the submitted site plan, subject to final engineering approval.

Motion by: Jakubowski Seconded by: James

Approved: (5-0)

Motion (#6): Recommend the Village Board approve a Special Use Permit for Indoor Recreation (baseball training facility) in the I-1 Light Industrial District for the property located at 9426 Corsair Road, Frankfort, IL 60423 (PIN: 19-09-34-302-013-0000), in accordance with the submitted plans, public testimony, and findings of fact, and conditioned upon:

- a. Implementation of 15-minute breaks in between the offered scheduled time slots for any group trainings/classes, to accommodate parking space turnover;

- b. Staff approval of trash enclosure details that comply with the requirements listed in the Municipal Ordinance and Zoning Ordinance within 18 months of approval;
- c. Staff approval of a Landscape Plan;
- d. The business shall require that only employees park in the north 6 parking spaces, unless a railing is implemented to delineate the parking spaces and the loading dock slope; and
- e. Removal of existing gravel within 18 months of approval.

Motion by: James Seconded by: Jakubowski

Approved: (5-0)

Motion (#7): Recommend the Village Board approve the Variation request to reduce the required minimum pavement setback from 5' to 1', on the property located at 9426 Corsair Road, Frankfort, IL 60423 (PIN: 19-09-34-302-013-0000), in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: Jakubowski Seconded by: Knieriem

Approved: (5-0)

Motion (#8): Recommend the Village Board approve the Variation request to waive the required curb and gutter for a parking lot expansion area, on the property located at 9426 Corsair Road, Frankfort, IL 60423 (PIN: 19-09-34-302-013-0000), in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: James Seconded by: Morris

Approved: (5-0)

Motion (#9): Recommend the Village Board approve the Variation request to reduce the required minimum drive-aisle width from 26' to 16', on the property located at 9426 Corsair Road, Frankfort, IL 60423 (PIN: 19-09-34-302-013-0000), in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: James Seconded by: Jakubowski

Approved: (5-0)

Motion (#10): Recommend the Village Board approve the Variation request from the Landscape Ordinance to waive the landscape island that is required for every ten parking

spaces in a parking row, on the property located at 9426 Corsair Road, Frankfort, IL 60423 (PIN: 19-09-34-302-013-0000), in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: Morris Seconded by: James

Approved: (5-0)

Mr. Stallings thanked the Commission.

C. Public Hearing: 219 Pacific Street – Lanigan Residence (Ref#107)

Mike Schwarz presented a summary of the staff report prepared by Chris Gruba.

Grant Currier, President of Linden Group Architects, approached the podium. He stated he was here this evening with Tim Hayes, a senior architect working on the project, as well as Donna and Bill Lanigan, the owners of the property.

Mr. Currier and Tim Hayes handed out packets with renderings to commission and the public as well as presented boards with illustrations of the project.

Mr. Currier explained the home will have many roof peaks and lot of articulation in the façade. He stated they broke down in detail exactly what isn't masonry, to make it all masonry wouldn't make the style of the home craftsman. They thought it was a nice blending to match the downtown area. They are providing almost 80% masonry to come close to meeting the Code.

They would like to not install the sidewalk due to the preservation of the red maple. The corner homes nearby do not have sidewalks, and several homes do not have a sidewalk around their homes.

Mike Schwarz stated that according to the staff report, Terry Kestel, Superintendent of Public Works, requested installation of sidewalk along Pacific Street instead of a cash-in-lieu payment.

Chair Schaeffer thanked Mr. Currier for the presentation and asked if anyone from the public would like to speak.

Jeanne Edmondson, a neighbor who resides at 208 Pacific, approached the podium. She asked which way the front of the house would now be facing.

Chair Schaeffer stated the front of the house has been re-orientated to the south/west.

Ms. Edmondson stated she has absolutely no objection to the project, she thinks it's a beautiful home.

Dave Toepper, a neighbor who resides at 258 Walnut, approached the podium. He stated his property has no sidewalks. To the north of him, there are also no sidewalks. Several houses in the area do not have the sidewalks. He stated he doesn't see the point in the sidewalk. He would prefer saving the existing tree in lieu of the sidewalk.

Motion (#11): Motion to close the public hearing

Motion by: Jakubowski Seconded by: Morris

Approved: (5-0)

Chair Schaeffer thought the project was well done and the project guidelines were taken to heart. Commissioner Jakubowski agreed the home was beautiful will stand the test of time. She appreciated the full stone chimney. Commissioner James enjoyed the home as well, and stated he hopes it sets the bar for the Borg Warner redevelopment. Commissioner Morris said he appreciates the efforts that have been made and that it's a beautiful house.

The Commission agreed with the architecture and the technicalities of the lot dimensions.

The sidewalk for the property was discussed among the Commission members. Commissioner Jakubowski didn't see a need for a sidewalk along Pacific Street.

Commissioner Knieriem also did not see a need for the sidewalk. He added that in the long term there may at some point be a sidewalk system that connects to it, and he wants to think long term and suggests a cash-in-lieu payment be required.

Commissioner James commented that with the Borg Warner property, they may want to start putting in more sidewalks. He stated it would be unfortunate to see a lot of trees be removed on that street.

Commissioner Morris stated he did not see the purpose for the sidewalk but thought it would be irresponsible to not require a cash-in-lieu payment.

Chair Schaeffer thanked everyone for the thoughts. She stated the sidewalk may not need to connect now, and a cash-in-lieu payment would be an appropriate recommendation to the Public Works Department.

He stated that the sidewalk issue would be a permit matter with the Building and Public Works Departments. If the existing tree ever died or was removed, the money from the cash-in-lieu payment would be there for the Village to install the sidewalk.

Motion (#12): Recommend the Village Board approve the variation request for 1st floor building materials (Zoning Ordinance, Article 6, Section B, Part 2 (g)(2) & Article 6, Section B, Part 4 (d)) to allow non-masonry siding on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: Morris Seconded by: James

Approved: (5-0)

Motion (#13): Recommend the Village Board approve the variation request to reduce the minimum lot width (Zoning Ordinance, Article 6, Section B, Part 1) to 101.28' instead of 120' for a corner property, on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: Jakubowski Seconded by: James

Approved: (5-0)

Motion (#14): Recommend the Village Board approve the variation request to reduce the minimum lot depth (Zoning Ordinance, Article 6, Section B, Part 1) to 147.31' instead of 150', on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: Knieriem Seconded by: James

Approved: (5-0)

Motion (#15): Recommend the Village Board approve the variation from Section 9.5-1 of the Village of Frankfort Land Subdivision Regulations to approve lot width and depth which do not conform to the requirements of the Village of Frankfort Zoning Ordinance, in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: Knieriem Seconded by: Morris

Approved: (5-0)

Motion (#16): Recommend that the Village Board approve the Preliminary and Final Plat of Subdivision of 219 Pacific Street Subdivision, subject to technical revisions prior to recording.

Motion by: Jakubowski Seconded by: James

Approved: (5-0)

Mike Schwarz stated this application likely will be scheduled for Village Board consideration at its on September 3rd meeting.

D. Approval of the Minutes from July 25, 2024 (Motion for Reconsideration)

Chair Schaeffer again asked for questions or comments regarding the minutes. There were none. Given that there was some uncertainty regarding the previous vote on the minutes earlier in the meeting, Chair Schaeffer called for a motion for reconsideration of the minutes.

Motion (#17): To reconsider the earlier motion to approve the minutes from July 25, 2024.

Motion by: Jakubowski Seconded by: James

Approved: (4-0-1) Abstained: Knieriem

E. Public Comments

There were none.

F. Village Board & Committee Updates

Mike Schwarz stated that at the August 5th Village Board Meeting, two Plan Commission/Zoning Board of Appeals items were approved. Magnolia Massage and Facial Spa located at 1-5 Old Frankfort Way was granted a Special Use Permit for a massage establishment and Cedarhurst of Frankfort located at 21507 Wolf Road was approved for a Major Change to a Planned Unit Development and a Final Plat of Subdivision. He added there were no Plan Commission/Zoning Board of Appeals agenda items on the August 19th Village Board meeting.

Other Business

There was none.

G. Attendance Confirmation (September 12, 2024)

Chair Schaeffer asked Commissioners to please let staff know if they cannot attend the next meeting. Commissioner Jakubowski stated she would not be attending.

Motion (#18): Adjournment 8:04 P.M.

Motion by: Jakubowski Seconded by: Morris

The motion was unanimously approved by voice vote (5-0).

DRAFT

Approved September 12, 2024

As Presented _____ As Amended _____

_____/s/ Nichole Schaeffer, Chair

_____/s/ Secretary

Draft

ORDINANCE NO. 34XX

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR INDOOR RECREATION TO CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (TRIPLE CROWN TRAINING - 9426 CORSAIR ROAD)

WHEREAS, an application for a Special Use Permit for certain property within the Village of Frankfort, legally described below, was filed by Omar Hassad, Applicant; and UMC Meds, LLC, 9426 Corsair Road, Frankfort, Illinois 60423, Owner; and

WHEREAS, the Subject Property, commonly known as 9426 Corsair Road in the Airport Industrial Park, is currently zoned I-1 Limited Industrial District; and

WHEREAS, the Applicant requests the granting of a Special Use Permit for Indoor Recreation to permit the operation of Triple Crown Training, an indoor baseball training facility, on the Subject Property; and

WHEREAS, a timely Notice of Public Hearings before the Plan Commission/Zoning Board of Appeals of the Village of Frankfort was published in the *Daily Southtown* newspaper announcing a Public Hearing on the Owner's application for a Special Use Permit for the Subject Property; and

WHEREAS, at a time and place designated in such published notice, a Public Hearing was held before the Village of Frankfort Plan Commission/Zoning Board of Appeals on the Owner's application for a Special Use Permit for the Subject Property; and

WHEREAS, the Frankfort Plan Commission/Zoning Board of Appeals has made special written Findings-of-Fact as required by the Village of Frankfort Zoning Ordinance 2001; and

WHEREAS, the Frankfort Plan Commission forwarded a unanimous recommendation (5-0) to the Board of Trustees of the Village of Frankfort that the Subject Property be granted a Special Use Permit for Indoor Recreation subject to conditions as enumerated in Section 1 of this Ordinance.

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

SECTION 1. SPECIAL USE PERMIT

That the following described real property to wit:

PIN: 19-09-34-302-013-0000

LOT 21 IN AIRPORT INDUSTRIAL PARK, A SUBDIVISION OF PART OF THE NORTH 80 ACRES OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE

12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1988 AS DOCUMENT NO. R88-36799 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 21, 1988, AS DOCUMENT NO. R88-50495, IN WILL COUNTY, ILLINOIS, commonly known as 9426 W. Corsair Road, Frankfort, Will County, Illinois 60423, is the property subject to the previously described application for a Special Use Permit and is hereby granted said Special Use Permit for Indoor Recreation to permit the operation of Triple Crown Training, LLC, an indoor baseball training facility, in accordance with the reviewed plans, public testimony, and Findings of Fact, and conditioned upon: 1) implementation of 15-minute breaks in between the offered scheduled time slots for any group training/classes to accommodate parking space turnover; 2) staff approval of trash enclosure details that comply with the requirements listed in the Municipal Ordinance and Zoning Ordinance within 18 months of approval; 3) staff approval of a Landscape Plan; 4) the business shall require that only employees park in the north six parking spaces, unless a railing is implemented to delineate the parking spaces and the loading dock slope; and 5) removal of existing gravel within 18 months of approval.

SECTION 2. REPEAL OF CONFLICTING PROVISIONS

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

SECTION 3. ZONING MAP AMENDMENT

That the Zoning Map of the Village of Frankfort is amended to reflect the Subject Property, currently zoned I-1 Limited Industrial District, is hereby granted a Special Use Permit for Indoor Recreation, as provided under this Ordinance and the Village of Frankfort Zoning Ordinance, as amended from time to time.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 5. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

PASSED this ___ day of ___, 2024; with ___ members voting AYE; ___ members voting NAY; and ___ members absent; the Village President not voting; with ___ members abstaining and said vote being:

| | | | |
|----------------|-----|-----------------|-----|
| ADAM BORRELLI | ___ | MICHAEL LEDDIN | ___ |
| JESSICA PETROW | ___ | MAURA A. RIGONI | ___ |
| DANIEL ROSSI | ___ | EUGENE SAVARIA | ___ |

KATIE SCHUBERT
VILLAGE CLERK

APPROVED this __ day of ____, 2024.

KEITH OGLE
VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT
VILLAGE CLERK

Draft

ORDINANCE NO. 34XX
**AN ORDINANCE GRANTING MULTIPLE ZONING VARIANCES FOR CERTAIN
PROPERTY LOCATED WITHIN THE VILLAGE OF FRANKFORT,
WILL AND COOK COUNTIES, ILLINOIS**
(TRIPLE CROWN TRAINING – 9426 CORSAIR ROAD)

WHEREAS, an application for certain zoning variances for real property within the Village of Frankfort, legally described below, was filed by Omar Hassad, Applicant; and UMC Meds, LLC, 9426 Corsair Road, Frankfort, Illinois 60423, Owner; and

WHEREAS, the Subject Property, commonly known as 9426 Corsair Road in the Airport Industrial Park, is currently zoned I-1 Limited Industrial District; and

WHEREAS, the Applicant requests the granting of four zoning variances related to the required minimum pavement setback, required curb and gutter for a parking lot expansion, required minimum drive-aisle width, and the landscape island that is required for every ten parking spaces in a parking row for the existing parking lot improvements on the Subject Property; and

WHEREAS, a timely Notice of a Public Hearing before the Plan Commission/Zoning Board of Appeals of the Village of Frankfort was published in the *Daily Southtown* newspaper announcing a Public Hearing on the Owner's application for certain zoning variances for the Subject Property; and

WHEREAS, at a time and place designated in such published notice, a Public Hearing was held before the Village of Frankfort Plan Commission/Zoning Board of Appeals on the Owner's application for certain zoning variances for the Subject Property; and

WHEREAS, the Board of Trustees found, based upon evidence presented to it:

1. That the Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the I-1 Light Industrial District; and
2. That the plight of the Owner is due to unique circumstances; and
3. That the variations will not alter the essential character of the locality, and the requested zoning variances should be granted.

WHEREAS, the legal description of the Subject Property at the time of the filing of the variance application is as follows:

PIN: 19-09-34-302-013-0000

LOT 21 IN AIRPORT INDUSTRIAL PARK, A SUBDIVISION OF PART OF THE NORTH 80 ACRES OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE

12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1988 AS DOCUMENT NO. R88-36799 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 21, 1988, AS DOCUMENT NO. R88-50495, IN WILL COUNTY, ILLINOIS.

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

SECTION 1. VARIANCES

That the requirements imposed under the I-1 zoning classification of the Village of Frankfort Zoning Ordinance are hereby varied for the above-described Subject Property located at 9426 Corsair Road, as follows:

1. A variance of the pavement setback requirement from 5 feet to 1 foot; and
2. A waiver of the curb and gutter requirement for a parking lot expansion area; and
3. A variance of the drive aisle width requirement from 26 feet to 16 feet; and
4. A waiver of the parking lot island requirement that is required for every ten parking spaces in a row.

The granting of the variations is to permit parking lot improvements for the operation of Triple Crown Training, LLC, an indoor baseball facility, in accordance with the reviewed plans, public testimony, and Findings of Fact.

SECTION 2. REPEAL OF CONFLICTING PROVISIONS

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

SECTION 3. SEVERABILITY

If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 4. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this __ day of ____, 2024; with __ members voting AYE; __ members voting NAY; and __ members absent; the Village President not voting; with __ members abstaining and said vote being:

ADAM BORRELLI _____

JESSICA PETROW _____

DANIEL ROSSI _____

MICHAEL LEDDIN _____

MAURA A. RIGONI _____

EUGENE SAVARIA _____

KATIE SCHUBERT
VILLAGE CLERK

APPROVED this ____ day of _____, 2024.

KEITH OGLE
VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT
VILLAGE CLERK

Project: Triple Crown Training
Meeting Type: Public Hearing
Requests: Special Use Permit for Indoor Recreation; a parking adjustment to reduce the required parking; Zoning Variations from the Zoning Ordinance related to the required minimum pavement setback, required curb and gutter for a parking lot expansion, and required minimum drive-aisle width; landscape Variation from the Landscape Ordinance to waive the landscape island that is required for every ten parking spaces in a parking row
Location: 9426 Corsair Road
Applicant: Omar Hassad
Prop. Owner: UMC Meds, LLC
Consultants: Joseph A. Schudt & Associates
Representative: Applicant
Report By: Michael J. Schwarz, AICP

Site Details

Lot Size: 44,536 sq. ft. (±1 Acres)
PIN(s): 19-09-34-302-013-0000
Existing Zoning: I-1
Prop. Zoning: I-1 with a Special Use Permit for Indoor Recreation
Buildings / Lots: 1 building / 1 lot
Total Sq. Ft.: ±12,000 sq. ft.
Average Lot Size: N/A

Adjacent Land Use Summary:

| | Land Use | Comp. Plan | Zoning |
|-------------------------|------------|------------|--------|
| Subject Property | Industrial | Industrial | I-1 |
| North | Industrial | Industrial | I-1 |
| South | Industrial | Industrial | I-1 |
| East | Industrial | Industrial | I-1 |
| West | Industrial | Industrial | I-1 |

Figure 1. Location Map



Project Summary

The applicant, Omar Hassad, representing the property owner, UMC Meds, LLC, on behalf of tenant, Triple Crown Training LLC, has filed an application requesting a Special Use Permit for Indoor Recreation to open an indoor baseball training facility in the I-1 Light Industrial District, and variations related to the required minimum pavement setback, required curb and gutter for a parking lot expansion, and required minimum drive-aisle width, and the landscape island that is required for every ten parking spaces in a parking row. Concurrent with the Special Use Permit and Variations request, the applicant is requesting a parking adjustment for the required number of parking spaces associated with the proposed Indoor Recreation use. The subject property is zoned I-1 Light Industrial District and is located within the Airport Industrial Park. A Special Use Permit was granted in 2012 (Ord. 2806) for a

similar operation (National Rhino Sports Academy) at this location. The longevity of the discontinuance of the special use requires the business to obtain a new Special Use Permit.

The Special Use Permit request for the proposed baseball training facility was previously reviewed at the March 7th, March 21st, April 25th, May 23rd, and June 13th Plan Commission meetings. Omar Hassad, representing the property owner, UMC Meds LLC, has filed a new application listing himself as the applicant on behalf of the tenant. Initially, the Commission requested additional parking for the proposed use and the applicant provided site plans proposing additional parking, but the parking lot improvements were not compliant with Village Code requirements. At the last Plan Commission public hearing held (6/13/24) for the Special Use Permit request, the property owner no longer proposed a site plan proposing additional parking and the Plan Commission unanimously voted to recommend denial of the Special Use Permit due to the lack of sufficient parking for the proposed baseball training use. The negative recommendation on the Special Use Permit request was forwarded to the Village Board for consideration at its July 15th meeting. The property owner stated there is a new site plan and new existing pavement. The Board tabled the matter until its August 5th meeting, at which time the applicant had already withdrawn the original application on August 1st. The applicant has returned to the Plan Commission as the submitted site plan requires variations to the Zoning Ordinance and Landscape Ordinance.

Attachments

1. Aerial Photograph from Will County GIS
2. Site Photographs taken 8.15.24
3. Site Photographs taken 7.18.24
4. ALTA/NSPS Land Title Survey dated 9.29.21 and received 2.15.24
5. Proposed Site Plan received 7.29.24
6. Floor Plan received 2.16.24
7. Revised Floor Plan received 2.23.24
8. Property Owner Request for Parking Adjustment received 3.11.24
9. Business Operation Letter received 2.22.24
10. Top Velocity Program Brochure received 2.14.24
11. Top Velocity Website Homepage
12. PC/ZBA Meeting Minutes from March 7, 2024
13. PC/ZBA Meeting Minutes from March 21, 2024
14. PC/ZBA Meeting Minutes from April 25, 2024
15. PC/ZBA Meeting Minutes from May 23, 2024
16. PC/ZBA Meeting Minutes from June 13, 2024
17. Mortenson Roofing Co., Inc. Letter received 4.17.24
18. Findings of Fact provided by applicant and received 2.16.24
19. Special Use Permit Findings of Fact Form for Plan Commissioners
20. Variation Findings of Fact Form for Plan Commissioners

Updates since the Previous Application

For this public hearing, staff provides the following updates from the June 13, 2024, Plan Commission meeting which held the last public hearing for the proposed baseball facility:

- The parking adjustment that is currently requested is to reduce the minimum number of required parking spaces from 60 parking spaces to 23 parking spaces as depicted on the submitted site plan.
- The proposed parking lot requires the following variations:
 - the required minimum pavement setback (the required minimum pavement setback is 5'; the applicant is proposing a 1' pavement setback);
 - the required curb and gutter for a parking lot expansion area (the applicant is not proposing curb and gutter; staff notes there is an existing landscape retaining wall adjacent to some of the parking spaces proposed on the west side of the parking lot);

- the required minimum drive-aisle width (the required minimum drive-aisle width is 26'; the submitted site plan depicts a 16' drive aisle adjacent to several of the northern most parking stalls closest to the loading dock); and
- the required landscape island that is required for every ten parking spaces in a parking row (the required ratio for providing landscape islands within a parking lot is 1:10; the applicant is proposing 0).
- The applicant previously stated that the dumpster area would be located indoors. The newly submitted site plan confirms that the dumpster would be located behind the existing chain link fence. Staff recommends a condition of approval that the trash enclosure complies with the Zoning Ordinance and Municipal Code.
- The submitted site plan is compliant with the ADA requirements as listed in the Zoning Ordinance. Per the submitted site plan, 1 of the 7 existing parking spaces adjacent to the building were removed and restriped to make the ADA space compliant.
- The applicant has verbally stated that the gravel will be removed from the rear 60' drainage easement. Staff notes that the submitted site plan does not reflect that gravel will be removed from the site. Staff recommends a condition of approval that the gravel be removed and replaced with grass seed in an appropriate time frame.
- Staff recommends a condition of approval for staff to approve of a Landscape Plan that provides screening of the parking lot.

Analysis

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

Proposed Use

- The applicant is requesting a Special Use Permit for Indoor Recreation to operate a private indoor baseball training facility at 9426 Corsair Road.
- The subject property consists of a ±12,000 square foot industrial building on a ± 1-acre lot located within the Airport Industrial Park.
- The subject site would be a new franchise location for the business known as Triple Crown Training which facilitates the "Top Velocity Academy Program", a baseball training program that consists of high-quality equipment, curriculum, and coaches.
- Existing franchise locations are:
 - Top Velocity Head Quarters located in Covington, Louisiana
 - Top Velocity York located in York, Pennsylvania
 - Top Velocity Dayton located in Moraine, Ohio
 - Top Velocity Charlotte located in Pineville, North Carolina
 - Top Velocity Argyle located in Argyle, Texas
 - Top Velocity San Diego located in San Diego, California
 - Top Velocity Burlingame located in Burlingame, California
 - Top Velocity Central Long Island located in Bohemia, New York
 - Top Velocity Boca Raton located in Boca Raton, Florida
 - Top Velocity Nampa located in Nampa, Idaho
 - Top Velocity Salado located in Salado, Texas
- The applicant stated that the space is still intact from the previous baseball training facility that used the space.
- Per the submitted ALTA/NSPS Land Title Survey, the vestibule is 31.79' x 60.90' (per the submitted floor plan, the vestibule is approximately 39' x 9' 6" and has two bathrooms). After entering the vestibule, patrons would then enter the turf and netted area that is approximately 109' x 79'.
- Per the submitted floor plan, there will be a 2' x 6' counter for retail products, ancillary to their use but a staple part of their Top Velocity Academy Program since they offer nutritional guidance and supplements as part of the program. The submitted floor plan shows that the counter will be in the very front of the space.

- Per the submitted floor plan, there will be 5 pitching and throwing lanes in the approximately 18'7" x 47' 8" room in the rear of the space. The floor plan also shows an approximately 18'7" x 47' 8" weight room next to the pitching/throwing room.
- Per the submitted business operations letter, the business would have 4 employees on-site (2 of the 4 are the main coaches).
- The business intends to have the training facility mainly for players that are members of their program. Per the submitted business operation letter, the business would allow teams to have a contract with the business. The teams would have an assigned time to be at the facility. The teams will have 2 days a week of 2-hour training.
- Per the submitted business operation letter, the business would have 2 programs, Top Velocity Academy Program and Start Right Training. The Start Right Training program would occur 2-5 days a week for 8 weeks. The Top Velocity Academy Program brochure is attached to this staff report; according to the Top Velocity website, this program operates 5 days a week.
- The proposed business hours of operation are Monday through Sunday: 7:00am-11:00pm which is the permissible hours of operations listed in the Zoning Ordinance. The applicant stated in the business operation letter that the peak hours would be from 5:00pm-9:00pm.
- The submitted site plan shows that the trash bin will no longer be located indoors or visible from the right-of-way, rather it will be behind the existing chain link fence in the rear of the property.
- Trash enclosure standards are mentioned in the Zoning Ordinance are as follows:
 - Shall not exceed 144 square feet.
 - Shall not exceed 15 feet in height.
 - Shall maintain a minimum distance of 10 feet from any lot line.
 - Shall maintain a minimum distance of 10 feet from the principal building.
- Trash handling standards are mentioned in the Municipal Code as follows:
 - Except containers fully enclosed within a building, refuse containers shall be enclosed.
 - The enclosure shall be solid faced and constructed of wood, masonry or similar materials that are aesthetically pleasant in appearance. Chain link or similar types fencing shall not be used for this enclosure. Enclosure materials should be constructed of the same material as the main building structure.
 - Any masonry structure built or used for the screening of dumpsters or trash containers shall be constructed on a concrete base.
 - Any fence or wall required under this section shall have a height no less than five feet, and no more than six feet.
 - A building permit is required to construct any enclosure.

Parking

- Concurrent with the Special Use Permit request, the applicant is requesting a parking adjustment for the required number of parking spaces associated with the proposed Indoor Recreation use.
- The applicant has stated their intention is to have their business operate by pick up and drop off.
- The previous baseball training business that was at this location (National Rhino Sports Academy) had a maximum operation of 2 teams (approximately 24 people including the coaches); the previous baseball training business was required to provide 6 parking spaces. Staff at the time referenced the maximum operating occupancy.
- The current Zoning Ordinance requires 1 parking space for every 200 square feet for Indoor Recreation use, which equates to a requirement of 60 parking spaces.
- The submitted ALTA/NSPS Land Title Survey shows that there are 7 existing parking spaces provided on the subject site (per the submitted site plan, the existing parking spaces adjacent to the building will be reduced to 6 parking spaces for the ADA space to achieve compliance).

- Staff would like to emphasize that the ALTA/NSPS Land Title Survey also shows a 60-foot drainage easement in the rear of the property, which seems to be standard for several of the nearby lots within the Airport Industrial Park Subdivision. There are some lots in the subdivision which have a lesser width drainage easement while this property has a more substantial width of the drainage easement.
- The applicant is requesting to reduce the minimum number of required parking spaces from 60 parking spaces to 23 parking spaces. Staff notes that the applicant does not intend to propose parking within the rear 60' drainage easement.
- The submitted site plan shows the rear of the subject lot is gravel. Staff requested that the gravel be removed and replaced with grass. Staff recommends a condition of approval that the gravel be removed to ensure that there are no drainage impacts, excess impervious surface coverage, nor parking expansion on gravel (gravel is a prohibited parking surface).
- The submitted site plan shows that there is an existing landscape block wall along some of the proposed parking spaces on the west side of the parking lot. Where there is a landscape block wall, there is a proposed pavement setback of approximately 1.12'-1.55' (required is 5'). Where there is no landscape block wall, there is proposed pavement setback of approximately 1.43'-2.08' (required is 5'). Additionally, the applicant is not proposing curb and gutter as required for the new parking area. Staff notes that while the existing landscape block wall also halts vehicles similar to a curb, the site would still not follow the required curb and gutter requirement.
- The required minimum drive aisle width is 26'. The submitted site plan depicts a 16' drive aisle width between approximately 6 parking spaces and the existing loading dock on the north side of the parking lot. Additionally, staff requested confirmation that the loading dock slope would not impact vehicle movement when parking in these parking spaces. Staff recommends that the north parking spaces be utilized only by employees who are aware of the pavement sloping. The Plan Commission can also consider a railing be added as a condition of approval.
- The Landscape Ordinance requires that parking lots include landscaped parking islands at a ratio of 1:10. To maximize the number of parking spaces, the applicant is not proposing landscaped parking islands at this site.
- The Landscape Ordinance requires parking lots with more than 3 proposed parking spaces be adequately screened. Staff recommends a condition of approval for a landscape plan that provides additional plantings that screen the proposed parking lot.

Standards for Parking Adjustments

Article 7 Section B Part 5 in the Village Ordinance provides for parking adjustments to the minimum number of parking spaces required, subject to case-by-case approval by the Plan Commission. The following provisions and factors shall be used as a basis to adjust parking requirements:

1. Evidence That Actual Parking Demands will be Less Than Ordinance Requirements. The petitioner shall submit written documentation and data to the satisfaction of the Plan Commission that the operation will require less parking than the Ordinance requires.
2. Availability of Joint, Shared or Off-Site Parking. The petitioner shall submit written documentation to the satisfaction of the Plan Commission that joint, shared, or off-site parking spaces are available to satisfy the parking demand.
 - a. Agreements shall be provided which demonstrate evidence that either parking lots are large enough to accommodate multiple users (joint parking) or that parking spaces will be shared at specific times of the day (shared parking, where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours.)

- b. Off-site parking lots may account for not more than 50-percent of the required parking and shall be located not more than three-hundred (300) feet from the principal use that it is intended to serve."

Standards for Special Uses

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. 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 during the Public Hearing, 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.

Affirmative Motions

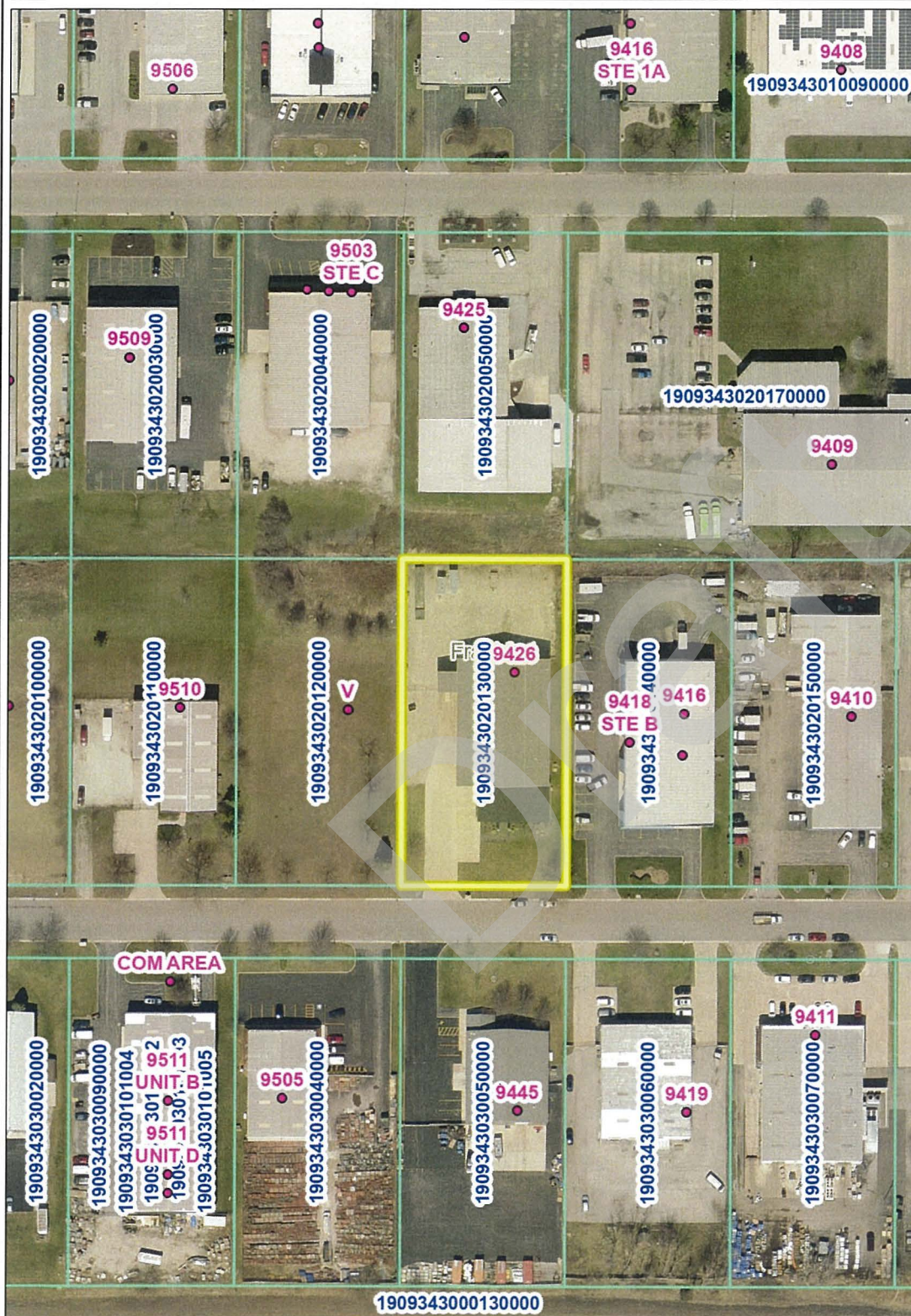
For the Plan Commission's consideration, staff is providing the following proposed affirmative motions:

1. Approve an adjustment to reduce the minimum number of required parking spaces from 60 parking spaces to 23 parking spaces as depicted on the submitted site plan, subject to final engineering approval.
2. Recommend the Village Board approve a Special Use Permit for Indoor Recreation (baseball training facility) in the I-1 Light Industrial District for the property located at 9426 Corsair Road, Frankfort, IL 60423 (PIN: 19-09-34-302-013-0000), in accordance with the submitted plans, public testimony, and findings of fact, and conditioned upon:
 - a. Implementation of 15-minute breaks in between the offered scheduled time slots for any group trainings/classes, to accommodate parking space turnover;
 - b. Staff approval of trash enclosure details that comply with the requirements listed in the Municipal Ordinance and Zoning Ordinance within 24 months of approval;
 - c. Staff approval of a Landscape Plan;

- d. The business shall require that only employees park in the north 6 parking spaces, unless a railing is implemented to delineate the parking spaces and the loading dock slope; and
 - e. Removal of existing gravel within 24 months of approval.
- 3. Recommend the Village Board approve the Variation request to reduce the required minimum pavement setback from 5' to 1', on the property located at 9426 Corsair Road, Frankfort, IL 60423 (PIN: 19-09-34-302-013-0000), in accordance with the reviewed plans, public testimony and findings of fact.
- 4. Recommend the Village Board approve the Variation request to waive the required curb and gutter for a parking lot expansion area, on the property located at 9426 Corsair Road, Frankfort, IL 60423 (PIN: 19-09-34-302-013-0000), in accordance with the reviewed plans, public testimony and findings of fact.
- 5. Recommend the Village Board approve the Variation request to waive the reduce the required minimum drive-aisle width from 26' to 16', on the property located at 9426 Corsair Road, Frankfort, IL 60423 (PIN: 19-09-34-302-013-0000), in accordance with the reviewed plans, public testimony and findings of fact.
- 6. Recommend the Village Board approve the Variation request from the Landscape Ordinance to waive the landscape island that is required for every ten parking spaces in a parking row, on the property located at 9426 Corsair Road, Frankfort, IL 60423 (PIN: 19-09-34-302-013-0000), in accordance with the reviewed plans, public testimony and findings of fact.



-  Address Points
-  Parcels
-  Townships



Notes

Date: 3/1/2024

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@willcountyllinois.com.

Site Visit Photos Taken on 3.1.24



SITE VISIT PHOTOGRAPHS TAKEN 7.18.24 AT 9246 CORSAIR ROAD















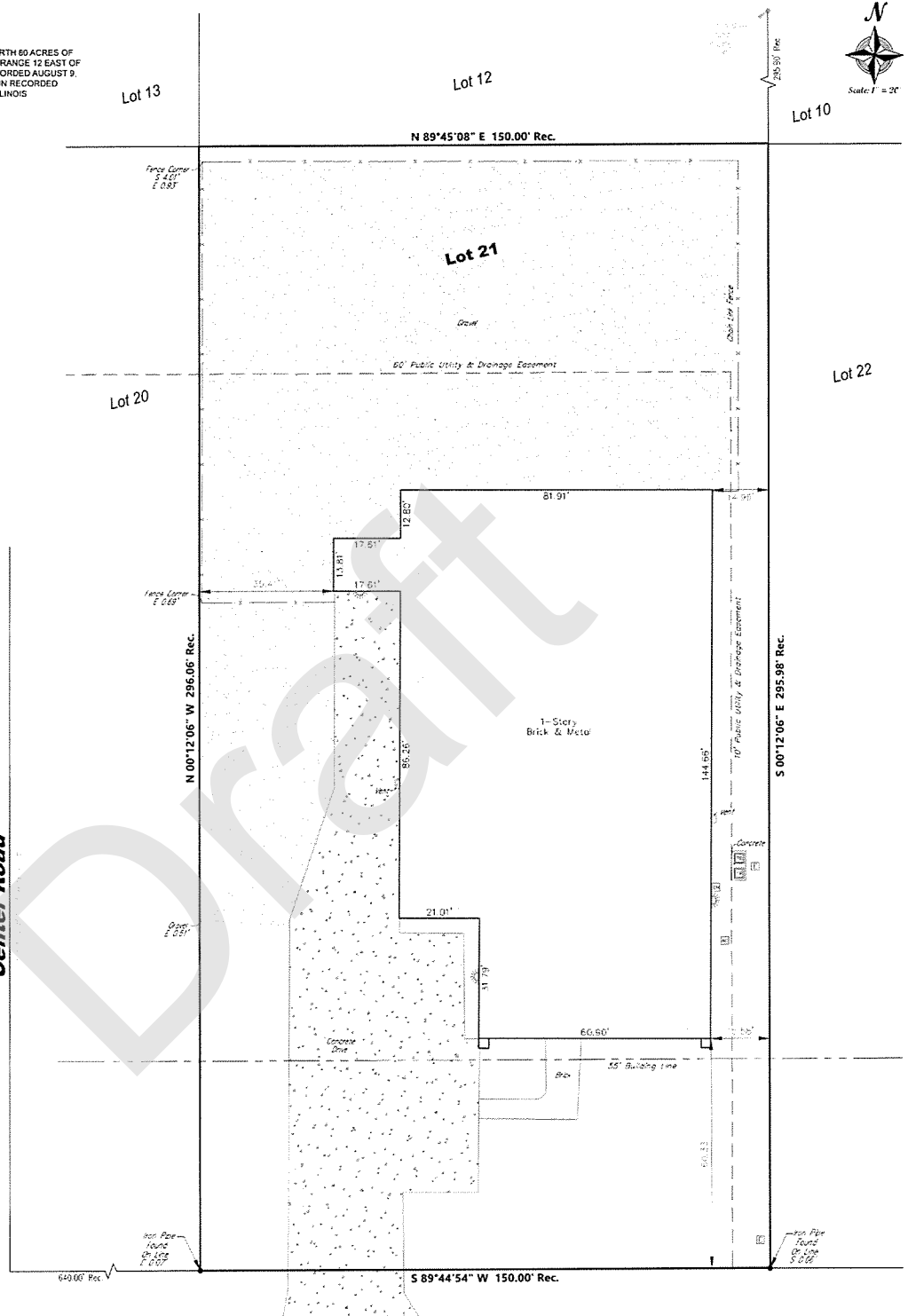






PLAT OF SURVEY

LOT 21 IN AIRPORT INDUSTRIAL PARK, A SUBDIVISION OF PART OF THE NORTH 60 ACRES OF THE SOUTHWEST QUARTER OF SECTION 34 TOWNSHIP 35 NORTH AND IN RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1985, AS DOCUMENT NUMBER R88-33759 AND CERTIFICATE OF CORRECTION RECORDED OCTOBER 21, 1995, AS DOCUMENT NUMBER R88-55495, IN WILL COUNTY, ILLINOIS



Legend

- Set 1/2" Iron Pin
- Found Iron Pin
- X Found Cross

Surveyor's Notes

1. Field Work Completed on 9-28-21
2. Prepared for Robert A. Egan, P.C. for real estate transaction.
3. Site Address: 9426 Corsair Road, Frankfort, IL 60422
4. Pin No.: 19-05-34-352-613
5. The easements shown hereon are provided from the current site and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the client's responsibility to verify the location of all utilities, whether shown or not, and protect said utilities from any damage.
9. All building dimensions and lies are to the current siding material and not to the foundation.
10. Bearings are assumed.
11. No boundary corners were set at time of field survey. Boundary corners will be set a later date.
12. This plat was prepared with the aid of Fidelity National Title Insurance Company Map Number WJ21030738 dated July 30, 2021.

State of Illinois: SS

County of Lake: SS

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found on the ground. Given under my hand and seal this 28th day of September, A.D. 2021, at Lake Zurich, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Gloria Jean Koter

Professional Land Surveyor Number: 035-003323
License Expiration Date: 11-30-25

Seal of Gloria Jean Koter, Professional Land Surveyor, No. 035-003323, State of Illinois, License Expiration Date 11-30-25.

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

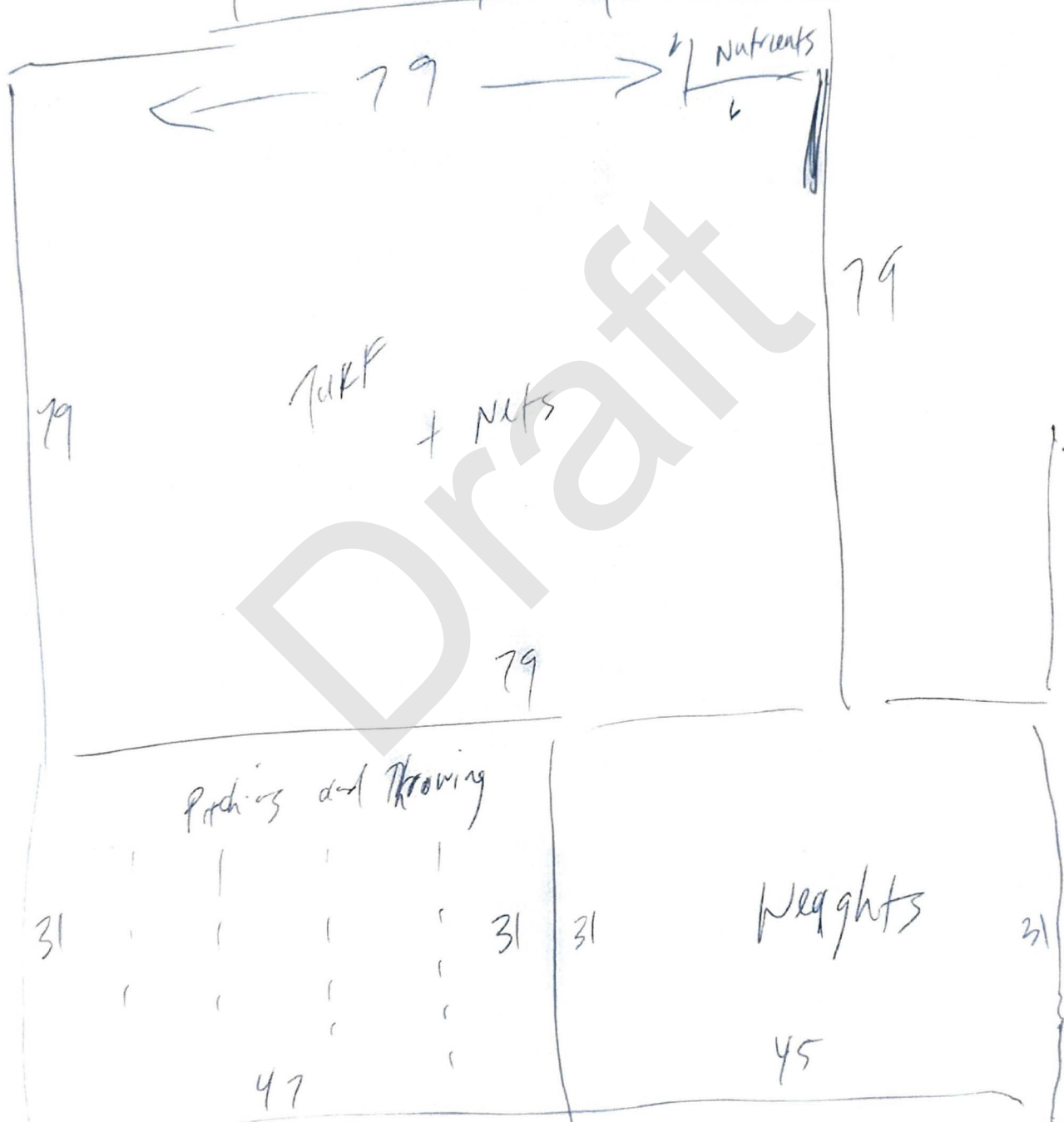
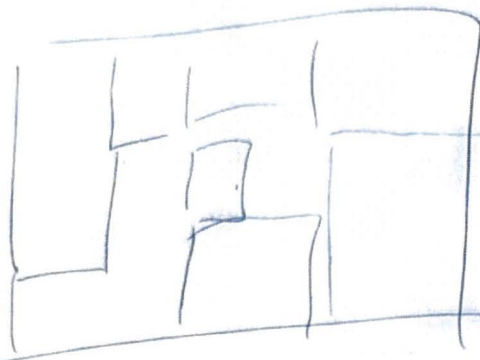
| | | |
|----------------|----------------|----------|
| Drafted By: ER | Field Work: DA | 10-11-21 |
| Revision | | Date |
| | | |
| | | |
| | | |
| | | |

Land Surveying Services, Inc.

1000 West Lake Street, Suite 100
Frankfort, Illinois 60422
Phone: (815) 847-1234 Fax: (815) 847-1235
Email: info@landsurveyingservices.com Website: www.landsurveyingservices.com

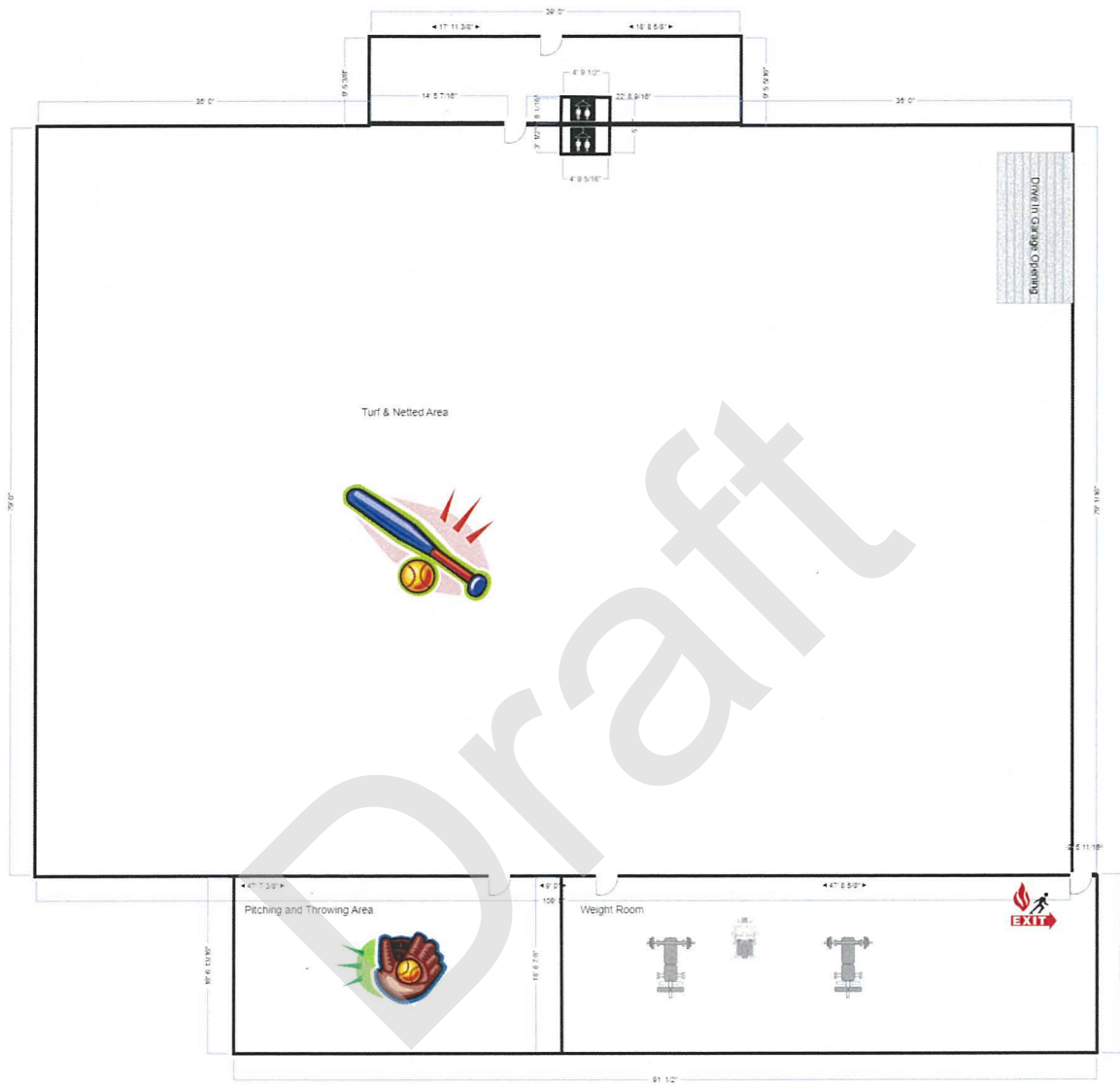
| | | |
|-------------------------------|-----------------|---------------|
| Field Work Completed: 9-28-21 | Scale: 1" = 20' | Date: 9-29-21 |
| Site Address: | | |
| 9426 Corsair Road | | |
| Frankfort, Illinois | | |

| | |
|-------------------------------|-------------------------------------|
| Job Number LS211667 | Sheet Name PLAT OF SURVEY |
| Sheet Number SURVEY | |



From: [Legacy Advisor](#)
To: [Amanda Maroney](#); [Conny Stallings](#); [Cedric Stallings](#); [D.J.](#)
Subject: Floor Plan 661
Date: Thursday, February 22, 2024 4:12:44 PM
Attachments: [Triple Crown Training Floor Plan.png](#)

CAUTION: This e-mail originated outside of the Village's email system.
DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.



See attached

SITE PLAN

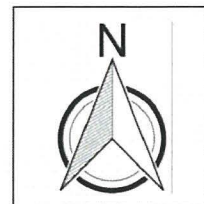
9426 Corsair Rd

Frankfort, IL 60423

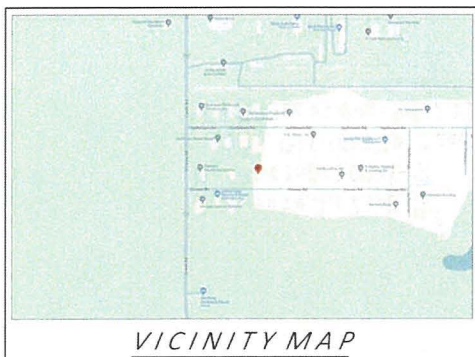
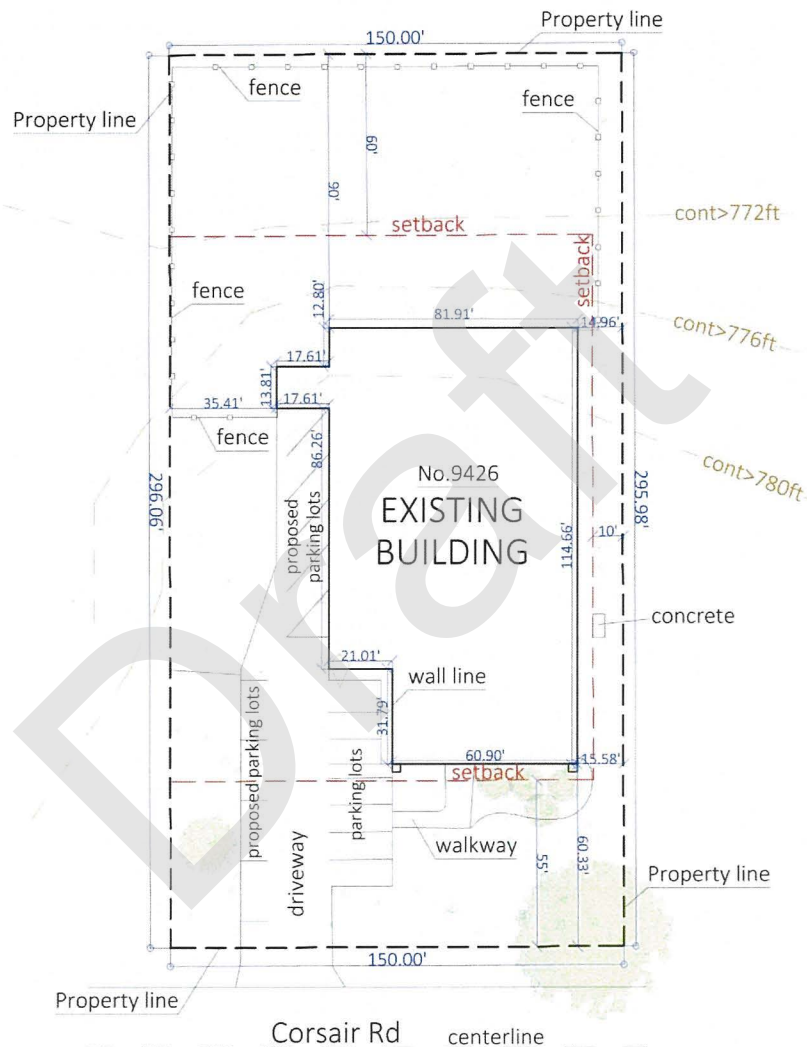
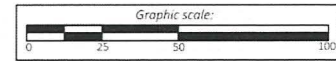
Parcel ID: 19-09-34-302-013

Lot area: 1.02 Acres

Paper Size: 11"x17"



scale 1"=40'



From: O H
To: [Amanda Martinez](#); [Adam Nielsen](#); [Michael Schwarz](#); [Legacy Adviser](#); [Cutrice Stallings](#); [Corey Stallings](#)
Subject: Re: 9426 Corsair Rd - Triple Crown Training DOCS
Date: Wednesday, March 13, 2024 9:18:43 AM
Attachments: [We sent you safe versions of your files.msg](#)
[Certified mailing 031124.pdf](#)

CAUTION: This e-mail originated outside of the Village's email system.
DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Certified mailing 031124 sent.

On Mon, Mar 11, 2024 at 7:53 PM O H <ohassad1@gmail.com> wrote:

Attached is the site plan purchased from <https://getsiteplan.com/> which shows the proposed parking. There are 15-18 parking spots available on the existing concrete (not including the street parking available).

I do not believe this was necessary to purchase as the plat of survey shows the same information. I am doing this to comply with the Frankfort Code.

I have already expressed my frustration via email and in person regarding the disregard for enforcing codes across the board. Truly, this makes me feel like it's discriminatory as it is blatantly obvious my neighbors are not following code.

- I purchased this property in 2018. It was still set up as National Rhino Sports Academy when I received ownership. Clearly there was an existing baseball training academy 2012-2015 without issue, otherwise if there was a special permit or parking issue, the building would have been up to code prior to my purchase. Triple Crown Training is a drop off operation. There is still adequate parking available on the driveway. There is also free street parking. Triple crown can easily follow National Rhino Sports Academy's workflow operation to avoid the parking issue before I invest 100k+ into asphaltting the property.
- Image 1 attached shows my Property and neighbors'. Clearly they are not up to code as they asphalted beyond the easement and the city did nothing about it. You are trying to force me to asphalt but I can only asphalt 60ft away from the property line. The Neighbor is now causing me an issue with water running off into my property because they did not follow code and you did not enforce it upon them.
- Image 2 + 20240309_124756.jpg + 20240309_124811.jpg attached: The property on 22763 S Center Rd, Frankfort, IL 60423, Arctic Snow and Ice Control has gravel parking during business hours and overnight. This is not code.

Please keep the scheduled public hearing regarding 9426 Corsair Rd. If this is removed from the agenda, my legal team is prepared to take action.

Triple Crown Training
Top Velocity Performance Center (Chicago - South)

Total of 4 employees Rotating between Trainers and Office staff.

Prime Hours: 5-9pm M-F = 20 hours per week /80 hours per month

Revenue Generators:

- 8 Teams
- 30 Academy Members
- 30 Start Right Members

Business Model Review:

1. Team Contracts: 8 teams. Use of facility at assigned times which includes 2xs a week for 2 hours with access to 2-3 lanes.

2. Top Velocity Academy Program

3. Start Right Training: 2xs a week for 8 weeks for players 14 and under

WHAT IS TOP VELOCITY?

TopVelocity is a game-changer in the world of baseball player development programs.

As the undisputed leader in the field, Top Velocity offers exciting and customized training programs that are designed to help athletes of all levels and positions unlock their true potential on the field.

TopVelocity is revolutionizing the way athletes train and perform by offering the most complete cutting-edge science-based training system in the game that produces results while preventing injury.

With the latest in advanced technology, including an artificial intelligence-driven player evaluation system, Top Velocity is able to establish an exact "roadmap" for each athlete to achieve elite levels of performance.

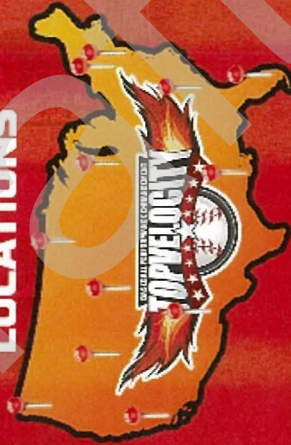
If you're ready to take your game to the next level, TopVelocity is the training program for you!



START NOW



LOCATIONS



TopVelocity Performance Centers are franchise locations offering the same high-quality training program as TopVelocity Headquarters. With state-of-the-art equipment, personalized coaching, and a comprehensive training curriculum, TopVelocity Performance Centers are specifically designed to enhance overall athletic performance.

www.topvelocity.center

UNLEASH YOUR
FULL POTENTIAL



PERFORMANCE
Centers

THE MOST **ADVANCED** PLAYER
DEVELOPMENT PROGRAMS IN
THE GAME!

HOW CAN WE HELP YOU?



PERFORMANCE
Centers

TRAINING OPTIONS

PLAYER EVALUATION

The Top Velocity Evaluation is an essential step for athletes entering into our training programs to establish current ability and assign training goals.



START RIGHT TRAINING

This program is designed to introduce beginner methods of TopVelocity Training.



TOPVELOCITY ACADEMY MEMBERSHIP

Each player receives a complete evaluation with a customized training platform to follow under the guidance of a certified instructor.



TOPVELOCITY REMOTE COACHING

If you can't travel to headquarters or join a local TopVelocity Performance Center, you can get started with a personal coach thru TopVelocity Remote Coaching.



CALL NOW

1-985-TOPVELO

WHAT MAKES TOP VELOCITY UNIQUE AND SPECIAL

- EDUCATION OF OUR ATHLETES
- SCIENCE BACKED TRAINING
- EVALUATION SYSTEM UTILIZING A/I
- SPECIALIZED TRAINING EQUIPMENT
- PROPRIETARY DRILLS
- CUSTOMIZED TRAINING APP
- INJURY PREVENTION
- RESULTS

www.topvelocity.center

UNLEASH YOUR
FULL POTENTIAL



[HOME](#)

[LOCATIONS](#)

[FRANCHISE INFO REQUEST](#)

[CONTACT](#)



TOP VELOCITY PERFORMANCE CENTERS

IF YOU WANT TO TRAIN WITH THE BEST PLAYER DEVELOPMENT PROGRAM IN THE NATION, TOP VELOCITY IS THE PLACE TO BE!

THE PURPOSE OF TOP VELOCITY PERFORMANCE CENTERS

In 2020, due to the overwhelming demand of coaches and players throughout the world, Top Velocity™ set out on a mission to bring Top Velocity™ methods to local communities. Through

our licensed facilities and certified instructors thousands of aspiring athletes will now have unlimited access to Top Velocity™ training methods in their hometown.

Top Velocity™ programs are specifically designed to enhance the overall athletic performance in all skilled movements of baseball and softball athletes. Regardless of your specific position on the field we have a program for you.

The Top Velocity™ System of training provides the best player development program in the world with a progressive curriculum of Science-Based training methods that is proven to help every athlete reach their full potential. From 6-year-old athletes to the Pros, the Top Velocity program provides a proven way to improve your athletic performance NATURALLY while reducing the risk of injury.

Top Velocity Performance Centers are an extension of Headquarters and provide a local training option while maintaining Top Velocity™ standards through our live virtual training.

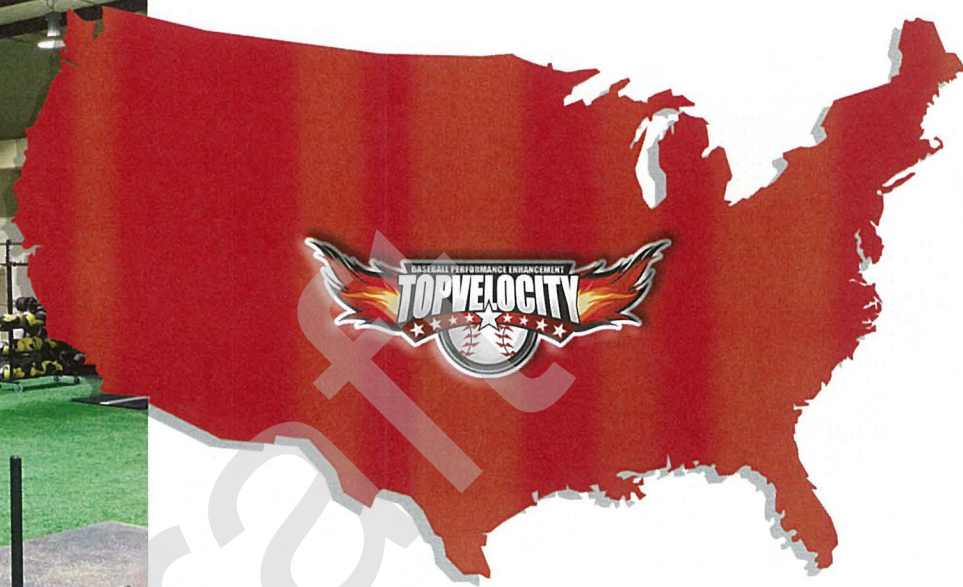
Find your nearest location and schedule to attend our next event to experience why Top Velocity™ has been the industry leader in player development training for 15+ years, helping thousands of coaches and athletes of all ages through our proven science-based biomechanical training systems.

THE TOP VELOCITY PROGRAM

What is TopVelocity Baseball Training?



FIND A LOCATION



TAKE A LOOK INSIDE OUR FACILITIES



START TRAINING NOW!

Each affiliate location follows the successful training format developed over the past 15+ years that has produced more 90+mph testimonials than any other training program in the game.

Whether you are just beginning your training or an elite performer looking to increase your performance, Top Velocity and Top Velocity Performance Centers have a program to fit your needs.

STEPS TO MEMBERSHIP:

PLAYER INTERVIEW



First step is to schedule your FREE Player Interview to discuss your goals. Once you enter the facility you will see there is something special happening in a Top Velocity Performance Center. You will meet with a staff member who will take you on a tour of the facility pointing out all the special features of a Top Velocity Performance Center. Make sure to review the goal banners which will outline how to reach your goals.

PROGRAM RECOMMENDATION



Following your interview you will be provided our best program recommendation based upon your age, skill level, and goals.

Standard Program Options:

- Start Right Intro Clinic (2 days a week)
- Start Right Training (5 days a week)
- Top Velocity Academy Training Membership (over 12yoa – 5 days a week)
- Clinic
- Camp

MEMBERSHIP SELECTED



Once you have selected your program you will be registered for your Training Group or specific class. Each athlete will establish their Top Velocity account and will be provided access to education, training, and evaluation systems through an application on their phone or internet login. All of our training memberships start with the Complete Evaluation to establish a baseline

of performance and will be provided a customized training program through our artificial intelligence programming. If you have selected a clinic or intro class you will receive a base evaluation to establish general performance metrics to educate the athlete of their current performance level. As with all of our introductory clinics, classes, and workshops, we encourage each athlete to take the next steps towards our unlimited membership options to start training with a customized training program in our academy program.

PLAYER EVALUATION



The proprietary Top Velocity evaluation assesses over 50 individual measurements which are entered into the Trademarked Top Velocity Artificial Intelligence Program to establish a baseline and assess the athletes current ability. Once the data is entered the athletes will receive their customized training program with a roadmap to elite metrics.

The Top Velocity Evaluation is an essential step for athletes entering into our training programs for the following reasons:

1. Establish a baseline of current ability
2. Assign Customized Training
3. Establishment future Goals
4. Records and Monitors Progress

The Top Velocity evaluation is recommended every 2-4 weeks for those who select the Top Velocity membership. After the initial evaluation, each athlete and parent meets individually with a Team Member to review the results.

3X/2X VELOCITY CAMP



The 3X Pitching Velocity Programs and the 2X Position Player Programs were built to develop the healthily high velocity athlete. This is the premier offering and the program that has built the success of Top Velocity. Each player joining a membership will be provided the complete camp training with Certified Instructors in your affiliate location who will work directly with your athlete following Coach Brent via live remote broadcast from headquarters. This is the \$2997 program for the 2 day training and will be included in your Top Velocity Performance Center Membership at a discount.

START RIGHT TRAINING



The Start Right Training Program is provided for the 4 weeks following the attendance of the 3X/2X Velocity Camp to ensure proper proficiency in all med ball and throwing drills. Weekly training times provide the instruction needed to master these drills. For the Athletes who are not interested in the full commitment of the Membership, they have the option to begin training through the Start Right Intro Clinic which walks an athlete through the Beginner Drills over a 4-8 week program. After completing the intro clinic, athletes who qualify are invited to apply for membership with all its benefits.

TOP VELOCITY ACADEMY



After the player is properly onboarded into their training program they are provided their customized Top Velocity Training application on their phone for ease of instruction. Athletes are placed in training groups to follow their 5 day a week training program.

REACH YOUR GOALS

Start your customized training platform and study all materials to further your understanding of what it takes to be a professionally trained athlete. Re-evaluations should be performed every 2-4 weeks to establish your next level of training. Follow the program and reach your goals!

WHY TOP VELOCITY GETS RESULTS!

Start Building Your Baseball Franchise NOW!



WHAT MAKES TOP VELOCITY DIFFERENT?

COMPLETE EVALUATION

With the proprietary Top Velocity evaluation you have the best player evaluation system in the game. No matter what level you are currently we will make you better.

EDUCATION

We pride ourself on educating our athletes and providing scientific data to substantiate our findings. Top Velocity recommendations are not an opinion but are rather based on science to allow each athlete to follow a system that produces results as compared to the traditional anecdotal information provided by most coaches.

MOBILITY TRAINING

A cutting-edge mobility routine to unlock your bodies power production and reduce injury.

DRILLS

A proprietary medicine ball overload velocity training program in addition to a complete throwing program that significantly reduces injury.

OLYMPIC LIFTING

A Science built strength and conditioning program to optimize mass, power, and motor control to develop an explosive elite athlete.

ANAEROBIC CONDITIONING

To enhance high performance stamina and recovery.

NUTRITION PROGRAM

The purpose of this program is to educate the athlete regarding optimal nutrition as part of optimizing performance and remove misinformation currently on the market.

PITCH DEVELOPMENT

Once on the training program our athlete's have an opportunity to develop a more complete arsenal through advanced analysis of spin, pitch grip, and ball release techniques used by the Pro's.

CUSTOMIZED PROGRAMS

Each of our athletes will receive a customized training program following a complete biometric evaluation. Our proprietary evaluation and trademarked Artificial Intelligence program develops an exact roadmap for each athlete to reach elite metrics following their training program.

OTHER WAYS TO START WITH TOP VELOCITY!

CLINICS

Not all players are ready for our membership and training model. Clinics are a great way to get started and learn better techniques. Clinics offered are Throwing Velocity, Hitting Velocity, Catcher Sub 2.0, Weight Training, Speed & Agility, Arm Care, and Nutrition.

START RIGHT INTRO CLINIC

The Start Right Intro Clinic is a program designed primarily for the under 12 age group to introduce the Top Velocity methods to athletes covering a course format of 10 different training agendas focused on throwing and hitting skills development. This training will teach younger athletes proper mechanics and introduce advanced training methods in a class setting.

Following this training, athletes are eligible to select the Start Right Training Membership which provides up to 5 day a week training for the committed athlete.

SEASONAL TRAINING

For the multi-sport athlete, our seasonal training programs offer an instructor led program designed to fast-track an athlete through the Top Velocity methods. The programs include Off-Season, Pre-Season, and In-Season group instruction.

HOLIDAY OR SUMMER PROGRAMS

These programs are designed for fun and education. Each session includes instruction in Top Velocity methods and competitive games to keep your young athlete active during the school breaks.

TEAM TRAINING

The Team Training program is a special offering that provides a weekly scheduled workout program for teams looking for an edge. Each session provides a dynamic warm-up, TopV med ball drills, baseball drills, and finishes each session with speed & agility training. Teams are encouraged to use the batting cage prior to workouts to maximize their training time. Each athlete will receive periodic evaluations to establish a baseline and monitor development throughout the program.

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Chair Schaeffer expressed her general agreement with the proposal.

Commissioner Markunas said that the materials were well suited for the architecture.

Mike Schwarz explained the removal of the variation for the proposed metal roof. He stated that staff took a conservative approach in interpreting the language in the Zoning Ordinance. Upon further review of the language, staff determined that a variation for the metal roof is not required. He said that the requirement for the masonry siding has always been in the Zoning Ordinance and therefore this variation still applies. The property is not located within the downtown boundary and therefore the Residential Design Guidelines within the 2019 Comprehensive Plan do not apply.

Chair Schaeffer said that the property is almost entirely surrounded by commercial uses. She said that an all-brick exterior could appear monotonous and that the proposed house is “anti-monotony”.

Motion (#16): Recommend the Village Board approve a variation request to allow non-masonry siding for first floor and second-floor building materials on a house proposed on Lot B in the Aurthur T. McIntosh and Company’s Kean Avenue, S. 95th Ave. (19-09-22-300-025-0000), in accordance with the reviewed plans, public testimony and Findings of Fact.

Motion by: Markunas

Seconded by: Jakubowski

Approved: (5-0)

F. Non-Public Hearing: Triple Crown Training

Amanda Martinez presented the staff report.

Applicant David Wayne Posley Jr. approached the podium.

Commissioner Morris asked if they have operations in other states, if this location will be a franchisee and if the applicant could explain why they chose Frankfort as a location. The applicant replied that his clients are Frankfort residents, and that the operation will be a franchise.

Commissioner Markunas said that being a franchise, he is assuming that the parent company has design standards for how it looks. The applicant said that there are no plans to modify the existing building.

Commissioner Knieriem asked the applicant if he was the owner. The applicant responded that he is a representative of the owners and the lead instructors. Commissioner Knieriem asked if they would only focus on baseball if it was previously a Rhino Sports Academy

and if Triple Crown would own it. The applicant replied that they would only focus on baseball, that it was in fact a former Rhino facility and that Triple Crown would lease the building. Commissioner Knieriem asked if all sports activities would be indoor, and nothing would be outdoors. The applicant responded that was correct. The applicant said there would be no outdoor field to play baseball because this facility would only be used for training and practice. Commissioner Knieriem said that there is a shortage of this type of use in Frankfort.

Chair Schaeffer asked if the facility would ever be rented out for parties or events. The applicant responded no.

Chair Schaeffer asked for comments regarding parking. She said that the gravel in the rear yard was not approved to be there and should be removed. It could either be restored with grass or it could be paved for a rear parking lot. She said that since the facility would be relatively large, that more on-site parking would likely be required. The applicant noted that they would likely prefer to pave the rear yard for parking. Mike Schwarz noted that any new parking lot on site would need to be reviewed for engineering compliance and would require curb & gutter, etc. The plans would need to be prepared by a licensed architect or engineer. The applicant asked the Commission how much parking he needs for the proposed use. Chair Schaeffer replied that that is what is being debated tonight. The applicant asked if there were any records showing that parking “spillover” was an issue when Rhino was there. Amanda Martinez noted that Rhino did not have any conditions for parking attached to their approval. She noted that the required parking for Rhino was based upon what the applicants said they needed at the time. However, the code technically states that the required parking must be based upon “maximum occupancy”, which would equate to 64 parking spaces, which probably won’t be able to fit on site. The applicant responded that this facility would be primarily for pick-up and drop-off of youths and that he’d prefer to not spend the money to pave a parking lot expansion.

Commissioner Markunas asked what the maximum occupancy would be of the facility. The applicant responded that there would be a maximum of 2 teams at once, or about 30 people. Chair Schaeffer said that most of the players will be young and not driving to the facility. Commissioner Knieriem said that typically, parents pick up and drop off children at once, which can lead to a mess of cars at once. He said that he would prefer it if the site plan could be reworked to provide a one-way entrance and one-way exit to allow proper circulation. He said that the existing 5-6 existing parking spaces would be deficient. He said that as an industrial property, he would not want kids being picked up in the streets, crossing the street or otherwise being in the street. He believed that approximately 34-40 on-site parking spaces would be required. Mike Schwarz noted that the property could not exceed an impervious lot coverage of 80% and to keep that in mind.

Commissioner Markunas said that he estimates 2/3rds of the parents would sit in the parking lot and read a book while waiting for practice to end. As such, parking will be required on-site. Amanda Martinez noted that on-street parking does not technically count toward the amount of required parking. There was general discussion regarding the amount of parking that should be required. The Commission seemed to agree that 30 spaces would be required.

Commissioner Knieriem asked if a trash enclosure was considered, taking into account turning movements for emergency vehicles. Commissioner Markunas asked the applicant if they received proper directions. They replied yes.

G. Public Comments

None.

H. Village Board & Committee Updates

Mike Schwarz noted that the following projects were approved by the Village Board at its meeting on March 4, 2024:

- The Voorn Lawndale Subdivision (preliminary and final plat); and
- The 39 and 49 E. Bowen Street Wall Massing Variation (Ord. 3441).

I. Other Business

None.

J. Attendance Confirmation (March 21st, 2024)

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

Motion (#13): Adjournment 8:58 P.M.

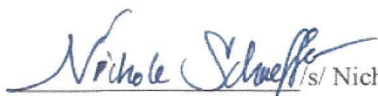
Motion by: Jakubowski

Seconded by: Knieriem

The motion was unanimously approved by voice vote (5-0).

Approved March 21st, 2024

As Presented _____ As Amended ☒



/s/ Nichole Schaeffer, Chair



/s/ Secretary

No one else wished to speak.

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

Motion by: James

Seconded by: Knieriem

Approved by voice vote: (5-0)

Motion (#6): To recommend to the Village Board approval of the Plat of Vacation of a portion of the unimproved Ash Street public right-of-way, totaling approximately 5,209 square feet in area, generally located at the southern terminus of Ash Street, in accordance with the approved plans and public testimony, and subject to any necessary technical revisions prior to recording.

Motion by: Jakubowski

Seconded by: James

Approved: (5-0)

D. Public Hearing: 9426 Corsair Road – Triple Crown Training/Top Velocity

Amanda Martinez presented the staff report.

The applicant, Corey Stallings, approached the podium. He said that he's a new resident in Frankfort. He said that this would be his business and he'd be a baseball coach. He asked if the Commission had concerns about parking on-site. He said that there would never be any more than 10-15 players at any point, nor more than one team at any time. He noted that most students arrive via carpooling, typically 3-4 kids per car, and that he does not encourage parents to stay on site to stay with their kids. He said that weekends would be the busiest times.

Chair Schaeffer asked Mr. Stallings if he was the prospective business owner. He said yes, but he would not be the building owner. Chair Schaeffer said that the Commission needed to determine the appropriate amount of parking required, but in order to do that, they needed to sort out the site plan revisions that are needed.

The building owner, Omar Hassad, approached the podium. He said that the building used to house a baseball training facility and that his proposal would be exactly the same. He said that he doesn't need the money generated by the facility, but rather he wanted to find the right tenant for the building to be able to give back to the community. He said that he recently purchased the Walgreen's in Frankfort at Wolf Road and Laraway Road. He said that he would not invest another penny in Frankfort unless he's able to get approval for the baseball training facility. He said that he was willing to spend \$100,000 to pave the rear of the property for parking, but he cancelled the job once he found out that the parking lot would need to be set back 60' from the rear property line because of the drainage easement.

He said that there would be four employees and that everyone else usually carpools. He asked about the requirement for a trash dumpster and trash enclosure. He said that the proposed use would not generate trash. He said that he has pictures of other businesses in the area that have dumpsters without trash enclosures and wondered why his facility would require a trash enclosure. He said that he felt that a lot of roadblocks and obstacles had been put in place only for him and his tenant. He said that he has a problem when the code isn't applied equally to everyone.

Chair Schaeffer said that the Commission is focused on the request before them, not on other properties. She noted that the applicant's request for a Special Use Permit opens the process for the request to be reviewed per code and by the Commission. She noted that Village staff needed to look at the code for deficiencies and that some were found with his property. Specifically, she noted that the gravel was illicit, being placed in a drainage easement without approval from the Village. She noted that when the facility was operated by Rhino Sports Academy, the rear yard was grass, not gravel.

Mr. Hassad said that he would not change the property at all and would not provide any more on-site parking.

There was discussion among the Commission that the representative at the workshop meeting said that there would be a maximum of 2 teams, or 30 people, at any one time. Mr. Hassad said that the representative was incorrect and that there would never be more than 15 players. Chair Schaeffer asked the applicant to go on record stating that there would never be any more than 15 players at the facility at any time. Mr. Stallings agreed to this.

Mr. Hassad said that the PC/ZBA just approved a Special Use Permit for Bear Down Barbecue and waived all required off-street parking. Chair Schaeffer said that the commercial plaza containing Bear Down Barbecue has ample parking. She noted that the proposed baseball training facility could not technically count on-street parking toward the parking requirement. She noted that the baseball training facility was going to be popular and that there will likely be a high demand and there will be kids from everywhere that will come to this facility. She noted that many parents wouldn't be leaving during practice and would stay on-site.

There was some discussion that other properties in the area were not in compliance with the code requirements regarding parking lot improvements. Commissioner James said that the Village has a code enforcement department that can address other properties that are out of compliance, but that the PC/ZBA does not address code enforcement.

Chair Schaeffer said that she is trying to help the applicant be successful in the process, since the Board may not view the Special Use Permit request favorably if the site plan does not meet code.

Amanda Martinez said that when Great American Bagel, a few buildings to the east, came before the Plan Commission for a Special Use Permit, the request was approved with the condition that they improve their site for more parking. A site plan showing the parking lot improvements was attached to the ordinance that was granted.

Mr. Hassad asked the PC/ZBA for their word that the Village would force compliance on properties that are currently not in compliance with the code.

The conversation turned to the required off-street parking. Chair Schaeffer said that applicants must engage with a professional engineer, architect, or land surveyor to prepare a site plan that meets code.

Amanda Martinez called attention to the drainage easement in the rear yard and that there is still a lot of missing information on the site plan. Chair Schaeffer said that the drainage easement in the rear yard is large and that there may be a path to vacating all or a portion of the easement, but it would require engineering review. Amanda Martinez noted that they would need engineering review and approval to pave within the existing drainage easement if they chose that path. Mr. Hassad said that the rear yard still gets very damp and that the gravel helps the drainage otherwise it would have standing water and a mosquito habitat.

Chair Schaeffer asked that Mr. Stallings confirm the number of staff and their vehicles, and he said there would be 2 cars for staff, himself, and his wife and 12-15 kids at any one time. She clarified with Mr. Stallings that there would be no more than 15 kids at any one time. Mr. Stallings said that there would never be any more than 2 coaches at once. He said that the entire back room of the facility is dedicated for one-on-one training.

Commissioner Morris asked the applicant if they were considering travel teams, since they mentioned the White Sox. Mr. Stallings said that he is friends with the White Sox. Commissioner Morris said that in terms of moving forward, there is no data, that the story is changing, and they can't get to the business at hand. He said that the Commission needs to ensure safety. He again asked for more data and specifically more data about who their clients will be.

Chair Schaeffer said that the facility could also increase in popularity over time if it becomes more successful. Mr. Stallings said that the facility was intended to be successful from the start. He said that he'd have 10 teams on a rotating basis, but not more than 1 team practicing at a time. They would not be open until 3:30 p.m. during the school year.

Chair Shaeffer asked where high school students were going to park, because it's unlikely that they'll all carpool. Commissioner Knieriem said that they haven't yet addressed overlapping times of attendees.

Commissioner Morris said that at the workshop meeting, they had all agreed that 30 parking spaces were required. Commissioner Knieriem postulated that there are an average of 15 kids per team, about 3-4 instructors and 2 staff, equating to about 20 parking spaces. Mr. Stallings agreed with this. Commissioner Knieriem mentioned that the site plan should be reworked to remove the proposed parallel parking spaces because it seemed to go against the overall traffic flow. Mike Schwarz suggested that if the Commission members were amenable to allowing any off-site parking, coaches and high schoolers could park on the street to allow drivers with small children to park in the on-site parking spaces. Commissioner Knieriem recommended that the applicant work with an engineer to ensure proper striping of the parking lot, including ADA accessible spaces. He noted an instance from another community in the past where an ADA space was deficient by 1' and that it led to a lawsuit.

Chair Schaeffer asked the applicants how much time they need to prepare a site plan with engineering review. She said that April 11th is probably not realistic. She said they could aim for April 25th.

Motion (#7): To continue and keep open the public hearing until the April 25th, 2024, PC/ZBA meeting.

Motion by: Morris

Seconded by: Jakubowski

Approved: (5-0)

Chair Schaeffer recessed the Commission for a 5-minute break at 8:20 pm. The meeting resumed at 8:25 pm.

E. Workshop #3: 10211 W. Lincoln Highway – Rhumbar

Mike Schwarz presented the staff report.

The applicant, Joji Tirumalareddy, representing Tulips Chicago LLC dba Rhumbar, approached the podium and mentioned that he would like to rectify all issues as the rent on the property is increasing.

Chair Schaeffer responded that the restaurant use seems reasonable and that the one extra seat in the bar area that staff mentioned needs to be removed on the floor plan is fine for now since that will be changed prior to the public hearing.

Commissioner Jakubowski asked the applicant what the proposed hours of operation are.

The applicant responded that the business would operate from 11 a.m. – 12 a.m. during weekdays.



MINUTES

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

April 25, 2024 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

Call to Order: Chair Schaeffer called the meeting to order at 6:51 PM

Commissioners Present: Nichole Schaeffer (Chair), Brian James, Johnny Morris, Dan Knieriem

Commissioners Absent: David Hogan, Jessica Jakubowski, Will Markunas

Staff Present: Community & Economic Development Director Mike Schwarz, Planner Chris Gruba, Planner Amanda Martinez, Administrative Assistant Lisa Paulus

Elected Officials Present: None

A. Approval of the Minutes from April 11th, 2024

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

Motion (#1): To approve the minutes from April 11th, 2024.

Motion by: James

Seconded by: Knieriem

Approved: (4-0)

Chair Schaeffer asked members of the audience to raise their hands if they intend to provide testimony during any of the public hearings this evening. A number of people raised their hands. Chair Schaeffer then swore in those members of the audience wishing to provide testimony.

B. **Public Hearing: 9426 Corsair Road- Triple Crown Training/ Top Velocity (Ref#109)**

Amanda Martinez summarized the tabling request. There were no questions from the commissioners.

Motion (#2): To keep open and table the public hearing until May 23rd, 2024.

Motion by: Morris

Seconded by: James

Approved: 4-0

C. Public Hearing: Abbey Woods North (Ref #108) Public Hearing Continued from April 11, 2024

Christopher Gruba summarized the tabling request. He noted the applicant needed more time to gather additional information.

Motion (#3): To keep open and table the public hearing until May 9th, 2024.

Motion by: James

Seconded by: Morris

Approved: 4-0

D. Public Hearing: 9416 Gulfstream Road, Unit 2 – CV, LLC (Ref#106)

Christopher Gruba presented a summary of the staff report.

The property owner's representative Alex Genova and the business manager Sammy Nakhleh representing the business owner approached the podium.

Sammy Nakhleh stated commercial vehicles will be brought to the site after being purchased by their company. Decals on recently purchased vehicles will be removed and the vehicles will be then sold at the Manheim Auction. There will be no walk-in sales of vehicles. Every vehicle will be enclosed in the building.

Commissioner James asked if the vehicles are shipped or delivered to the site.

Sammy Nakhleh stated the vehicles purchased for the company are either shipped to the site or the company's employees will drive the vehicles back from the auction to the site. He added that it typically depends on the quantity of vehicles purchased and how far the purchased vehicles are located from the site.

Chair Schaeffer asked if they planned to do any auto repair or body work on the vehicles. Mr. Nakhleh responded no. He added they only remove existing decals from the body of the vehicle.

Commissioner Knieriem asked what benefit would their customer have purchasing a vehicle from CV, LLC versus purchasing directly from the auction themselves.

The applicant approached the podium. He stated the property owner, Greg Iser, could not attend this evening since he is feeling ill. The applicant stated he felt the barber shop will create a diverse addition to the plaza as well as fill current vacancy to complete occupancy. The owner of the property is also looking to sell.

The applicant stated there will be a very nice buildout in this unit, and the curb appeal will be kept up on the building. He added Greg knows it helps the economic climate of Frankfort and would like to fill the space. The barbershop does the straight blade shave and feels like this barbershop would be a nice addition to the plaza. He is going to sign a 5-year lease with an additional 5-year option and is looking for a long-term tenant. The barbershop is currently operating out of Oak Lawn with an existing book of clients.

Commissioner Knieriem asked why the building is for sale.

The applicant replied Greg would like to retire. He stated Greg lives in Frankfort and is ready to sell.

Commissioner Knieriem stated he thought Greg's son was part of the operation as well.

The applicant stated that Greg had appointed him, and that he has a local presence to head this project. He is working to help with the space.

Chair Schaeffer agreed on the straight forwardness of the matter.

Commissioner Markunas stated he would like to change the parking adjustment for the barbershop from requiring 9 spaces to requiring 5 spaces, so that all of the uses in the shopping plaza would require 79 parking spaces, and 79 spaces are provided on-site.

Chair Shaeffer stated that even though the proposed hours are until 9:00 pm and the restaurant will also be open, she presumed there would be a bell curve of customers for the barber shop in that there would be less customers later in the day.

Motion (#2): Approve an adjustment to the minimum number of required parking spaces from 9 spaces to 5 spaces to allow the existing 79 parking spaces on the property to serve the existing businesses and the proposed barbershop, in accordance with the public testimony.

Motion by: Markunas

Seconded by: Jakubowski

Approved: 7-0

C. Public Hearing: 9426 Corsair Road – Triple Crown Training/Top Velocity (Ref#109) Public Hearing continued from April 25, 2024

Chair Schaeffer asked if the applicant was in attendance.

Amanda Martinez responded that the applicant is not in the audience, so they may not be attending the meeting.

Chair Schaeffer stated a late site plan was submitted to staff the night before the meeting. She stated that staff did a high-level review of what was submitted and it appeared to still have deficiencies. She stated she would like to survey her fellow commissioners on proper action since it is now the third public hearing. She asked if the Commission would prefer to vote on the project tonight or to give the applicants one more chance to get all deficiencies corrected.

Chair Schaeffer stated there has been quite a few emails from the property owner stating that they will not propose a site plan but then there is correspondence that they will make revisions to the site plan, so it has been a mix of different statements.

Commissioner Knieriem asked if the applicant cannot come into compliance due to a cost issue.

Amanda Martinez explained that the applicant may be frustrated with the special use process itself because that there was a previous baseball training facility at this location.

Commissioner Knieriem stated it is the Commission's expectation that if you change the use you must comply with the ordinance.

Commissioner James explained a special use granted in the past doesn't set a precedence for a special use requested today. He mentioned Roma Sports as an example, and that Roma is in an industrial area.

Commissioner Morris asked if the business was currently operating and reiterated that as far as moving forward, the expectations the Commission have set are clear. He concurred that it would be appropriate to give the applicant one last chance.

Ms. Martinez stated she does not believe that the business was currently operating since that would be a violation of the Code.

Commissioner Hogan stated that baseball training facilities typically have more than 14 people in the building at a time so it will be interesting to see if this business will really enforce that limitation on themselves. He concurred that he is amenable to giving the applicant another chance.

Chair Schaeffer stated she believes the applicant feels singled out since there are other properties in the industrial park that are non-conforming. She explained that when an applicant comes for a special use, staff and the Commission look at all the code requirements and the applicant must meet them.

Motion (#3): To keep open and continue the public hearing to June 13, 2024.

Motion by: Jakubowski

Seconded by: Markunas

Approved: 7-0

D. Workshop: 20091 S. La Grange Road – Chick-fil-A

Amanda Martinez presented a summary of the staff report.

Chair Schaeffer stated the workshop was designed to walk through larger projects that have a lot of moving pieces to be ready for public hearing. She added the Commission does not specifically take testimony on workshops.

The applicant, Joe Vavrina, approached the podium. He commended Amanda Martinez for doing a great job. He stated he has been assisting with the proposed development, working on changes for some of the requested modifications, and that he looks forward to discussing with the Plan Commission.

Chair Schaeffer thanked the applicant for being here this evening. She stated the project was a big deal for the Village.

The Commission unanimously agreed that the proposed use is appropriate. The Commission discussed the proposed hours being earlier for serving breakfast, and the Commission agreed that the operating hours are appropriate.

For outdoor seating, Chair Schaeffer asked for clarification on the 225 square feet of outdoor seating. The applicant stated it would likely be closer to 500 square feet with the handrail and fencing components.

Amanda Martinez stated she would like to confirm that square footage before the public hearing so that the parking calculation is clear.

Chair Schaeffer stated the site plan shows 76% impervious coverage, which is over the 70% allowable impervious coverage. She asked the applicant if permeable pavers for the patio would help mitigate some of that.

The applicant stated Chick-fil-A has tried the paver patios, but there have been problems with the pavers functioning properly over time due to the weather of the Midwest. He stated they are making sure it doesn't create a maintenance issue in the future for the business owner.

B. Public Hearing: 20245 S. La Grange Road – Tropical Smoothie Café (Ref #107)

Christopher Gruba presented the staff report.

The applicant's attorney, Sylvia Michas, with the Taft law firm, approached the podium. She stated she was here on behalf of the applicant Kush Patel and property owner Andrew Pagona. She stated they do not have anything to add but would like to thank the Commission.

There were no questions from the Commission.

Ms. Michas stated this is a first-time venture for the applicant, but he does have experience from working with his family.

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

Motion by: Jakubowski Seconded by: James

Approved: 4-0

Commissioner Morris stated the information provided was straightforward. Commissioner James stated he has no concerns with parking or general concerns of the usage. Chair Schaeffer agreed the use was appropriate.

Motion (#3): Recommend the Village Board approve a Special Use Permit for a carry-out restaurant (Tropical Smoothie) at 20245 S. La Grange Road, Unit 1A, in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned upon final approval from the Building Department.

Motion by: Jakubowski Seconded by: Morris

Approved: 4-0

Christopher Gruba stated this case could potentially proceed to the Board on July 1st.

C. Public Hearing: 9426 Corsair Road – Triple Crown Training/Top Velocity (Ref#109) Public Hearing continued from May 23, 2024

Amanda Martinez presented the staff report.

Chair Schaeffer stated before the applicant came forward, she wanted to ask staff, in respect to Code, if the most recent site plan for Triple Crown training was noncompliant with Code.

Amanda Martinez stated that is correct, the last iteration of the site plan was noncompliant and now the property owner is pretty clear the property will remain as is which does not necessitate a site plan.

The franchise owner, Corey Stallings, approached the podium. He stated he did not have anything to add. He stated that the property owner chose to keep the property as-is mainly because previously there was a baseball training facility called National Rhino Baseball Academy at this same location. Mr. Stallings stated he believed the company did well, but he mentioned how they go about things is completely different. He stated he will encourage the 10 to 15 teams to utilize uber and carpool drop off.

Chair Schaeffer stated that the Commission was looking for appropriate parking for the proposed special use. With respect to parking, the Code states there must be 60 parking spaces based on the gross floor area of the building. At previous meetings, the Commission deliberated and came to an agreement that approximately 20-22 parking spaces is realistically what is needed to support the requested parking adjustment. She stated right now gravel is not allowed for parking and since this case is before us, we need to look at everything at a case-by-case basis, and the property owner has stated he is not going to do that.

Mr. Stallings asked if the street was off-limits for parking.

Chair Schaeffer answered that you cannot count the available on-street parking as part of the required parking per Code. That's for overflow parking. She double checked with staff and staff agreed.

Commissioner James said the street parking cannot be the sole parking for the property.

Chair Schaeffer stated that the Commission has received testimony from a neighboring property owner stating that parking for National Rhino Baseball Academy blocked access to his parking lot within the Industrial Park to the extent that his company trucks couldn't get out of the parking lot.

Mr. Stallings stated there will be no kids outside the facility at all. He added that he has been to the subject site multiple times during the day, evening and prime time hours, and noticed there is parking available along Corsair Road.

Chair Schaeffer stated it comes down to if the property owner is amenable to paving for more parking or not. The lot would need to be designed for at least 20 spots and there are Code requirements and drainage considerations when designing for such.

Motion (#4): To close the public hearing.

Motion by: Jakubowski Seconded by: James

Approved: 4-0

Ms. Martinez informed Chair Schaeffer the motion in the staff report was written based on the chance that the applicant changed his mind at or prior to the public hearing and wanted to submit a compliant a site plan. That is not the case. Therefore, the Commission should strike 1-A and 2-A off the affirmative motions.

Commissioner James stated there's plenty of examples of indoor recreation facilities that have been able to operate in industrial areas, and in all the situations there was adequate parking to provide patrons a place to park, even Roma Sports. When Roma Sports requested a building addition, the Commission asked them to provide an additional 100 parking spaces. The Commission would like to see the property owner set you up for success with your proposed business, and the 7 parking spots do not get you to that success. A lot of those cars that are parked along Corsair Road are employees that work in the Industrial Park, and they're there 8 hours doing their job. To make sure we are getting families there safely, I'd like to see additional on-site parking.

Commissioner Jakubowski stated she understands that a similar baseball training use was there before but struggled with there not being additional parking for the proposed use.

Commissioner Morris agreed. He stated he that hadn't heard any new testimony to support the applicant's vision. He added we have the issue of safety, and there are too many outstanding issues to support the vision.

Chair Schaeffer stated she was torn as well because she wants to support business. But the property owner is vehement about not complying with the Code. She stated while he's stated other property owners in the area may have gravel on their properties, the Commission does not conduct Code enforcement. She stated the Commission needs to look at each Special Use request on a case-by-case basis, and this Special Use needs to have the necessary parking to accommodate the anticipated demand, and it does not.

Motion (#5): To approve an adjustment to reduce the minimum number of parking spaces from the required 60 parking spaces to the existing 7 parking spaces as depicted on the Plat of Survey, subject to the following conditions: a. Staff and engineering approval of a site plan that shall comply with all Village ordinance requirements and maximizes the amount of parking at the subject site; b. The applicant shall implement 15-minute breaks in between the offered scheduled time slots for any group trainings/classes, to accommodate parking turnover; and c. There shall be no parking on gravel surfaces.

Motion by: James Seconded by: Morris

Denied: 0-4 (Jakubowski, James, Morris, and Schaeffer voted no)

Motion (#6): To recommend the Village Board approve a Special Use Permit for Indoor Recreation (baseball training facility) in the I-1 Light Industrial District for the property located at 9426 Corsair Road, Frankfort, IL 60423 (PIN: 19-09-34-302- 013-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following conditions:

- a. The applicant shall implement 15-minute breaks in between the offered scheduled time slots for any group trainings/classes, to accommodate parking turnover; and
- b. There shall be no parking on gravel surfaces.

Motion by: James Seconded by: Jakubowski

Denied: 0-4 (Jakubowski, James, Morris, and Schaeffer voted no)

Ms. Martinez stated the next step if the applicant does want to come back with a revised site plan, he can move forward with the negative recommendation to the Village Board, which could be as soon as July 1, 2024.

Commissioner James stated if the Village Board says no, there is a wait time to reapply. Michael Schwarz agreed and stated he believes there's a one year wait. The Village Board could sustain the unfavorable recommendation, they can overturn, the property owner can reassess, the Board can remand it back to the Commission for a new public hearing,

Chair Schaeffer stated there is still the Village Board step in the process and other options to make this happen, but we are trying to represent the Village and its Code requirements.

Motion (#7): To reopen the public hearing.

Motion by: Jakubowski Seconded by: Morris

Approved: 4-0

The franchise owner's wife, Cutrice Stallings, approached the podium. She stated she was trying to have a clear understanding and asked how many parking spots were needed.

The Commission answered approximately 20-22 parking spaces or as many can fit on the site while being in compliance with the Code.

Mrs. Stallings asked if the property owner, Mr. Hassad was to decide to have a change of heart and would be ok with expanding to 22 parking spaces, what would be the next steps in the process.

Chair Schaeffer stated the property owner would need to be willing to have a site plan prepared that shows the required parking and the Code being adhered to. There are a few civil engineering requirements that are required for the site plan.

Mrs. Stallings questioned why they cannot pave in the back of the building.

Ms. Martinez answered that would be paving over the recorded drainage easement and would need our engineer to review. Additionally, the most recent site plan showed additional gravel being expanded to the south, after staff requested that the gravel be removed. She added that the property owner stated he would allow patrons to park on the gravel, which is prohibited.

Mrs. Stallings asked if it was 7 spaces with 22 in addition, or 22 spaces in total.

Chair Schaeffer responded 22 total spaces.

Mrs. Stallings asked in the event the property owner changes his mind, does the franchise owner come back to the Commission for a public hearing.

Mr. Schwarz stated there would have to be an action to remand from the Board. The Commission has made a recommendation that gets forwarded to the next level, the Village Board. If a new site plan is submitted for the Village Board consideration, the matter will likely be sent back to the Plan Commission/ Zoning Board of Appeals.

Motion (#8): To reclose the public hearing.

Motion by: Jakubowski Seconded by: Morris

Approved: 4-0

D. Public Hearing: 20091 S. La Grange Road – Chick-fil-A (Ref #106)

Amanda Martinez presented a summary of the staff report.

Village of Frankfort Community Development
432 W. Nebraska St.,
Frankfort, IL 60423
Attention: Amanda Martinez, Planner

April 11, 2024

Re: 9426 Corsair Rd. – Triple Crown Training/Top Velocity Special Use Permit hearing April 25, 2024

I am the owner of Mortenson Roofing Company, Inc. and also the owner of the property located at 9505 Corsair Rd., Frankfort, IL 60423 across the street from the subject property. We built our building on Corsair Rd. and our business has been at the location in Frankfort for more than 20 years. We are completely against the granting of a special use permit for use of the subject property as a baseball training facility.

We remember the nuisance the last baseball training facility was that operated for a short time at that location approximately 10 years ago. That business caused terrible problems and disruption to our business. As stated in the previous meeting minutes of the Frankfort Plan Commission, the building owner said that the proposed use of the building would be used exactly as it was at that time. We clearly remember in the middle of the afternoon, 30 or more cars from the baseball facility parked on the both sides of the street directly in front of our property, making it nearly impossible for the daily semi-trailer trucks to back in or pull out of our parking and loading area. A few times the street was so full with cars, we had parents using our parking lot to wait on picking up kids. Having teams come in for one hour at a time causes there to be double the amount of cars nearly the entire time with people coming, going, parking, waiting and getting in and out of the facility and in and out of vehicles. We had kids playing catch in the middle of the street and hanging out on the nearby properties next to the street. There were teams waiting to get in the facility, conducting infield practice in the vacant lot adjacent this property and directly across the street from our property.

The applicant for the permit and owner of the business stated that "there would never be more than 10 to 15 players at any point, nor more than one team at any time". This is a dishonest statement. I have a little experience with this subject. I managed baseball teams with my three sons for 20 years in Mokena and also used baseball training facilities. When one team is in the facility practice areas and batting cages, the next team is always there waiting at least 15 or 20 minutes early, so they can get into the cages immediately upon the end of one teams time and the beginning of their time in the facility or the batting cages. This overlap of teams coming and going every hour easily doubles the 10 to 15 players estimate to 30 players and coaches, plus the employees of the facility, requiring rides, parking and causing terrible traffic congestion on the street in front of our business. This was exactly what we experienced when this property was somehow previously used as a baseball training facility.

We purchased the property and built our building 20 years ago in this Frankfort **industrial park** for the zoning restrictions and allowances that are in place and to be with other similar type businesses like ours, without the kind of disruption that businesses not zoned for industrial parks might cause to our everyday business. Corsair Road is not designed for the amount of traffic flow and parking that comes with a baseball training facility. Semi-trailer truck traffic and other heavy construction vehicles coming in and out of the industrial park don't mix well with kids playing catch in the middle of the street and kids getting in and out of cars on both sides of the road. Adding parking to the subject property would not solve these problems. The subject property is not zoned, designed or suited for a baseball training facility.

Michael Lukis
President
Mortenson Roofing Co. Inc.
9505 Corsair Rd.
Frankfort, IL 60423
(888)773-7306
michael.lukis@mortensonroofing.com
www.mortensonroofing.com

- We will not have any change to exterior.

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

Yes all utilities are adequate and current in infrastructure.

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.

Yes we look forward to minimal traffic only pickup / drop off.

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.

This special use will be used according to Plan Commission recommendations and Village Board approval.

VILLAGE OF

FRANKFORT

INC • 1879

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

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

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

Without the requested variations, the existing parking lot cannot be expanded, thereby limiting use/lease opportunities. Due to the very large existing public utility and drainage easement at the rear of the property, which is 60 feet deep and 150 wide, there is no place other than the southwest area of the property to add parking.

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

Due to the very large existing public utility and drainage easement at the rear of the property, which is 60 feet deep and 150 wide, there is no place else on the property to construct additional parking other than the southwest area of the property.

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

The requested variations are consistent with the existing parking lot configuration and will not have any impact on the character of the immediate area.

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;

Without the requested variations, the existing parking lot cannot be expanded, thereby limiting use/lease opportunities. Due to the very large existing public utility and drainage easement at the rear of the property, which is 60 feet deep and 150 wide, there is no place other than the southwest area of the property to add parking.

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;

Due to the very large existing public utility and drainage easement at the rear of the property, which is 60 feet deep and 150 wide, there is no place else on the property to construct additional parking other than the southwest area of the property.

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

The purpose of the requested variations is based on a desire to create additional parking for the proposed tenant, Triple Crown Training, for their business needs.

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

The very large existing public utility and drainage easement at the rear of the property, which is 60 feet deep and 150 wide, was recorded in 1988 as part of the Airport Industrial Park Subdivision, prior to the present owner purchasing 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 requested variations are consistent with the existing parking lot configuration and will not have any impact on the public welfare or any other properties in the immediate area.

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

The proposed parking lot expansion is consistent with the existing parking lot configuration, and will not have any impact on property values in 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.

The proposed parking lot expansion is consistent with the existing parking lot configuration, and 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.

VILLAGE OF
FRANKFORT
INC • 1879

Findings of Fact Commissioner Evaluation Form - Special Use Permit

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. No special use shall be recommended by the Plan Commission unless all the following findings are made.

| | STANDARD | NOTES | MEETS | |
|----|---|-------|-------|----|
| 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. | | YES | NO |
| 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. | | YES | NO |
| 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. | | YES | NO |
| 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. | | YES | NO |

| | | | | |
|----|--|--|-----|----|
| e. | That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided. | | YES | NO |
| 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. | | YES | NO |
| 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. | | YES | NO |

VILLAGE OF
FRANKFORT
INC • 1879

Standards of Variation Commissioner Evaluation Form

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.

| | STANDARD | NOTES | MEETS | |
|----|---|-------|-------|----|
| 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; | | YES | NO |
| 2. | That the plight of the owner is due to unique circumstances; | | YES | NO |
| 3. | That the variation, if granted, will not alter the essential character of the locality. | | YES | NO |

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.

| | STANDARD | NOTES | MEETS | |
|----|--|-------|-------|----|
| 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; | | YES | NO |

| | | | | |
|----|--|--|-----|----|
| 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; | | YES | NO |
| 3. | That the purpose of the variation is not based exclusively upon a desire to make more money out of the property; | | YES | NO |
| 4. | That the alleged difficulty or hardship has not been created by any person presently having an interest in the property; | | YES | NO |
| 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; | | YES | NO |
| 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 | | YES | NO |
| 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. | | YES | NO |

ORDINANCE NO. 34XX
**AN ORDINANCE GRANTING MULTIPLE ZONING VARIANCES FOR
CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE
VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS
(LANIGAN RESIDENCE – 219 PACIFIC STREET)**

WHEREAS, an application for certain variances for real property within the Village of Frankfort, legally described below, was filed by William and Donna Lanigan, Applicants and Owners, Frankfort, Illinois 60423; and

WHEREAS, the Subject Property, located at 219 Pacific Street, is currently zoned R-2 Single Family Residential District; and

WHEREAS, the Applicants requests the granting of multiple variances, which include a first-floor building materials variance from the masonry requirement to permit the use of non-masonry materials, a lot width variance from 120' to 101.28', a lot depth variance from 150' to 147.31'; and a variation from Section 9.5-1 of the Village of Frankfort Land Subdivision Regulations to approve a Plat of Subdivision for a lot width and depth which do not conform to the requirements of the Village of Frankfort Zoning Ordinance to permit the construction a single-family home on the vacant corner lot; and

WHEREAS, a timely Notice of a Public Hearing before the Plan Commission/Zoning Board of Appeals of the Village of Frankfort was published in the *Daily Southtown* newspaper announcing a Public Hearing on the Owners' application for certain zoning variances for the Subject Property; and

WHEREAS, at a time and place designated in such published notice, a Public Hearing was held before the Village of Frankfort Plan Commission/Zoning Board of Appeals on the Owners' application for certain zoning variances for the Subject Property; and

WHEREAS, the Board of Trustees found, based upon evidence presented to it:

1. That the Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the R-2 Single Family Residential District;
2. That the plight of the Owners is due to unique circumstances; and
3. That the variations will not alter the essential character of the locality, and the requested zoning variances should be granted.

WHEREAS, the legal description of the Subject Property at the time of the filing of the variance application is as follows:

PIN 19-09-28-223-023-0000

BLOCK 13, (EXCEPT THE NORTH 600 FEET THEREOF), IN BOWEN'S ADDITION TO THE VILLAGE OF FRANKFORT, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1856, IN BOOK 43, PAGE 169, AS DOCUMENT NO. 22886, IN WILL COUNTY, ILLINOIS, AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 600 FEET, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK, A DISTANCE OF 14.00 FEET, THENCE EASTERLY TO THE EAST LINE OF SAID BLOCK, WHICH POINT IS 7.00 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF SAID NORTH 600 FEET OF SAID BLOCK 13, THENCE NORTHERLY ALONG THE EAST LINE OF SAID BLOCK, A DISTANCE OF 7.00 FEET TO THE SOUTHEAST CORNER OF SAID 600 FEET OF SAID BLOCK 13, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTH 600 FEET, A DISTANCE OF 148.41 FEET MORE OR LESS, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

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

SECTION 1. VARIANCES

That the requirements imposed under the R-2 zoning classification of the Village of Frankfort Zoning Ordinance are varied for the above-described Subject Property, located at 219 Pacific Street, as follows:

1. A variance of the first-floor masonry requirement to permit the use of non-masonry materials; and
2. A lot width variance from 120 feet to 101.28 feet; and
3. A lot depth variance from 150 feet to 147.31 feet; and
4. A variation from Section 9.5-1 of the Village of Frankfort Land Subdivision Regulations to approve a Plat of Subdivision for a lot width and depth which do not conform to the requirements of the Village of Frankfort Zoning Ordinance

The granting of the variances is to accommodate construction of a new single-family home on the vacant corner lot, in accordance with the reviewed plans, public testimony, and Findings of Fact, and subject to a cash-in-lieu payment to the Village of Frankfort in lieu of installation of the public sidewalk along the Pacific Street frontage as required by the Land Subdivision Regulations.

SECTION 2. REPEAL OF CONFLICTING PROVISIONS

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

SECTION 3. SEVERABILITY

If any provision of this Ordinance or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 4. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this __ day of ____, 2024; with __ members voting AYE; __ members voting NAY; and __ members absent; the Village President not voting; with __ members abstaining and said vote being:

ADAM BORRELLI

MICHAEL LEDDIN

JESSICA PETROW

MAURA A. RIGONI

DANIEL ROSSI

EUGENE SAVARIA

KATIE SCHUBERT
VILLAGE CLERK

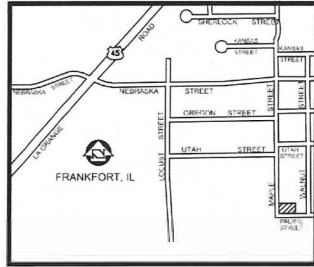
APPROVED this __ day of ____, 2024.

KEITH OGLE
VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT
VILLAGE CLERK

219 PACIFIC STREET SUBDIVISION



VICINITY MAP
(NOT TO SCALE)

INDICATES SITE LOCATION

Basement Provisions

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

Alltel Telephone Company
Authorized C.A.T.V. Franchise
and the
Commonwealth Edison Company

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with underground transmission and distribution of electricity and signals in, under, across, along and upon the surface of the property shown within the dashed lines on the plat and marked "Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "Common Area or Areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantee's facilities or in, upon or over the property within the dashed lines marked "Easement" without the prior written consent of grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 2(a) of "An act in relation to condominiums" (Illinois Revised Statutes, Ch. 30, par. 302(e)), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlots", "accession", "common area", "common ground", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool or retention pond, or mechanical equipment. Relocation of facilities will be done by Grantee at cost of Grantor/Lot Owner, upon written request.

NI-Cor Gas Company

its respective successors and assigns ("NI-Cor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NI-Cor's facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NI-Cor. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(a) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(a)) as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

PUBLIC UTILITY AND DRAINAGE EASEMENTS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS ON THE PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF FRANKFORT AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF FRANKFORT, INCLUDING, BUT NOT LIMITED TO, AMERITECH TELEPHONE COMPANY, NICOR GAS COMPANY, COMMONWEALTH EDISON ELECTRIC COMPANY, COMCAST TELEVISION COMPANY AND THEIR SUCCESSORS AND ASSIGNS, FOR PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITIES, TRANSMISSION AND DISTRIBUTION SYSTEMS INCLUDING STORM AND/OR SANITARY SEWERS, WATER MAINS, VALVE VAULTS, AND HYDRANTS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE OF FRANKFORT, OVER, UPON, ALONG, UNDER, THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK; THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS AND OTHER UTILITIES, NO PERMANENT BUILDINGS, TREES OR OTHER STRUCTURES SHALL INTERFERE WITH THE AFORESAID USES OR RIGHTS; WHERE AN EASEMENT IS USED FOR BOTH SEWER AND/OR WATER MAINS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF FRANKFORT; THE PLACEMENT OF ANY LANDSCAPING NOT IN WITH THE APPROVED LANDSCAPE PLAN OR GRADING PLAN FOR A GIVEN PROPERTY, OR ANY ACCESSORY BUILDING OR STRUCTURE, SWIMMING POOL, FENCE OR OTHER IMPROVEMENT WHICH IN ANY WAY COULD CAUSE AN IMPEDIMENT TO THE OVERLAND FLOW OF STORM WATER WITHIN SAID DRAINAGE EASEMENT IS HEREBY PROHIBITED.

NOTE: (XXX.XX) MEASURED DISTANCE, (N X°XX'XX" E) MEASURED BEARING
(XXX.XX) RECORDED DISTANCE, (N X°XX'XX" E) RECORDED BEARING

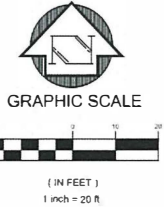
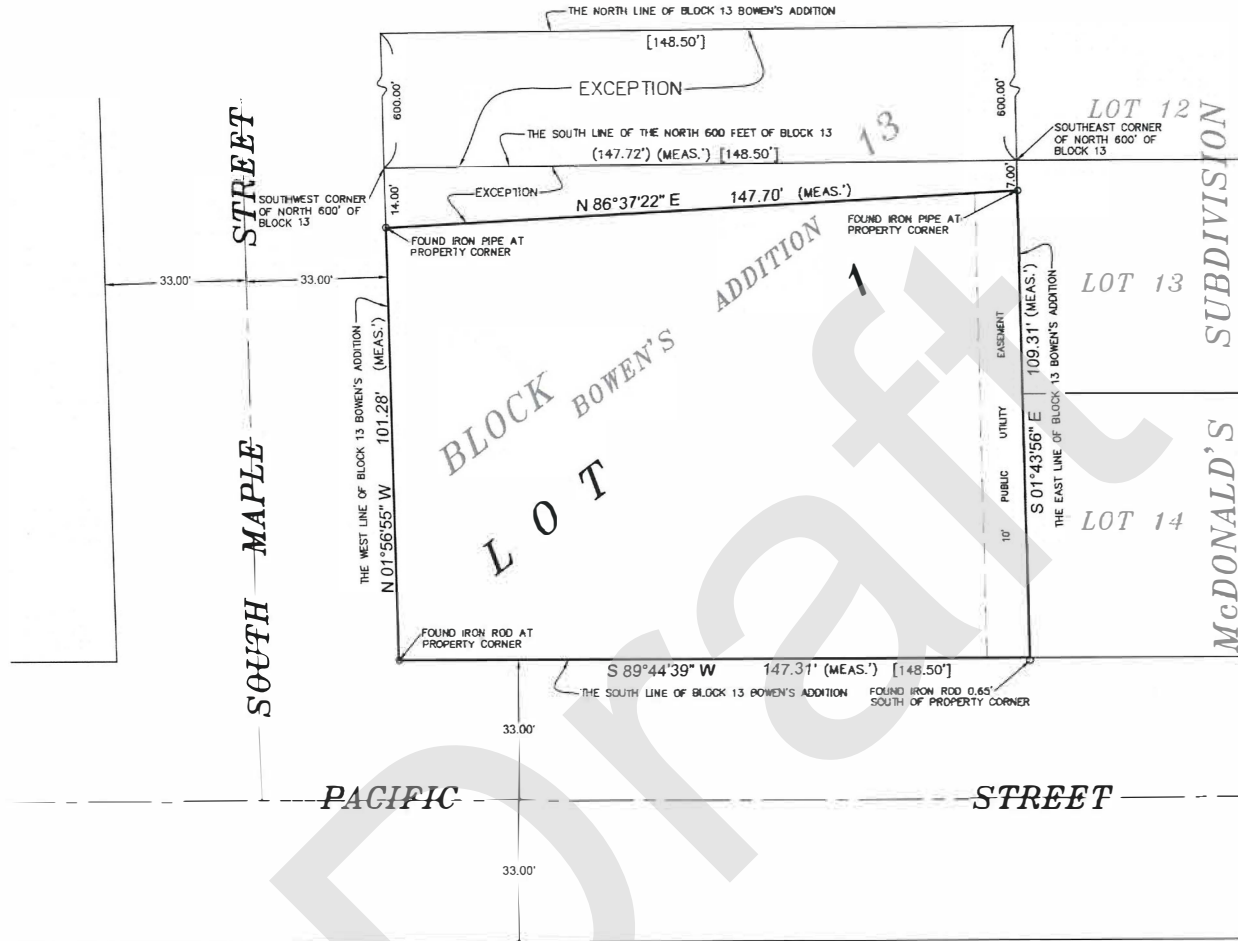
RECEIVED

By Christopher Gruba at 9:23 am, Jan 19, 2024

BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF FRANKFORT WILL COUNTY, ILLINOIS.

P.I.N. = 19-09-28-223-023-0000

CONTAINING 15,527 SQ.FT., 0.356 ACRE.



OWNER'S CERTIFICATE

STATE OF _____) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT WILLIAM LANIGAN AND DONNA LANIGAN AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AS THE OWNERS OF THE LAND DESCRIBED IN THE FOREGOING CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED ON THE PLAT, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT THE SAME ABOVE DESCRIBED PROPERTY IS LOCATED IN SCHOOL DISTRICT 137C AND JOLIET JUNIOR COLLEGE DISTRICT 525 AND THAT THEY HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED.

DATED THIS _____ DAY OF _____, A.D. 2024.

NOTARY CERTIFICATE

STATE OF _____) SS
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT WILLIAM LANIGAN AND DONNA LANIGAN DID PERSONALLY APPEAR BEFORE ME THIS DAY AND ACKNOWLEDGE THAT THEY DID SIGN THE HEREON DRAWN PLAT AS THEIR FREE AND VOLUNTARY ACT.

GIVEN MY SIGNATURE AND SEAL.

DATED THIS _____ DAY OF _____, A.D. 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATER INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D. 2024.

REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY

SURVEYORS CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, D. WARREN OPPERMAN A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED, RESUBDIVIDED AND PLATTED SAID PROPERTY INTO ONE LOT ALL OF WHICH IS REPRESENTED ON THE PLAT HEREON DRAWN, THAT PART OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BLOCK 13, (EXCEPT THE NORTH 600 FEET THEREOF) IN BOWEN'S ADDITION TO THE VILLAGE OF FRANKFORT, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1956, IN BOOK 43, PAGE 189 AS DOCUMENT NO. 22866, IN WILL COUNTY, ILLINOIS, AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 600 FEET, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK, A DISTANCE OF 141.00 FEET, THENCE EASTERLY TO THE EAST LINE OF SAID BLOCK, WHICH POINT IS 7.00 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF SAID NORTH 600 FEET OF SAID BLOCK 13, THENCE NORTHERLY ALONG THE EAST LINE OF SAID BLOCK, A DISTANCE OF 7.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTH 600 FEET OF SAID BLOCK 13, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTH 600 FEET, A DISTANCE OF 148.41 FEET MORE OR LESS, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT:

- THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.
- THIS IS TO CERTIFY THAT I HAVE EXAMINED FIRM MAP NUMBER 1719700326 G, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 15, 2019, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR WILL COUNTY, WITH REFERENCE TO THE ABOVE NAMED TRACT, AND FIND THE PROPERTY TO BE IN ZONE "X" UNSHADED WHICH IS AN AREA DETERMINED TO BE AREA OF MINIMAL FLOOD HAZARD. THIS STATEMENT IS FOR FLOOD INSURANCE PURPOSES ONLY AND DOES NOT NECESSARILY INDICATE ALL AREAS SUBJECT TO FLOODING.
- THE PROPERTY ON PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FRANKFORT TO THE BEST OF OUR KNOWLEDGE. ALL REGULATIONS ENACTED BY THE VILLAGE OF FRANKFORT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS.
- EXTERIOR CORNERS HAVE BEEN MONUMENTED WITH CONCRETE, NOT LESS THAN SIX INCHES (6") IN DIAMETER AND THIRTY-SIX INCHES (36") DEEP, WITH A CENTER COPPER DOWEL THREE INCHES (3") LONG CAST IN PLACE, AND ALL INTERIOR CORNERS ARE TO BE SET WITH 3/16" X 30" IRON RODS WITHIN ONE YEAR FROM DATE OF RECORDATION.
- THE BASIS OF BEARING IS ASSUMED.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMAL STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS _____ DAY OF _____, 2024 A.D.
ILLINOIS REGISTERED LAND SURVEYOR NO. 3152

BY: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152 (EXP. 1-1-2024)



01-18-2024

TAX MAPPING AND PLATTING CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, DIRECTOR OF THE TAXING MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIBED ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP NO. _____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) 19-09-28-223-023-0000.

DATED THIS _____ DAY OF _____, 2024 A.D.

BY: _____
DIRECTOR

COUNTY CLERK CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS,

THIS _____ DAY OF _____, 2024 A.D.

(SEAL)
COUNTY CLERK

COUNTY RECORDER CERTIFICATION

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, AFORESAID ON THE _____

DAY OF _____, 2024 A.D. AT _____

COUNTY RECORDER

PLANNING AND ZONING COMMISSION APPROVAL

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, CHAIRMAN OF THE VILLAGE OF FRANKFORT PLANNING AND ZONING COMMISSION, DO CERTIFY THIS _____ DAY OF _____, 2024 A.D. THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF FRANKFORT.

ATTEST: _____
CHAIRMAN

BY: _____

VILLAGE BOARD APPROVAL

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2024 A.D.

ATTEST: _____
VILLAGE CLERK

BY: _____
VILLAGE PRESIDENT

PLAT PREPARED BY
AND RETURN TO:



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE, MOKENA, ILLINOIS 60448

PHONE: 708-720-1000 FAX: 708-720-1065

e-mail: survey@jaseng.com http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

ILLINOIS PROFESSIONAL DESIGN FIRM 184-001172

24-014-012

Project: Lanigan Residence
Meeting Type: Public Hearing
Request: 4 Variations related to new single-family home and Plat of Subdivision
Location: 219 Pacific Street
Applicant: Linden Group Architects
Prop. Owner: William & Donna Lanigan
Representative: Grant Carrier
Staff Reviewer: Christopher G. Gruba, AICP

Site Details

Lot Size: 15,526 sq. ft.
PIN(s): 19-09-28-223-023-0000
Existing Zoning: R-2
Proposed Zoning: N/A
Buildings / Lots: 1 house w/ attached garage
Proposed house: 2,898.2 sq. ft. (gross living area)
Proposed garage: 727.4 sq. ft. (attached)

Adjacent Land Use Summary:

| | Land Use | Comp. Plan | Zoning |
|-------------------------|-------------|------------------------|--------|
| Subject Property | Residential | Single-Family Detached | R-2 |
| North | Residential | Single-Family Detached | R-2 |
| South | Residential | Single-Family Detached | R-2 |
| East | Residential | Single-Family Detached | R-2 |
| West | Residential | Single-Family Attached | R-4 |

Figure 1. Location Map**Project Summary and History**

William and Donna Lanigan purchased the vacant corner property at 219 Pacific Street to construct a new single-family home. There was a former house on this property that was demolished in July 2022 but unfortunately, no plan or survey exists of the former house. A public hearing was held before the Plan Commission on March 7, 2024, to review seven (7) variation requests. At that time, six of the variations were recommended approval by unanimous votes, but the variation request to exceed the maximum lot coverage was recommended denial by a split vote (1-4). As is customary with split vote recommendations, the project was subsequently reviewed by the Committee of the Whole on April 10, 2024. During that meeting, the Committee of the Whole generally agreed with the recommendations made by the PC/ZBA at the public hearing. In response to the feedback provided at the Committee of the Whole meeting, Linden Group Architects has completely redesigned the house and are now requesting 4 variations instead of 7.

The proposed house would require 4 variations. A Plat of Subdivision will also be required, since the parcel was never platted as a lot (it is currently metes & bounds). The architect has described the style of the proposed house as "Craftsman Cottage". The house would have a full basement. Even though the property has the address of 219 Pacific Street, the side adjacent to Maple Street is shorter which technically makes it the front property line.

The four (4) variations requested are:

1. 1st Floor Building Materials (masonry required, mix of masonry and non-masonry proposed): Zoning Ordinance, Article 6, Section B, Part 2 (g)(2) & Article 6, Section B, Part 4 (d)
2. Insufficient Lot Width: Zoning Ordinance, Article 6, Section B, Part 1
3. Insufficient Lot Depth: Zoning Ordinance, Article 6, Section B, Part 1
4. Insufficient Lot Width and Depth: Land Subdivision Regulations, Ord-921, §9.5-1

Attachments

1. Location Map, prepared by staff (VOF GIS) scale 1:1,000
2. Downtown Boundary Map (excerpt from 2019 Comprehensive Plan) with subject property noted
3. Downtown Residential Guidelines (Quick Checklist excerpt)
4. Variation Findings of Fact, received July 25, 2024
5. Variation Findings of Fact Commissioner Evaluation Form
6. PC/ZBA minutes of March 7, 2024 (excerpt)
7. Committee of the Whole minutes of April 10, 2024 (excerpt)
8. Survey, received December 28, 2023
9. Tree Survey, received February 26, 2024
10. Plat of Subdivision, received 1.19.24
11. Site Plan, Floor Plans, scaled architectural elevation drawings and 3D rendering, received July 17, 2024
12. Former Site Plan and architectural elevations proposed at the Committee of the Whole meeting on April 10th.

Changes to Plans Since Committee of the Whole meeting

Since the Committee of the Whole meeting on April 10th, the proposed house plans have been completely changed. Staff has summarized the changes:

- The variations for maximum lot coverage, front yard setback (Maple Street) and corner side yard setback (Pacific Street) are no longer requested or required.
- The proposed house is now a 1-story home instead of 2-story. 1-story homes within the R-2 zone district are permitted a lot coverage of 25%, instead of 20% for a 2-story. The building footprint is now 3,879.5 square feet (25% of the lot) but was previously 4,486.9 square feet (28.9%).
- The house now has driveway access to Maple Street instead of Pacific Street.
- The house was formerly set back 22.6' from Maple Street and 24.9' from Pacific Street. The house now meets the required 30' setback from both road frontages.
- The architecture has been changed from "Midwestern Colonial with farmhouse and craftsman influence" to "Craftsman Cottage". The house's colors were changed from a creamy beige to shades of gray. The front porch was decreased in size from 372.1 square feet to 253.8 square feet.
- The previous plans noted that 2 mature trees on the property would be removed south of the house near Pacific Street. These trees (and all existing trees) would now be preserved.

Analysis (updated slightly)

Summary of Variation Requests

The four (4) variations requests can be summarized in the chart below:

| Variation Request | Code Requirement | Proposed House/Property |
|--|-------------------|--------------------------|
| 1 st Floor Building Materials | masonry | cement board and masonry |
| Lot Width | 120' (corner lot) | 101.28' |
| Lot Depth | 150' | 147.31' |
| Lot Width & Depth (Sub Ord-921) | 120' & 150' | Same as above |

Existing, Non-Conformities

The existing parcel has several existing non-conforming features:

1. The R-2 zone district requires a minimum lot width of 120' for a corner property. The lot width is measured along the front property line, which in this case is Maple Street. The existing width of the property is 101.28', requiring a variation.
2. The R-2 zone district requires a minimum lot depth of 150' for any property. The lot width is measured along the corner side yard property line, which in this case is Pacific Street. The existing width of the property is 147.31', requiring a variation.
3. The existing property does not have a 5' wide sidewalk along Pacific Street. As residential properties are developed, either new lots or existing lots, sidewalks are required to be installed within the right-of-way along street frontages. In this instance, Public Works has requested that a 5' sidewalk be installed along Pacific Street instead of a cash-in-lieu payment.

Variation requests, enumerated

First Floor Building Materials:

The Zoning Ordinance requires that all homes in the R-2 zone district be wrapped in masonry on all sides of the 1st floor. The code official may permit up to 15% non-masonry materials for architectural accent features but certain materials are prohibited outright (plywood, vinyl, steel, aluminum).

1. The proposed house mostly contains a mix of cement board siding, stone masonry and face brick.
2. There are existing one-story homes to both the east and north of the subject property and both of them are full masonry (brick).
3. There are a total of 23 houses that have frontage along Maple Street between Pacific Street and Kansas Street. Of the 14 homes on the east side of Maple Street, 6 of them are full masonry (43%). Of the 9 homes on the west side of Maple Street, 3 are full masonry (33%).
4. There are a total of 26 houses that have frontage along Pacific Street and are visible from Pacific Street between Maple Street and the dead-end. Of the 8 homes on the north side of Pacific Street, 4 are full masonry (50%). Of the 18 homes on the south side of Pacific Street, 8 are full masonry (44%).

Minimum Lot Width:

The existing parcel is not a subdivided lot and will require a Plat of Subdivision. The resulting lot will be substandard for lot width for a *corner* lot in the R-2 zone district, requiring a variation. The Zoning Ordinance requires that a corner lot be at least 120' wide, whereas the proposed lot would be 101.28' wide.

Minimum Lot Depth:

The resulting lot will be substandard for lot depth for a lot in the R-2 zone district, requiring a variation. The Zoning Ordinance requires that a lot be at least 150' deep, whereas the proposed lot would be 147.31' deep.

Land Subdivision Regulations (Ord-921):

The Land Subdivision Regulations, section 9.5-1, notes that lot width and depth must conform to the Zoning Ordinance requirements. The proposed lot would be deficient in both width and depth as noted above, but a separate variation is required from Ord-921, similar to the new home variation project for 99 N. White Street.

Trees & Sidewalks

There are currently 2 trees on the existing property and 4 trees within the rights-of-way of Pacific and Maple. None of the trees, which are all mature, would be removed. The street tree furthest east within the right-of-way of Pacific Street is a Red Maple, which is classified as a preservation tree. The Public Works department has requested that a 5' wide sidewalk be installed along Pacific Street, connecting to the existing sidewalk along Maple Street. The site plan does not illustrate this required sidewalk, but if it did, the existing Red Maple would likely be removed in the process.

Downtown Residential Design Guidelines (2019 Comp Plan)

The site is located within the boundary of downtown, as illustrated in the Downtown Residential Design Guidelines (see attached map).

The proposed site improvements employ some desirable elements as listed in the Downtown Frankfort Residential Design Guidelines of the 2019 Comprehensive Plan. There are also proposed elements that do not meet the guidelines. The "Quick Checklist" from these guidelines has been included with this report. The identifier in the parenthesis signifies the page number within the guidelines.

Meets Guidelines:

- The house has multiple-pane windows. (B-2)
- There is a well-defined entryway, with a covered front porch and columns. (B-2)
- The primary entryway faces the public street. (B-8)
- The proposed front setback would be about the same as those along Walnut Street. (B-4)
- A variety of materials are used to create texture. (B-11)

Does not meet Guidelines:

- The garage is attached, not detached. (page B-1)
- There are no roof dormers. (page B-2)
- The driveway is not narrow. (B-2, B-13)
- Predominantly non-masonry homes are preferable. (B-11)

Partial history of variations for downtown homes

The subject property, as well as most of all single-family homes within the downtown, are zoned R-2, single-family residential. There are a few homes in the downtown zoned H-1, R-3 and R-4. The R-2 zone requirements are as follows:

| Standard (R-2) | Requirement |
|-----------------------------|---|
| Lot Size | 15,000 square feet |
| Lot Width | 100' |
| Lot Depth | 150' |
| Front Yard Setback | 30' |
| Side Yard Setback | At least 25' total, not less than 10' each side |
| Rear Yard Setback | 30' |
| Building Height | 35' |
| Lot Coverage Max (%) | 20% (25% for a one-story house) |
| Impervious Coverage Max (%) | 40% |
| Driveway setback | 5' (4' side loaded) |
| Accessory structure setback | 10' from side or rear lot lines |

The following is a partial list of recent variations granted for homes in the downtown:

213 Kansas (Kirsch) (PC review 1.24.19)

Lot Size: 6,183 square feet

Lot Width: 61.83'

Lot Depth: 100'

Variations granted:

1. Front yard setback: 13.4'
2. Side yard setbacks: of 10' and 10'
3. Rear yard setback: 15.1'
4. Lot coverage: 30%
5. Driveway setback: 0.5'
6. First floor building materials (masonry required)

215 Kansas (Gallagher) (PC review 8.14.08)

Lot Size: 4,950 square feet

Lot Width: 50'

Lot Depth: 100'

Variations granted:

1. Lot Coverage: 38.3% (20% max permitted)
2. First floor building materials for accessory structure (masonry required)
3. Detached garage side yard setback: 0' (10' required)

140 Walnut (McLean) (PC review 1.25.18)

Lot Size: 6,275 square feet

Lot Width: 50'

Lot Depth: 125.5'

Variations granted:

1. Front yard setback: 15.67' (30' required)
2. Side yard setback: 5' (10' required)
3. Lot coverage: 33.5% (20% max permitted)
4. First floor building materials (masonry required)

200 W. Nebraska (Leonard) (PC review 11.8.12)

Lot Size: 7,000 square feet

Lot Width: 70'

Lot Depth: 100'

Variations granted:

1. Lot Coverage: 34% (20% max permitted)
2. Driveway setback: 0' (5' required)
3. Detached garage setback: 0' from south lot line, 4.1' from west lot line (10' required)
4. Detached garage height: 21' 4" (15' max permitted)

210 Walnut (Winters) (PC review 3.10.11)

Lot Size: 11,044 square feet

Lot Width: 90'
Lot Depth: 130'

Variations granted:

1. Front yard setback: 19' (30' required)
2. Building height: 36' (35' max permitted)
3. Lot Coverage: 29% (20% max permitted)
4. Driveway setback: 2' (5' required)
5. First floor building materials (masonry required)
6. Accessory structure setback: 2' to both north and west property lines (10' required)

23 W. Bowen Street (Gander) (PC review 8.22.13)

Lot Size: 8,270 square feet
Lot Width: 52'
Lot Depth: 172'

Variations granted:

1. Side yard setback: 6.4' (10' required)
2. Lot Coverage: 26% (20% max permitted)
3. Driveway setback: 2' (5' required)
4. First floor building materials (masonry required)
5. Accessory structure setback from side property line: 5' (10' required)

147 White Street (Lalley) (PC review 7.8.10)

Lot Size: 21,484 square feet
Lot Width: 130'
Lot Depth: 165'

Variation granted:

1. Detached garage setback 6.5' from side property line (10' required)

44 W. Bowen Street (Carroll/Watson) (PC review 8.12.10)

Lot Size: 16,175 square feet
Lot Width: 100'
Lot Depth: 160'

Variation granted:

1. Accessory structure (shed) 0' setback from rear property line (10' required)

140 Maple (Triezenberg) (PC review 9.8.16)

Lot Size: 6,250 square feet
Lot Width: 50'
Lot Depth: 130'

Variation granted:

1. Driveway setback 0' (5' required)

143 Kansas Street (Brown) (PC review 3.25.21)

Lot Size: 5,000 square feet

Lot Width: 50'

Lot Depth: 100'

Variations granted:

1. Front yard setback: 10' (30' required)
2. Side yard setback: 5' (13' required)
3. Detached garage setback from rear property line: 0.5' (10' required)
4. Detached garage setback from side property line: 2' (10' required)
5. Driveway setback: 2' (5' required)
6. Lot coverage: 41% (20% max permitted)
7. Impervious lot coverage: 46% (40% max permitted)
8. First floor building materials (masonry required)

213 Nebraska Street (Plantz) (PC review 10.27.22)

Lot Size: 6,687 square feet

Lot Width: 67.5'

Lot Depth: 99'

Variations granted:

1. Front Yard Setback: 12' 7" (30' required)
2. 1st Floor Building Materials (masonry required)
3. Detached Garage Setback: 5' 7" (10' required)
4. Rear Yard Coverage: 32% (30% maximum)
5. Lot Coverage: 32.8% (20% maximum)
6. Impervious Lot Coverage: 41.9% (40% maximum)
7. Garage Height: 20' 5 1/2" (15' maximum)

108 Walnut Street (Sleeman) (PC review 9.14.23)

Lot Size: 6,376 square feet

Lot Width: 50'

Lot Depth: 130'

Variations granted:

1. Front Yard Setback: 21.8' (30' required)
2. Side Yard Setback (N): 8.5' (10' required)
3. Side Yard Setback (S): 4.9' (10' required)
4. Lot Coverage: 36.7% (20% max)
5. Impervious Lot Coverage: 45.2% (40% max)
6. 1st Floor Building Materials: Masonry required, wood composite proposed

39 & 49 E. Bowen (Ozinga Residence) (PC review 1.11.24)

Lot Size: 2.53 acres

Lot Width: 229'

Lot Depth: 474'

Variations granted:

1. Permit more than two uninterrupted wall lengths of 35' or greater

Blocker Residence (PC review 3.7.24)

Lot Size: 49,937 square feet

Lot Width: 107'

Lot Depth: 466'

Variations granted:

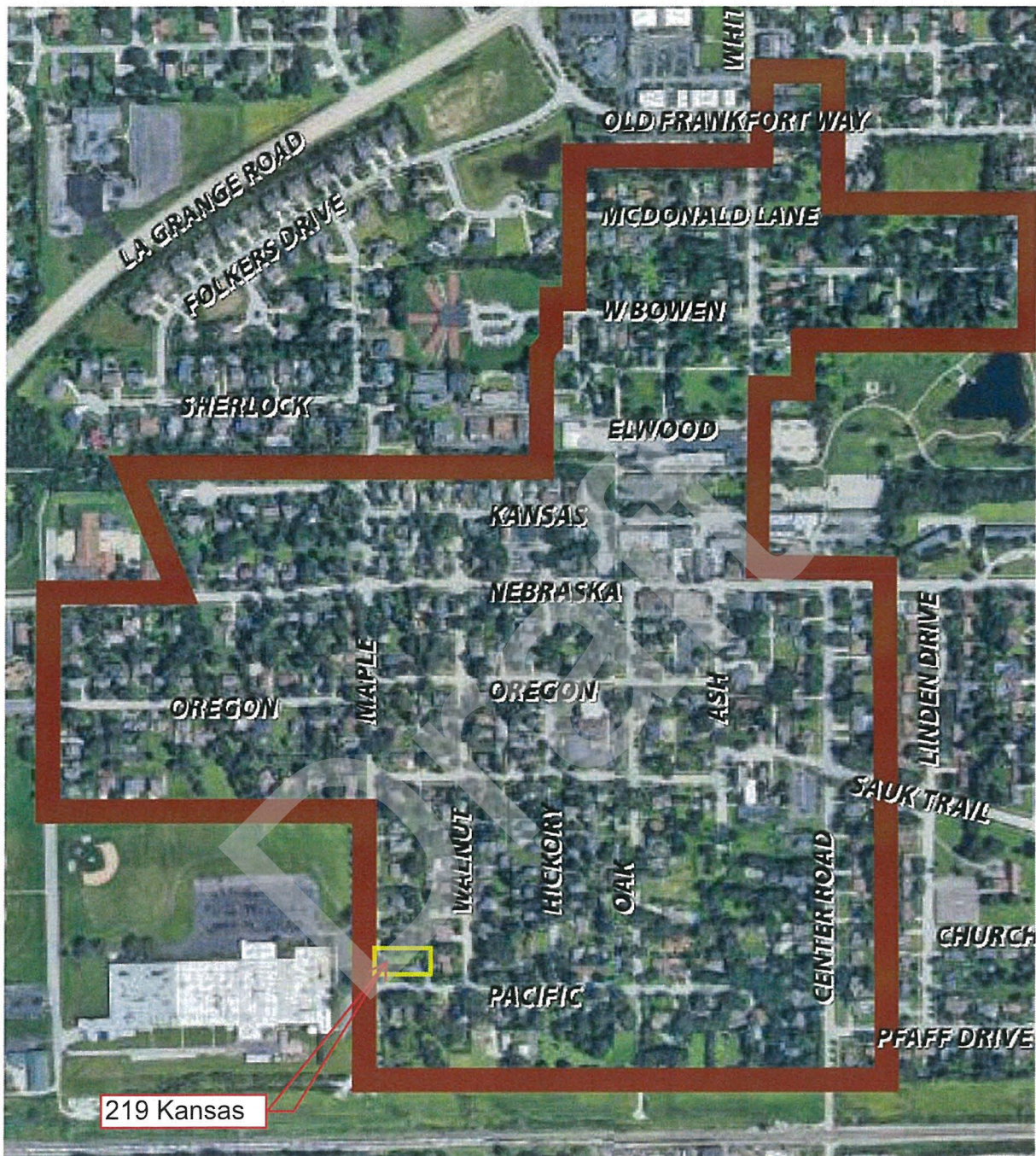
1. 1st Floor Building Materials: Masonry required, wood composite proposed

Affirmative Motions _____

1. Recommend the Village Board approve the variation request for 1st floor building materials (Zoning Ordinance, Article 6, Section B, Part 2 (g)(2) & Article 6, Section B, Part 4 (d)) to allow non-masonry siding on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.
2. Recommend the Village Board approve the variation request to reduce the minimum lot width (Zoning Ordinance, Article 6, Section B, Part 1) to 101.28' instead of 120' for a corner property, on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.
3. Recommend the Village Board approve the variation request to reduce the minimum lot depth (Zoning Ordinance, Article 6, Section B, Part 1) to 147.31' instead of 150', on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.
4. Recommend the Village Board approve the variation from Section 9.5-1 of the Village of Frankfort Land Subdivision Regulations to approve a Plat of Subdivision for a lot width and depth which do not conform to the requirements of the Village of Frankfort Zoning Ordinance, in accordance with the reviewed plans, public testimony and findings of fact.
5. Recommend that the Village Board approve the Preliminary and Final Plat of Subdivision of 219 Pacific Street Subdivision, subject to technical revisions prior to recording.

219 Pacific Street (variation requests)





Downtown Frankfort Boundary Map

B | downtown residential design guidelines

QUICK CHECKLIST

The set of questions listed below are framed in such a way that if your answer is “yes” - it is likely that the design is on the right track towards contributing to the type of character and quality Frankfort seeks to maintain. The photos shown to the right are examples of residences that fulfill these design ideals. If the answer is not clear, or is questionable, you should look for ways to improve upon this design element.

Note: All new residential construction, building additions, and development in general must comply with the Zoning Ordinance regulations including but not limited to setbacks, height, lot coverage, and building materials.

1. Does the building architecture complement and fit the character of surrounding structures - consider scale, setback, building height?
☐ Yes
☐ No
☐ Maybe
2. Does the structure's architecture delineate and highlight the primary entrance?
☐ Yes
☐ No
☐ Maybe
3. Are the proposed building materials consistent with the intended architectural style of the home and complementary to the materials utilized on the homes in the surrounding area?
☐ Yes
☐ No
☐ Maybe
4. Are simplified roof forms provided that are consistent with both the intended architectural style and roof forms of homes in the surrounding area?
☐ Yes
☐ No
☐ Maybe
5. Are there step-backs to the facade and / or architectural details that add depth and dimension, i.e. porches, bay windows?
☐ Yes
☐ No
☐ Maybe
6. Are there interesting architectural details and landscape treatments integrated on site that complement the residence?
☐ Yes
☐ No
☐ Maybe
7. Are the predominate facade colors / building materials of a natural color palette that is complementary to the homes in the surrounding area.
☐ Yes
☐ No
☐ Maybe



VILLAGE OF
FRANKFORT
INC • 1879

2024-0075
PROPOSED NEW
RESIDENCE FOR
WILLIAM AND DONNA
LANIGAN
LINDENGROUP
ARCHITECTS
2024-07-25

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;

This lot as platted is undersized lot by +/- 14% compared to minimum R2 corner lot dimensions per code. The property in question was purchased by William and Donna Lanigan for the sole purpose of designing and building their own single family residence. Procedural variations to adopted zoning code are hereby requested.

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

The Owner's desire is to build a ranch style residence with a Basement and attached 2-Car Garage and hereby request reasonable minor variances to the adopted zoning code given the size of their corner lot as platted does not meet minimum Village size standards.

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

The variations if granted will not alter the essential character of this residential block. The architectural design and home's scale endeavor to compliment the neighborhood, fit the site and follow the design intent of the Village's Downtown Residential Design Guidelines which promote a "combination" of Building Materials.

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;

This lot as platted is undersized lot by +/- 14% compared to minimum R-2 corner lot dimensions per code. The property was purchased for the sole purpose of designing and building a custom single family residence. Procedural variations to the adopted zoning code are hereby requested regarding lot dimensions as platted and first floor building materials.

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;

The conditions upon which this petition for variations apply would not specifically be applicable to other properties within the same zoning classification (unless they are undersized) as this is a unique corner lot with site and Owner specific design considerations.

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

The Owner's have purchased this vacant property to build their dream home and enjoy living in Frankfort for many years to come. The layout of their proposed home is based on their needs and their needs alone and fits within zoning setbacks. The proposed structure also meets lot coverage standards.

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

The hardship has not been created by any person or entity 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;

The variations if granted will not be detrimental to the public's welfare or unduly injurious to other property or improvements in the neighborhood. The design endeavors to compliment the neighborhood and follow the design intent of the Village's Downtown Residential Design Guidelines.

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

The variations if granted will not alter the essential character of this residential block. The design intent is to compliment the neighborhood. As presented, this is a quality design with significant architectural detailing, and a combination of different siding materials which are composed in scale with the site.

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 variations if granted will not impair an adequate supply of air to adjacent property or increase the danger of fire, or endanger the public safety or substantially diminish or impair property values within the neighborhood. The ranch structure as proposed is under maximum allowable height and will have an historic presence.

VILLAGE OF
FRANKFORT
INC • 1879

Standards of Variation Commissioner Evaluation Form

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.

| | STANDARD | NOTES | MEETS | |
|----|---|-------|-------|----|
| 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; | | YES | NO |
| 2. | That the plight of the owner is due to unique circumstances; | | YES | NO |
| 3. | That the variation, if granted, will not alter the essential character of the locality. | | YES | NO |

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.

| | STANDARD | NOTES | MEETS | |
|----|--|-------|-------|----|
| 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; | | YES | NO |

| | | | | |
|----|--|--|-----|----|
| 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; | | YES | NO |
| 3. | That the purpose of the variation is not based exclusively upon a desire to make more money out of the property; | | YES | NO |
| 4. | That the alleged difficulty or hardship has not been created by any person presently having an interest in the property; | | YES | NO |
| 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; | | YES | NO |
| 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 | | YES | NO |
| 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. | | YES | NO |



MINUTES

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

March 7, 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), Johnny Morris, Jessica Jakubowski, Will Markunas, Dan Knieriem

Commissioners Absent: Brian James, David Hogan

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

Elected Officials Present: None

A. Approval of the Minutes from February 22nd, 2024

Chair Schaeffer asked for questions or comments regarding the minutes.

Commissioner Jakubowski asked if the attendance confirmation section could be revised as she did not state that she would be absent at the March 7th meeting.

Motion (#1): To approve the minutes from February 22nd, 2024, as amended.

Motion by: Knieriem

Seconded by: Jakubowski

Approved: (5-0)

B. Public Hearing: Lanigan Residence

Christopher Gruba presented the staff report.

The applicant's representative, Steve Francis, approached the podium and added that they have made minor changes in the architectural details to align with the homeowner and Commission requests.

Chair Schaeffer stated that the Commission will go through the requested variations one at a time.

Building Materials:

Commissioner Markunas thanked the applicant for making changes after the workshop, the changes softened the color of the house.

Chair Scheffer thanked the applicant for the changes and noted that there is more masonry on the proposed house.

Front Yard and Corner Side Yard Setback:

Chair Scheffer stated that she is agreeable to the setback variation request because the road pavement is not centered within the right-of-way on Maple Street.

Commissioner Markunas stated that the corner side yard area is large. He added that his home is also a corner lot, so he understands and is amenable to the request.

There was a consensus that the setbacks are sufficient.

Lot Coverage:

Staff stated that the lot coverage percentage remained the same from the workshop meeting, and that the impervious surface coverage percentage changed since the workshop meeting to meet Code.

Commissioner Markunas stated that he does not see the hardship in the lot coverage request.

Commissioner Knieriem asked if there is any effort to reduce the lot coverage percentage.

The applicant's representative stated that the proposal is based on what the homeowner would like within the house and that the rooms were squeezed to be smaller to attempt a lower percentage.

Commissioner Jakubowski stated that she is amenable to the lot coverage variation request because if the second floor got larger, there would be less architectural variation on the house.

Lot Depth and Width:

Chair Schaeffer stated that the subject property is a non-conforming lot, so she is amenable to the lot depth and width request since it is acknowledging that it is a non-conforming lot.

There was a consensus that the lot depth and width is reasonable.

Plat:

There was a consensus that the Commission is ok with the proposed plat.

Chair Schaeffer asked if anyone from the public wished to speak.

Jim Sleeman, representing Sleeman Builders, approached the podium and stated the below concerns:

- As a frequent builder in the local area, he had been advised that there is no land related hardship if the lot is over 15,000 square feet. He added that there should be consistency in that statement if true.
- He had been discouraged in the past to propose houses with a 3-car garages. He added that there should be consistency with these types of requests from the Commission. He made reference to a house that he sought variations for at 202 Ash Street.
- He does not think that the proposed house meets the Residential Design Guidelines within the 2019 Comprehensive Plan, which staff and the Commission have been firm on before.

Beth Partyka approached the podium and stated that she was involved with the proposal for the house on Ash Street that Sleeman Builders just mentioned. She stated that the property on Ash Street is a corner lot, just like the proposal at tonight's meeting, and Sleeman Builders was told to shrink the home size to ensure that the lot coverage was reduced from 21% to 20%. She added that she does not think it looks good for the Village to approve a variation request for one homeowner and not the other, so the Residential Design Guidelines should be followed.

Mari Toepper approached the podium and stated that she lives at the house at 202 Ash Street that was just mentioned and was denied a variation request. She stated that she was told to not have a 3-car garage that is visible from the road and that the impervious surface coverage was exceeding the maximum allowable percentage. She stated that there should be consistency when these variations have been denied for someone just a few years ago. She added that she does not think the proposed house at tonight's meeting fits in with the surrounding area because it might overshadow homes adjacent to it.

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

Motion by: Jakubowski

Seconded by: Morris

Approved: (5-0)

Motion (#3): Recommend the Village Board approve the variation request for 1st floor building materials to allow non-masonry siding on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: Markunas

Seconded by: Jakubowski

Approved: (5-0)

Motion (#4): Recommend the Village Board approve the variation request to reduce the required front yard setback for the primary structure from 30' to 22.6', on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: Jakubowski

Seconded by: Markunas

Approved: (5-0)

Motion (#5): Recommend the Village Board approve the variation request to reduce the required corner side yard setback for the primary structure from 30' to 24.9', on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: Markunas

Seconded by: Jakubowski

Approved: (5-0)

Motion (#6): Recommend the Village Board approve the variation request to exceed the maximum lot coverage to allow 28.9% instead of 20%, on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: Knieriem

Seconded by: Morris

Denied: (1-4, Morris, Jakubowski, Markunas and Knieriem voted no)

Motion (#7): Recommend the Village Board approve the variation request to reduce the minimum lot width to 101.28' instead of 120' for a corner property, on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: Jakubowski

Seconded by: Knieriem

Approved: (5-0)

Motion (#8): Recommend the Village Board approve the variation request to reduce the minimum lot depth to 147.31' instead of 150', on the property located at 219 Pacific Street, in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: Jakubowski

Seconded by: Markunas

Approved: (5-0)

Motion (#9): Recommend the Village Board approve the variation from Section 9.5-1 of the Village of Frankfort Land Subdivision Regulations to approve a Plat of Subdivision for a lot width and depth which do not conform to the requirements of the Village of Frankfort Zoning Ordinance, in accordance with the reviewed plans, public testimony and findings of fact.

Motion by: Jakubowski

Seconded by: Knieriem

Approved: (5-0)

Motion (#10): Recommend the Village Board approve the Preliminary and Final Plat of Subdivision of 219 Pacific Street Subdivision, subject to technical revisions prior to recording.

Motion by: Jakubowski

Seconded by: Morris

Approved: (5-0)

C. Public Hearing: Bear Down Barbeque & Catering Company

Christopher Gruba presented the staff report.

The applicant, Rashid Riggins, approached the podium to introduce himself and his business which is in Frankfort. He stated that his customers frequently go to other restaurants, such as Chef Klaus, for a drink before they go to his restaurant to eat. He added that he would like to include a service bar for the bartender, which is something that was missed by the architect before they submitted the floor plan.

Staff stated that the bar area would need to be shown on the floor plan so that it can be reviewed for compliance and asked where the bar area would be located.

The applicant stated that he would want to put the bar area by the new bathrooms which takes out one table that was shown on the floor plan. He added that the bar table would be approximately 6' long and would have no seating as it would be solely a workstation for the bartender.

Staff stated that there are standards for restaurants with liquor sales including the requirement to physically delineate the bar from the dining area.

Chair Shaeffer asked if Commissioners had any initial questions.

VILLAGE OF
FRANKFORT
EST. 1855

MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
APRIL 10, 2024

CALL TO ORDER

Mayor Keith Ogle called the Committee of the Whole meeting to order at 5:31 P.M. on Wednesday, April 10, 2024, at the Village Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

ROLL CALL

Village Clerk Katie Schubert called the roll. In attendance were Mayor Keith Ogle, Clerk Katie Schubert, Trustees Adam Borrelli, Michael Leddin, Jessica Petrow, Maura Rigoni, Dan Rossi, and Gene Savaria. Staff in attendance included Asst. Administrator John Burica, Police Chief Leanne Chelepis, Deputy Clerk Theresa Cork, Building Director Adam Nielsen, Finance Director Jenni Booth, Director of Community and Economic Development Michael Schwarz, and Senior Planner Chris Gruba. Treasurer Jeffrey Slovak was in the audience.

APPROVAL OF MINUTES (MARCH 13, 2024)

Trustee Petrow moved, seconded by Trustee Borrelli, to approve the minutes of the Committee of the Whole meeting of March 13, 2024, as presented. A voice vote was taken. All were in favor. The motion carried.

LANIGAN RESIDENCE: 219 PACIFIC STREET

Senior Planner Chris Gruba reported William and Donna Lanigan purchased the vacant corner property at 219 Pacific Street to construct a new 2-story custom home. He reported the project involves seven variation requests. A public hearing was held before the Plan Commission/Zoning Board of Appeals on March 7, 2024, and the commissioners unanimously recommended approval for all the variation requests except for lot coverage, which was denied 1-4. Planner Gruba stated a lot coverage of 28.9% was proposed, whereas 20% is permitted for a two-story home (25% is permitted for a one-story home). He noted that while the overall lot dimensions are substandard, the property's square footage meets Village code.

Mayor Ogle opened the floor for discussion.

The committee members discussed the proposed project, and concluded that although the lot dimensions are substandard, the lot area satisfies the 15,000 square feet requirement and should comply with the maximum 20% requirement.

The Project Architect, Grant Currier, distributed a packet of information to the committee members, including color renderings of the proposed house plans, lot and building data, and a response to why he felt there was a land hardship. He pointed out the irregular shape and buildable dimensions of the corner lot. He also highlighted the benefits of the additional parkway greenspace and open porch design of the proposed custom home.

Committee members addressed questions from the homeowners William and Donna Lanigan, who were in the audience, regarding the Village's lot coverage requirements and the variation process in determining a land hardship for lots over 15,000 square feet. Members shared that they did not perceive any particular hardships and supported the Plan Commission recommendation to deny the lot coverage variation request.

DUNKIN' COMMERCIAL MULTI-TENANT PROJECT: EAST SIDE OF LAGRAGE ROAD, SOUTH OF ST. FRANCIS ROAD

Director of Community and Economic Development Mike Schwarz reported the applicant, Koru Group, PLLC, representing the property owner, Krupa Shah, proposes to develop an approximately 8,570 square-foot commercial multi-tenant building on the undeveloped property known as Lot 2 in Powell Resubdivision, located on the east of LaGrange Road, south of St. Francis Road. The proposed building would include five tenant spaces. The northern tenant space would contain a 2,180 square-foot Dunkin' restaurant which would be relocating from its existing location located at 20551 S. LaGrange Road. Staff noted the other four tenants have not been determined at this time. Director Schwarz stated the applicant requests four Special Use Permits as part of the proposed Dunkin' project: (1) Special Use Permit for a carry out restaurant; (2) Special Use Permit for drive-up service windows associated with a permitted use; (3) Special Use Permit for outdoor seating associated with a permitted restaurant; and (4) Special Use Permit for extended hours of operation (opening at 4:00 a.m.).

Director Schwarz noted as part of the proposed development, the applicant also is seeking two variations for one freestanding tenant panel sign. The proposed sign is 7 feet tall and has a total sign face area of 37.5 square feet. The proposed area of 37.5 square feet exceeds the maximum allowable sign face area of 15 square feet for a multi-tenant sign for a building less than 9,999 square feet. The proposed Dunkin' tenant panel complies with the minimum 12-inch text height, however, each of the other 4 tenant panels reflect 7-inch text height. Therefore, the applicant is seeking variations from Section 151.041(B)(1)(h) and Section 151.041(B)(1)(i) of the Frankfort Municipal Code to allow a freestanding sign to exceed the maximum permitted area of 15 square feet, and to allow the minimum height of the text on a freestanding sign to be less than 12 inches.

Director Schwarz reported the Plan Commission/Zoning Board of Appeals unanimously (7-0) recommended approval of each Special Use request as well as the variation to allow a freestanding sign to exceed the maximum permitted area of 15 square feet at its meeting on January 25, 2024. However, there was a split (5-2) vote on the variation to reduce the minimum height of the text on the freestanding sign from 12 inches to 7 inches. Director Schwarz noted split-vote recommendations are brought before the Committee of the Whole for discussion prior to formal consideration by the Village Board.

PROPOSED RESIDENCE
FOR

William & Donna
LANIGAN

219 Pacific Street
Frankfort, IL

RECEIVED

By Christopher Gruba at 3:59 pm, Feb 26, 2024



Landscape Architecture
Park & Recreation Design
Municipal Consulting

1741 S Wiesbrook Rd
Wheaton, IL 60189
Office-Cell 630.738-0726

TREE
PRESERVATION &
REMOVAL PLAN

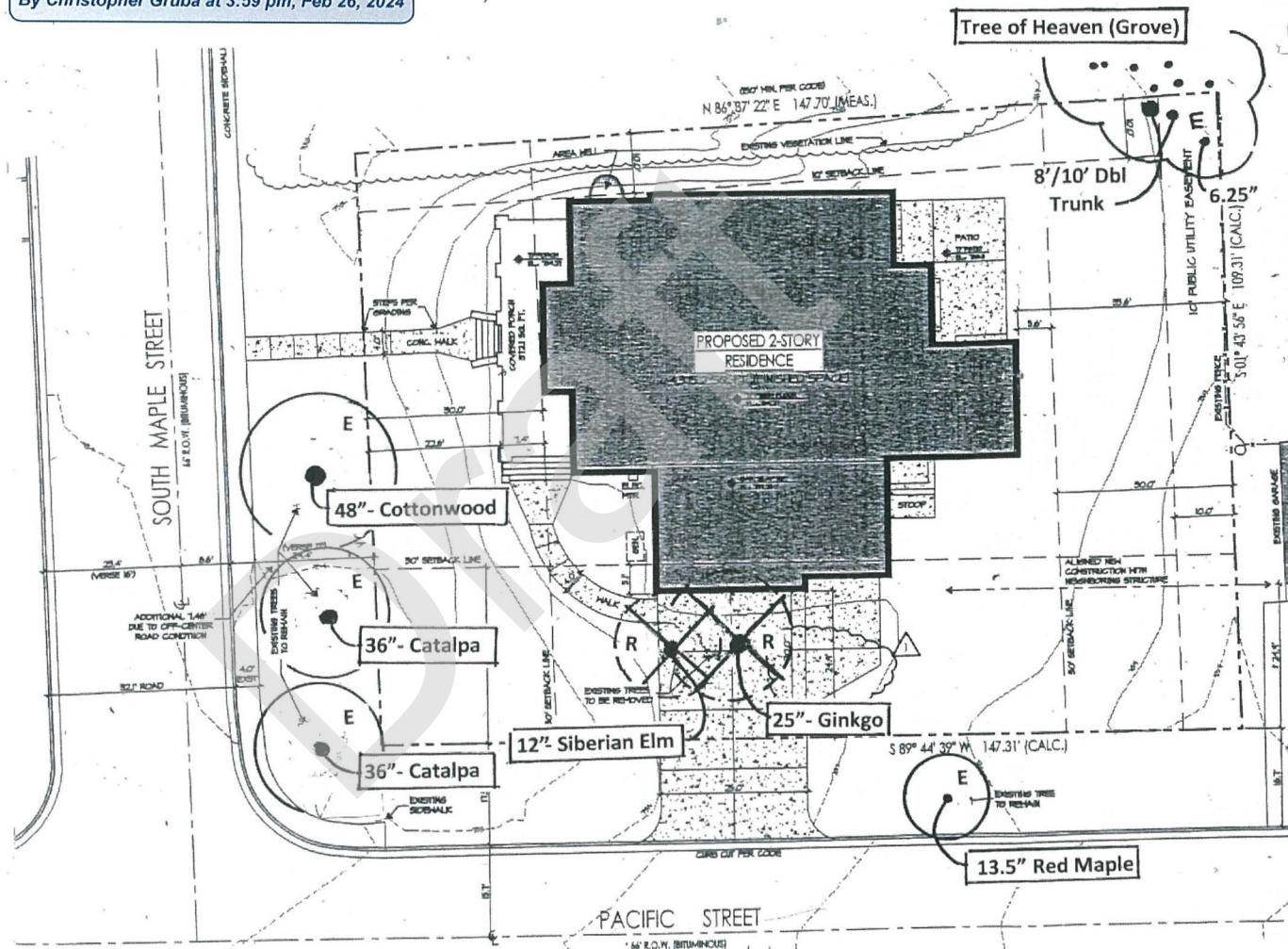
PROJECT NO.: JOB NO.:
L124 - 9401

DATE: **2-22-24**
SCALE: **1" = 20'**
PLANNER: **JMR**
DRAWN BY:
CHECKED:

SHEET



NOTE: NO TREE SPECIES LISTED ON THE APPENDIX E:
PRESERVATION TREES (Village of Frankfort Landscape
Ordinance) ARE PROPOSED FOR REMOVAL.



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
1805 CHAMPAIGN AVE. SUITE 118
CHICAGO, ILL. 60647
(773) 371-1488
WWW.LANDSCAPELGI.COM



Christopher Gruba
& Development, Inc.
(708) 250-1941

Proposed Residence for
William and Donna
LANIGAN
219 Pacific Street
Frankfort, IL

DATE: 2-22-24
SCALE: 1" = 20'
PLANNER: JMR
DRAWN BY:
CHECKED:

2023-0196
PROJECT NUMBER
DATE: 1-12-2024

LGI GC
GRAPHIC: TML/REVEN

COVER SHEET
ARCHITECTURAL
SITE PLAN

SHEET NAME
A-0.0

RECEIVED
By Christopher Gruba at 3:24 pm, Jul 17, 2024



Concept
Design - Frankfort Submittal 01

219 Pacific Street Frankfort, IL

William and Donna Lanigan Residence

LINDEN GROUP
ARCHITECTS

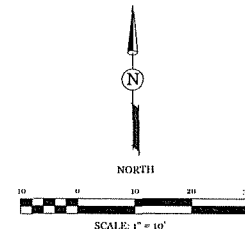
No. 2024-0075 07/16/2024

COPYRIGHT 2024 LGI

[illegible]

FOR

BLOCK 13, (EXCEPT THE NORTH 600 FEET THEREOF), IN HOWARD ADDITION TO THE VILLAGE OF FRANKFORT, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1856, IN BOOK 43, PAGE 169, AS DOCUMENT NO. 22886, IN WILL COUNTY, ILLINOIS, AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 600 FEET, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK, A DISTANCE OF 140 FEET, THENCE EASTERLY TO THE EAST LINE OF SAID BLOCK, WHICH POINT IS 5.00 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF SAID NORTH 600 FEET OF SAID BLOCK 13, THENCE WESTERLY ALONG THE SOUTHLICK 13, (EXCEPT THE NORTH 600 FEET THEREOF), IN BOWEN'S ADDITION TO THE VILLAGE OF FRANKFORT, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1856, IN BOOK 43, PAGE 169, AS DOCUMENT NO. 22886, IN WILL COUNTY, ILLINOIS, AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 600 FEET OF SAID BLOCK 13, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK, A DISTANCE OF 140 FEET, THENCE EASTERLY TO THE EAST LINE OF SAID BLOCK, WHICH POINT IS 7.00 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF SAID NORTH 600 FEET OF SAID BLOCK 13, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID NORTH 600 FEET, A DISTANCE OF 140.41 FEET MORE OR LESS, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS TO THE LINE OF SAID NORTH 600 FEET, A DISTANCE OF 148.41 FEET MORE OR LESS, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.



NORTH
LOCATION MAP
N.T.S.

EXISTING

- [illegible]

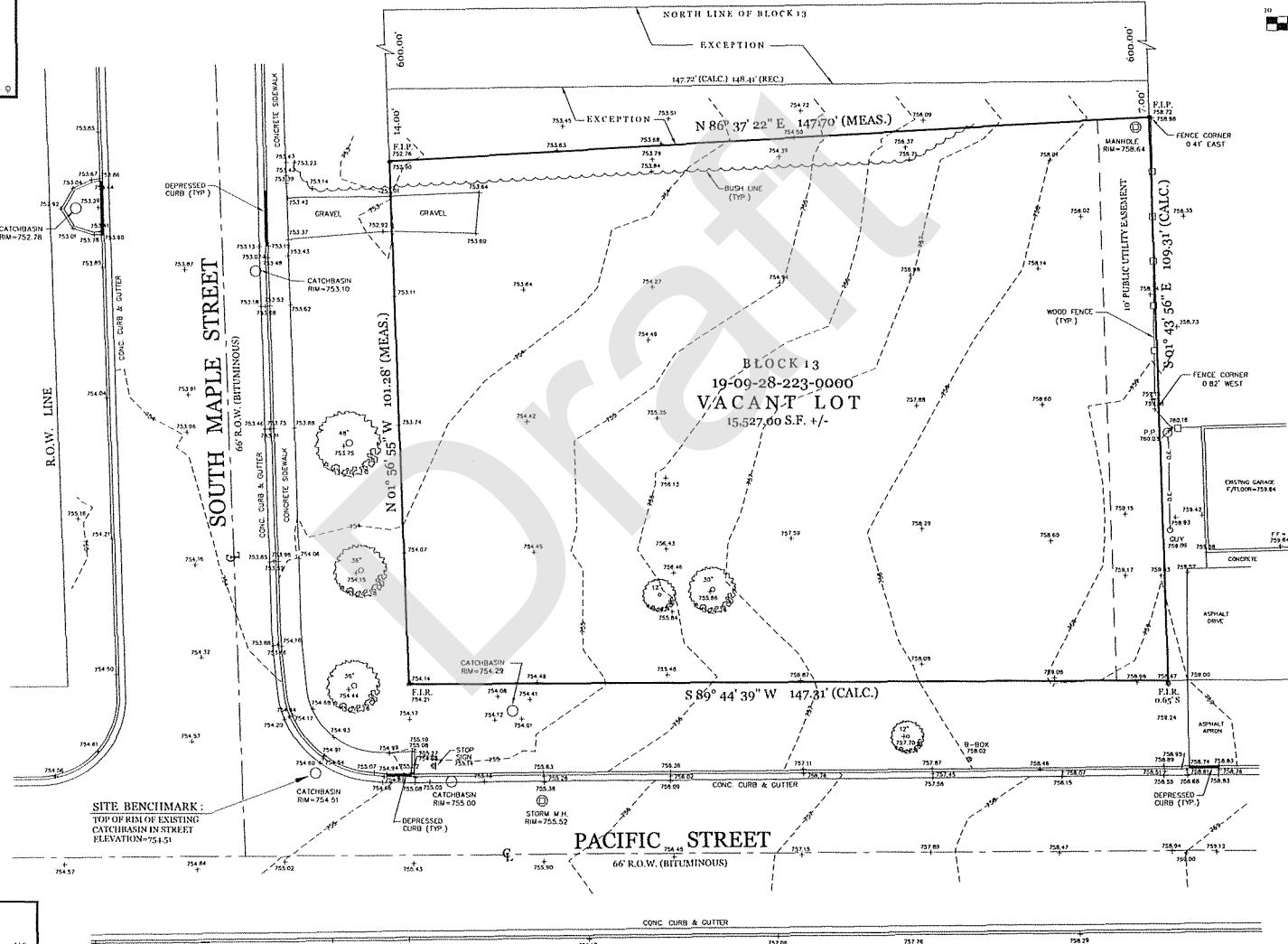
WARNING
CALL JULIE, TOLL FREE
OPERATES 24 HOURS A



Never wait a before.
Call before you dig.
CALL 811
48 HOURS BEFORE
YOU DIG



Exact Land Surveyors, LLC
P.O. Box 164003
St. Louis, MO 63116
Phone: 314.435.4311
Fax: 314.435.4311
www.exactland.com



STATE OF ARIZONA }
COUNTY OF MARICOPA } SS

THIS IS TO CERTIFY THAT TWO PERSONS CLAIM A RIGHT OF CO-OWNERSHIP TO THE CURRENTLY KNOWN MINERAL STRANDS FOR A PERMANENT SURFACE COVENANT FROM MY HAND AND SEAL THIS DATE PERSON

Wife

RECEIVED FROM SHERMAN LAND SURVEYING CO., 2971
CANTON ST. PHOENIX, AZ 85016
FOR CASH AND SURVEYORS FEE, \$17.
PROCESSED AND SEALED 08/13/2008 0000

ANDREW D. JOHNSON
NOTARY PUBLIC
ARIZONA
STATE OF ARIZONA

PROPOSED RESIDENCE
FOR

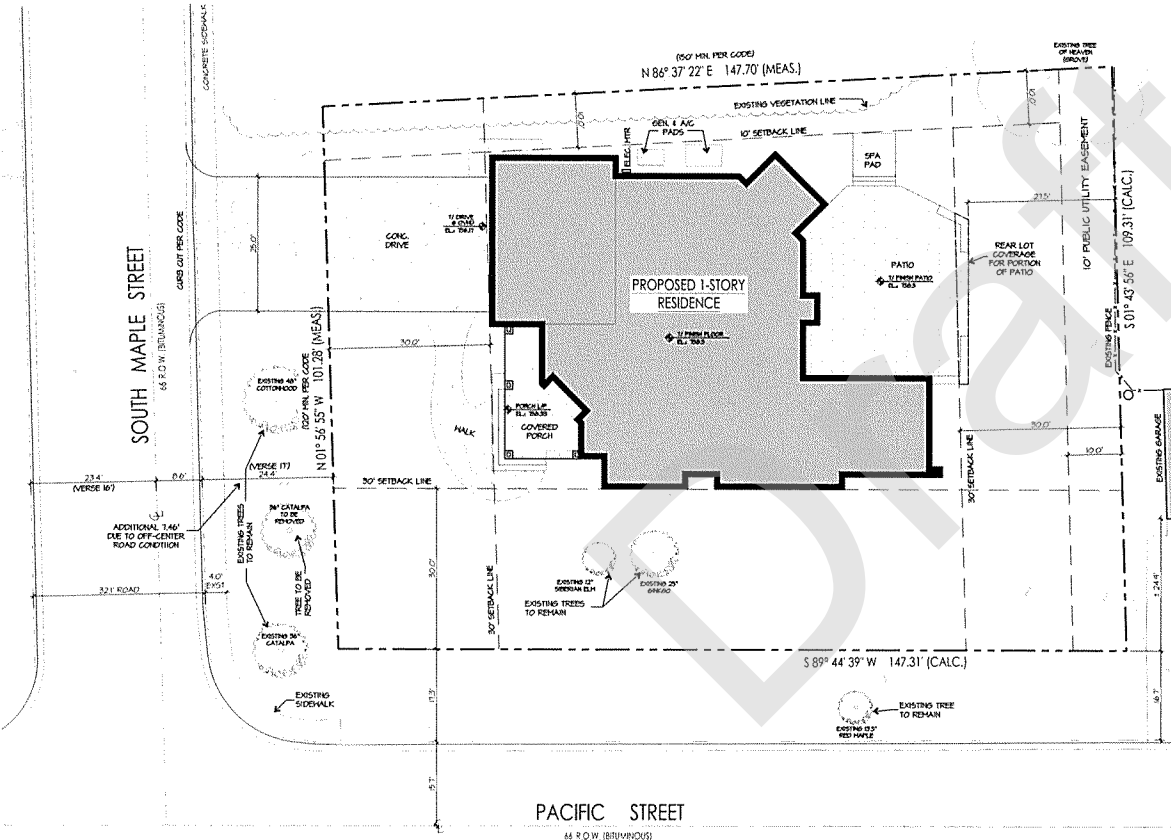
William & Donna
LANIGAN

219 Pacific Street
Frankfort, IL

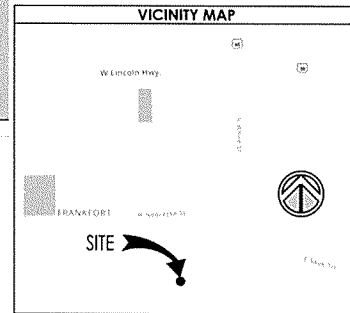
| CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA | | | | | | | | | |
|---|----------------------|---------------------------|-------------------------------|------------------------|----------------------|------------|------------------------|-----------------------------|--------------------------|
| ROOF SNOW LOAD | WIND DESIGN SPEED | FOUNDATION FROST DEPTH | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM | | | WINTER DESIGN TEMP. | ICE BARRIER UNDERLAYMENT | AIR FREEZING INDEX |
| | | | | DECAY | TERMINATE | WEATHERING | | | |
| 54 lbs. | 40 mph | 42 INCHES | B | SLIGHT TO MODERATE | MODERATE TO HEAVY | SEVERE | 0° F | REQUIRED | MEAN ANNUAL TEMP. |

| R-2 ZONING DISTRICT / LOT & BUILDING DATA | | | |
|--|---|--------------------------------|--|
| DESCRIPTION | REQUIRED | PROPOSED / ACTUAL | VARIANCE / DIFFERENCE |
| MINIMUM LOT SIZE/AREA | 8,000 SQ. FT. INTERIOR LOT (8,000 SQ. FT. CORNER LOT) | 8,028.8 SQ. FT. | UNDER REQ. BY 13' IN. OR 2,473.2 SQ. FT. |
| MINIMUM CORNER LOT WIDTH | 100.0' | NEXT 101.25' EAST 101.25' | H-10.12' E-10.12' |
| MINIMUM LOT DEPTH | 60.0' | NORTH 141.30' SOUTH 141.30' | H-2.5' S-2.48' |
| CORNER LOT SIDE YARD | 30.0' | 30.00' | OK |
| FRONT YARD SETBACK | 30.0' | 30.00' | OK |
| NORTH SIDE YARD SETBACK | 10.0' | 10.0' | OK |
| REAR YARD SETBACK | 30.0' | + 35.00' | OK |
| REAR YARD SETBACK ACCESSORY | 10.0' | 10.0' | OK |
| MAXIMUM BUILDING HEIGHT | 35.0' | VARIES + 32'-0" | OK |
| MAX. LOT COV. STRUCTURES (UNDER ROOF/FRONT) | 20% (8,001 SQ. FT.) | 3.97% SQ. FT. | 24.01 % |
| MAX. INTERVIEWS AREA | 40% (8,002.8 SQ. FT.) | 6.96% SQ. FT. | 34.42 % |
| MAX. REAR YARD COVERAGE | 50% OF 2,254.58 SQ. FT. (814.5 SQ. FT. ALLOWABLE) | 68.4 SQ. FT. | 3.23 % |
| MIN. GROSS FLOOR AREA | 2,800 SQ. FT. | 3,97% SQ. FT. | OK |
| RANCH GROSS AREA | | 2,948.2 SQ. FT. | |
| + ATTACHED GARAGE | | 121.4 SQ. FT. | |
| + COVERED PORCH (FRONT) | | 253.8 SQ. FT. | |
| SUBTOTAL UNDER ROOF | | 3,97% SQ. FT. | |
| DRIVE WITHIN PROPERTY LINE GARAGE HALL AND WALK TO COVERED PORCH | | 127.6 SQ. FT. | |
| MISC. HALLS/MISC. STEPS/STAIRS | | 102.8 SQ. FT. | |
| REAR PATIO AND SPA AREA | | 1,046.3 SQ. FT. | |
| TOTAL INTERVIEWS AREA | | 8,745.1 SQ. FT. | |
| FIRST FLOOR FACADE MATERIALS | CEMENT BOARD SIDING | HASCONRY | |
| FRONT ELEVATION | 1.3 % | 60.1 % | |
| LEFT ELEVATION | 22.0 % | 78.0 % | |
| RIGHT ELEVATION | 6.4 % | 43.8 % | |
| REAR ELEVATION | 25.4 % | 74.6 % | |

| SHEET INDEX | |
|--|--|
| ARCHITECTURE LAND PLANNING INTERIOR ARCHITECTURE LANDSCAPE ARCHITECTURE 10100 DELAND PARKWAY, SUITE 110 CHLAND PARK, ILLINOIS 60437 (708) 775-4400 WWW.LINDENGROUPE.COM | |
| Benedetti Homes & Development, Inc. www.benedettihomes.com (708) 250-1941 | |
| Proposed Residence for William and Donna LANIGAN 219 Pacific Street Frankfort, IL | |



INTERVIEWS CALCULATION - ALLOWABLE = 40% OF 8,002.8 SQ. FT. (3,201.12 SQ. FT.)
HOUSE W/ GARAGE, W/ PORCH = (1,216.5 SQ. FT.)
DRIVEWAY AND HALLS AND FRONT PORCH STEPS = (1,041.1 SQ. FT.)
REAR PATIO OR DECK AND STEPS W/ SPA = (8,745.1 SQ. FT.)
EXCESS INTERVIEWS SQ. FT. = (223.48 SQ. FT.)



| FRANKFORT ADOPTED CODES | |
|--|---|
| 2012 | International Residential Code |
| 2014 | Illinois State Plumbing Codes |
| 2012 | International Mechanical Code |
| 2015 | International Energy Conservation Code |
| 2012 | International Fire Code |
| 2012 | International Property Maintenance Code |
| 2011 | National Electrical Code |
| 2012 | International Fuel Gas Code |
| 2018 | Illinois Accessibility Code |
| VILLAGE OF FRANKFORT LOCAL AMENDMENTS CHAPTER 150, BUILDING REGULATIONS | |

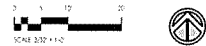
LEGAL DESCRIPTION

BLOCK 13, EXCEPT THE NORTH 600 FEET THEREOF, IN BOVEN'S ADDITION TO THE VILLAGE OF FRANKFORT, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1856, IN BOOK 43, PAGE 84, AS DOCUMENT NO. 22856, IN HILL COUNTY, ILLINOIS, AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 600 FEET, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK, A DISTANCE OF 140.00 FEET, THENCE EASTERLY TO THE EAST LINE OF SAID BLOCK, WHICH POINT IS 100 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF SAID NORTH 600 FEET OF SAID BLOCK 13, THENCE NORTHERLY ALONG THE EAST LINE OF SAID BLOCK, A DISTANCE OF 100 FEET TO THE SOUTHEAST CORNER OF SAID 600 FEET OF SAID BLOCK 13, THENCE NORTHERLY ALONG THE SOUTH LINE OF SAID NORTH 600 FEET, A DISTANCE OF 140.41 FEET MORE OR LESS, TO THE POINT OF BEGINNING, IN HILL COUNTY, ILLINOIS.

LANDSCAPE DESIGN TO BE
DETERMINED AND SUBMITTED UNDER
SEPARATE COVER BY LANDSCAPE
ARCHITECT

ARCHITECTURAL SITE PLAN



I hereby certify, to the best of my knowledge
and belief, that these plans have been drawn
under my supervision and comply with all
applicable building and zoning ordinances and
codes of
Frankfort, IL.

Professional Design Firm: 184-000208 Date:
Expiration Date: 4/30/25

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ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 DELAND PARKWAY, SUITE 110
CHLAND PARK, ILLINOIS 60437
(708) 775-4400
WWW.LINDENGROUPE.COM



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www.benedettihomes.com
(708) 250-1941

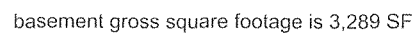
Proposed Residence for
William and Donna
LANIGAN
219 Pacific Street
Frankfort, IL

2024-0075
PROJECT NUMBER
7-17-2024
DATE
GWC
STATIONER
GC
PROJECT NO.

2024-0075
PROJECT NUMBER
7-17-2024
DATE
GWC
STATIONER
GC
PROJECT NO.

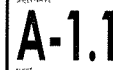
COVER SHEET
ARCHITECTURAL
SITE PLAN

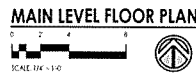
2024-0075
A-0.0
SHEET



0 2 4 8

SCALE 1/4" = 1'-0"





A-1.2



RIGHT ELEVATION



FRONT ELEVATION



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
11500 W. AND PARKWAY, SUITE 115
GRAND PRAIRIE, ILLINOIS 60131
(708) 779-4400
WWW.LINDENGROUP.COM



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& Development, Inc.
(708) 250-1941

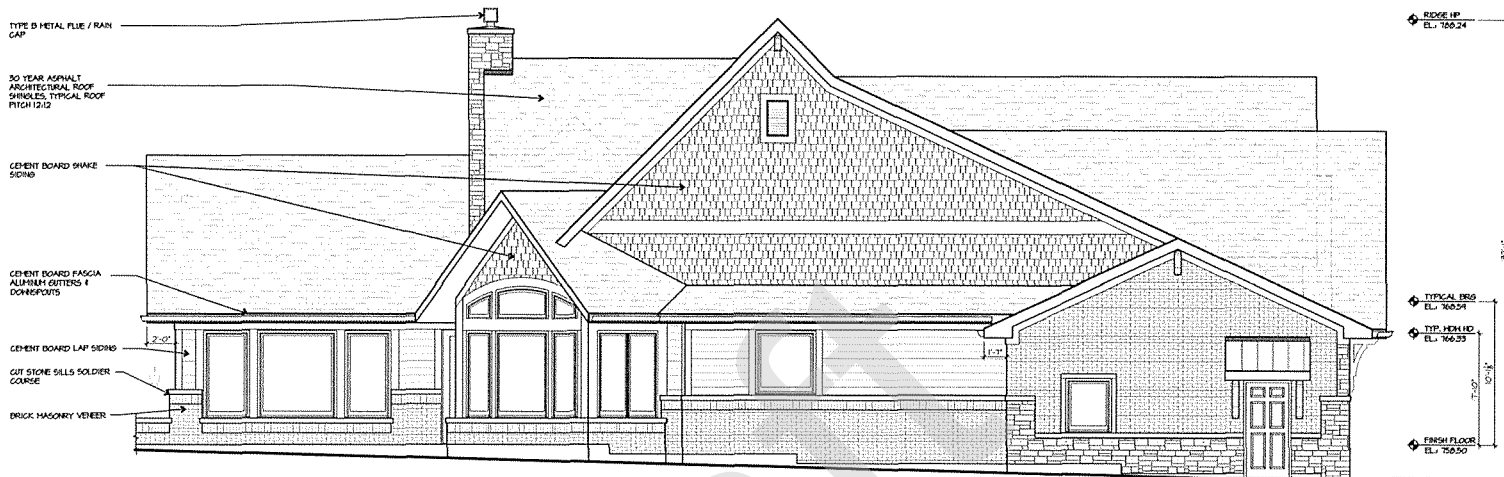
Proposed Residence for
William and Donna
LANIGAN
219 Pacific Street
Franklin, IL

DATE: 07/17/2024
DRAWN BY: GWC
CHECKED BY: GWC
PROJECT NUMBER: 2024-0075
PROJECT NAME: 219 Pacific Street
PROJECT LOCATION: Franklin, IL
PROJECT TYPE: EXTERIOR ELEVATIONS

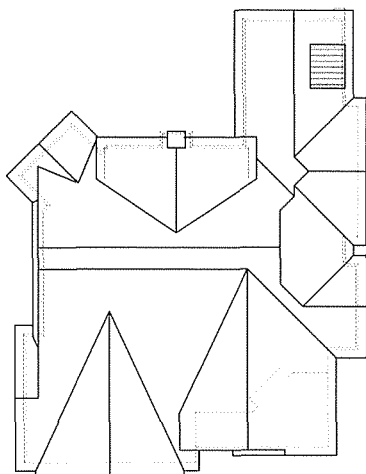
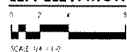
2024-0075
PROJECT NUMBER
7-17-2024
DATE
GWC
DRAWN BY
GC
FINAL REVIEW

EXTERIOR
ELEVATIONS

SHEET NAME
A-4.0
SHEET



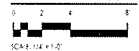
LEFT ELEVATION



ROOF PLAN



REAR ELEVATION



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10101 DELAND PARKWAY, SUITE 100
ORLAND PARK, ILLINOIS 60467
(708) 791-4800
WWW.LINDENGROUP.COM



Benedetti Homes
& Development, Inc.
www.benedettihomes.com
(708) 250-1941

Proposed Residence for
William and Donna
LANIGAN
219 Pacific Street
Frankfort, IL

DESIGNED BY
LINDEN GROUP, INC.
ARCHITECT
10101 DELAND PARKWAY, SUITE 100
ORLAND PARK, ILLINOIS 60467
(708) 791-4800
WWW.LINDENGROUP.COM

2024-0075

PROJECT NUMBER

7-17-2024

DATE

CWC GC

OWNER

AT: WILSON

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EXTERIOR ELEVATIONS

SHEET NAME

A-4.1

SHEET



RIGHT ELEVATION



1 2 3 4 5

SCALE 1/4" = 1'-0"



FRONT ELEVATION



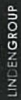
**William and Donna
LANGAN**
219 Pacific Street
Frankfort, IL

EXTERIOR ELEVATIONS

SWEET NAME

A-4.3





Proposed Residence for
William and Donna
LANIGAN
219 Pacific Street
Frankfort, IL

ALL RIGHTS RESERVED.

SHEET NAME

A-4.4





RECEIVED

By Christopher Gruba at 12:54 pm, Dec 28, 2023

LEGAL DESCRIPTION

BLOCK 13, EXCEPT THE NORTH 600 FEET THEREOF, IN BOWEN ADDITION TO THE VILLAGE OF FRANKFORT, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1956, IN BOOK 43, PAGE 18A, AS DOCUMENT NO. 22586, IN HILL COUNTY, ILLINOIS, AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCELS, BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 600 FEET, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK, A DISTANCE OF 140.0 FEET, THENCE EASTERLY TO THE EAST LINE OF SAID BLOCK, HIGH POINT IS 1.00 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF SAID NORTH 600 FEET OF SAID BLOCK, IS THENCE WESTERLY ALONG THE SOUTHWEST CORNER OF SAID NORTH 600 FEET THEREOF, IN BOWEN ADDITION TO THE VILLAGE OF FRANKFORT, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1956, IN BOOK 43, PAGE 18A, AS DOCUMENT NO. 22586, IN HILL COUNTY, ILLINOIS, AND ALSO EXCEPT THE FOLLOWING DESCRIBED BEGINNINGS AT THE SOUTHWEST CORNER OF THE NORTH 600 FEET, THENCE SOUTHERLY ALONG THE WEST LINE OF SAID BLOCK, A DISTANCE OF 140.0 FEET, THENCE EASTERLY TO THE EAST LINE OF SAID BLOCK, HIGH POINT IS 1.00 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF SAID NORTH 600 FEET OF SAID BLOCK, IS THENCE WESTERLY ALONG THE SOUTHWEST CORNER OF SAID NORTH 600 FEET, A DISTANCE OF 140.4 FEET MORE OR LESS, TO THE POINT OF BEGINNING, IN HILL COUNTY, ILLINOIS, TO THE LINE OF SAID NORTH 600 FEET, A DISTANCE OF 140.4 FEET MORE OR LESS, TO THE POINT OF BEGINNING, IN HILL COUNTY, ILLINOIS.

PROPOSED RESIDENCE FOR

**William & Donna
LANIGAN**

**219 Pacific Street
Frankfort, IL**

INFORMATION ONLY

| R-2 ZONING DISTRICT / LOT & BUILDING DATA | | | |
|---|---|--|-----------------------|
| DESCRIPTION | REQUIRED | PROPOSED / ACTUAL | VARIANCE / DIFFERENCE |
| MINIMUM LOT SIZE/AREA | 8,000 SQ. FT. | 15,326.8 SQ. FT. | OVER 526.8 % OK |
| MINIMUM CORNER LOT WIDTH | 120.0' | 185' 10.28" EAST 106.81' NORTH 41.12' SOUTH 41.28' | UNDER BY 18.12' |
| MINIMUM LOT DEPTH | 150.0' | 244' (BATCH ADJACENT) | UNDER BY 2.84' |
| CORNER LOT SIDE YARD | 30.0' | 24.4' (BATCH ADJACENT) | 5.6' OVER |
| FRONT YARD SETBACK | 30.0' | 22.8' | 7.2' OVER |
| NORTH SIDE YARD SETBACK | 10.0' | 10.0' | OK |
| REAR YARD SETBACK | 30.0' | 29.6' | OK |
| REAR YARD SETBACK ACCESSORY | 10.0' | 10.0' | OK |
| HANDBUILD BUILDING HEIGHT | 35.0' | 35.0' | OK |
| MAX. LOT COVERAGE - EX. STRUCTURES | 20% (3,200.0 SQ. FT.) | 4,666.4 SQ. FT. | 26.6 % OVER |
| MAX. IMPERVIOUS AREA | 40% (3,200.0 SQ. FT.) | 6,191.5 SQ. FT. | 34.9 % OVER |
| MAX. REAR YARD COVERAGE | 30% OF 2,054.34 SQ. FT. (616.3 SQ. FT. ALLOWABLE) | 11.80 SQ. FT. | 7.80 % OVER |
| MIN. GROSS FLOOR AREA | 2,800 SQ. FT. | 4,375.2 SQ. FT. | OK |
| HAN LEVEL GROSS AREA | | 5,230.1 SQ. FT. | |
| UPPER LEVEL GROSS AREA | | 1,546.5 SQ. FT. | |
| ATTACHED GARAGE | | 844.1 SQ. FT. | |
| COVERED PORCH (FRONT) | | 372.1 SQ. FT. | |
| REAR PATIO AREAS | | 431.1 SQ. FT. | |
| FRONT WALKWAY | | 353.4 SQ. FT. | |
| DRIVEWAY (BETWEEN PROPERTY LINES) | | 121.2 SQ. FT. | |

FRANKFORT ADOPTED CODES

- 2012 International Residential Code
- 2014 Illinois State Plumbing Codes
- 2012 International Mechanical Code
- 2015 International Energy Conservation Code
- 2012 International Fire Code
- 2012 International Property Maintenance Code
- 2011 National Electrical Code
- 2012 International Fuel Gas Code
- 2018 Illinois Accessibility Code
- VILLAGE OF FRANKFORT LOCAL AMENDMENTS
- CHAPTER 150: BUILDING REGULATIONS

PER FRANKFORT ORDINANCE 150 CODE SECTION 150.2.1 & 2012 IFC SECTION 902, RESIDENCE OVER 5,000 SQ. FT. SHALL BE PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 135, AND INTERNATIONAL FIRE CODE AS AMENDED.

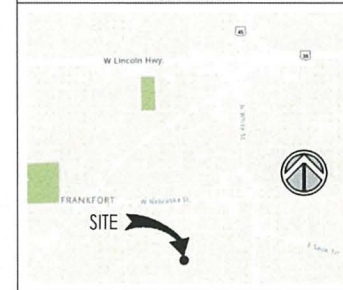
RESIDENTIAL SPRINKLER SYSTEM SHALL BE "DESIGN - BUILD" BY SUBCONTRACTOR. GENERAL CONTRACTOR SHALL SUBMIT REQUIRED DRAWINGS AND CUT SHEETS TO THE VILLAGE OF FRANKFORT FOR REVIEW AND APPROVAL BY THE FIRE PROTECTION DISTRICT.

CIVIL TO COORDINATE WATER SERVICE AS REQUIRED

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

| ROOF SHOW LOAD | WIND DESIGN SPEED | FOUNDATION FROST DEPTH | SEISMIC DESIGN CATEGORY | SUBJECT TO DAMAGE FROM: | | | WINTER DESIGN TEMP. | ICE BARRIER UNDERLAYMENT | AIR FREEZING INDEX | MEAN ANNUAL TEMP. |
|----------------|-------------------|------------------------|-------------------------|-------------------------|-------------------|------------|---------------------|--------------------------|--------------------|-------------------|
| | | | | DECAY | TERMITES | WEATHERING | | | | |
| 34 lbs. | 40 mph | 42 INCHES | B | SLIGHT TO MODERATE | MODERATE TO HEAVY | SEVERE | 0° F | REQUIRED | | |

VICINITY MAP



ITEMS COORDINATED BY BUILDER / OWNER

- UTILITY CONNECTIONS, FEES, ETC.
- LANDSCAPE LIGHTING
- PERMITS
- LANDSCAPE DESIGN
- SECURITY SYSTEM
- LOW VOLTAGE
- WATER SOFTENER
- HILLWORK
- RUNNING TRIM
- COLORS / FINISHES

REFER TO CIVIL ENGINEERING, LANDSCAPE, UTILITY AND GRADING DRAWINGS AND DOCUMENTS PREPARED BY OTHERS

I hereby certify, to the best of my knowledge and belief, that these plans have been drawn under my supervision and comply with all applicable building and zoning ordinances and codes of Frankfort, IL.

Professional Design Firm: 184-000209
Expiration Date: 4/30/25

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NOT FOR CONSTRUCTION

COVER SHEET ARCHITECTURAL SITE PLAN

SHEET

A-0.0



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
1100 ORLAND PARK BLVD. SUITE 100
ORLAND PARK, ILLINOIS 60457
(708) 799-1400
WWW.LINENGROUP.COM

Proposed Residence for
**William and Donna
LANIGAN**
219 Pacific Street
Frankfort, IL

DATE: 12-20-2023
BY: [Signature]
CHECKED BY: [Signature]
ISSUE FOR: [Signature]

2023-20196

PROJECT NUMBER

12-20-2023

DATE

IGI

GC

REGISTERED

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COVER SHEET ARCHITECTURAL SITE PLAN

SHEET

A-0.0

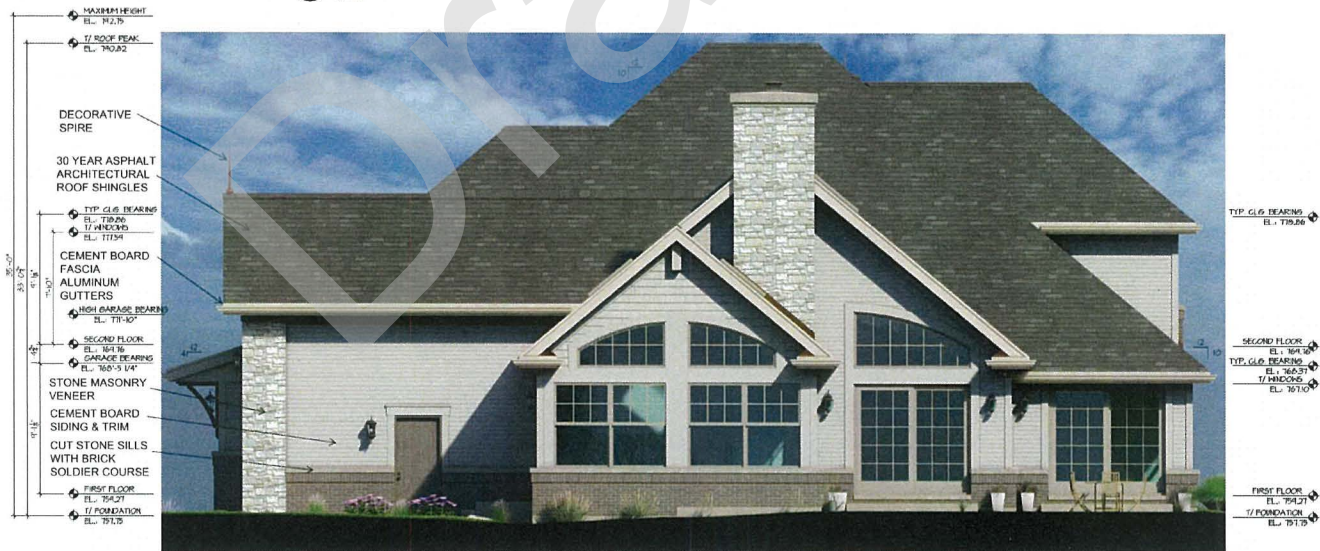
5/4/21

RECEIVED

By Christopher Gruba at 8:54 am, Mar 01, 2024



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



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

FORMER PLAN

INFORMATION ONLY

- MAXIMUM HEIGHT
EL. 742.75
- 1/2" ROOF PEAK
EL. 740.52
- DECORATIVE SPIRE
- 30 YEAR ASPHALT ARCHITECTURAL ROOF SHINGLES
- TYP. CLG. BEARING
EL. 739.56
1/2" HINGING
EL. 737.54
- ALUMINUM CLAD DOUBLE HUNG WINDOWS
- STANDING SEAM PRE-FINISHED METAL ROOF
- SECOND FLOOR
EL. 734.58
TYP. CLG. BEARING
EL. 736.51
- WRAPPED PORCH COLUMNS
- VERTICAL CABLE RAILING
- FIRST FLOOR
EL. 734.58
1/2" FOUNDATION
EL. 731.15
- STONE MASONRY VENEER



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
1515 ORLAND PARKWAY, SUITE 100
ORLAND PARK, ILLINOIS 60467
(708) 795-4400
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Benedetti Homes & Development, Inc.
www.benedettihomes.com
(708) 250-1941

Proposed Residence for
William and Donna LANIGAN
219 Pacific Street
Frankfort, IL

DESIGN: CONCEPT
ARCHITECTURE
LANDSCAPE ARCHITECTURE
INTERIOR ARCHITECTURE
DATE: 2/29/2024
PROJECT NUMBER: 2023-0196

DATE: 2-29-2024
PROJECT NUMBER: 2023-0196

DATE: 2-29-2024
PROJECT NUMBER: 2023-0196

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PROJECT NUMBER: 2023-0196

DATE: 2-29-2024
PROJECT NUMBER: 2023-0196

DATE: 2-29-2024
PROJECT NUMBER: 2023-0196

MAYOR'S REPORT

AUGUST 19, 2024

1. 56th Annual Frankfort Fall Festival

(Mayor Ogle will provide commentary on Fall Festival 2024 held over Labor Day weekend).

2. Senior Breakfast Scheduled for September 18

The Senior Breakfast is scheduled for Wednesday, September 18, at 8:00 A.M. at the Village Administration Building, 432 W. Nebraska Street. The Village of Frankfort invites residents 62 and older to attend the event and enjoy a complimentary breakfast. Space is limited and registration is required. RSVP to Sue Lynchey by September 11 at (815) 469-2177.

3. Oktoberfest Slated for October 5

The Frankfort Restaurant Association is planning a one-day Oktoberfest celebration on Saturday, October 5, from 11:00 A.M. to 10:00 P.M. on Breidert Green. The event will feature family-friendly activities from 11:00 A.M. to 5:00 P.M., followed by a 21-and-over event starting at 6:00 P.M. Enjoy live music, food, and much more throughout the day.

4. Scary at the Prairie 5K/Spooky Sprint Scheduled for October 19

Registration is now open for the 3rd Annual Scary at the Prairie 5K Costume Run & Spooky Sprint scheduled for Saturday, October 19, at 10:30 A.M. On-line registration is available at www.raceroster.com. Visit the Village website for more information.

5. Save the Date! Ghost Stories on the Green – October 25

The Village is partnering with the Frankfort Public Library to bring some scary stories to Breidert Green in the early evening on Friday, October 25. Join us for the inaugural “Ghost Stories on the Green,” a family-friendly event featuring tales for tiny terrors. Costumes are encouraged. Stay tuned for more details.

6. Save the Date for the “Safety Trunk or Treat” Halloween Event

The Frankfort Police Department will host its annual “Safety Trunk or Treat” Halloween event on Saturday, October 26, from 10:00 AM to noon, in the Breidert Green parking lot in downtown Frankfort.

7. Weekly Happenings in Downtown Frankfort

Cruisin’ Frankfort continues every Monday evening in downtown Frankfort, from 5:00 P.M. to 8:00 P.M., through September 23.

The Country Market continues every Sunday in downtown Frankfort, from 9:00 A.M. to 1:00 P.M., through October 27.