



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

**Thursday, April 13, 2023
6:30 P.M.**

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

- 1. Call to Order**
 - 2. Roll Call**
 - 3. Approval of Minutes of February 23, 2023**
 - 4. Plat of Resubdivision and Minor Change to a PUD: Resubdivision of Lots 26-1 and 26-2 in the 1st Resubdivision of Lighthouse Pointe Phase 3.**
Request: Plat of Resubdivision and Minor Change to a PUD to allow a resubdivision of Lots 26-1 and 26-2 in the 1st Resubdivision of Lighthouse Pointe Phase 3, located on the west side of Pfeiffer Road at the terminus of Buffington Breakwater Drive. (PINs: 19-09-15-401-140-0000, 19-09-15-401-141-0000).
 - 5. Public Hearing: 7 N. White Street – Integrus Development Multi-Tenant Commercial Building (Ref. #107)**
Request: Major Change to a Planned Unit Development, a variation to waive all required on-site parking and Special Use Permits for a full-service restaurant in a 2,800 square foot space (Senso Sushi), a carry-out restaurant for a 1,900 square foot tenant space (Rustic Knead), a carry-out restaurant for a 1,100 square foot tenant space (Nautical Bowls) and outdoor seating associated with a permitted restaurant, for the property located at 7 N. White Street (PIN: 19-09-22-305-035-0000). Other Requests: Preliminary and Final Plat of Subdivision to subdivide the overall property into two (2) lots, including a dedication of 33' of right-of-way along White Street.
 - 6. Workshop: 20855 S. La Grange Road - Edge Music Academy**
Request: Special Use Permit for Indoor Entertainment to operate a music school (Edge Music Academy) at 20855 S. La Grange Road, Suite 100 (PIN: 19-09-22-100-051-0000).
 - 7. Workshop: 99 N. White Street – Quinlan/Aarts Residence**
Request: Preliminary and Final Plat of Subdivision to establish a lot of record and dedicate public right-of-way; Variation to permit the use of non-masonry siding on the first floor of a single-family home; Variation to reduce the minimum lot area for a property zoned R-2 District from 15,000 square feet to 13,439 square feet (PIN: 19-09-22-304-019-0000)
 - 8. Public Comments**
 - 9. Village Board & Committee Updates**
 - 10. Other Business**

2022 Year End Review
 - 11. Attendance Confirmation (April 27, 2023)**
 - 12. Adjournment**
-

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



MINUTES

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

February 23, 2023 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

- Call to Order:** Chair Rigoni called the meeting to order at 6:31 PM
- Commissioners Present:** Chair Maura Rigoni, Brian James, Dan Knieriem, Will Markunas, Nichole Schaeffer
- Commissioners Absent:** David Hogan, Jessica Jakubowski
- Staff Present:** Director of Community and Economic Development Mike Schwarz, Senior Planner Chris Gruba, Planner Drew Duffin
- Elected Officials Present:** Trustee Michael Leddin

A. Re-Approval of the Minutes from January 26th, 2023

Chair Rigoni asked staff to explain the changes made to the minutes.

Mike Schwarz explained that staff found a handful of typos and missing words in the minutes from January 26th after they were originally approved on February 9th. He gave a brief overview of the corrections made.

Motion (#1): To re-approve the minutes from January 26th, 2023.

Motion by: Markunas Seconded by: Schaeffer

Approved: (5-0)

B. Approval of the Minutes from February 9th, 2023

Motion (#2): To approve the minutes from February 9th, 2023.

Motion by: Markunas Seconded by: Schaeffer

Approved: (5-0)

C. Workshop: Village of Frankfort Zoning Ordinance Text Amendment

Chris Gruba presented the staff report.

Chair Rigoni suggested that the discussion begin with the proposed changes to sections which did not relate to specific uses.

There was some discussion on whether the proposed change to the provision regulating loudspeakers should be relocated to another section of the Zoning Ordinance or left in place. Chair Rigoni suggested that the provision be moved to a section which listed general regulations.

Chair Rigoni turned the discussion to the table of parking regulations in the staff report. She suggested that it would be helpful for future discussions if staff could illustrate how the proposed changes would impact parking requirements at more locations within the Village.

Commissioner Knieriem clarified that they were looking for staff to compare the proposed changes to the parking regulations to the existing regulations with more real-life examples.

Chair Rigoni suggested Starbucks as an example, which according to the staff report required 41 parking spaces per the Zoning Ordinance, but only 28 under the proposed regulations. She noted that it was a big change. She stated that she wanted to also further research and compare the proposed parking changes between multi-tenant spaces and single-tenant spaces.

Chris Gruba responded that staff recommended 1 parking space per 100 square feet of gross floor area in the example for fast-food restaurants, however they could instead make the regulation stricter by requiring 1 parking space per 75 square feet.

Commissioner James suggested that the commercial development at the southwest corner of Wolf Road and Laraway Road could make a good case study, since it was currently built, but unoccupied.

Chris Gruba agreed that staff could do that, though he stated he was unsure how parking was calculated for that site initially because none of the tenants were noted at that time, nor are they known today.

Chair Rigoni suggested looking at the building plans, as they often listed the parking standards their lots were designed to, typically 7 or 8 parking spaces per 1000 SF.

Commissioner Knieriem suggested that the other members of the Plan Commission could think of a couple of buildings for staff to use as examples.

Chair Rigoni said that Multack Eye Care would be a good example to look at for medical uses. The example chiropractic use presented by staff within the Butera plaza requires 11

parking spaces under the current regulations but would be reduced to 4 parking spaces under the proposed changes. She suggested staff look at Brookside Commons, since staff and the Plan Commission were aware that there was a parking problem there.

Chair Rigoni proceeded to list other buildings for staff to give as examples showcasing the proposed changes to the parking regulations.

Commissioner Knieriem suggested the sports complex on Laraway Road.

Chair Rigoni agreed that it could be a good example.

Commissioner Knieriem asked if there was a specific parking requirement for an indoor athletic space.

Chair Rigoni explained that those uses were categorized as indoor recreation. She added that it would be good to look at buildings which were recently approved for indoor recreation.

Commissioner Knieriem suggested looking at the retirement home on Wolf Road. Chair Rigoni asked if he was referring to Cedarhurst. Chris Gruba asked if he was referring to Oasis Senior Living. Chair Rigoni suggested that looking at both properties could work.

Chair Rigoni said that she was hesitant about changing Frankfort's regulations by only looking at the regulations used in other communities. That approach might not account for changes the other communities made over time, as well as in cases where the standard parking regulations did not always apply, as with Planned Unit Developments (PUDs).

Chris Gruba stated that the ITE manual, which staff also referred to, was also included in the staff report, which is the industry standard for parking requirements. He said that the ITE Manual is likely more reliable than other communities' regulations.

Chair Rigoni said she had been to some of the communities referenced. She had seen cases in those communities where properties have their own parking issues.

Commissioner Schaeffer stated she would like to go line-by-line through the table at the end of the text amendment process, for the sake of being thorough.

Commissioner Markunas agreed.

Chair Rigoni suggested staff not prioritize looking at certain regulations, such as schools, colleges, libraries, and hospitals since it was unlikely that Frankfort would see any of those developed in the near future. She suggested staff instead focus on the regulations for uses staff and the Plan Commission were likely to come up frequently. For example, she suggested staff look at those uses the Plan Commission had seen had recently, such as offices.

Other members of the Plan Commission also suggested restaurants, daycares, and businesses.

Chris Gruba noted that in some recent cases, the parking regulations were relatively strict.

Chair Rigoni agreed, and suggested that staff look at those cases to determine where the regulations were too strict, and why.

Commissioner Markunas noted that most PUDs were overparked.

The members of the Plan Commission listed the uses from the table they believed staff ought to prioritize in their research.

Chair Rigoni stated that in the case of the general business regulations, she wanted to see a comparison between existing and proposed regulations. She understood that staff was proposing to drop employee counts from the regulations, which would result in less required parking.

Chris Gruba said staff could get more data.

Chair Rigoni also noted that gas stations were incorporating more uses into their business models recently, including convenient store and restaurant uses. She then asked what the definition for repair services was.

Chris Gruba stated that there was no definition given in the parking regulations, and he had assumed that the repair service use referred to for appliance, phone, or shoe repairs.

Chair Rigoni asked if there was a definition in the Zoning Ordinance, such as for indoor business sales and indoor business services.

Chris Gruba stated that he was unsure if there was a definition for indoor business services. He looked through the Zoning Ordinance and stated that there were definitions for retail sales, and personal services, which included shoe shine and repair.

Commissioner Schaeffer suggested that if staff was going to look at the parking regulations for taverns, then they should look at microbreweries, too.

Chair Rigoni agreed.

Chris Gruba added that there were currently no parking requirements for distribution centers or truck terminals, and that they might be worth considering. He asked the Plan Commission to go through the list of parking regulations again and call out which they felt were most important to address.

The Plan Commission called out the uses they wished for staff to look at, including:

- Assisted living facilities
- Nursing homes
- Preschools or daycares
- Health and athletic clubs
- Other indoor recreation
- Business establishments
- Automobile fueling stations
- Financial institutions
- Personal services
- Restaurants (all types)
- Night clubs/taverns
- Microbreweries
- Offices
- Health Clinics/Offices

Chair Rigoni asked staff to either remove or visually separate the uses that had no proposed changes.

Commissioner Knieriem asked if the discussion should turn to focus on the new uses which staff had suggested.

Chair Rigoni said that it should.

Commissioner Knieriem asked what was meant by private clubs.

Commissioner Schaeffer suggested private clubs included organizations like the Stonemasons.

Chair Rigoni suggested that if any proposed regulation required a Special Use Permit, staff could wait to determine parking at a later time, such as during a Plan Commission meeting. She recalled that there was a provision in the parking regulations that stated the Plan Commission could set parking requirements for any uses which did not fit into the list preceding it.

Discussion turned to recent cases which were heard and voted on by the Plan Commission. During the discussion, the Plan Commission asked whether Facen4Ward was open for business yet. Staff said that they believed the business was still working with the Building Department to get permits to build out their space.

Chair Rigoni stated that she believed staff should still ask applicants for floorplans for new buildings, as a way to determine if applicants were serious about operating in the Village or not.

Chris Gruba said that staff would still ask applicants for floorplans, but that parking was calculated for all types of uses, regardless of whether they are special uses or permitted uses. He believed that having a calculation to determine the required parking for a proposed business or development would be smoother for staff and for applicants.

Commissioner Schaeffer asked if it was possible to have language in certain parking regulations which had “either/or” language.

Chris Gruba replied that “either/or” language in parking regulations was typically followed with the phrase “whichever is greater,” which would lead to more calculations for staff to do, some of which are difficult to determine, such as those that involve employee counts.

Chair Rigoni stated that serious businesses would know the number of employees they would need to hire in order to succeed. She suggested it might be in the Village’s best interest to keep the employee count language in certain cases.

Mike Schwarz said that Frankfort was unique with including employee counts in the parking regulations. Mariano’s was a good example. The business was now owned by Kroger, which has a different staffing model than Mariano’s which operated there previously. After the site was initially developed, the Mariano’s requested a Major Change to the PUD to have extra parking built on the north side of Market Street behind the store. Today, that same lot typically is unused. In his opinion, using employee counts in parking regulations was not useful.

Chair Rigoni said that she didn’t disagree, but that it was important to look at where the code would be changed, what the impacts of those changes would be, and then use that information to determine the Plan Commission was comfortable with those changes. The Plan Commission would need to understand how moving away from employee counts would impact parking, to make sure it was not negatively impacting parking.

Commissioner Schaeffer stated that she liked the data-driven approach staff had used, but that it sounded like the other members of the Plan Commission wanted to use on-the-ground examples too.

Chair Rigoni suggested staff take a look at the Buona Beef development, for example.

Commissioner Markunas suggested staff look at the strip mall where Buenas Nachos was located.

Chair Rigoni added that businesses had been denied requests recently because of real, observable parking issues. She wanted to make sure they would not be permitted to operate due to the changes to parking regulations.

Commissioner Schaeffer suggested staff look at Brookside Commons as an example.

Chris Gruba suggested the outlots of the Emagine Theater development, such as Steak & Shake.

Commissioner Schaeffer said having comparisons of those locations would be helpful.

Chair Rigoni added that creating a side-by-side table would be helpful as well.

Commissioner Knieriem suggested looking at the Dancing Marlin as an example of a restaurant with indoor and outdoor dining.

Chris Gruba noted that staff is most concerned with getting away from using employee counts when determining parking. He summarized the discussion up to that point to confirm he understood what the Plan Commission was asking for. He recalled that staff shouldn't look at all the uses listed in the parking regulations, and instead focus on the ones listed by the Plan Commission, and to remove those uses which would remain unchanged.

Commissioner Markunas said that the Plan Commission would look at all the listed uses, but that staff should prioritize looking at the ones they listed.

Commissioner Knieriem said that there was no immediate urgency to revamp the parking requirements as soon as possible, and suggested that much of research suggested by the PC/ZBA could be good work for a seasonal intern.

Chair Rigoni agreed, recalling that there were big projects coming to the Plan Commission soon, and asked staff to be sure they focused on those. The changes could wait if needed.

Chris Gruba noted that the Plan Commission often discussed parking, though, which made even those larger projects more complex. He added that changing the parking regulations was at the top of the list of text amendments staff wanted to make.

Chair Rigoni stated that parking is more an art than science.

Mike Schwarz said that some communities were changing their regulations, and were instead enforcing parking maximums rather than requiring parking minimums. He agreed that parking was more art than science. The changes staff was suggesting were an attempt to right-size the existing requirements, rather than trying to remove parking requirements. He wanted to avoid being Frankfort being perceived as an outlier in regard to parking regulations. He did not want parking problems in the lot or parking problems overflowing into the street.

Chair Rigoni agreed, and added that lots of national chains had their own requirements which they had to meet. She asked staff if they felt they had received enough direction.

Chris Gruba said that he had, and thanked the Plan Commission

Commissioner Schaeffer thanked Chris for his work.

D. Public Comments

There were no members of the public present, and so there were no public comments.

E. Village Board & Committee Updates

Mike Schwarz noted that the Village Board approved the following items at their meeting on February 21st, 2023, which had previously appeared before the Plan Commission:

- 700 Birchwood Road – Markunas Residence: Variance to reduce the rear yard setback from 30 feet to 23 feet – Ordinance was approved.

F. Other Business

Mike Schwarz explained that the Committee-of-the-Whole heard a request from a business owner in the industrial area to change the code to allow the business to sublease some space to a chiropractor's office. Based on the discussion at that meeting, there was no desire to make such a change from the Committee-of-the-Whole.

Chair Rigoni remarked that the Committee seemed unanimous on that matter.

Commissioner Knieriem asked if there was any news on the Homestead Commercial development, and if staff knew which businesses would move in.

Mike Schwarz stated that staff was unaware of which businesses would open in the development, though he had sent some prospects to the property owner.

Chair Rigoni suggested that those prospects could serve as examples in future parking discussions.

Mike Schwarz also made the Plan Commission aware that the applicant for Sparks Coffee had asked the Village Board to remand their case back to the Plan Commission for further discussion.

G. Attendance Confirmation (February 23rd, 2023)

Chair Rigoni asked the members of the Plan Commission to notify staff if they know they would not be able to attend the March 9th meeting.

Motion (#6): Adjournment 7:37 P.M.

Motion by: Schaeffer

Seconded by: James

The motion was unanimously approved by voice vote.

Approved March 9th, 2023

As Presented _____ As Amended _____

_____/s/ Maura Rigoni, Chair

_____/s/ Secretary

Project: Lighthouse Pointe Phase 3 – Lot line adjustment
Meeting Type: Non-Public Hearing Item
Request: Minor Change to a PUD and Plat of Resubdivision
Location: Lighthouse Pointe Phase 3, Lots 26-1 and 26-2
Applicant: Shawn O'Malley
Prop. Owner: O'Malley Lighthouse Pointe LLC
Representative: Applicant
Staff report by: Christopher Gruba, Senior Planner

Site Details

Lot Size: 0.26 acres +/- (total both lots)
PINs: 19-09-15-401-140-0000 &
 19-09-15-401-141-0000
Existing Zoning: R-4, Attached Single-Family Residential
 (with PUD overlay)
Proposed Zoning: N/A
Buildings: 1
Adjacent Land Use Summary:

| | Land Use | Comp. Plan | Zoning |
|-------------------------|-------------------------------|----------------------------|---------|
| Subject Property | Single-Family Attached Res | Attached Single-Fam Res | R-4 PUD |
| North | Single-Family Attached Res | Attached Single-Fam Res | R-4 PUD |
| South | Single-Family Attached Res | Attached Single-Fam Res | R-4 PUD |
| East | Single-Family Attached Res | Attached Single-Fam Res | R-4 PUD |
| West | Single-Family Attached Res | Attached Single-Fam Res | R-4 PUD |

Figure 1. Location Map



Project Summary

The applicant, Shawn O'Malley, is seeking a lot line adjustment between the existing lots 26-1 and 26-2 of the Lighthouse Pointe Phase 3 subdivision. The lots have already been developed and a duplex building exists that straddles the two lots. The lot line between the two lots would be shifted exactly 2.5' north, to enclose the entirety of the existing dwelling unit on Lot 26-2. Lot line adjustments require a Plat of Resubdivision.

The 2.5' lot line adjustment also requires approval of a Minor Change to the PUD. Per the Zoning Ordinance, Minor Changes to a PUD are defined as not changing the concept or intent of the development. Minor changes may be approved by the Code Official, although such a change must be conveyed to the Plan Commission in writing, typically through a staff report.

Attachments

1. Aerial Photographs, Village of Frankfort GIS (1:2,500 and 1:1,000 scales)
2. Lot sketch of proposed lot line adjustment
3. Site Plan, received by staff 3.2.23
4. Survey of lots, received by staff 3.2.23
5. Plat of Resubdivision, received by staff 3.20.23

History

- The original PUD for Lighthouse Pointe Phase 3 was approved on November 15, 2004 (Ord-2130). This PUD included 104 lots for attached residential dwelling units.
- The PUD was amended on August 15, 2005 (Ord-2189) to include Tract 2 in the legal description for the purposes of rezoning this land from E-R to R-4 upon annexation.
- The PUD was amended on November 16, 2020 (Ord-3275) to reduce the number of lots from 104 to 87. This included lot combinations, resulting in less quadriplex units but more triplex and duplex units, allowing for larger dwelling units.
- The PUD was amended on May 3, 2021 (Ord-3290) to permit changes to the site plan and exterior architectural elevations. This included changes to the location, size and number of attached garages.

Affirmative Motions

1. Recommend the Village Board approve a Minor Change to the PUD and Plat of Resubdivision for Lots 26-1 and 26-2 within Lighthouse Phase 3 in accordance with the reviewed plans and public testimony, subject to any technical revisions prior to recording and conditioned on final engineering approval.

Lighthouse Pointe Phase 3 - Lots 26-1 & 26-2

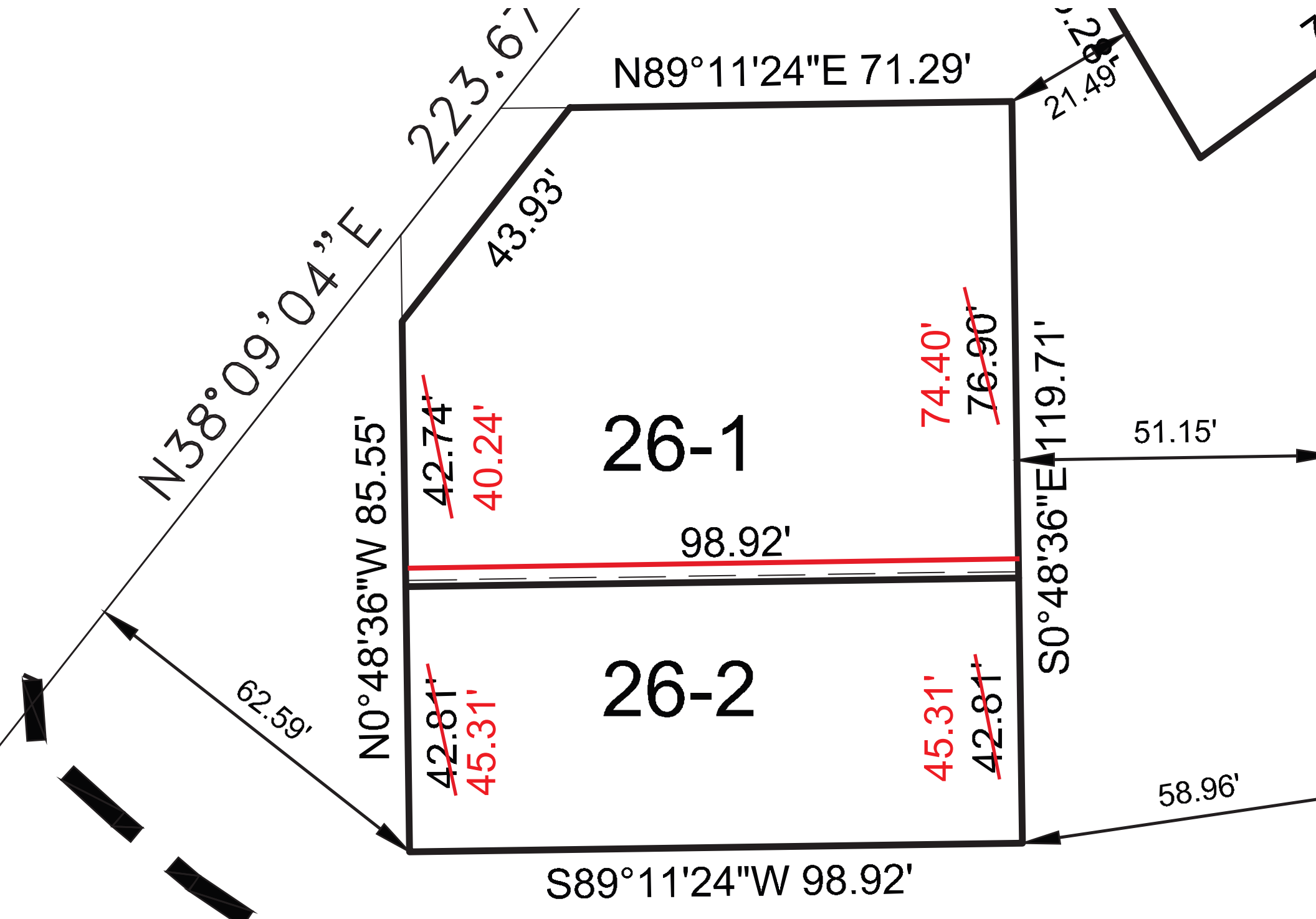


0 125 250 500 Feet

Lighthouse Pointe Phase 3 - Lots 26-1 & 26-2



0 50 100 200 Feet



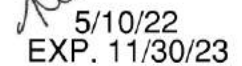
Lighthouse Pointe Phase 3 Lots 26-1, 26-2 Proposed Change 2/2/2023

1. Building setback line (BSL) and all easements shown taken from recorded plat of subdivision. No title search or survey.
2. Proposed grades taken from approved Neighborhood Drainage Plan. FGF Finished Garage Floor) elevation and T/F (Top of Foundation) elevation taken from elevations indicated on Neighborhood Drainage Plan.
3. Building footprint provided by others, and should be checked prior to construction.
4. Building location should be established by measuring from surveyed property lines and checked by measuring distances to opposing property lines. Building setback line should be staked in the field to verify footprint location on the lot.
5. Benchmark taken from previous plan/work completed in subdivision and should be verified for tying into grades indicated, such as spot checking top of curb elevations, adjacent foundation elevation, etc. prior to construction.
6. Any and all off-site disturbed areas are to be restored to existing conditions or better, if necessary.
7. Prior to Excavation call Joint Utilities Location Information for Excavations "J.U.L.I.E." 1-800-892-0123
8. All proposed top of window wells shall be set at T/F - 0.30', unless noted otherwise.
9. Lot 26-2 to be widened 2.50 feet to 45.31 feet, and Lot 26-1 adjusted accordingly.

P.U. or P.U.E. - PUBLIC UTILITY EASEMENT
B.S.L. - BUILDING SETBACK LINE
D.E. - DRAINAGE EASEMENT
PCC - PORTLAND CEMENT CONCRETE
(SUBJECT TO C&R
DOC'S...EITHER PAVERS OR
STAMPED CONCRETE REQ'D)

LOTS 26-1 AND 26-2 IN THE FIRST RESUBDIVISION OF
LIGHTHOUSE POINTE PHASE THREE, BEING A
SUBDIVISION OF PART OF THE SOUTHEAST QUARTER
AND SOUTHWEST QUARTER OF SECTION 15, AND
PART OF THE NORTHEAST FRACTIONAL QUARTER OF
SECTION 22, TOWNSHIP 35 NORTH RANGE 12 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY,
ILLINOIS

By Christopher Gruba at 12:07 pm, Mar 02, 2023

[illegible]

MGA²

**CIVIL ENGINEERING
SURVEYING**

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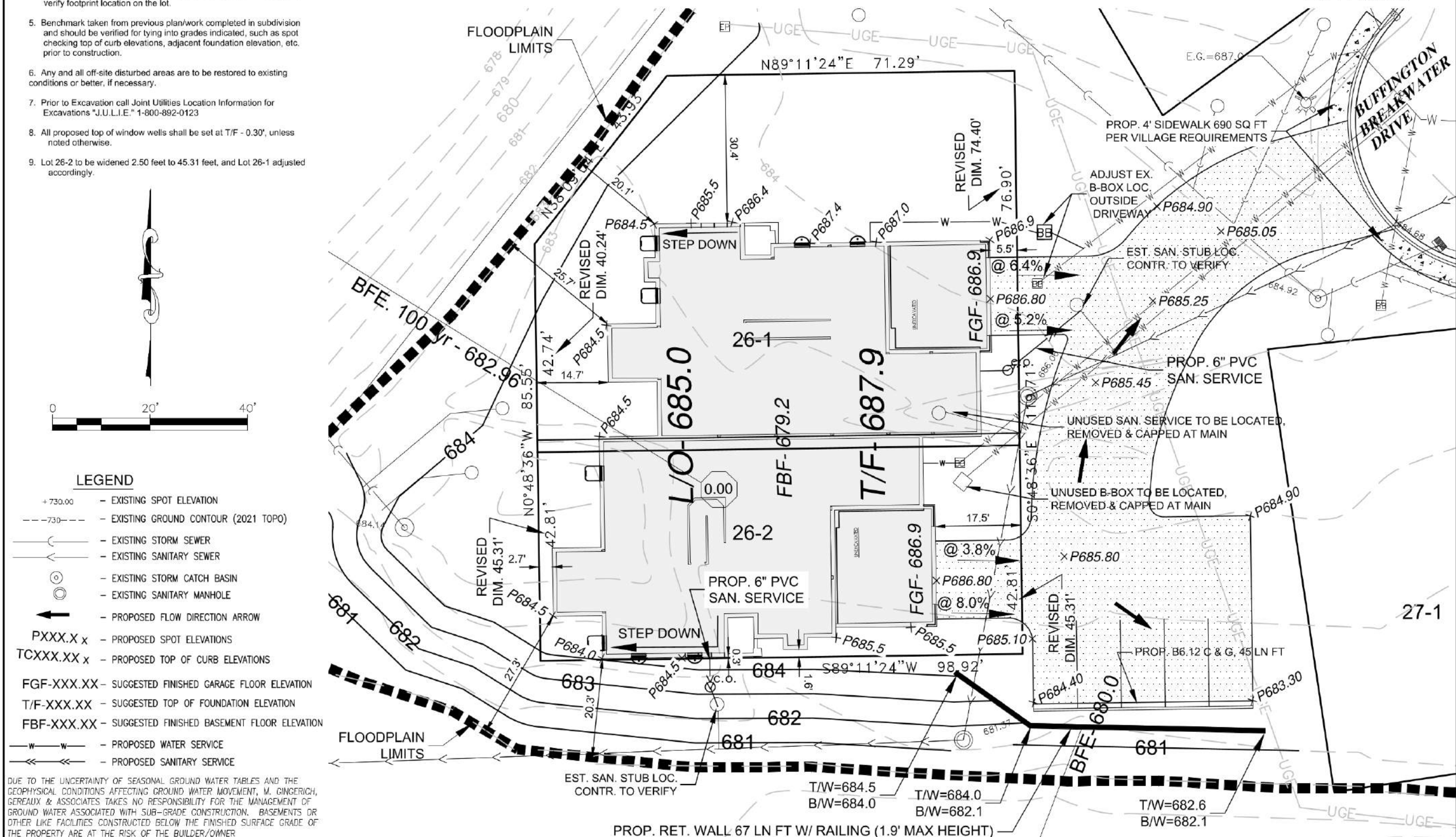
DESIGN: RFV
DRAWING: NIB
CHECKED: RFV
APPROVED: RFV

BUILDING 26
LIGHTHOUSE POINTE PHASE 3
FRANKFORT, ILLINOIS

SITE PLAN

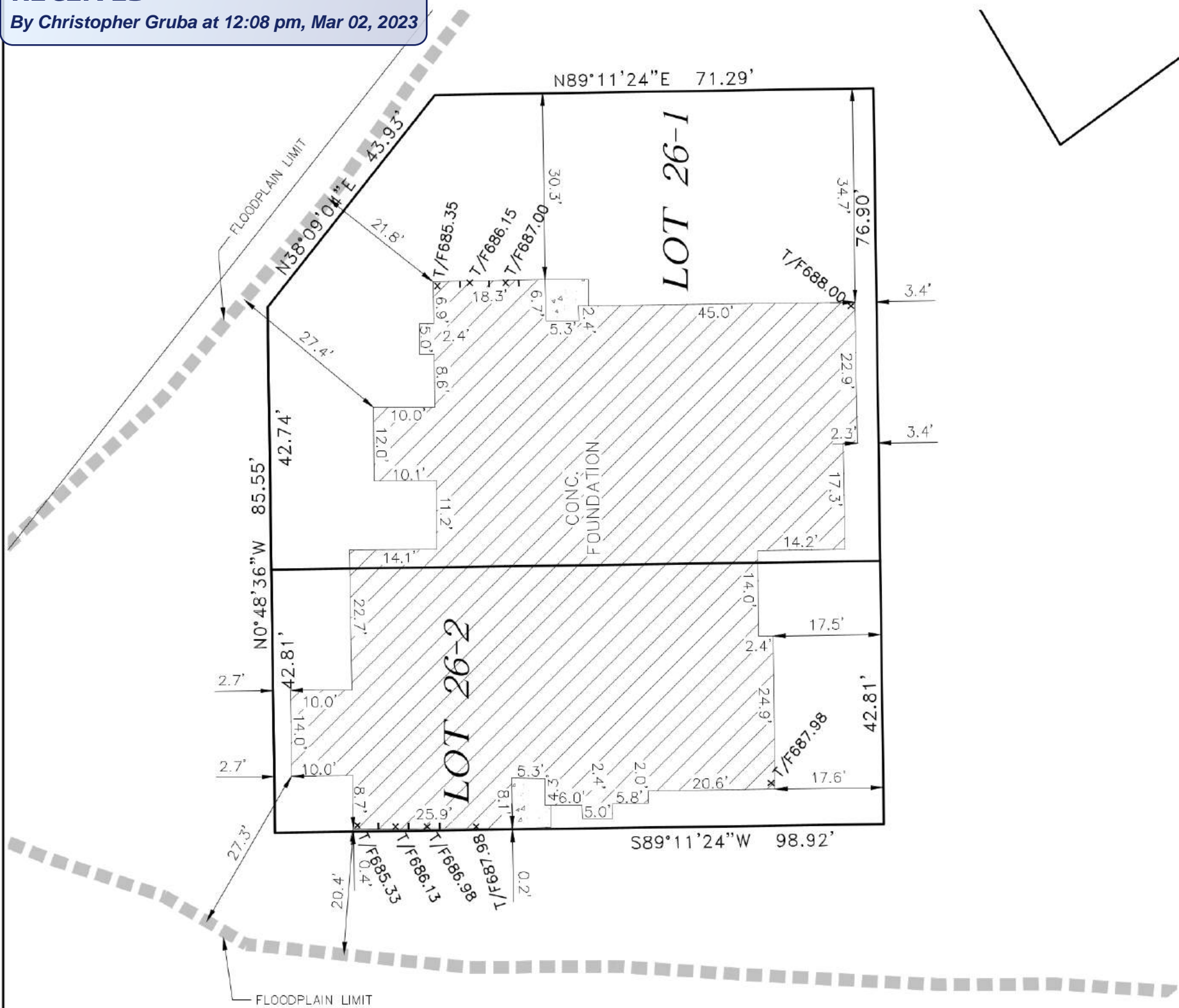
SHEET NO. 1 OF 1

JOB NO. 22-345



RECEIVED
By Christopher Gruba at 12:08 pm, Mar 02, 2023

TOP OF FOUNDATION SURVEY



LEGEND

| | |
|------------|-------------------|
| X | SET CUT CROSS |
| 7.77' | MEASURED DATA |
| (7.77') | RECORDED DATA |
| T/F 000.00 | TOP OF FOUNDATION |
| - | FOUNDATION STEP |
| [Symbol] | CONCRETE |

I, ROBERT F. SLUIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND LOCATED THE BUILDINGS ON THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF AUGUST, A.D. 2022.

Robert F. Sluis

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3558
LICENSE EXPIRES NOVEMBER 30, 2022



LAND DESCRIPTION
LOTS 26-1 AND 26-2 IN THE FIRST RESUBDIVISION OF LIGHTHOUSE POINTE PHASE THREE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND SOUTHWEST QUARTER OF SECTION 15, AND PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 35 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS



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ORDERED BY: O'MALLEY BUILDERS

FIELDWORK COMPLETED: 08-04-2022 DR. BY: NIB CK. BY: RFS FILE:

JOB NO.: 22-345

SB: PG:

Project: 7 N. White – New Multi-Tenant Commercial Building
Meeting Type: Public Hearing
Requests: Major Change to a PUD (with zoning exceptions), Variance, Special Uses (x 4) and Preliminary/Final Plat of Subdivision
Location: 7 N. White Street
Applicant: Integrus Development, LLC
Prop. Owner: Village of Frankfort
Representative: Dan Elliot

Site Details

Lot Size (existing): 68,825 sq. ft. (1.58 acres)
Lot Size (proposed): 10,519 sq. ft. (0.24 acres)
PIN: 19-09-22-305-035-0000
Existing Zoning: H-1
Proposed Zoning: N/A
Future Land Use: Mixed-Use
Buildings: 1
Total Sq. Ft.: 8,500 sq. ft. (bldg.)

Adjacent Land Use Summary:

| | Land Use | Comp. Plan | Zoning |
|-------------------------|------------------------|------------|----------|
| Subject Property | Parking lot | Mixed Use | H-1 |
| North | Single-Family/ Park | Mixed Use | H-1, R-2 |
| South | Commercial | Mixed Use | H-1 |
| East | Public parking | Mixed Use | H-1 |
| West | Commercial | Mixed Use | H-1 |

Figure 1. Location Map



Project Summary

The applicant, Integrus Development, LLC., is proposing to construct a one-story, 8,500 square foot multi-tenant commercial building within the downtown, east of White Street and south of Elwood Street. The building would be divided into 4 tenant spaces, including a dentist office, a full-service restaurant (sushi restaurant) and two carry-out restaurants. The building would be located within the existing Village-owned parking lot and would require the sale of a portion of Village-owned property. The applicant is proposing to subdivide the existing parcel through a Plat of Subdivision, separating 0.24 acres from the existing 1.58-acre parcel for the construction of the building.

The property is currently zoned H-1 (Historic District) with a PUD overlay (Ord-3171). This PUD was approved in 2018 to allow for the construction of an 11,462 square foot mixed-use building, which would have permitted a steak restaurant and general retail uses. Although the building was never constructed, the PUD overlay remains in place. As such, the proposed new building, proposed uses and subdivision of land will require a Major Change to the existing PUD. Major Changes to a PUD are granted through the Special Use Permit process. As with all PUD developments, any relief from Zoning Ordinance regulations (setback, height, etc.) are considered “exceptions” to the regulations under the PUD, and not processed as variances. Special Use Permits are also required for the restaurant uses and outdoor seating, and a variance is required to waive all on-site parking. The requested exceptions are listed on Pages 10-11 of this report.

Attachments

1. Aerial Image 1:2000 (Village of Frankfort GIS)
2. Figure 9.1 (Downtown Frankfort Commercial Core) from Page 91 of the *Your Frankfort Your Future 2040 Comprehensive Plan*
3. Frankfort Downtown Parking Evaluation 2016 (excerpt of findings)
4. Aerial map of available parking downtown (Village of Frankfort GIS)
5. Plan Commission meeting minutes excerpt, October 27, 2022
6. Historic Preservation Commission meeting minutes, October 19, 2022, December 21, 2022 and January 18, 2023
7. Photographs of site, taken by staff on October 19, 2022
8. Preliminary/Final Plat of Subdivision
9. Submittal, received March 24, 2023, including:
 - Site Plan
 - Roof Plan
 - Floor Plan
 - Building Elevations with Uniform Sign Plan
 - Photometric Plan
 - Civil Site Plan
 - Landscape Plan
 - Tree Preservation Plan
 - Truck turning plans
10. Certificate of Appropriateness plans, approved by HPC on 1.18.23
 - Building Overlay Plan
 - Site Plan
 - Floor Plan
 - Building Elevations
 - Sign Plan
 - Details of lighting, dumpster enclosure and outdoor seating fence
 - 3-D Color Renderings

History

- October 19, 2022: Historic Preservation Commission meeting #1 (Discussed and Tabled)
- October 27, 2022: Plan Commission Workshop meeting
- December 21, 2022: Historic Preservation Commission meeting #2 (Discussed and Tabled)
- January 18, 2022: Historic Preservation Commission meeting #3 (Approved, 3-2)

Summary of changes since the 10.27.22 workshop

1. The shape of the newly created lot (Lot 1) changed slightly to better accommodate the proposed building footprint. The area of the lot has not changed from the original 10,519 square feet (0.24 acres).
2. The trash enclosure was moved from the east side of the parking lot to adjacent to the building, but still located entirely on Village-owned property (Lot 2).
3. A pedestrian connection was added at the southeast corner of the parking lot on Lot 2, connecting to the Old Plank Road Trail. This connection would include 2 bicycle racks.
4. There were some cosmetic changes to the building architecture and color. These changes were approved as part of the Certificate of Appropriateness granted by the HPC on January 18, 2023. Summarized, these changes include:
 - Aesthetic roof dormer windows were added on the south, west and east sides.
 - The overhanging flat steel canopy at the southwest corner of the building was replaced with a decorative wood pergola, which now extends over most of the outdoor seating area.
 - The windows on all sides formerly continued all the way to the ground. They were changed to now include a kneewall and sill beneath each window along all four sides of the building.

Questions posed by commissioners at 10.27.22 workshop

1. Staff was asked to examine the available parking more closely in the downtown area.

Staff offers the following comments:

- Staff was recently made aware of the closing of the KidsWork Children's Museum in the downtown. According to a Frankfort Patch article dated March 23, 2023, the museum had an attendance of at least 40,000 people per year. Even though this figure hasn't been independently verified, the future closing of the museum will result in a temporary decrease of in parking demand at this location. The KidsWork Children's Museum is located immediately to the south of the proposed building.
 - A Village camera was mounted on the rooftop of the Grainery Building during June and July of 2022. Using time-lapse video, the number of cars around the vicinity of the subject property at any time of day or night is relatively low. The parking lot for the Grainery Building is more heavily used than all other parking lots that were visible in the video.
 - A parking evaluation (study) was performed in 2016 by Sam Schwartz Transportation Consultants. Although the study is now approximately 6-7 years old, no new buildings have been constructed downtown during that time. Commercial tenants have rotated in and out in the downtown, but there haven't been any significant changes in uses to staff's knowledge.
 - Staff has created a GIS map illustrating the current available parking in the downtown. This includes public parking lots, private parking lots and on-street parking. This map was made using the data from the 2016 study but corrected some errors and is now overlayed on a recent aerial image for better visualization. The corrected errors include accurately noting the number of parking spaces in each lot, number of parking spaces on public streets, whether lots are public or private and added one new parking lot at 109 Ash Street.
2. At the workshop on October 27th, Staff was asked whether there are any other businesses within the downtown that have off-site trash enclosures. Staff is only aware of the existing dumpsters for Fat Rosie's and Francesca's, which are located within the Village-owned parking lot at 35 W. Kansas Street. This trash enclosure is permitted through Resolution 19-30. Per this agreement, the trash enclosure is 400 square feet, and the Village collects \$600 total annually for use of this enclosure (presumably split evenly between the two businesses).
 3. Staff was asked to provide a comparison of setbacks of other buildings from the pavement of the Old Plank Road Trail. Staff provides the following, from east to west:

| Name | Address | Setback (approx.) | Comments |
|---|-------------------|-------------------|---|
| Integrus building (proposed) | 7 N. White | 25.5' | 11.7' to the outdoor seating fence |
| 1 North Décor | 1 N. White | 87' | |
| Public bathroom building | N/A | 2' | |
| The Grainery Village Square | 6-24 Elwood | 19' | |
| Bandshell building | N/A | 5' | |
| Former gelato building (Rosetta's) | 3 Oak | 20' | |
| Former Fra-Milco Building | 2 Smith | 54' | |
| Old Plank Trail Tavern (Gracie's) | 113 Kansas | 54' | 44' to the outdoor seating fence |

Analysis

2019 Comprehensive Plan

The proposed building, including the site layout, architecture and uses, meets the intent of several key aspects of the 2019 Comprehensive Plan:

Chapter 3: Social & Cultural Vibrancy

Goal 3.2 (Priority A): Leverage and enhance Frankfort's public spaces through creative place-making and thoughtful design that considers how people interact with space and place. The proposed development would occur directly adjacent to Breidert Green, the Village's central park and gathering place. The proposed new building would benefit by being in very close proximity to the park and in turn, visitors to the park presumably would increase, adding to more "eyes on the street" and enhancing the sense of place. By building closer to Breidert Green, it would help complete the courtyard feel for the park, one of the hallmarks of good park planning.

Chapter 4: Green Initiatives

Goal 4.8 (Priority A): Where possible, encourage infill development and adaptive reuse. The proposed building addition would be considered infill development, being placed on underutilized space currently paved with asphalt and surrounded by development. Figure 9.1 (Downtown Frankfort Commercial Core) on Page 91 of the Plan includes an aerial photograph map which depicts the location of Downtown development opportunities. The subject property is highlighted as one of the "Village-Owned Redevelopment Parcels" (Refer to attached Figure 9.1).

Chapter 7: Economic Prosperity

Goal: Maintain and enhance downtown Frankfort as a successful and vibrant corridor for residents, local business and visitors. The proposed building addition would add commercial real estate to the heart of the downtown, creating momentum for more development or redevelopment in the area.

Land Use

The property is zoned H-1, Historic District. This zone district is primarily intended to "preserve and enhance the historic downtown commercial area" and is mostly a commercial district by nature. The applicant is proposing a mix of commercial uses, including a dentist office and three restaurant uses. Health clinics, including dentist offices, are permitted by-right. However, full-service restaurants and carry-out restaurants require a Special Use Permit in the H-1 zone district. A Special Use Permit would also be required for outdoor dining, located both on private property in front of the building along White Street and on public property south of the building adjacent to the Old Plank Road Trail. Although not specified on the plans, general retail uses under 5,000 square feet are permitted by-right.

Site Plan

The size of the proposed new lot (Lot 1) would be 10,519 square feet (0.24 acres). The footprint of the proposed building would be 8,500 square feet, resulting in a lot coverage of 81%. There are no maximum building coverage or maximum impervious lot coverage regulations in the H-1 zone district.

A summary of the dimensional standards is as follows. **Red text** denotes the requirement of an *exception* to the Zoning Ordinance regulations as part of the Major Change to the PUD.

| | Required | Proposed | Comments |
|------------------------------|---------------|----------------|---|
| Minimum Lot Size | 5,000 sq. ft. | 10,519 sq. ft. | |
| Minimum Lot Width | 50' | 135' +/- | |
| Front Setback (west) | 14' | 4' | Shall be determined by the average setback of the two closest properties on either side |
| Landscaped front yard | Yes | None | Historically interpreted as in-ground landscaping |
| Side Setback (north & south) | 5' | 1.2', 1.2' | Total of 2 exceptions |
| Rear Setback (east) | 10' | 0.5' | |
| Building Height | 35' | 27' | Building height measured to peak |
| Lot Coverage | No max | 81% | |
| Impervious Lot Coverage | No max | 99% | |

1. A trash enclosure is proposed off-site on Village-owned property but attached to the building on the rear side. A lease agreement with the Village would be required to allow for the private trash enclosure on Village-owned property, similar to the existing lease agreement for the dumpsters for Fat Rosie's and Francesca's (Res 19-30). The design and materials of the trash enclosure were included in the approval of the Certificate of Appropriateness granted by the HPC.
2. Two separate outdoor seating areas are proposed. The larger outdoor seating area would be located on the south side of the building adjacent to Senso Sushi and would measure 1,084 square feet. This area is located entirely on Village-owned property on Lot 2. The smaller outdoor seating area would be located along the west side of the building along White Street and would measure 502 square feet. This area would be located entirely on private property on Lot 1. The larger outdoor seating area located on Village-owned property on Lot 2 would require a lease agreement with the Village, similar to the lease agreements for Trail's Edge, Fat Rosie's and Francesca's which allow outdoor seating within the road right-of-way (Resolutions 22-06, 22-07 and 22-08). In these agreements, the Village collects annual rent.
3. The brick pavers and wood pergola over the larger outdoor seating area on Village-owned property on Lot 2 will be installed and maintained by the applicant. The maintenance of the pavers and pergola will be memorialized in a future lease agreement with the Village for the outdoor seating area.
4. The brick pavers which will be located between the building and the sidewalk along White Street straddle the front property line. The outdoor seating and landscape planters are proposed entirely on private property on Lot 1. The portion of the brick pavers within the right-of-way of White Street between the front property line and the existing sidewalk is approximately 2' wide. The brick pavers within the right-of-way will be installed and maintained by the applicant.
5. The Zoning Ordinance requires that all outdoor seating areas be enclosed by a fence or wall at least 3' in height and must leave at least a 5' wide portion of sidewalk unobstructed (Page 86). The proposed larger outdoor seating area next to the Old Plank Road Trail will be enclosed by a 3.5' tall faux wrought iron fence, complying with this code requirement. The smaller outdoor seating area along White Street, which will only have space for a few chairs and small tables along the front wall of the tenant spaces, will not be enclosed by a fence, requiring an exception from the code as part of the Major Change to the PUD. At the PC/ZBA workshop meeting on October 27, 2022, the Commission discussed this lack of a fence along White Street and commented that it might look better without the fence.
6. The Site Plan illustrates a 300 square foot indoor mechanical room. Mechanical units would also be located outside on the ground and within a "cavity" on the rooftop behind the sloped roofs. The Zoning Ordinance requires that ground-mounted units must be screened through the use of walls, fences or plantings, although the exact number of plantings is not specified. The ground-mounted transformer, located at the northeast corner of the building, would be screened by the building and one (1) Woodward Arborvitae and three (3) Northwind Switch Grasses. The Zoning Ordinance requires that rooftop mechanical units must be screened using parapet walls, which the applicant is proposing. At the HPC meeting on January 18th, 2023, the applicant noted that the rooftop units would not be visible from the street.
7. The building would have an ADA-accessible ramp on the rear side, located completely within Lot 1 and on private property. Although the rear doors are intended for employees only, ADA code requires a ramp to serve these doors as well. The main entrance doors along White Street are all at-grade and ADA accessible.

Building Materials/Architecture and Signage

Building architecture and materials are regulated by the Zoning Ordinance, under the purview of the Plan Commission, and by the Historic Preservation Ordinance (Ord-3261), under the purview of the Historic Preservation Commission (HPC). Most developments and redevelopments are not located in the H-1 zone district

and are solely reviewed by the PC/ZBA. However, for properties located in the H-1 zone district, such as this one, building materials and signage require a Certificate of Appropriateness from the Historic Preservation Commission.

This project was discussed by the HPC three times, before it was granted a Certificate of Appropriateness on January 18, 2023. The Plan Commission may still comment on the architecture and materials, although if changes are requested by the PC/ZBA, the project would likely have to return to the HPC for re-review and approval. The Plan Commission could also choose to not comment on building architecture, materials and signage and instead defer to the HPC's approval. Regardless, staff has included the following information regarding the architecture, materials and signage, since they will be considered part of the approval of the Major Change to the PUD.

Staff offers the following comments:

1. The primary building material is wood, followed by standard brick and window glazing. Approximately half of the roof would be standing seam metal and the other half asphalt shingles. The front and rear sides of the roof, facing White Street and the park respectively, would be asphalt shingles. The north and south sides of the roof would be standing seam metal. It should be noted that the HPC, through a split vote, approved a Certificate of Appropriateness for a similar roof design for 1 N. White Street on June 30, 2021.
2. The Zoning Ordinance does not contain any regulations regarding the use of metal roofs in the H-1 district and are also not specifically prohibited in the Historic Preservation Ordinance (Ord-3261). The use of metal roofs in the H-1 district is only reviewed as part of the HPC Certificate of Appropriateness.
3. The primary building colors are shades of gray. The Zoning Ordinance does not specifically regulate building color for H-1 zoned properties, which has more often been regulated by the HPC.
4. The Zoning Ordinance doesn't contain as many regulations for building materials in the H-1 district, unlike properties located in the R-3, R-4, B-1, B-2, B-3, B-4, O-R, I-1 and I-2 zone districts. The ordinance's lack of exterior material regulations for H-1 properties may be attributable to reliance on the oversight by the Historic Preservation Commission.
5. The Sign Code is separate from the Zoning Ordinance and regulates signage in the Village. The Sign Code notes that a Uniform Sign Plan is required for all PUD's and all multi-tenant commercial developments in the H-1 zone district. A Uniform Sign Plan has been included and illustrates four (4) wall signs, located on the front façade of the building facing White Street. The proposed signage complies with the Sign Code *except that* all wall signs do not align along a common centerline and that the sign for Senso Sushi is 25 square feet whereas the maximum size permitted is 15 square feet. Deviations from the Sign Code can be permitted by way of granting an exception as part of the Major Change to the PUD (recommended by the PC/ZBA and approved by the Board). At the HPC meeting on January 18, 2023, the HPC recommended that the Plan Commission and Board approve the Uniform Sign Plan as proposed, which would require the two (2) aforementioned exceptions as part of the Major Change to the PUD. On March 31st, the applicant informed staff that the formerly unassigned carry-out restaurant tenant space would be occupied by Rustic Knead. Rustic Knead is a bakery, although since all food would be prepared off-site, it would be classified as a carry-out restaurant. As such, the Uniform Sign Plan has been revised to include the wall sign for Rustic Knead. This sign complies with the Sign Code.
6. A wood pergola would be attached along the south side of the building, covering most, but not all, of the outdoor seating area. The pergola has open wood slats at the top and is intended more for aesthetic ambiance rather than shelter from the elements. The edge of the pergola, like the outdoor seating fencing, would be located no closer than 11.7' from the edge of the pavement of the Old Plank Road Trail. Since the pergola would be located mostly on Village-owned property on Lot 2, the future lease agreement will reference the outdoor seating area. Maintenance of the outdoor seating patio and pergola will be the responsibility of the applicant/property owner.

Parking

Article 6, Section C, Part 3 (g)(6) states, *“The Village Board has determined that it may be unreasonable and impractical for individual building uses within the historic district to provide auxiliary parking facilities on site. Parking facilities to accommodate the requirements of the uses within the designated area may best be provided by the Village in public parking areas developed in compliance with a general plan of parking facilities. Therefore, any new building or structure, or any expansion to an existing building, or any change in use to a use which requires additional parking as compared to the original use, may be relieved from providing the normally required off-site parking through the approval of a variation. The Village Board may require, as a condition of the variation approval, compensation toward a public parking area. Shared parking is also encouraged in this district”.*

The proposed 0.24-acre parcel would not provide any on-site parking (on Lot 1) and instead utilize the remainder of the existing public parking lot (on Lot 2) and other public parking in the downtown area. As noted above, relief from all required on-site parking may be granted through a variation. The following table lists the parking required for the anticipated uses:

| Use | Parking Requirement | Data | Spaces Required |
|---|--|---------------------------|-----------------|
| Growing Smiles Dental (Office, Healthcare) | 3 spaces for each exam room, plus 1 space for each employee during the largest working shift. | 6 exam rooms, 8 employees | 26 |
| Senso Sushi (Restaurant, full-service with liquor sales) | 1 space for each 100 square feet of gross floor area, plus 1 space for each employee during the largest working shift. | 2,800 SF, 20 employees | 48 |
| Nautical Bowls (Restaurant, carry-out) | 1 space for each 75 square feet of gross floor area, plus 0.5 for each employee during the largest working shift. | 1,100 SF, 3 employees | 17 |
| Undetermined (Restaurant, carry-out) | 1 space for each 75 square feet of gross floor area, plus 0.5 for each employee during the largest working shift. | 1,900 SF, 3 employees | 28 |
| Total | | | 119 |

Staff offers the following comments:

1. The existing public parking lot contains 73 spaces. The proposed development would remove 28 of these spaces, resulting in 45 remaining spaces (the plans incorrectly note 47 spaces and should be corrected prior to Village Board consideration). As part of the development, 2 ADA accessible spaces would be relocated from the southwest corner of the parking lot near the Old Plank Road Trail to the middle of the parking lot, behind the proposed building.
2. The parking lot to the south that serves the Trolley Barn straddles two parcels. The north portion of this parking lot is located on public property (Village of Frankfort) and contains 93 spaces. The south portion of this parking lot is located on private property and contains 87 spaces. These parking lots would remain unimpacted by the proposed development.
3. As noted above, any new building or expansion to an existing building in the H-1 zone district may be relieved from providing the required on-site parking through the approval of a variation the Zoning Ordinance (page 135). The variation for the required parking should be based upon several factors, including:
 - a. The availability of nearby parking in public parking lots
 - b. The availability of nearby parking in private parking lots
 - c. The availability of nearby on-street parking

- d. The viability of shared parking between uses
 - e. Use of alternative transportation, such as bicycles or walking
4. In 2016, a parking analysis was performed of the downtown by Sam Schwartz, Transportation Consultants. The report provides the location of on-street parking, public parking lots and private parking lots, with the total number of parking spaces noted for each. The parking analysis concluded that there is no shortage of parking within the downtown. In particular, the report noted that the public parking lots east of White Street between Elwood Street and Kansas Street are underutilized. As referenced on page 3 of this staff report, staff enhanced the map included in the parking study by correcting some errors and overlaying the map on an aerial photograph for better visualization.
 5. The Village retains the right to request a traffic study (Article 7, Section A, Part 3, (b)(4)), if desired.
 6. A variation is being requested for relief of all required on-site parking, which is an option per Article 6, Section C, Part 3 (g)(6) of the Zoning Ordinance.
 7. The proposed redevelopment for Olde Frankfort Mall (15 Ash Street/Frankfort Bowl) is currently being reviewed by staff. The project received a Certificate of Appropriateness by the HPC but the applicant has informed staff that they intend to alter the exterior again and will need to return to the HPC. Should the HPC re-approve the exterior changes, the project would then proceed to a public hearing before the Plan Commission. The proposed project would involve the loss of four (4) on-site parking spaces and would require a total of 98 parking spaces when completed. This chart does not include parking required for employees, because the number of employees at each business hasn't been determined at this time. As such, the total Zoning Ordinance required parking will be slightly higher than the total 98 spaces noted below.

| | Tenant | Use | Sq. Ft. | Requirement | Spaces required |
|-----------|---------------|---------------|---------|---------------|-----------------|
| 1st Floor | 01A | Restaurant | 1,300 | 1:100 GFA | 13 |
| | 01B | Restaurant | 1,100 | 1:100 GFA | 11 |
| | 01C | Retail | 1,096 | 1:250 GFA | 4.38 |
| | 01D | Retail | 1,075 | 1:250 GFA | 4.3 |
| | 2 | Retail | 720 | 1:250 GFA | 2.88 |
| | 3A | Retail | 586 | 1:250 GFA | 2.34 |
| | 3B | Retail | 597 | 1:250 GFA | 2.38 |
| | 4 | Retail | 981 | 1:250 GFA | 3.92 |
| | 5 | Retail | 917 | 1:250 GFA | 3.66 |
| 2nd Floor | Bowling Alley | Bowling Alley | 3,920 | 5 spaces/lane | 30 |
| | 201 | Residential | 860 | 2 spaces/unit | 2 |
| | 202 | Residential | 802 | 2 spaces/unit | 2 |
| | 203 | Residential | 630 | 2 spaces/unit | 2 |
| | 204 | Residential | 580 | 2 spaces/unit | 2 |
| | 205 | Residential | 380 | 2 spaces/unit | 2 |
| 3rd Floor | 301 | Residential | 875 | 2 spaces/unit | 2 |
| | 302 | Residential | 570 | 2 spaces/unit | 2 |
| | 303 | Residential | 540 | 2 spaces/unit | 2 |
| | 304 | Residential | 580 | 2 spaces/unit | 2 |
| | 305 | Residential | 380 | 2 spaces/unit | 2 |
| Total | | | | | 97.86 |

Loading

1. Loading spaces are determined by the amount of gross floor area of the use. For the proposed uses, one (1) off-street loading space is required. Loading spaces must measure at least 12' x 50' and be located on the subject property. The Site Plan illustrates one loading space, but it measures 10' x 30' and is undersized. The applicant has noted at previous meetings that there will only be box trucks and smaller vehicle deliveries that utilize the 10'x30' loading area. The undersized loading space is being requested as an exception as part of the Major Change to the PUD.
2. It should be noted that loading for many, if not most, of the existing businesses within the downtown occurs within public street rights-of-way between 7:00 am and 9:00 am. Most businesses within the downtown are not open before 9:00 am. As the downtown continues to be redeveloped and more buildings are constructed, it may be wise to plan for truck loading that does not occur within the travel lanes within the rights-of-way.

Landscaping

A Landscape Plan has been submitted with the application. Staff offers the following comments:

1. The proposed 0.24-acre parcel currently contains several mature trees within the parking lot near White Street, which would have to be removed as part of this development. Per the Tree Preservation Plan, a total of 8 trees would be removed, mostly crabapples and honeylocust. Although none of the removed trees are classified as "preservation trees", which would require on-site mitigation, honeylocust are recommended for street trees and overstory trees within parking lots.
2. New landscaping is proposed in the form of one (1) Hackberry tree, three (3) Ivory Silk Japanese Lilac trees and several varieties of shrubs and decorative grasses. A Hackberry tree is classified as a "preservation tree" and Ivory Silk Japanese Lilac trees may be used for overstory, understory or street trees. The four proposed trees, and most of all shrubs and grasses, are proposed on Lot 2, on Village-owned property.
3. The existing landscaping around the perimeter of the parking lot and within the landscape islands will remain unchanged, except in the immediate vicinity of the proposed building.
4. As noted in the Site Plan section, front yards in the H-1 zone district must be dedicated to landscaping, historically interpreted as in-ground landscaping. The applicant is proposing brick pavers in the front yard with two (2) landscape planters between the sidewalk and the building façade. The proposed landscape planters are intended to meet the intent of the landscaping requirements. The lack of in-ground landscaping is being requested as an exception as part of the Major Change to the PUD.
5. Street trees are required at a rate of one (1) street tree for every 35' of lineal frontage. Street trees are intended to be planted within the road right-of-way. Lot 1 would have 120.5' of lineal frontage, requiring four (4) street trees. The Landscape Plan illustrates three (3) existing street trees between the sidewalk and the curb of White Street, being deficient in one (1) street tree.
6. The Plan Commission may request additional landscaping as a condition for any of the Special Use Permits or the variance, or as a "tangible benefit" to offset the requested exceptions as part of the Major Change to the PUD.
7. The Landscape Plan notes that the existing stone pillar, located between the existing sidewalk and the curb of White Street within the right-of-way, would remain unchanged.
8. The Landscape Plan seems to indicate that the existing fixed trash can at the northwest corner of the site would remain in place but would now be located on private property on Lot 1 once the parcel is subdivided. The existing fixed bench next to the trash can appears to have been removed.

Lighting

A Photometric Plan was submitted with the application. Staff offers the following:

1. The applicant intends to install twelve (12) building-mounted “gooseneck” style light fixtures around the perimeter of the building. No new light poles are proposed.
2. There are four (4) existing Village-owned decorative light poles within in the existing parking lot, one in each landscape island. Per the Civil Site Plan, one of these light poles would be removed for the proposed development (where the ADA ramp is proposed). The remaining three light poles would remain on Lot 2, on Village-owned property.
3. The Zoning Ordinance notes that lighting levels shall not exceed 0.5 foot-candles along any property line. The Photometric Plan notes that the light levels exceed the maximum permitted along all property lines, requiring an exception as part of the Major Change to the PUD. It should be noted that the building is set back very close to all property lines and the building-mounted lights would likely exceed the 0.5 foot-candle maximum, unless the lights were especially dim.
4. The HPC reviewed and discussed the proposed lighting during the three meetings that were held. Whereas the HPC’s purview is more intended for the design and aesthetics of the light fixtures, the Plan Commission’s purview is more intended for the light levels noted on the Photometric Plan. The HPC’s Certificate of Appropriateness included approval of the design and placement of the gooseneck lights.

Preliminary Engineering

The project has been evaluated by Robinson Engineering for stormwater runoff, underground utilities and the proposed Plat of Subdivision. Staff offers the following:

1. The area of Lot 1 is mostly paved in asphalt and used as a public parking lot. As such, the proposed building would add only a minimal amount of impervious surface. Robinson Engineering has determined that additional stormwater detention facilities or utilities will not be required.
2. The Preliminary/Final Plat of Subdivision has been reviewed for accuracy and completeness. Minor technical revisions are required if the project is approved and this has been added as a condition of approval of the Plat.
3. The Public Works Department worked with a contractor to remove the existing electrical transformer located at the northwest corner of the site to make room for the proposed building. The new building will require a new transformer, which also will be located at the north end of the site but placed behind the new building.

Exceptions and Tangible Benefits

The PUD process allows the PC/ZBA to grant exceptions to regulations listed in the Zoning Ordinance, Landscape Ordinance or Sign Ordinance. When the regulations are stated in the Zoning Ordinance, these exceptions are typically referred to as variances when part of a traditional development. These “exceptions” should be weighed by the PC/ZBA against the “tangible benefits” that a PUD development could offer. The PC/ZBA can recommend approval of all, some or none of the requested exceptions when forwarding a recommendation to the Village Board for the PUD. The page numbers in parenthesis below refer to the Zoning Ordinance unless otherwise noted.

Exceptions:

1. Front yard setback of 14’ required, with 4’ proposed (page 127)
2. Side yard setback (north) of 5’ required, with 1.2’ proposed (page 127)
3. Side yard setback (south) of 5’ required, with 1.2’ proposed (page 127)
4. Rear yard setback of 10’ required, with 0.5’ proposed (page 127)

5. In-ground landscaping required in the front yard, with two landscape planters proposed (page 128)
6. Fencing required that completely encloses all outdoor seating areas, with no fencing proposed around the western outdoor seating area along White Street (page 86)
7. One loading space measuring 12'x50' required, with one space measuring 10'x30' is proposed. (page 158)
8. Light levels up to 0.5 foot-candles along any property line permitted, with up to 6.1 foot-candles proposed (page 168)
9. Four street trees required within the right-of-way of White Street, with 3 proposed (page 32 of Landscape Ordinance)
10. Wall signage must align along one common centerline (page 37 of Sign Ordinance)
11. Wall signage up to 15 square feet in area permitted, with one sign measuring 25 square feet (page 37 of Sign Ordinance)

Tangible Benefits:

1. A concrete pedestrian path connection has been added from the Old Plank Road Trail to the parking lot, which will also contain 2 bike racks.
2. Two landscape planters will be located on private property, adjacent to the public sidewalk along White Street.

Other

1. The project does not contain any new accessory structures, other than a trash enclosure, located adjacent to the building but technically located off-site, on Lot 2, owned by the Village. Location of a trash enclosure on Village property will require a lease agreement, similar to Resolution 19-30 (off-site trash enclosure used by Fat Rosie's and Francesca's).

Summary of Requests ---

Special Use Permits:

As proposed, five (5) Special Use Permits are required:

1. To permit a Major Change to PUD (PUD's are technically considered a Special Use Permit)
2. To permit a full-service restaurant; 2,800 square feet.
3. To permit a carry-out restaurant; 1,900 square feet
4. To permit a carry-out restaurant; 1,100 square feet
5. To permit outdoor seating associated with a permitted restaurant (both on private property and on Village-owned property)

Exceptions as part of PUD approval (typically variances, but the PUD permits exceptions):

As proposed, eleven (11) exceptions will be required based on the currently submitted plans:

1. Front yard setback of 14' required, with 4' proposed (page 127)
2. Side yard setback (north) of 5' required, with 1.2' proposed (page 127)
3. Side yard setback (south) of 5' required, with 1.2' proposed (page 127)
4. Rear yard setback of 10' required, with 0.5' proposed (page 127)
5. In-ground landscaping required in the front yard, with two landscape planters proposed (page 128)
6. Fencing required that completely encloses all outdoor seating areas, with no fencing proposed around the western outdoor seating area along White Street (page 86)
7. One loading space measuring 12'x50' required, with one space measuring 10'x30' is proposed. (page 158)
8. Light levels up to 0.5 foot-candles along any property line permitted, with up to 6.1 foot candles proposed (page 168)
9. Four street trees required within the right-of-way of White Street, with 3 proposed (page 32 of Landscape Ordinance)

10. Wall signage must align along one common centerline (page 37 of Sign Ordinance)
11. Wall signage up to 15 square feet in area permitted, with one sign measuring 25 square feet (page 37 of Sign Ordinance)

Variance:

As proposed, one (1) variance is required:

1. Relief of all required parking for a building within the H-1 zone district (Article 6, Section C, Part 3 (g)(6)).

Preliminary/Final Plat:

1. Plat of Subdivision to create the two-lot subdivision for "Old Plank Trail Commons". Lot 1 would contain the proposed mixed-use building (10,519 square feet) and Lot 2 could contain the existing parking lot and some of Prairie Park (55,430 square feet).

Findings of Fact – Special Use Permits

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

Findings of Fact:

1. No special use shall be recommended by the Plan Commission, unless such Commission shall find:
2. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
4. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
5. That the exterior architectural appeal and functional 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.
6. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
7. 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.
8. 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.

PUD Objectives:

1. In addition to the general purpose of this Ordinance, the purpose of this section is to establish standards and procedures for Planned Unit Developments, in order that the following objectives may be obtained:
 - a. Encourage variety and flexibility in land development that is necessary to meet the best interests of the entire Village;
 - b. Regulate the allocation, maintenance and permanent preservation of common open space, recreation areas and facilities to offer recreational opportunities close to home and to enhance the appearance of neighborhoods by the conservation of natural resources;
 - c. Provide for a variety of housing types to accommodate the life stages and lifestyle choices of a range of persons, by allowing development that would not be possible under the strict application of the other sections of this Ordinance;
 - d. Preserve natural vegetation, topographic and geologic features, and other natural resources and amenities, and improve air and water quality;
 - e. Use a creative approach to the use of land and related physical facilities that results in better design and provision of exceptional amenities;
 - f. Prioritize an efficient use of land, resulting in more economic networks of utilities, streets, schools, public grounds and buildings and other community facilities;
 - g. Support land use which promotes the public health, safety, comfort and welfare; and
 - h. Encourage innovations in residential, commercial and industrial development so that growing demands of the population may be met by greater variety in type, design and layout of space ancillary to said buildings.

Findings of Fact – Variations

For reference during the workshop, 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;

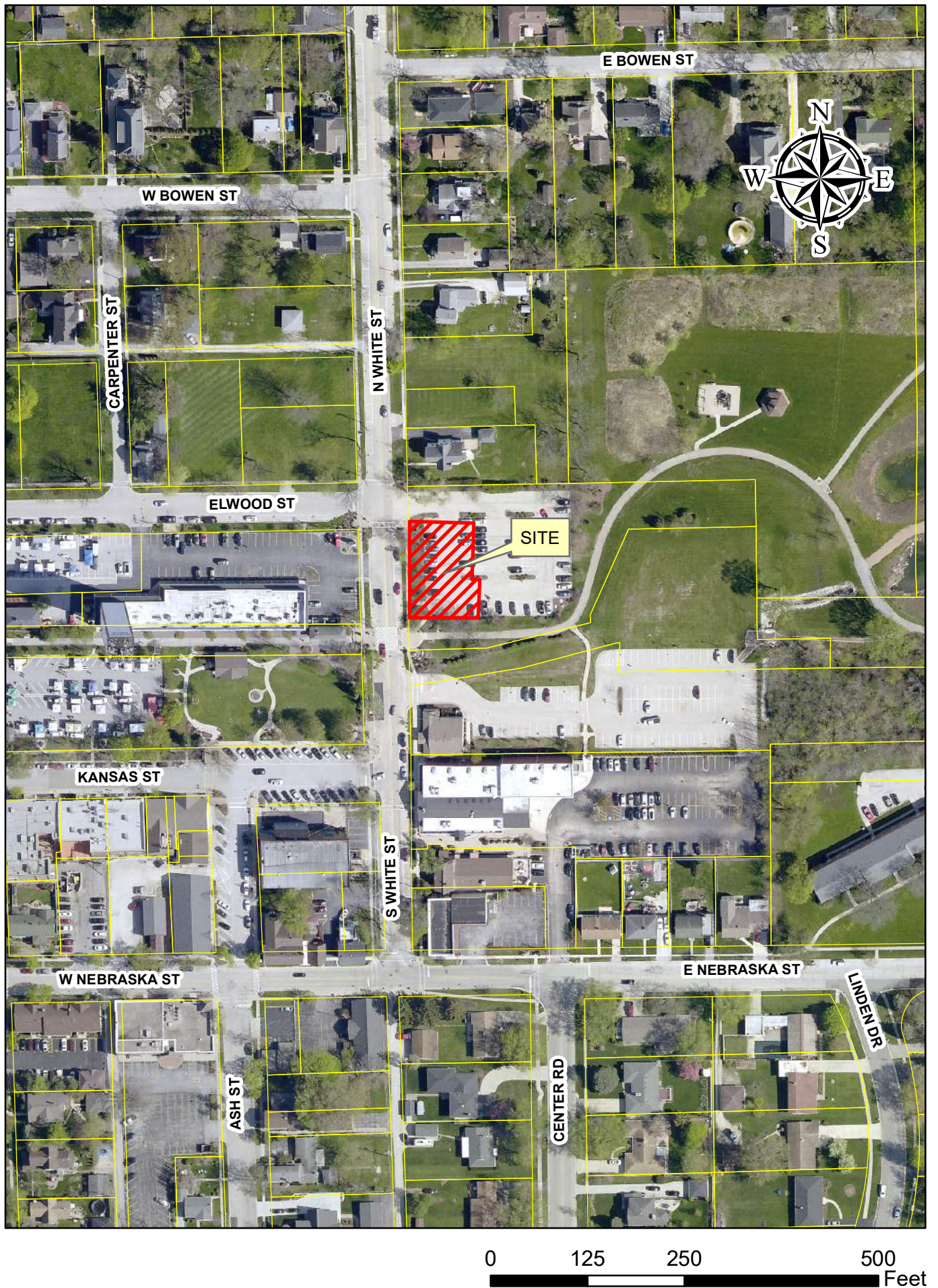
2. That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty 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

1. Recommend to the Village Board to approve a Special Use Permit to allow a Major Change to a PUD on Lots 1 and 2 of the Old Plank Trail Commons Subdivision, in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned on final engineering approval and the following eleven (11) exceptions (page numbers refer to Zoning Ordinance unless otherwise specified):
 - a. Front yard setback of 14' required, with 4' proposed (page 127)
 - b. Side yard setback (north) of 5' required, with 1.2' proposed (page 127)
 - c. Side yard setback (south) of 5' required, with 1.2' proposed (page 127)
 - d. Rear yard setback of 10' required, with 0.5' proposed (page 127)
 - e. In-ground landscaping required in the front yard, with two landscape planters proposed (page 128)
 - f. Fencing required that completely encloses all outdoor seating areas, with no fencing proposed around the western outdoor seating area along White Street (page 86)
 - g. One loading space measuring 12'x50' required, with one space measuring 10'x30' is proposed. (page 158)
 - h. Light levels up to 0.5 foot-candles along any property line permitted, with up to 6.1 foot candles proposed (page 168)
 - i. Four street trees required within the right-of-way of White Street, with 3 proposed (page 32 of Landscape Ordinance)
 - j. Wall signage must align alone one common centerline (page 37 of Sign Ordinance)
 - k. Wall signage up to 15 square feet in area permitted, with one sign measuring 25 square feet (page 37 pf Sign Ordinance)
2. Recommend the Village Board approve a Special Use Permit to allow a 2,800 square foot full-service restaurant use on Lot 1 of the Old Plank Trail Commons Subdivision, commonly known as 7 N. White Street, in accordance with the reviewed plans, public testimony, and Findings of Fact.
3. Recommend the Village Board approve a Special Use Permit to allow a 1,900 square foot carry-out restaurant use on Lot 1 of the Old Plank Trail Commons Subdivision, commonly known as 7 N. White Street, in accordance with the reviewed plans, public testimony, and Findings of Fact.

4. Recommend the Village Board approve a Special Use Permit to allow a 1,100 square foot carry-out restaurant use on Lot 1 of the Old Plank Trail Commons Subdivision, commonly known as 7 N. White Street, in accordance with the reviewed plans, public testimony, and Findings of Fact.
5. Recommend the Village Board approve a Special Use Permit to allow outdoor seating associated with a permitted restaurant, on Lots 1 and 2 of the Old Plank Trail Commons Subdivision, in accordance with the reviewed plans, public testimony, and Findings of Fact.
6. Recommend the Village Board approve a variation for relief of all required off-street parking on Lot 1 of the Old Plank Trail Commons Subdivision, in accordance with the reviewed plans, public testimony, and Findings of Fact.
7. Recommend the Village Board approve the Preliminary/Final Plat for the Old Plank Trail Commons Subdivision, subject to any necessary technical revisions prior to recording.

7 N. White Street - Integrus



OPPORTUNITIES & RECOMMENDATIONS

Figure 9.1 highlights the downtown core, and several redevelopment opportunities within and adjacent to this core area. Several of the sites identified for new infill or redevelopment opportunities are improved with existing structures or homes. The Village does not intend to force redevelopment of these sites but rather would support such a request if brought forward by willing property owners.

Figure 9.1 highlights several opportunities, including:

NEW INFILL OPPORTUNITIES

These sites in or near the historic core offer opportunities for redevelopment. These properties are either vacant or are deemed to be underutilized given their key location within downtown Frankfort.

OPPORTUNITY SITES

While many of the sites identified in the 2007 Downtown Plan have since been redeveloped, these sites still provide opportunities for renovation and/or redevelopment.

VILLAGE-OWNED REDEVELOPMENT PARCELS

These are parcels the Village has acquired over time and would be appropriate for redevelopment for public or private use.

Figure 9.1 | Downtown Frankfort Commercial Core

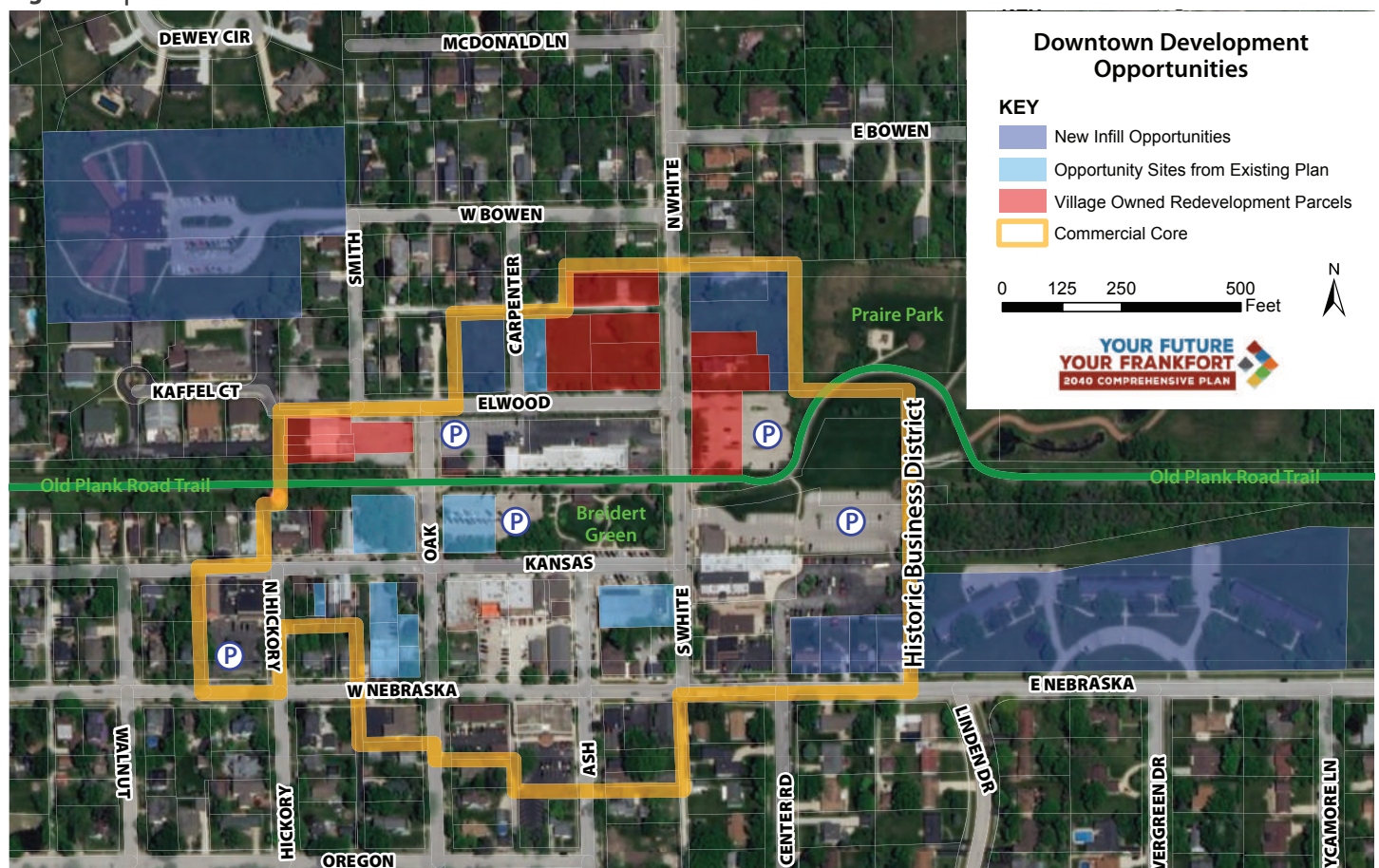


TABLE 7: FUTURE PARKING NEEDS SUMMARY

| ZONE | EAST | | WEST | | |
|-----------------------|------|-----|------|----|----|
| | A | B | C | D | E |
| No. of Parking Spaces | 216 | 158 | 150 | 44 | 71 |

Surplus at peak of day

| | | | | | |
|--------------------|-----|-----|-----|-----|-----|
| Near-Term Scenario | +27 | +61 | +17 | +16 | +30 |
| Mid-Term Scenario | +27 | +23 | +15 | +16 | +30 |
| Long-Term Scenario | +27 | +23 | 0 | +10 | +30 |

Table 7 shows the projected public parking supply and demand under each redevelopment scenario.

Near-Term: approximately 53,000 sf of redevelopment including 18,700 sf retail, 9,000 sf restaurant, 25,000 sf office

Mid-Term: (cumulative) approximately 67,000 sf of redevelopment including 23,700 sf retail; 12,000 sf restaurant and 31,000 sf office

Long-Term: (cumulative) approximately 80,000 sf of redevelopment including 31,500 retail; 14,000 sf restaurant and 34,500 sf office

Parking demand is generally well accommodated throughout the Downtown in all the scenarios. Most of the new development in the Near-Term scenario is projected in Zone A which is where a surplus of approximately 27 parking spaces is shown during the peak time of the day. At that same time, there is large parking surplus in Zone B also, immediately adjacent to the subarea. Under the Mid-Term Redevelopment scenario, more development is assumed in Zone B, so compared to the Near-Term scenario, some of the parking surplus in Zone B is utilized but a surplus remains even during the peak time of day. Under the Long-Term Redevelopment scenario, development is assumed in Zone C and, overall, parking demand is accommodated throughout the Downtown in this scenario, although Zone C does reach capacity under this long-term scenario.

Findings

The parking study observations, scenario analyses and stakeholder feedback indicates the following key findings:

- The Village has a walkable, well planned parking system. On-street parking is provided as the most convenient option for customers and experiences a high turnover which is preferred to serve the most customer demand as possible. Generally, the off-street parking supply is located on the periphery of Downtown, serving the land uses while maintaining the pedestrian core. The Breidert Green parking lot is an exception, as it is located within the pedestrian core of Downtown in a prime open space or developable location.
- Some enhancement areas were identified where the number of on-street parking spaces could be increased or clarified and pedestrian connections improved.
- The existing condition observations show, at most, 47 percent of the public parking spaces in the South Study Area are used during typical conditions which indicates more than ample parking is available to meet development-driven

demand.

- The existing condition observations show that the North Study Area follows a traditional suburban development pattern in that each use generally provides its own on-site parking supply and does not rely on on-street spaces or shared opportunities with other properties. New development in this area should follow suit absent a master plan that modifies how parking is allocated in the North Study Area.
- The Village's existing parking supply is adequate in both number and distribution to support new commercial development and expansion of the downtown core. Even when an aggressive future development scenario is considered, adequate parking is projected to be available to meet projected development-driven demand. We see no evidence to suggest Frankfort is at risk of a development-driven parking problem over the next ten years.
- While we tested multiple development scenarios, it is unlikely actual built conditions will exactly follow our models. As development progress, the Village should continually evaluate each project on a case-by-case basis, using the shared parking evaluation method published by the Urban Land Institute or other equivalent methods. It would be counterproductive and detrimental to the character of Frankfort's downtown to ignore the unique nature of a downtown environment and apply zoning regulations designed for suburban-form on-site parking in the South Study Area. This is not to say each development should not account for its impact to parking demand, rather recognize that providing on-site parking downtown is not the only solution and it often is the wrong solution.

- Frankfort has built a successful event and festival program with occurrences on approximately one-third of the days April to October. These highly popular events in the Downtown require the majority of parking resources in the area. Event parking demand is a separate condition from everyday development-driven parking demands and should be accommodated with a separate parking strategy. An event parking management plan should be implemented to accommodate event demands and building more parking that will remain underutilized much of the year should not be considered, as the negative impacts of overbuilt parking on land use, transportation and economic development are well documented.

Parking Strategy Options

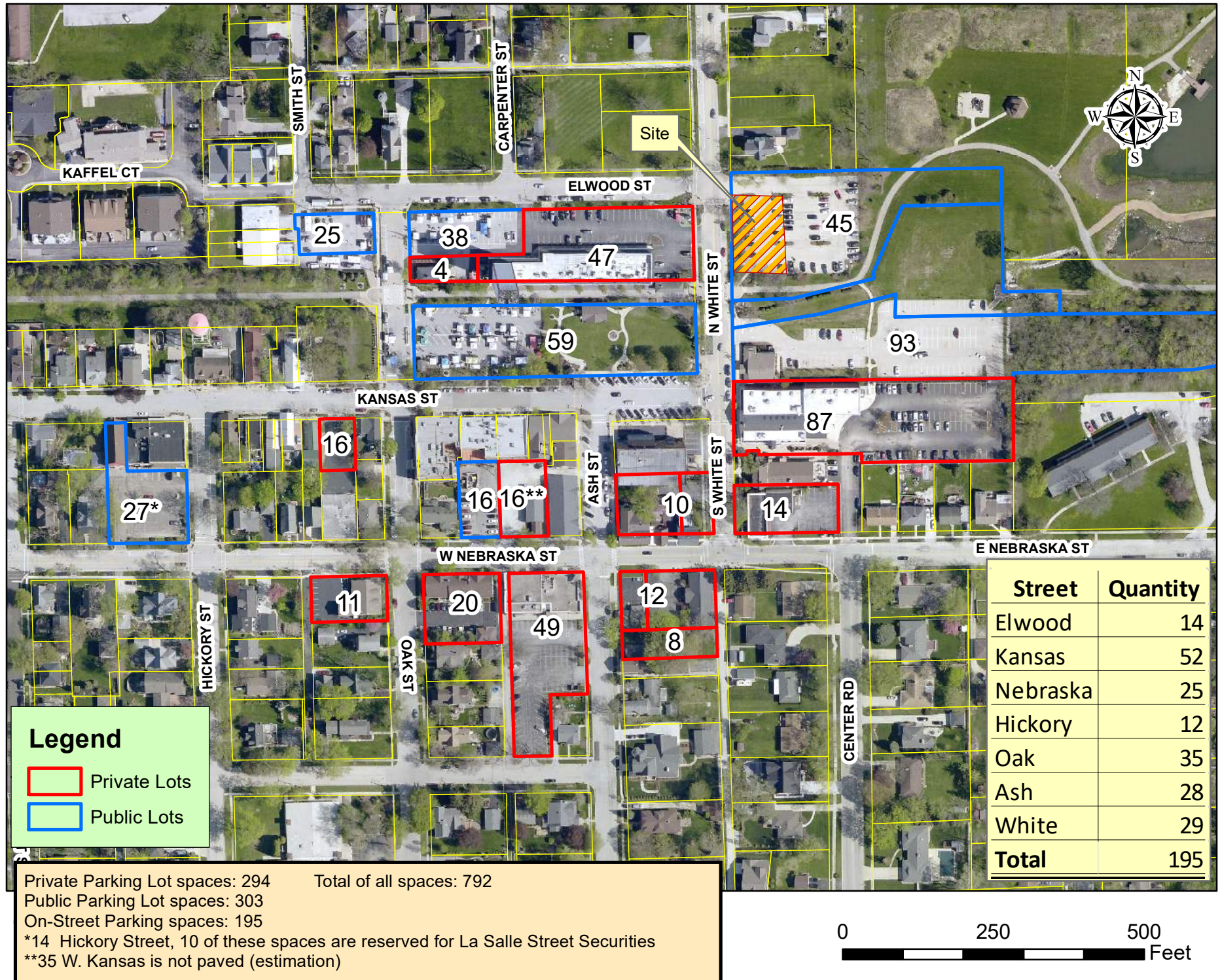
Based on the needs analysis and feedback received at the Downtown Parking Study Public Open House held on June 1, 2016, the parking strategies below were developed as options for the Village to support the long-term economic vitality of the Village of Frankfort.

Increase on-street parking.

As part of the analysis, several locations were identified to increase the number of parking spaces and also improve pedestrian connections to and between the parking areas to enhance the appeal of walking further.

- White Street: introduce on-street parking to portions on the west side of the street between Elwood Street and Kansas Street, being mindful of sight-lines for those crossing White Street at the Old Plank Road Trail.
- Kansas Street: Consider converting the traffic flow to one-way westbound from

Downtown Frankfort Public & Private Parking Lots - April 2023



the overhead utility lines. The existing utility poles which are located in the public right-of-way would remain.

The consultant stated that they had agreed to that, but the availability of transformers would impact the timing.

There was a brief break starting at 9:28 PM.

F. Workshop: 7 N. White Street – Integrus Development Multi-Tenant Commercial Building

The meeting resumed at 9:34 PM.

Chris Gruba gave the staff report.

Jim Olguin, attorney for the applicant, approached the stand. He introduced the applicant, Dan Elliot and the architect, Jason Nuttleman. He gave a brief overview of the proposal, stating that the applicant was looking to develop a portion of a Village-owned parking lot. They were looking for just enough land for the building itself. From the beginning of the project, the applicant sought to work with the Village. As a resident, the applicant was looking to build something residents could be proud of. He noted that the project was brought before the Historic Preservation Commission the week prior, on October 19th. Based on the feedback the applicant received at that meeting, there would be some changes made to the proposed exterior. The renderings submitted were the same as those seen by the Historic Preservation Commission, and would be changed for the next meeting. The architect would be able to provide more detail.

The applicant, Dan Elliot, approached the stand. He explained he wanted to build something everyone in Frankfort would be proud of. He wanted to see the downtown area continue to grow, and felt that he could contribute to that growth. He wanted to work collaboratively with the Village to design a building everyone could appreciate and enjoy.

The attorney clarified a couple of points raised in the staff report. The rear doors on the proposed building would mainly be used by employees and for deliveries. The outdoor seating along White Street would be minor, and that most of the outdoor seating would be along the south side of the building.

Jason Nuttleman, the architect, approached the stand. He expressed his excitement for what the proposed project would become. He noted that the trail was a unique benefit to the site, as was the proximity to the downtown. As the attorney had mentioned, the team had met with the Historic Preservation Commission and received great feedback from them. One of the changes they requested related to the color palette, and they were looking into that. They had no issues with the massing of the building, but there were some concerns with the modern look of the proposed design, especially along the south, which they were also looking into. There were also some comments on the size of the windows, which all currently went down to grade, which would allow the applicant to vary the size of tenant spaces depending on tenant needs. Other comments they received from the Historic Preservation Commission were that the proposed steel canopies felt too modern, and the metal roof was not a preferred material. Another meeting with the

Historic Preservation Commission was scheduled for December 7th to discuss the revisions. In his opinion, the changes required were minor rather than major. He was happy to answer any questions from the Plan Commission.

The attorney added that he and the applicant expected the site would receive deliveries via box trucks, which would park in the rear of the building. In regard to the proposed off-site trash enclosure, there was no intention at the time to bring it closer to the building or within the newly created parcel. Moving the trash enclosure next to the proposed building could be detrimental for many reasons, including loss of parking spaces. There were some concerns over the impact of traffic moving through the parking lot. Locating the trash enclosure near the south end of the building could be problematic given the proximity to the outdoor seating at the sushi restaurant and the Old Plank Road Trail.

Chair Rigoni noted that this was the first time the Plan Commission had encountered the proposal and that there was much to talk about.

Commissioner Knieriem asked if the applicant had also proposed the development considered in 2018.

The applicant said he did not.

Chair Rigoni suggested that it may be helpful at a future meeting for the applicant to illustrate their proposed building superimposed on an aerial photo. It would help the Plan Commission get a better sense of how the proposed building would fit within the existing parking lot. Having the proposal from 2018 on hand would also be beneficial. She asked the other members of the Plan Commission if they had any comments on the size and orientation of the building, or the size of the yards.

Commissioner Knieriem asked if the building would have a basement.

The applicant said there would not.

Commissioner Knieriem asked if the other parking spaces in the Prairie Park Parking Lot would remain after the building was completed.

The applicant said that there were some grading changes which would need to be addressed, but that on the whole, only the area within the dotted line on the submitted plans would be changed at all. Any damage done to the parking lot would be repaired and the handicapped parking spaces would be relocated on-site.

Chair Rigoni asked for comments on the site plan and proposed setbacks.

Commissioner Schaeffer asked if the proposed building was set back enough from the Old Plank Road Trail.

Chair Rigoni noted that it was hard to tell where the building was in relation to the Old Plank Road Trail, and that having an aerial photo with the proposed building added in would be helpful.

The architect responded that the proposed fence was ten feet from the trail, and that there was another fifteen feet from the fence to the wall of the building, for a total building

setback of 25 feet. He had received some suggestions from others on the setbacks and design of the south yard.

Chair Rigoni recalled that in 2018 the Plan Commission spent a lot of time talking about how the previously proposed building related to the Old Plank Road Trail. She agreed with other comments which had suggested changing the design to create a more welcoming feel. She indicated that she would be focusing on the relationship between the currently proposed building and the trail, not just on the building itself. She asked that staff provide the applicant with details of the old proposal for their reference. Many people biked along the path, and she wanted to ensure that they were accommodated and felt welcome in Downtown Frankfort, and that the trail still looked public, not private.

Commissioner James asked for a comparison of setbacks for other buildings along the Old Plank Road Trail.

Commissioner Knieriem remarked that there would be lots of bike traffic going past the proposed building, and asked if the applicant was thinking of installing bike racks.

The applicant said they were considering installing bike racks along the west side of the building.

Chair Rigoni recalled that the previously proposed building created a specific area for bikes to be stored.

The architect stated that, as shown in the renderings, the building was designed in response to the trail.

Chair Rigoni clarified that there was a specific design feature she liked which she wanted the applicant to look into emulating.

Commissioner James noted that the proposed building was a confluence of different modes and people, and that it would be good for the proposed building to acknowledge that.

Chair Rigoni asked if the stone pillar located at the entrance to the parking lot would remain.

The applicant said that it would remain, as would the sidewalk in front of the proposed building.

The architect said there would be a good flow between all the spaces discussed based on the design of the proposed building. He noted that there was a slight grade change from the south end of the building to the north which they intended to screen, if possible.

Chair Rigoni asked staff to take a closer, more comprehensive look at the available parking, especially in the downtown area. The Plan Commission had considered many cases recently where parking was insufficient per code, and that there were few places where parking was sufficient. She asked that staff take a big-picture look at the downtown area, since that would help the Plan Commission understand how the need for parking would impact the proposed building, but also for other proposed downtown projects. She acknowledged that per the 2016 downtown parking study, the Prairie Park

parking lot was relatively underutilized. However, losing spaces from the existing lot, coupled with other redevelopments requiring their own spaces could mean that the remaining parking available in the downtown area would be in greater demand. Looking at parking could be an important part of a future downtown comprehensive plan.

The applicant stated that there had been some discussions around parking at the Village Board level.

Chair Rigoni said she wanted to ensure the Plan Commission was considering the proposal as holistically as they could.

Commissioner James said that the Plan Commission also needed to take into account all the events held in the downtown area.

Chair Rigoni added that the parking study staff had was completed in 2016, and that the Plan Commission would benefit from updated information.

Commissioner Schaeffer noted that there was a lot of on-street parking in the downtown area which could help offset the need for off-street parking. She also noted that the majority of loading done on-site ought to be done at the rear of the building, since traffic along White Street could be heavy.

The Plan Commission asked that the applicant meet the code requirements for lighting.

Chair Rigoni said it would be helpful to have information on which other businesses downtown also had their trash receptacles off-site. She suggested that there could be issues with having the building's trash enclosure off-site.

Mike Schwarz noted that the proposed off-site trash enclosure would require an easement which would need to be discussed with the Village Board, but that there were no such provisions currently part included within the purchase and sale agreement.

Commissioner Knieriem asked for clarity on where the trash enclosure was proposed.

Mike Schwarz said that the line around the proposed building on the plans was the proposed property line. Discussion of locating the trash enclosure on Village property would need to be handled by the Village Board. According to the proposed plans, the Village would lose some landscaping to the trash enclosure.

The applicant stated they were trying to accommodate the existing landscaping when locating the trash enclosure.

Chair Rigoni expressed she would prefer the trash enclosure not be located on public property, but understood that may not be how the final site is laid out. She said she would like that detail ironed out prior to the next meeting.

Commissioner Knieriem asked Chair Rigoni where she would prefer the trash enclosure be located.

Chair Rigoni said she would locate it as near to the southeast corner of the property as possible.

Mike Schwarz noted that in other downtowns, some buildings had built-in corrals for dumpsters. That could be an option in this case.

Chair Rigoni noted that there could be issues while carrying trash across the parking lot.

Commissioner Knieriem asked if the lot would lose parking spaces if the trash enclosure was moved close to the building.

Chair Rigoni said that the lot was losing parking spaces regardless. People may park in front of a trash enclosure located on-site, which the applicant should anticipate. It would be preferable to avoid having a private garbage receptacle on public property.

The applicant stated that there was some concern for how the garbage trucks would enter and exit the parking lot. Having the trash enclosure close to the trail would be problematic.

Chair Rigoni agreed, but said that the trash enclosure should be screened and landscaped anyway. The applicant had to also consider noises and odors which would be associated with the enclosure, and how the neighbors would respond to them. She asked if the other members of the Plan Commission had any comments on the proposed architecture.

Commissioner Knieriem said he had no comments, since the proposal would return to the Historic Preservation Commission soon.

Chair Rigoni suggested the applicant and his team take a look at the buildings in the downtown area and draw inspiration from them. She said she could see why the Historic Preservation Commission would have concerns. She asked if there were any other comments from her fellow commissioners.

Commissioner Knieriem said he liked the proposed uses, and that there was a need for more restaurants downtown.

The other members of the Plan Commission agreed.

Commissioner James added that he liked the mixture of uses.

Chair Rigoni stated that the applicant should ensure he knew exactly what he wanted to request from the Plan Commission. There were some gray areas in the staff report which we should like cleared up prior to the next meeting. She felt that another workshop would be appropriate.

Mike Schwarz clarified that while the Village had right-of-way lease agreements with other restaurants in the downtown, that the proposed development would have outdoor seating entirely on private property.

The architect added that front setback of the proposed building varied, but was about ten feet at the widest.

Commissioner Schaeffer asked if the seating would require fencing.

There was some discussion on whether the code required fencing around all outdoor seating, or only outdoor seating associated with restaurants which served alcohol.

The applicant stated that he would not be seeking any Special Use Permits for extended hours of operation.

The attorney asked if they would need to apply for variations on signage.

Mike Schwarz responded that the Historic Preservation Commission would consider the design, character, and material of the signs, while any relief on the dimensions would be considered by the Plan Commission.

Chair Rigoni asked that the applicant meet the Code requirements. She asked if there was a uniform sign plan.

Mike Schwarz said that one would be required since the proposed building would have multiple tenants.

Commissioner Schaeffer reiterated Chair Rigoni's suggestion to take a look at the buildings in the downtown area.

Commissioner James agreed, saying that he wanted the buildings in downtown to have a cohesive look, even among newer buildings.

Chris Gruba, referring to earlier in the discussion, stated that the Code required fencing around outdoor seating areas regardless of whether an establishment served alcohol. He suggested that if the applicant did not wish to add fencing, they could ask for an exception from the Zoning Ordinance as part of the PUD.

Commissioner Knieriem said that the outdoor seating along White Street may look better without fencing around it. If fencing would be installed, he did not want anything which looked cheap. He said he would consider a request for no fencing.

Chair Rigoni agreed.

G. Public Comments

There were none.

H. Village Board & Committee Updates

Mike Schwarz informed the Plan Commission that Everbrook Academy was considered at the October 17th meeting of the Village Board. The applicant had requested a Major Change to a PUD, a Special Use Permit for a daycare, and a Special Use Permit for extended hours of operation. The first Major Change request was approved on the condition that only three colors be used on the directional proposed signs to comply with the Village Sign Regulations. The two Special Use requests were also approved.

I. Other Business

agreed.

7. *Area that has yielded or may be likely to yield, information important in history or prehistory.*

All the members of the Historic Preservation Commission agreed the subject property met this criterion.

Chair Steward asked if there were any members of the public who wished to give comments.

There were none.

Motion (#2): To close the Public Hearing.

Motion by: Toepper Seconded by: Kush

Approved: (4 to 0)

Motion (#3): Recommend to Village Board designate the property located at 204 Hickory Street as a landmark under the provisions of the Historic Preservation Ordinance of the Village of Frankfort.

Motion by: Kush Seconded by: Szmurlo

Approved: (4 to 0)

2. Certificate of Appropriateness: 7 N. White Street (Integrus Development)

Drew Duffin gave a brief overview of the project.

Jim Olquin, an attorney representing the applicant, introduced the project while project architect Jose Garcia prepared a presentation on the overhead projector screen in the Board Room.

Dan Elliot, the applicant, gave additional comments on the proposal. He said that he intended to develop a building that the people of Frankfort would like and which would fit with the look of other buildings on White Street. He did not want to ruffle any feathers with the design of the building.

A virtual model of the proposed building was projected on the screen for reference.

Jason Nuttleman, another project architect, presented the prepared slides and the virtual model. He also clarified some points which staff had raised questions about in their report. The roof slope was 10/12, which was inspired by other buildings in the downtown area. There would be some space for outdoor seating along the west façade in the proposed 10-

foot front yard setback, but most of the outdoor seating would be located on the patio along the south end of the building for the proposed sushi restaurant. Mr. Nuttleman also clarified that the design of the canopy over the proposed seating area was based on an open pergola concept. The steel frames for all the canopies on the building were inspired by the steel arch over the Old Plank Road Trail.

Commissioner Kush asked what the material of the roof would be on the north side of the building.

Mr. Nuttleman said it would be made of standing seam metal.

Chair Steward thanked the applicant and his team for bringing a proposal forward.

Commissioner Szmurlo said he was looking forward to having a sushi restaurant in Downtown Frankfort. He asked if there would be a view of Prairie Park from the restaurant.

Mr. Nuttleman stated that Prairie Park could be seen from the patio area, but not from inside the restaurant.

Commissioner Szmurlo expressed his concern for the use of white for the wood façade. In his opinion, the white did not blend well with the other buildings in the downtown area. In addition, the white siding contrasted greatly with the dark colored roof. He said that standing seam metal was not a historical roofing material. There were some examples of standing seam metal roofs in Downtown Frankfort, but they were not very visible from the street. He liked the brick in the proposal, but had a hard time determining what color the brick would be from the submitted renderings and on the virtual model.

The applicant stated that their main sources for inspiration when designing the proposed building were the Gnade Insurance building at 219 N. White Street and 1 N. White Street, which would be immediately south of the proposed building.

Mr. Nuttleman added that the sections of the roof which were made of standing seam metal would not be visible from White Street, which was an intentional design choice.

Commissioner Szmurlo recalled that the main concerns that the Historic Preservation Commission had with 1 N. White Street were the colors and the metal roof. Returning to the proposed building, he remarked that the design reminded him of a group of townhouses with front-facing garage doors. He said this impression was based on the sawtooth pattern of the roofline along the west façade as well as the repetitive appearance of the gables. In addition, the floor-to-ceiling windows and large doors felt too modern to him.

Mr. Nuttleman responded that virtual renderings of glass were often not photorealistic in the same way that other materials were. In reality, the large windows and doors would appear more inviting to potential patrons. Another factor that was considered when designing the large windows was to future-proof the building. In particular, having such large windows would make it easier to install doors in place of the large windows in case the proposed

units needed to be subdivided to accommodate a greater number of tenants.

Commissioner Szmurlo said that in his opinion, this building did not fit with the character of Downtown Frankfort, but instead felt that the proposed building could be found anywhere.

Mr. Nuttleman asked what features of the proposed building led him to that opinion.

Commissioner Szmurlo listed the sawtooth-pattern of the roofline, the colors on the façade, and the large windows and doors.

Mr. Nuttleman asked what colors the Historic Preservation Commission would like to see rather than white.

Commissioner Szmurlo said he would like to see warmer, more traditional colors.

Commissioner Toepper stated that the proposed steel canopies also contributed to the modern look of the building. He would like to see a warmer, more inviting design instead.

Commissioner Kush said she believed the metal roof was not an appropriate design choice for the downtown area. Rather than take inspiration from 1 N. White Street, she suggested the applicant look at other buildings along White Street, as well as the various other buildings in the downtown between Elwood Street and Kansas Street. She did not like that the signs were larger than what was allowed in the Sign Ordinance. Another concern was that the lighting on the west façade was too bright, which was a result of the six proposed light fixtures and the white façade which the light would project on to. She added that she felt the steel materials proposed for the pergola above the patio and the canopies above the entrances made the building look industrial, which contrasted with the natural appearance of the Old Plank Road Trail and nearby Prairie Park.

The applicant asked how 1 N. White Street was granted a Certificate of Appropriateness if the Historic Preservation Commission had so many concerns about it.

Chair Steward gave a brief history of how 1 N. White Street was approved. Turning to the proposed building, she noted that the building was relatively wide in comparison to other buildings in the downtown area, and the white coloring made it feel even wider. Many contemporary houses were black and white, and in her opinion the colors of the proposed building gave it a residential feel. She agreed that softer canopies over the entryways would be preferable. To her, the proposed building was not very historically inspired. The floor-to-ceiling windows were a concern because they were a modern design choice.

Commissioner Kush told the applicant that Village Staff had color palettes which the Historic Preservation Commission generally approved of. She suggested that the applicant use those palettes when determining the colors they would use.

Chair Steward also suggested that the proposed materials and colors could be changed to better blend with the natural colors and materials in Prairie Park. She also expressed concern

over the plan to remove the trees planted along White Street.

The applicant noted that they were looking to maintain or replace as much vegetation on-site as possible. He then explained that costs were a major concern for him, especially considering the downtown location, the high prices of construction, and how the typical rents charged in the area impacted the demand for rental space. Some design decisions were made to allow the applicant flexibility in the size and number of tenant spaces to better meet businesses' demand for space.

Commissioner Szmurlo suggested that instead of floor-to-ceiling windows, the applicant could consider installing smaller windows with wall panels that could be easily removed and replaced with new entryways if they were needed.

Mr. Nuttleman agreed that was an option. He explained that the steel elements on the proposed building were drawn from the Old Plank Road Trail sign rather than 1 N. White Street, and were not intended to give the building a modern look. He intended for the south façade to feel different from the west façade, since the south façade was designed to house a longer-term anchor tenant while the west façade was designed for more commercial uses.

Commissioner Toepper noted that making a handful of changes to address the Historic Preservation Commission's comments would go a long way.

Commissioner Kush expressed her appreciation of the applicant's willingness to make changes to the proposed design of the building.

The applicant noted there was an opportunity to make some adjustments to the design of the north elevation in regard to the floor-to-ceiling windows.

Chair Steward stated that the proposed design was beautiful, but character and charm were a part of the Historic Preservation Commission's decision.

Commissioner Toepper remarked that there would be a lot of people approaching the building and Downtown Frankfort from the east along the Old Plank Road Trail in addition to the west, including himself. He asked the applicant to consider the look of the east façade, so that someone walking westward along Old Plank Road Trail did not feel as though they were simply walking towards the rear of a building.

Commissioner Szmurlo asked how the proposed building would meet the lighting regulations laid out in the Zoning Ordinance.

Mike Schwarz explained how lighting was measured and how the regulations were applied.

Mr. Nuttleman remarked that the lighting engineer used the wrong color temperature when preparing the Photometric Plan, which increased the foot-candle readings at the property lines. The correct specifications would be included in a future submission.

Chair Steward stated that the Historic Preservation Commission was not yet ready to vote on a Certificate of Appropriateness, but that they had nothing left to add. She asked staff how the Commission ought to proceed.

Mike Schwarz suggested that the Historic Preservation Commission could vote to table the item until the next meeting, which would be November 16th.

Mr. Elliott stated he had a pre-scheduled flight out of the country on November 16th.

There was some discussion on the need for a special meeting in November, since the applicant could not be present at the next scheduled meeting of the Historic Preservation Commission on November 16th. November 2nd and November 9th were suggested as possibilities subject to meeting room availability, and staff said they would be in contact with the Commissioners and the applicant for scheduling.

Motion (#4): To table the Certificate of Appropriateness for the proposed building at 7 N. White Street until the next regular or special meeting of the Historic Preservation Commission.

Motion by: Toepper

Seconded by: Kush

Approved: (4 to 0)

Mike Schwarz informed the Historic Preservation Commission that 7 N. White Street was scheduled for a workshop with the Plan Commission/Zoning Board of Appeals on October 27th.

Commissioner Kush asked staff to inform the Plan Commission/Zoning Board of Appeals of their decision to table the item.

Mike Schwarz stated staff would do so and that the Plan Commission/Zoning Board of Appeals would be provided with a copy of the draft HPC minutes of this meeting.

C. Other Business

1. Approval of 2023 HPC Meeting Dates

Drew Duffin noted that the dates listed in the memo were for the third Wednesday of every month.

Motion (#5): To approve the 2023 Historic Preservation Commission meeting dates as listed on the staff memo.

Motion by: Toepper

Seconded by: Kush

Approved: (4 to 0)

All other commissioners said they'd prefer to table the item, providing them time to think about the discussion from the evening. Chris Gruba asked if each commissioner could briefly summarize their main concerns. Commissioner Toepper had no major concerns. Commissioner Szmurlo was most concerned about the balconies. Chair Steward and Commissioner Kush were most concerned about lighting, building height and the balconies. Commissioner Tutko was most concerned about noise from tenants on balconies.

Mr. Shideler noted that the project needs to move forward quickly because the existing building is in dire need of maintenance and the project would address those concerns as well as make it economically feasible.

Motion (#4): To table the Certificate of Appropriateness for the proposed building addition at 15 Ash Street until the next regularly scheduled meeting of the Historic Preservation Commission on January 18th, 2023.

Motion by: Kush

Seconded by: Toepper

Approved: (5 to 0)

E. New Business

4. Certificate of Appropriateness: 7 N. White Street (new construction)

Chris Gruba gave a brief overview of the application. The applicant, Dan Elliot, was in attendance. The applicant's architect provided some physical building material samples to the Commission.

Chair Steward asked the Commission for comments regarding the architecture. Commissioner Toepper stated that he had concerns about using a metal roof. He also believed that the east building elevation (rear) was lacking in architectural detail. Commissioner Szmurlo noted that window treatments, small roof dormers and a wood pergola were added since the first workshop, which greatly helped the aesthetics. He liked the wood pergola better than the former metal pergola.

Chair Steward directed the conversation to building materials. She asked what roof materials would be used over the added dormer windows. The architect responded that they would be shingled. Chair Steward noted that the proposed building would block the existing view of Prairie Park and asked if the wood pergola could be stained with a finish to give it a "natural look". She felt that as proposed, the building didn't seem "soft".

Commissioner Toepper asked the applicant if the building foundation would be built higher to match the elevation of the existing sidewalk along White Street. Currently, the parking lot is a few feet lower than White Street. The architect responded yes.

Commissioner Szmurlo noted that the subject property is in the heart of downtown. He noted that there are more modern structures further north on White Street, but less so in the historic downtown area. He noted that a metal roof has a more modern look and would not be appropriate in the downtown. He said that he had voted against the use of a metal roof for the property at 1 N. White Street.

Commissioner Toepper asked if the roof materials would have a “slate style”. The project architect responded yes. The architect also noted that the use of metal roofs predates the use of shingle roofs, particularly in Europe. As such, he argued that metal is a more appropriate roofing material in the historic downtown than asphalt shingles. Regarding the loss of view of Prairie Park from White Street, he said that they had tried to incorporate a softer appearance by adding the wood pergola adjacent to the bike path.

The applicant explained the location of the building in relation to the future property lines should the property be subdivided as proposed. He noted that the building is approximately 6” away from the future north property line, but that there is a little more space on the front and back (west and east) sides of the building and the future property lines. Dan Elliot noted that their only option was to place the pergola against the building and that the pergola would match other proposed building materials. He also noted that the building would be screened with landscape materials adjacent to the outdoor seating area. The project architect noted that the outdoor seating area would be fully enclosed and have a gate.

The architect said that he could investigate using a softer color for the pergola. He then distributed physical color samples and brick samples for the Commission to view. The architect listed various changes to the plans since the first workshop. He noted that the size of the signs had been decreased, they had reduced the window size, replaced double doors with single doors, added a knee wall below all storefront windows, added a gable to the south elevation and added the wood pergola.

Chair Steward noted that the wording on some of the signs would be too small to read and recommended rearranging signage composition to be more legible, without increasing the size of the sign.

The architect explained the proposed building-mounted gooseneck lighting and said that the light levels were very low. Commissioner Szmurlo liked how the proposed gooseneck style lights shield the light source and are aimed down toward the building. He asked about any proposed lighting around the patio. Mr. Elliot responded that there are a couple light fixtures adjacent to the outdoor patio. The architect noted that there are some existing street lights along White Street that will help illuminate the site but that additional lighting would probably be needed for the outdoor seating area.

The architect noted that the southwest corner of the building would be “angled” and that

there wouldn't be any vestibule at this entrance. Staff asked if there would be an inclement weather "air lock" if there were no vestibule. The architect stated that this would be a discussion with the restaurant.

Commissioner Szmurlo asked why there was no wainscot on the north side of the building when the other three sides have it. The architect noted that this was an error on the color building elevations and renderings and these would be corrected to add wainscot.

The applicant noted that space between the front of the building and the front property line along White Street (the sidewalk) may have brick pavers instead of poured concrete. Commissioner Szmurlo said that the front of the building along White Street could use some landscaping adjacent to the building, such as planter boxes similar to the planter boxes proposed for the bowling alley addition project.

Outdoor seating was discussed in the areas south of the building and west of the building. Staff noted that the Zoning Ordinance requires that any area used for outdoor seating for a restaurant must be enclosed by a fence at least 3' tall. However, since this project would be a Major Change to an existing PUD, this requirement could be granted an exception. The Commission noted that it may look better if the west side of the building facing White Street did not have a fence around the outdoor seating. Staff did note that if alcohol is served, that fencing would be required by state law. The applicant noted that they likely would want to serve liquor for the sushi restaurant for the southern tenant space but that the other restaurant spaces likely would not serve alcohol.

The applicant noted that they wanted to connect the outdoor seating area to the Old Plank Road trail with a paved pedestrian connection, which would also contain a bike rack. Chris Gruba noted that this site plan design aspect is more applicable to review by the Plan Commission than the HPC. Regardless, he noted that if the paved pedestrian connection was installed as depicted on the site plan, it would necessitate the removal of a mature tree on Village property and that this could be avoided if the proposed connection was relocated.

Chair Steward noted that the proposed warmer building colors were an improvement from the first workshop. Chris Gruba noted that if the Commission wished to recommend approval of the Certificate of Appropriateness, that a condition could be added regarding the brightness of the lights. Otherwise, if the Commission were comfortable with the lighting as proposed, a condition would not be needed.

Chair Steward asked the applicant to elaborate on the proposed signage. The architect noted that the wall signage would be "layered" to provide depth and dimension to the signs. He also confirmed that all signs would be gray, black and white. Chair Steward asked if the proposed bronze window framing would have a metallic finish. The architect noted that the window frames would be aluminum and that they would be a non-shiny

bronze color.

Chair Steward asked if there was consensus among the Commission that the fencing used for the outdoor seating must match the fencing used for Fat Rosie's and Francesca's. There was a consensus.

Commissioner Tutko said that she liked the proposed colors of the building.

Commissioner Kush said that she has concerns about the metal roof, especially when viewed from White Street, driving north or south. She felt that metal is a more "agricultural" roof material, whereas the downtown is more of a commercial area.

Chair Steward said that she felt that the building elevations did not have the charm of the historic downtown district. However, she thought that the revised plans before the Commission were a great improvement over the initial plans.

Commissioner Toepper asked if the building could be improved on the north elevation and on the south elevation adjacent to the trail. The architect replied that additional landscaping could be added between the north side of the building and the drive aisle. Commissioner Szmurlo asked if the eastern portion of the north elevation could be embellished.

Chair Steward asked the Commission if they wanted to approve the Certificate of Appropriateness with conditions or table the project pending further revisions. There was consensus that the project should be tabled until the first regularly scheduled HPC meeting in January.

Motion (#5): To table the Certificate of Appropriateness for the proposed building at 7 N. White Street until the next regularly scheduled meeting of the Historic Preservation Commission on January 18th, 2023.

Motion by: Toepper

Seconded by: Tutko

Approved: (5 to 0)

F. Other Business

There was no other business.

G. Staff Updates

1. Historic Buildings Survey

Mike Schwarz noted that staff had yet to select a firm and was still reviewing the responses.

and that any fencing for outdoor dining areas match the existing fencing for Fat Rosie's, Francesca's, Trails' Edge in height, design and materials.

Motion by: Toepper

Seconded by: Szmurlo

Approved: (4-1, Commissioner Kush voted no)

3. Certificate of Appropriateness: 7 N. White Street (New Development)

Chris Gruba explained the changes to the submitted plans.

Chair Steward asked the applicant if he had anything to add.

The applicant's attorney, Jim Olguin, noted that the project's architect was on the way and would arrive shortly. He stated that the changes to the proposed building were a result of their discussions with the Historic Preservation Commission over the past couple of meetings. One of the changes they made was to adjust the size of the signs. The sign for Senso Sushi looked disproportionate in the renderings. The original size for the sign was a seven-foot diameter. They believed that the original size of the sign would be more appropriate for that location, but they would defer to the Historic Preservation Commission on that decision.

Chair Steward thanked the applicant for changing their plans and responding to the Commissioners' concerns. She asked for initial comments from the other Commissioners.

Commissioner Tutko asked if the architect was bringing new colors for the Historic Preservation Commission to approve.

The applicant stated that the architect was bringing samples for the Commissioners to look at.

Commissioner Tutko stated she thought the proposed signs looked good.

Commissioner Kush said she appreciated the addition of the wainscoting. She added that the planters softened the look of the building as well, especially with the native plantings. She also liked that the pergola was changed to a natural wood tone. The addition of the dormers to the roof helped improve the look of the proposed metal material.

Commissioner Toepper thanked the applicant for being responsive to the Commissioners' feedback.

Commissioner Szmurlo stated that he had shown the proposed plans to others, and had not received any positive responses from those he showed it to. He did not think the proposed building fit in the downtown. To him, it looked like a townhouse or a building

off of Laraway Road. He made it clear that he was not trying to impart his opinion of the architecture onto those he shared the plans with, but they agreed with his view of the building. The design was not bad, but did not fit in the downtown.

Chair Steward said she knew the applicant put a lot of time, energy, and resources into the plans, and had been very responsive to the Historic Preservation Commission's feedback. However, she still did not like the design. For one, gray was not a color found in the downtown area. She also was concerned with the linear look of the building. The building which houses the Wine Thief is linear, and has the appearance of a strip mall from the 1980s or 1990s. She stated she was also not a fan of the dormers. The other linear buildings in the downtown were all painted in warm colors. The planters with the native grasses were great, but she would have preferred more interaction between the building and the prairie to the east.

Commissioner Szmurlo stated that it didn't seem that the building would use high-grade materials. Even some of the buildings along LaGrange Road used high-quality materials such as masonry.

Chair Steward said that comparing the proposal under consideration to buildings along LaGrange Road may not be productive. She added that when she mentioned to others what businesses the applicant was looking to bring, she generally heard excited responses. However, the design was the issue for her.

The applicant responded, saying that hearing these comments felt like a step back. He and his team felt as though they were close at the end of the last meeting. They addressed the specific feedback they were given, and now were hearing that it did not fit. He felt their proposal was of a higher quality than what was approved at 1 N. White Street, and that was not viewed favorably by the Historic Preservation Commission.

The applicant's attorney added that in his opinion, when considering the immediate context of the site, the current proposal felt appropriate. He disagreed with the idea that the proposal did not really fit with the look of the downtown. He thought that this proposal would fit in, that people would like it, and was appropriate for this location.

The applicant stated that the feedback they received at the last meeting felt more like all that was left to work on were the finishing touches. The current comments suggested that they had to start over, which was hard to hear.

Chair Steward said his response was understandable.

Commissioner Szmurlo agreed with the Chair. He explained that he was never a fan of the style, and that he had expressed that opinion at the first meeting.

The applicant said that after the second meeting, he came away with the impression that

Commissioner Szmurlo's concerns had been adequately addressed.

Commissioner Szmurlo explained that his change of heart was a result of talking about the plans with neighbors.

There was some discussion on how many neighbors were consulted by Commissioner Szmurlo and by the applicant when seeking feedback on the design of the proposed building.

Chair Steward stated that the opinions of neighbors, regardless of how many were asked, were anecdotal. She said she was not sure how the vote would turn out. If the Historic Preservation Commission were to vote to not approve a Certificate of Appropriateness for the current proposal, the applicant could choose to either stand firm with their design, or change it. She asked for comments from members of the public.

Trustee Petrow recalled Historic Preservation Commission training which had been conducted in the past. She remembered that one part of the training was a discussion on trying to avoid creating of a false sense of history when considering new construction. She felt the Historic Preservation Commission would benefit from more training in the future.

Chair Steward noted that the applicant had a challenge in trying to create something out of nothing, as he needed to balance blending a new building with old.

Commissioner Kush reiterated that what was before the Commission was a new building, a blank slate site. In her opinion, the changes the applicant made left her with no issues. She still did not like the look of the building at 1 N. White Street. The proposed building would work to mute the visual impact of that building. She noted that she was originally against the metal roof, but believed it was improved with the addition of the dormers. The addition of the wainscoting added extra detail she thought was needed. She stated that one of the things she needed to remember about being on the Historic Preservation Commission was that they were not there to create a new-old feel in the downtown. In her opinion, the current proposal met the standards of determination. The planters and plants were a very good addition. She noted that there was much improvement in the proposed plans when compared to the initial submission. She thanked the applicant for being accommodating to their feedback.

Commissioner Tutko stated she was okay with the proposal. It was more modern, but not bad. The one thing was that in her opinion, gray was going out of style.

The architect, Jason Nuttleman, stated that he had brought some additional material samples for the Historic Preservation Commission to look at for the proposed brick, wood paneling, asphalt shingles, and pavers. He also noted that the newly-proposed dormers doubled as skylights. The roof scale was reduced to help improve the massing

of the building. At one point in the design process, they had replaced the metal roof with asphalt shingles, but those had made the building feel more massive.

There was some discussion on how the proposed pavers would be installed in relation to the building, outdoor seating areas, and planters.

The architect added that the renderings included in the agenda packet did not always accurately reflect the color tones that would be seen on the actual building.

Chair Steward asked if there were any other comments.

There were none.

Chair Steward read the standards of determination, and noted many standards were not applicable since they have to do with existing buildings.

1. *A reasonable effort should be made to provide a compatible use for buildings which will require minimum alteration to the building, structure or site and its environment or to use a property for its originally intended purpose.*

There was general agreement among the members of the Historic Preservation Commission that this standard was not applicable.

2. *The compatibility of proposed new additions or new construction to the original architecture of the landmark or styles within the historic district shall be evaluated against the following guidelines:*

- a. *The height of the proposed structure or additions or alterations should be compatible with surrounding structures.*

There was general agreement among the members of the Historic Preservation Commission that this part of the standard was being met.

- b. *The proportion of the front facade, that is, the relationship between the width of the building to the height of the front elevation.*

There was general agreement among the members of the Historic Preservation Commission that this part of the standard was being met.

- c. *The relationship of building mass to the open space between it and adjoining buildings or structures.*

There was general agreement among the members of the Historic Preservation Commission that this part of the standard was being met.

- d. *The directional expression of a building or structure, that is, the vertical or horizontal positioning.*

There was general agreement among the members of the Historic Preservation Commission that this part of the standard was being met.

- e. *The roof shape.*

There was general agreement among the members of the Historic Preservation Commission that this part of the standard was being met.

- f. *Architectural details, general design, materials, textures and colors.*

There was general agreement among the members of the Historic Preservation Commission that this part of the standard was being met.

- g. *Landscape and appurtenances including signs, fences, accessory structures and pavings.*

There was general agreement among the members of the Historic Preservation Commission that this part of the standard was being met.

3. *Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should closely match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.*

There was general agreement among the members of the Historic Preservation Commission that this standard was not applicable.

4. *All buildings should be recognized as products of their own time. Alterations to create an appearance inconsistent with the actual character of the building should be discouraged.*

There was general agreement among the members of the Historic Preservation Commission that this standard was not applicable.

5. *Many changes to building and environments which have taken place in the course of time may distinguish the history of the building and the neighborhood. Such changes should be recognized and respected.*

There was general agreement among the members of the Historic Preservation

Commission that this standard was not applicable.

6. *Wherever possible, new additions or alterations to buildings should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would be unimpaired.*

There was general agreement among the members of the Historic Preservation Commission that this standard was not applicable.

7. *Contemporary design for new buildings in a historic district and additions to existing buildings or landscaping should not be discouraged if such design is compatible with the size, scale, color, material, and character of the district, building, or its environment.*

Commissioner Kush stated that she believed this standard was being met.

Commissioner Szmurlo stated that he believed this standard was not being met.

8. *The distinguishing original qualities or character of a building, structure, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural feature should be avoided when possible.*

There was general agreement among the members of the Historic Preservation Commission that this standard was not applicable.

9. *Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be treated with sensitivity.*

There was general agreement among the members of the Historic Preservation Commission that this standard was not applicable.

10. *The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage or deface the historic building materials shall not be undertaken.*

There was general agreement among the members of the Historic Preservation Commission that this standard was not applicable.

11. *Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.*

There was general agreement among the members of the Historic Preservation Commission that this standard was not applicable.

Chair Steward asked staff to explain the possible conditions of approval listed in the memo.

Chris Gruba explained the reason for each potential condition of approval.

Chair Steward asked the applicant if the proposed fencing would match the fencing seen elsewhere in the downtown.

The applicant responded that it would.

Chair Steward asked what the dimensions of the proposed planters were.

The architect replied that they would be two feet by six feet.

Chair Steward asked what material would be used for the gate on the trash enclosure.

The architect stated the gate would be metal.

Chair Steward asked if there were any comments on the proposed signage.

Commissioner Kush said she was concerned that there was no common centerline for all the proposed signs, though she understood why there was not one.

Chair Steward recalled that the applicant's attorney had mentioned that they had proposed a different sign at one point.

The applicant's attorney clarified that they had originally proposed a larger sign for Senso Sushi, and that he brought it up because the dimensions of current proposed sign made it seem disproportionately small.

Commissioner Szmurlo asked if the sign would need to be bigger, since it was on a larger gable.

Chair Steward asked if the larger-dimension sign was included in the last submission.

The applicant's attorney stated that their initial submission had included the sign with larger dimensions.

Chris Gruba stated that he was looking for a statement from the Historic Preservation Commission expressing approval of the location of the wall signs, as the Plan Commission and Village Board could approve of the deviation from the Sign Code through the Planned Unit Development review process.

Chair Steward asked where the mechanical equipment would be located on the building.

The architect stated that there would be condensers on roof that would be visually shielded by the architecture.

Chris Gruba asked if any of the roof-mounted mechanical units would be visible from the street. He then noted for the record that the rooftop units should not be the tallest part

of the building.

The architect said they would not be visible from the street.

Chris Gruba explained the different motions which could be brought forward to the Historic Preservation Commission. They could move to approve or deny a Certificate of Appropriateness, or move to table the discussion.

Motion (#4): To approve a Certificate of Appropriateness for the proposed building located at 7 N. White Street in accordance with the submitted plans and public testimony, with the condition that that the trash enclosure be equipped with opaque metal gates and that any fencing for outdoor dining areas match the existing fencing for Fat Rosie's, Francesca's, Trails' Edge in height, design and materials.

Motion by: Kush

Seconded by: Szmurlo

Approved: (3-2, Commissioner Szmurlo and Chair Steward voted no)

Chair Steward thanked the applicant for their work. She believed the new building would be received well by the community, despite her personal opinion.

Commissioner Szmurlo agreed.

C. Other Business

There was no other business.

D. Staff Updates

1. Upcoming Webinars

Drew Duffin noted that two free webinars were being offered in February. The first was being hosted by the National Alliance of Preservation Commissions on February 2nd, and the second was being hosted by Landmarks Illinois. He asked that if any of the commissioners wished to go, that they notify him so he could keep a record of it.

2. Historic Buildings Survey

Mike Schwarz noted that staff was still reviewing the RFP responses and a firm would be selected shortly.

E. Public Comments

There were no public comments.

F. Adjournment











OLD PLANK TRAIL COMMONS

BEING A SUBDIVISION
of

PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF
SECTION 22, AND PART OF THE WEST HALF OF THE NORTHWEST
FRACTIONAL QUARTER OF SECTION 27, ALL IN TOWNSHIP 35 NORTH,
RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY,
ILLINOIS.

THE PREMISES COMMONLY KNOWN AS:
7 N. WHITE STREET, FRANKFORT, IL
PARCEL AREA = 73,057 S.F. GROSS
65,949 S.F. NET
PIN: 19-09-22-305-035-0000

RECEIVED

By Christopher Gruba at 4:22 pm, Mar 30, 2023

**Elwood
Street**

**White
Street**

POINT OF
COMMENCEMENT
Found "P.K." Spike

24 22
28 27

Street

HEREBY DEDICATED FOR
PUBLIC ROAD
PURPOSES

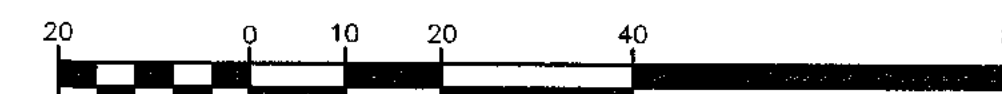
Lot 1
10,519 S.F.

Lot 2
55,430 S.F.

PIN: 19-09-22-305-035-0000

144.86' meas. S 75°28'00" W meas.
145.01' rec. S 77°40'20" W rec.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft
File No. 132-22
F13222 SUB.DWG

FIELDWORK COMPLETED: 08-17-2022
CLIENT NAME: Eriksson Engineering Associates, Ltd.
ADDRESS: 145 Commerce Drive, Suite A
Grayslake, IL 60030

NOTES:
PLAT IS VOID if the Impressed Surveyors Seal does not appear.
Only those Building Lines or Easements shown on a Recorded
Subdivision Plat or from a Recorded Document are shown
hereon; check local ordinances before building.

Compare your description and site markings with this plat AT
ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

OLD PLANK TRAIL COMMONS

BEING A SUBDIVISION
of

PART OF THE WEST HALF OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, AND PART OF THE WEST HALF OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 27, ALL IN TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

MAIL FUTURE TAX BILLS TO: _____

AFTER RECORDING
PLEASE RETURN PLAT TO: VILLAGE OF FRANKFORT
432 W. NEBRASKA STREET
FRANKFORT, IL 60423

CERTIFICATE OF OWNERSHIP AND NOTARY
STATE OF ILLINOIS)
COUNTY OF) S.S.

THIS IS TO CERTIFY THAT _____ AND _____, IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE FOREGOING CERTIFICATE AND 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 THE SCHOOL DISTRICT(S) FRANKFORT COMMUNITY CONSOLIDATED SCHOOL DISTRICT 157-C, HIGH SCHOOL DISTRICT 210 AND COMMUNITY COLLEGE DISTRICT 525, AND THAT I(WE) HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, AS MY (OUR) OWN FREE AND VOLUNTARY ACT AND DEED.

OWNER _____ OWNER _____

STATE OF ILLINOIS)
COUNTY OF) S.S.

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE(THEY) SIGNED THE ABOVE CERTIFICATE AS HIS (THEIR) OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____

SURVEY CERTIFICATION
STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

I, BRYAN J. LEE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED, SUBDIVIDED AND PLATTED SAID PROPERTY INTO LOTS AND STREETS ALL OF WHICH IS REPRESENTED ON THE PLAT HEREON DRAWN, THAT PART OF THE NORTHWEST QUARTER OF SECTION 27 AND THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 OF THE 3RD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 27, AND THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST FRACTIONAL QUARTER OF SECTION 22; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 04 MINUTES 10 SECONDS EAST, ON THE WEST LINE OF SAID SOUTHWEST FRACTIONAL QUARTER, 120 FEET TO A POINT; THENCE SOUTH 88 DEGREES 58 MINUTES 32 SECONDS EAST, PARALLEL WITH THE REESTABLISHED CENTERLINE OF THE FORMER MAIN TRACK OF THE OSWEGO AND INDIANA PLANK ROAD, A DISTANCE OF 484 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 10 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST FRACTIONAL SECTION, A DISTANCE OF 60.37 FEET TO A POINT; THENCE NORTH 88 DEGREES 58 MINUTES 32 SECONDS WEST, PARALLEL WITH SAID REESTABLISHED CENTERLINE, A DISTANCE OF 164.5 FEET TO A POINT; THENCE SOUTH 23 DEGREES 55 MINUTES 36 SECONDS WEST, A DISTANCE OF 121.01 FEET TO A POINT ON THE SOUTH LINE PARCEL A OF LANDS CONVEYED TO RITEHOUSE AND EMEREE BY R79-000962, SAID POINT ALSO BEING 28.50 FEET NORTH OF, AS MEASURED PERPENDICULAR TO SAID REESTABLISHED CENTERLINE AND 270 FEET EAST OF THE WEST LINE OF AFORESAID NORTHWEST FRACTIONAL QUARTER OF SECTION 27, AS MEASURED ALONG A LINE 28.50 FEET NORTH OF AND PARALLEL WITH SAID REESTABLISHED CENTERLINE; THENCE NORTH 88 DEGREES 58 MINUTES 32 SECONDS WEST, ALONG SAID SOUTH LINE OF PARCEL A, BEING 28.50 FEET NORTH AND PARALLEL WITH SAID REESTABLISHED CENTERLINE, A DISTANCE OF 270 FEET TO THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTH 00 DEGREES 32 MINUTES 11 SECONDS WEST, ALONG SAID WEST LINE OF THE NORTHWEST FRACTIONAL QUARTER, A DISTANCE OF 51.87 FEET TO THE POINT OF BEGINNING; TOGETHER WITH THAT PART OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 32 MINUTES 11 SECONDS EAST, ON THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER, 51.87 FEET TO THE SOUTHWEST CORNER OF PARCEL A ON LAND CONVEYED PER R79-000962, SAID SOUTHWEST CORNER BEING 2.85 FEET NORTH OF AS MEASURED PERPENDICULAR TO THE REESTABLISHED CENTERLINE OF FORMER MAIN TRACK OF OSWEGO AND INDIANA PLANK ROAD COMPANY, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 58 MINUTES 32 SECONDS EAST, ON THE SOUTH LINE OF SAID PARCEL A AND PARALLEL WITH CENTERLINE 270 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 11 SECONDS EAST, PARALLEL WITH THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER, 10 FEET; THENCE SOUTH 77 DEGREES 40 MINUTES 20 SECONDS WEST, 145.01 FEET; THENCE WEST 15 FEET SOUTH OF AND PARALLEL WITH THE CENTERLINE OF MAIN TRACT 128 FEET TO THE WEST LINE OF SAID NORTHWEST FRACTIONAL QUARTER; THENCE NORTH ALONG A LINE, 43.52 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

- I DO FURTHER THAT:
1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.
 2. BASED UPON EXAMINATION OF THE FEMA MAPS IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER: 17197C0326G, EFFECTIVE DATE: FEBRUARY 15, 2019.
 3. THE PROPERTY OF PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FRANKFORT.
 4. TO THE BEST OF OUR KNOWLEDGE, ALL REGULATIONS ENACTED BY THE VILLAGE OF FRANKFORT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
 5. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL.
 6. EXTERIOR CORNERS HAVE BEEN MONUMENTED AND ALL INTERIOR CORNERS ARE TO BE SET WITH 9/16" x 30" IRON RODS WITHIN ONE YEAR FROM THE DATE OF RECORDATION.
 7. COORDINATE SYSTEM USED: NAD83 ILLINOIS STATE PLANES, EAST ZONE

DATED AT GRAYSLAKE, ILLINOIS THIS _____ DAY OF _____, A.D. _____.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3616
MY LICENSE EXPIRES 11-30-24
PROFESSIONAL DESIGN FIRM NO. 184-002732.

MORTGAGEE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF) S.S.

THE UNDERSIGNED, _____, AS MORTGAGEE, UNDER THE PROVISIONS OF MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON _____ DAY OF _____, A.D. 20____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATE: _____

PRINTED NAME AND TITLE: _____

ATTEST: _____

PRINTED NAME AND TITLE _____

NOTARY CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF) S.S.

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE(THEY) SIGNED THE ABOVE CERTIFICATE AS HIS (THEIR) OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC _____

SURFACE WATER DRAINAGE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF) S.S.

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

-DATED THIS _____ DAY OF _____, 20____.

ENGINEER _____

OWNER OR ATTORNEY _____

MUNICIPAL UTILITY BLANKET EASEMENT

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, MEDIA ONE CABLE 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 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, THRU, 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 WATER MAINS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF FRANKFORT.

BLANKET EASEMENT PROVISIONS

A BLANKET EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF FRANKFORT, ILLINOIS, A MUNICIPAL CORPORATION OF THE STATE OF ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF FRANKFORT, INCLUDING, BUT NOT LIMITED TO, AMERITECH, NICOR, COMMONWEALTH EDISON COMPANY, CABLE TELEVISION AND COMMUNICATION COMPANIES AUTHORIZED BY THE VILLAGE OF FRANKFORT TO SERVE THE COMMUNITY, AND THEIR SUCCESSORS AND ASSIGNS, 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 ANY TREES, SHRUBS, OR OTHER PLANTS ON THE BLANKET EASEMENT THAT INTERFERE WITH THE SAME OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT STRUCTURES SHALL BE PLACED ON SAID BLANKET EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, OR OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE THE EASEMENT IS USED BOTH FOR SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF FRANKFORT.

EXISTING BIKE/WALKWAY PATH PROVISIONS

THE VILLAGE OF FRANKFORT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, ARE HEREBY GIVEN RIGHTS OVER ALL AREAS THAT HAVE AN EXISTING BIKE/WALKWAY PATH TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE PEDESTRIAN AND BICYCLE TRAILS, PAVED OR UNPAVED, FOR THE USE AND ENJOYMENT OF THE GENERAL PUBLIC. THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE EASEMENT AREAS HEREIN GRANTED WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, INSPECTION, MAINTENANCE AND OPERATION THEREOF, NO TEMPORARY OR PERMANENT BUILDINGS, STRUCTURES, FENCES OR OBSTRUCTIONS SHALL BE PLACED ON OR OVER SAID EASEMENTS THAT INTERFERE WITH THE RIGHTS HEREIN GRANTED.

EASEMENT PROVISIONS
AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC TELEPHONE COMPANY, GRANTEEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), 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 RIGHTS 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, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED IN CONNECTION TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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 THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(c), 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 APPORTIONMENT 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", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE 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, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, IT SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

PLANNING AND ZONING COMMISSION APPROVAL
STATE OF ILLINOIS)
COUNTY OF) S.S.

I, _____, CHAIRMAN OF THE VILLAGE OF FRANKFORT PLANNING AND ZONING COMMISSION, DO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, A.D. THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF FRANKFORT.

ATTEST: _____ BY: _____
CHAIRMAN

VILLAGE BOARD APPROVAL
STATE OF ILLINOIS)
COUNTY OF) S.S.

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL COUNTY, ILLINOIS THIS _____ DAY OF _____, 20____, A.D.

ATTEST: _____ BY: _____
VILLAGE CLERK VILLAGE PRESIDENT

COUNTY CLERK CERTIFICATION
STATE OF ILLINOIS)
COUNTY OF) S.S.

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 _____, 20____, A.D.

COUNTY CLERK _____

COUNTY RECORDER CERTIFICATION
STATE OF ILLINOIS)
COUNTY OF) S.S.

THE INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, AFORESAID ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____M.

COUNTY RECORDER _____

TAX MAPPING AND PLATTING CERTIFICATION
STATE OF ILLINOIS)
COUNTY OF) S.S.

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) _____.

DATED THIS _____ DAY OF _____, 20____, A.D.

DIRECTOR _____

BASIS OF BEARINGS
BEARINGS AREA BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD-83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

FIELDWORK COMPLETED: _____ 08-17-2022
CLIENT NAME: Edison Engineering Associates, Ltd.
ADDRESS: 145 Commerce Drive, Suite A
Graylake, IL 60030

NOTES:
PLAT IS VOID IF THE IMPRESSED SURVEYORS SEAL DOES NOT APPEAR.
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

| NO. | DATE | DESCRIPTION | BY |
|-----|----------|-----------------|--------|
| | | | |
| 3 | 03-30-23 | REVIEW COMMENTS | B.J.L. |
| 2 | 03-22-23 | REVIEW COMMENTS | B.J.L. |
| 1 | 03-03-23 | ORIGINAL ISSUE | B.J.L. |

RECEIVED 3.13.23
(ENTIRE PACKAGE UPDATED 3.24.23)



SOUTHWEST CORNER



WEST FACADE ACROSS WHITE STREET



NORTHWEST CORNER



935 W CHESTNUT ST, SUITE 206
CHICAGO, IL 60642

(312) 761-8174 | www.seek.design

7 N WHITE

7 NORTH WHITE STREET
FRANKFORT, ILLINOIS 60423

CLIENT

INTEGRUS DEVELOPMENT
3057 W DIVERSEY AVE.
CHICAGO, IL 60647

CONSULTANTS

CIVIL

ERIKSSON ENGINEERING
ASSOCIATES, LTD
135 S JEFFERSON ST SUITE 135
CHICAGO, IL 60661

STRUCTURAL

REX ENGINEERING GROUP
325 W HURON ST, SUITE 412
CHICAGO, IL 60654

MEP

DMK DESIGN GROUP
CHICAGO, IL

1 PLAN COMMISSION SUBMITTAL 02.02.23

DESCRIPTION DATE

RENDERINGS

G0.1

SEEK PROJECT NO. 21122



935 W CHESTNUT ST, SUITE 206
CHICAGO, IL 60642

(312) 761-8174 www.seek.design

7 N WHITE

7 NORTH WHITE STREET
FRANKFORT, ILLINOIS 60423

CLIENT

INTEGRUS DEVELOPMENT
3057 W DIVERSEY AVE,
CHICAGO, IL 60647

CONSULTANTS

CIVIL

ERIKSSON ENGINEERING
ASSOCIATES, LTD
135 S JEFFERSON ST SUITE 135
CHICAGO, IL 60661

STRUCTURAL

REX ENGINEERING GROUP
325 W HURON ST, SUITE 412
CHICAGO, IL 60654

MEP

DMK DESIGN GROUP
CHICAGO, IL

| | | |
|---|---------------------------|----------|
| 4 | PLAN COMMISSION SUBMITTAL | 03.10.23 |
| 3 | PLAN COMMISSION SUBMITTAL | 02.28.23 |
| 2 | PLAN COMMISSION SUBMITTAL | 02.02.23 |
| 1 | ZBA SUBMITTAL | 10.12.22 |

| # | DESCRIPTION | DATE |
|---|-------------|------|
|---|-------------|------|

ARCHITECTURAL
SITE PLAN

AS1.1

SEEK PROJECT NO. 22115

1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

1/16" = 1'-0"





935 W CHESTNUT ST, SUITE 206
CHICAGO, IL 60642

(312) 761-8174 www.seek.design

7 N WHITE

7 NORTH WHITE STREET
FRANKFORT, ILLINOIS 60423

CLIENT

INTEGRUS DEVELOPMENT
3057 W DIVERSEY AVE,
CHICAGO, IL 60647

CONSULTANTS

CIVIL

ERIKSSON ENGINEERING
ASSOCIATES, LTD
135 S JEFFERSON ST SUITE 135
CHICAGO, IL 60661

STRUCTURAL

REX ENGINEERING GROUP
325 W HURON ST, SUITE 412
CHICAGO, IL 60654

MEP

DMK DESIGN GROUP
CHICAGO, IL

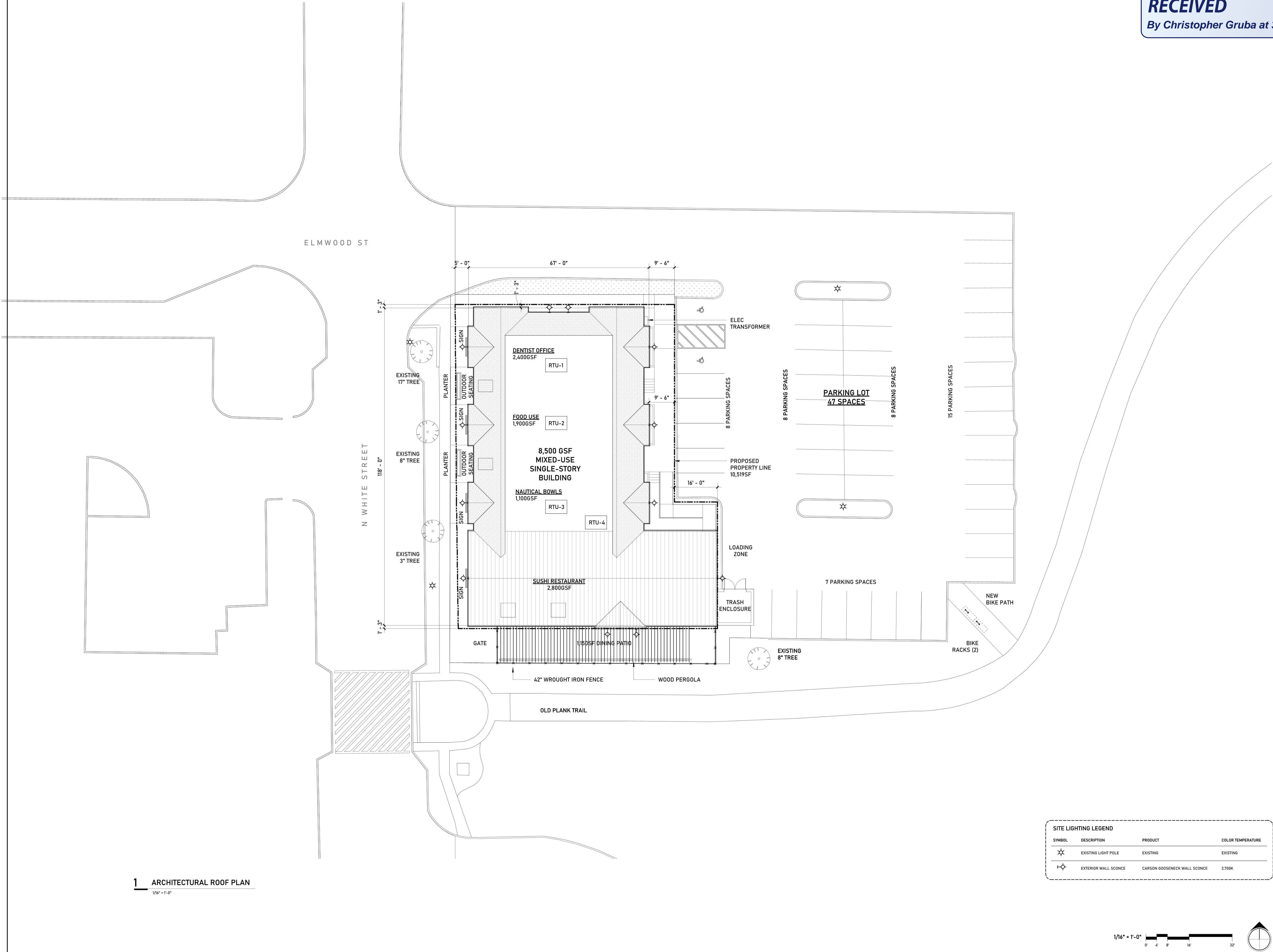
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|---|---------------------------|----------|
| 4 | PLAN COMMISSION SUBMITTAL | 03.10.23 |
| 3 | PLAN COMMISSION SUBMITTAL | 02.28.23 |
| 2 | PLAN COMMISSION SUBMITTAL | 02.02.23 |
| 1 | ZBA SUBMITTAL | 10.12.22 |

| # | DESCRIPTION | DATE |
|---|-------------|------|
|---|-------------|------|

ARCHITECTURAL
ROOF PLAN

AS1.2

SEEK PROJECT NO. 22115



7 N WHITE

7 NORTH WHITE STREET
FRANKFORT, ILLINOIS 60423

CLIENT

INTEGRUS DEVELOPMENT
3057 W DIVERSEY AVE,
CHICAGO, IL 60647

CONSULTANTS

CIVIL
ERIKSSON ENGINEERING
ASSOCIATES, LTD
135 S JEFFERSON ST SUITE 135
CHICAGO, IL 60661

STRUCTURAL
REX ENGINEERING GROUP
325 W HURON ST, SUITE 412
CHICAGO, IL 60654

MEP
DMK DESIGN GROUP
CHICAGO, IL

| | | |
|---|---------------------------|----------|
| 4 | PLAN COMMISSION SUBMITTAL | 03.10.23 |
| 3 | PLAN COMMISSION SUBMITTAL | 02.28.23 |
| 2 | PLAN COMMISSION SUBMITTAL | 02.02.23 |
| 1 | ZBA SUBMITTAL | 10.12.22 |

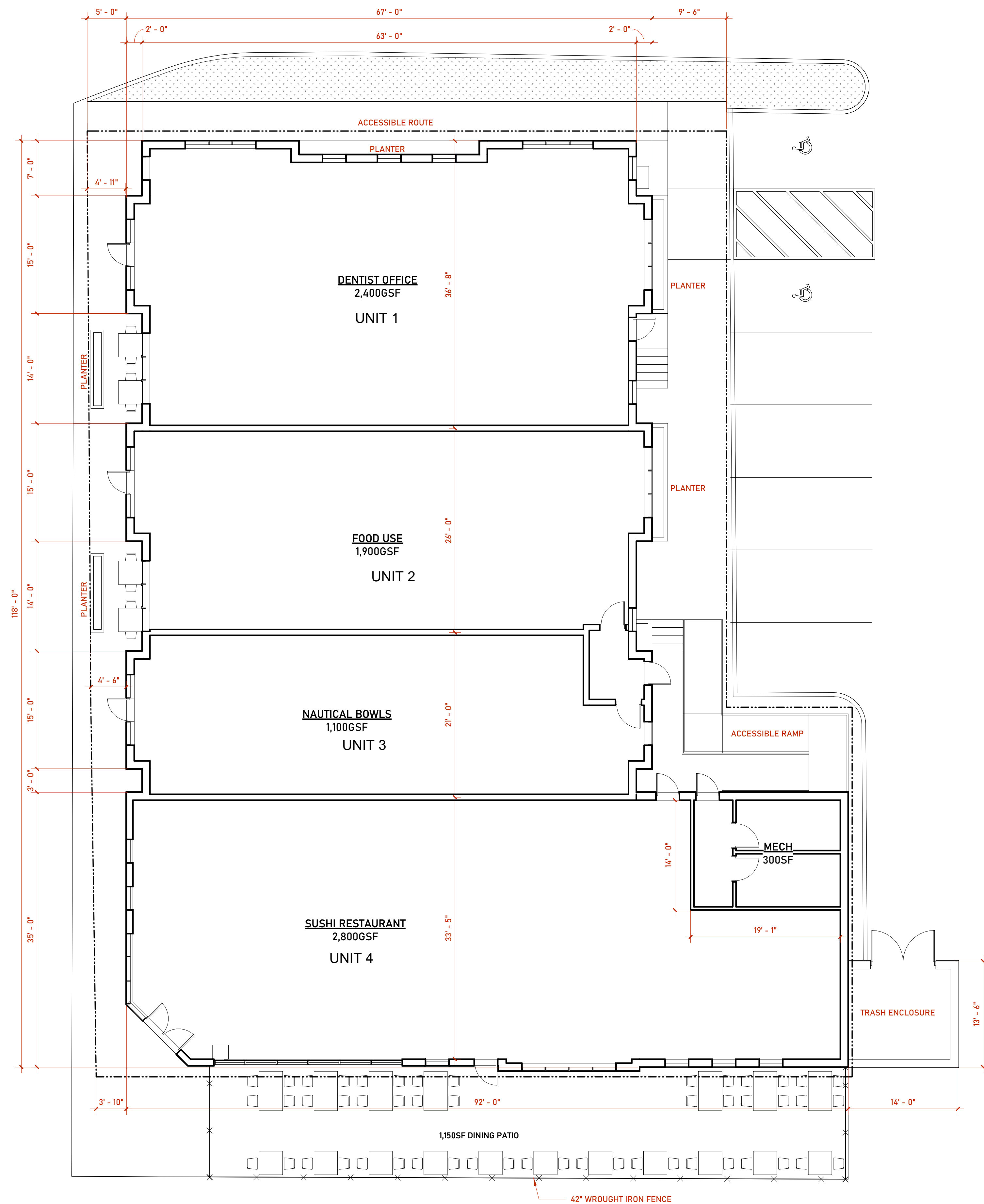
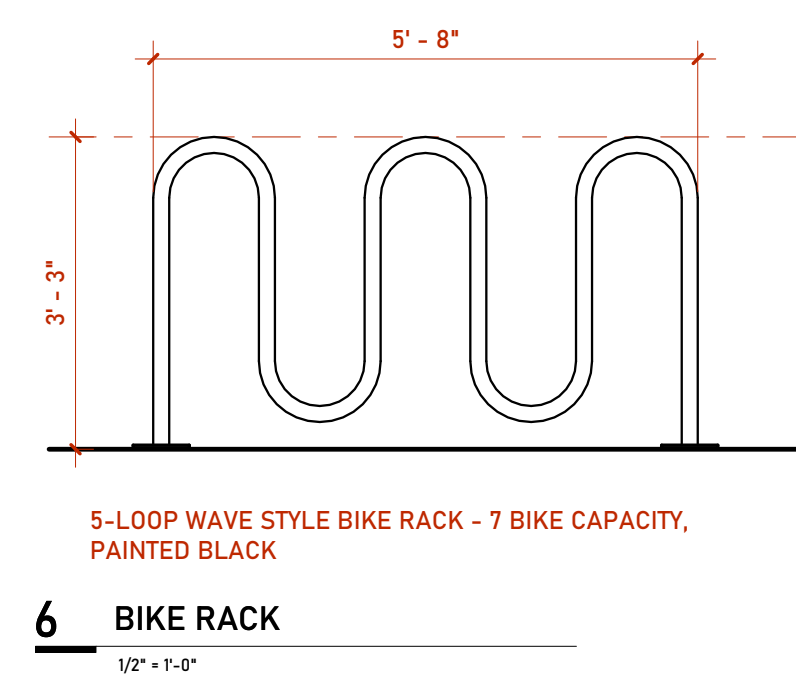
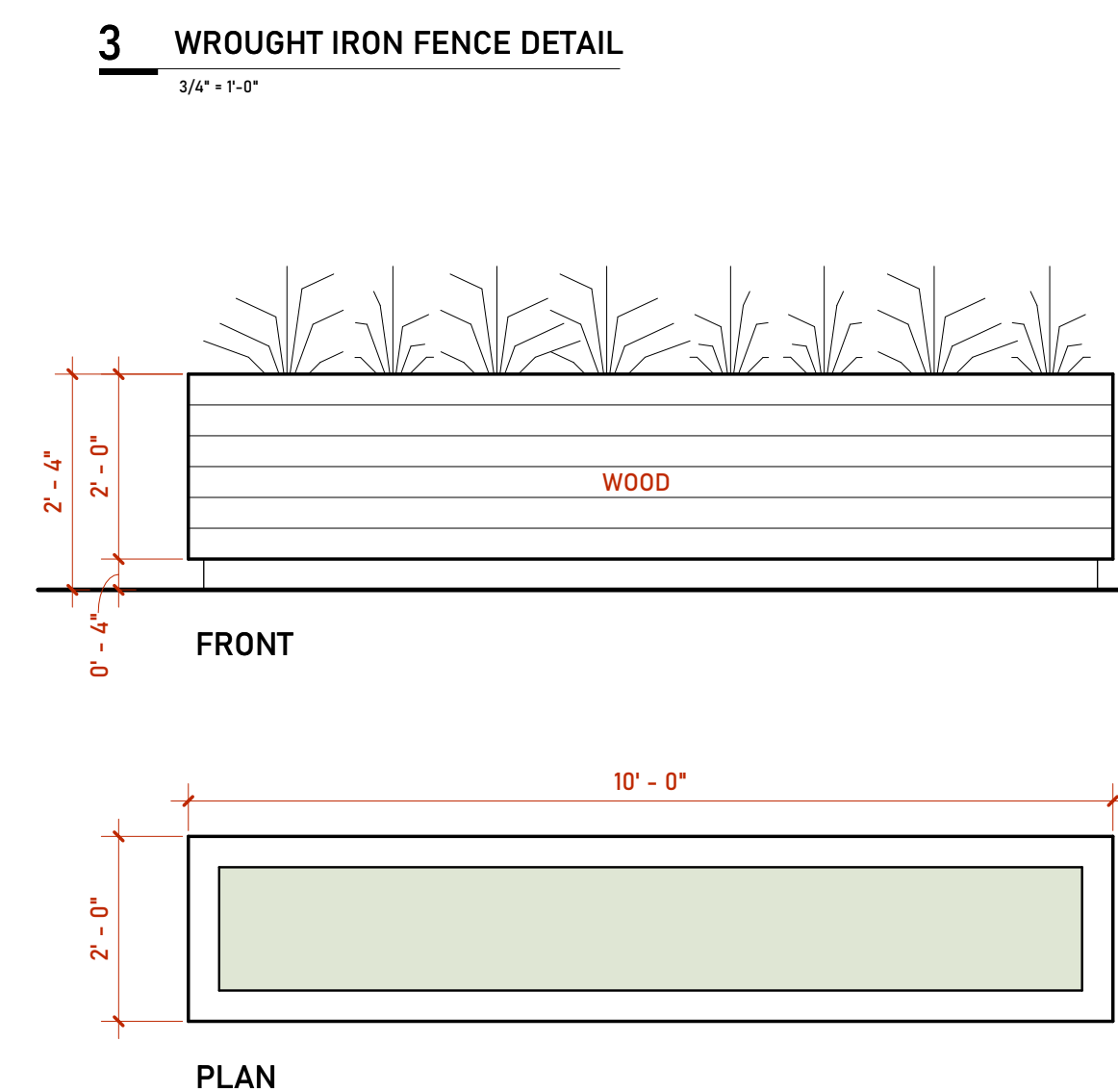
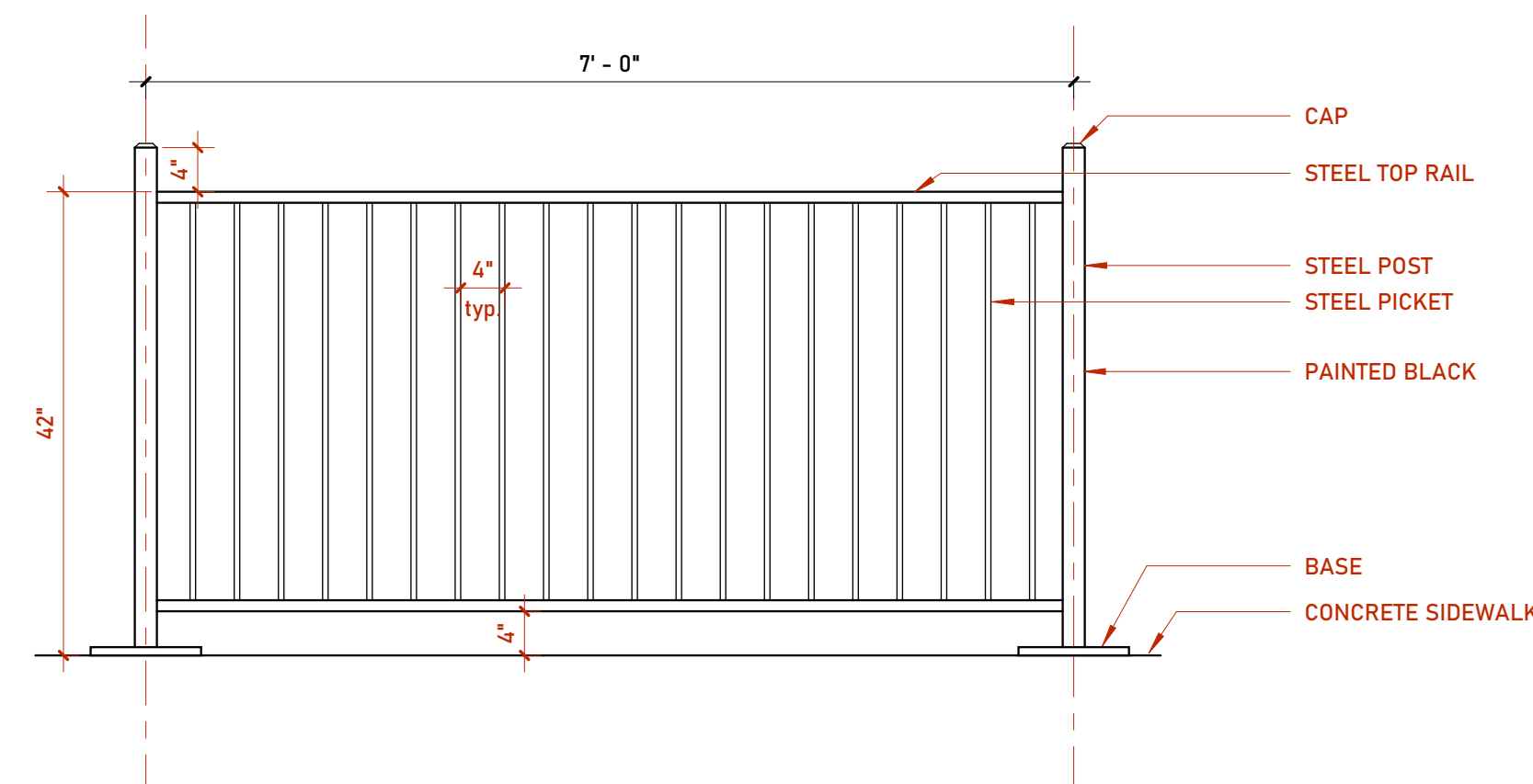
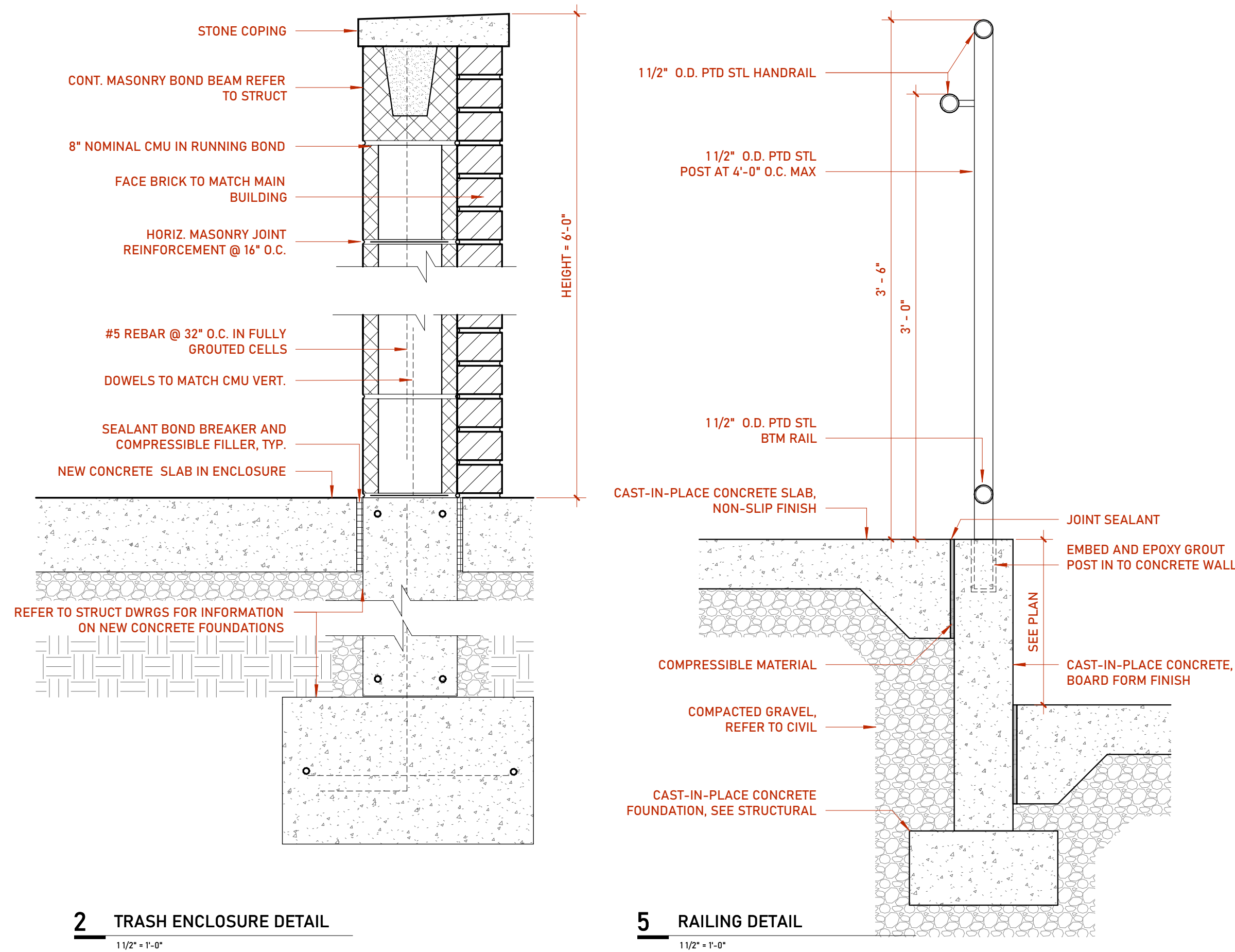
| # | DESCRIPTION | DATE |
|---|-------------|------|
|---|-------------|------|

FLOOR PLAN

A1.1

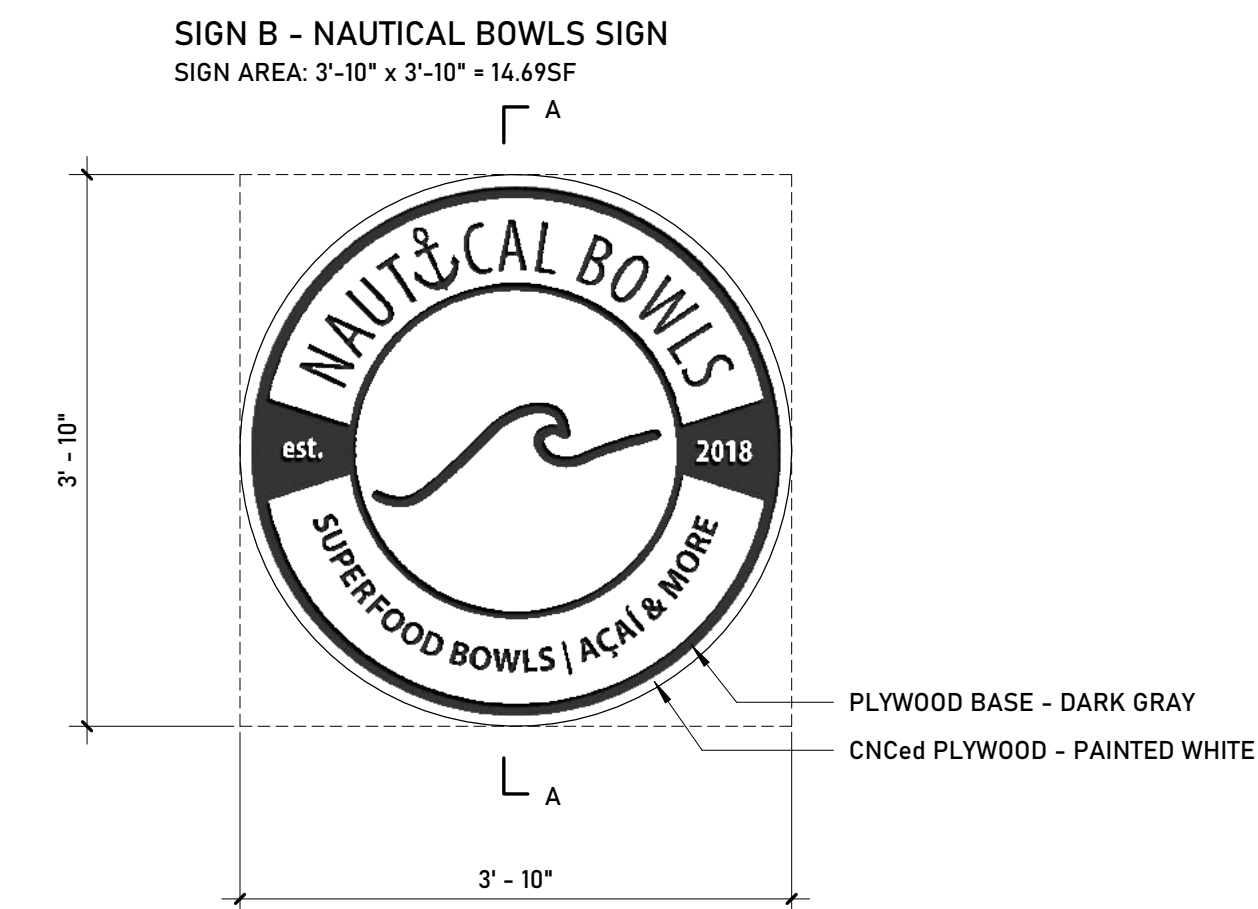
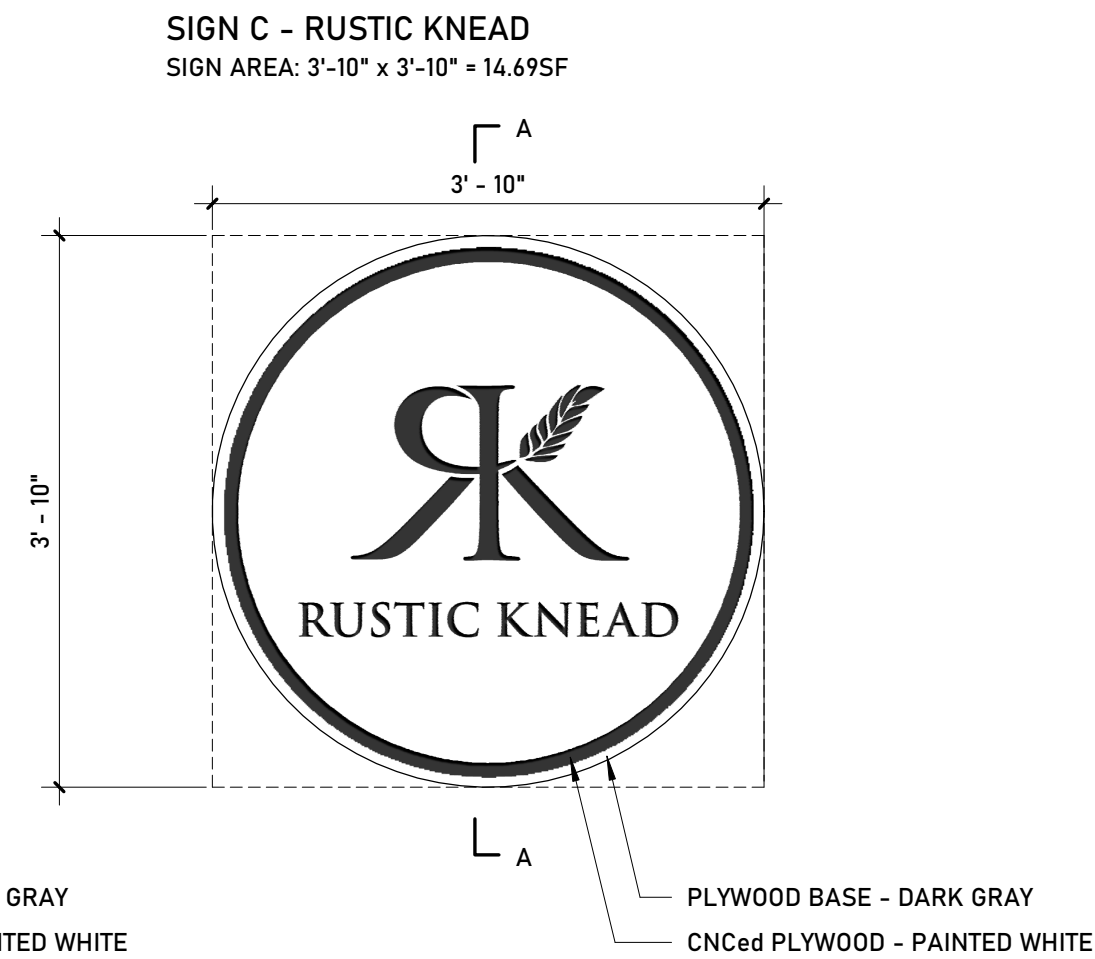
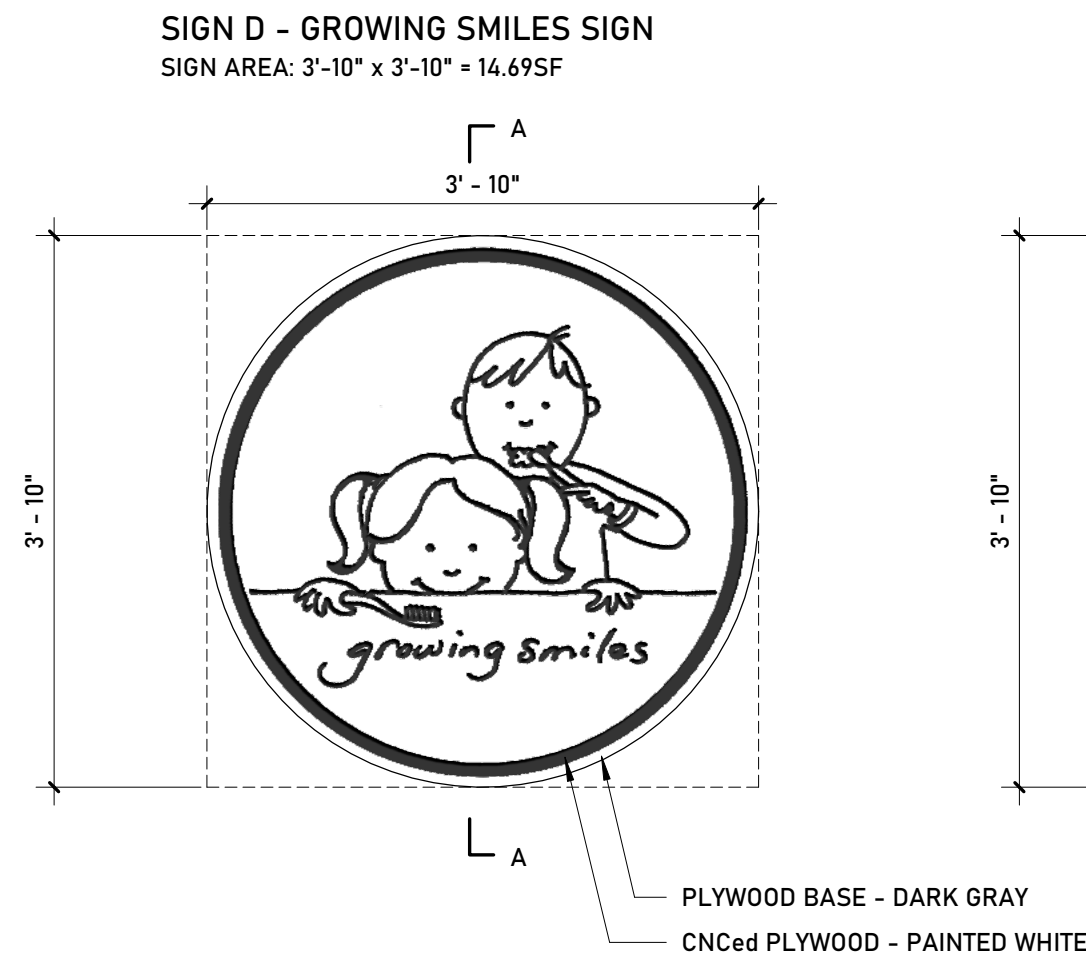
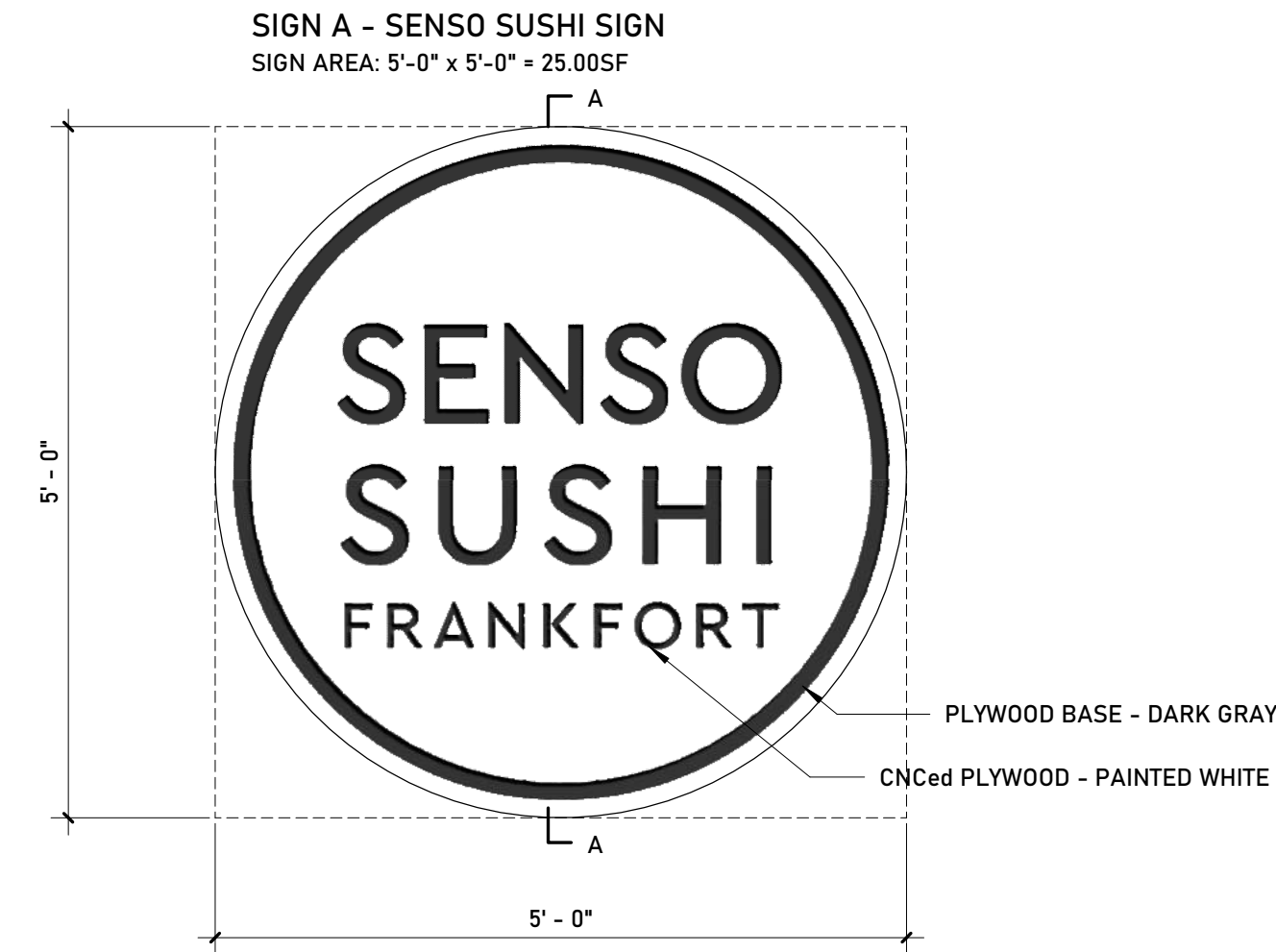
SEEK PROJECT NO. 22115

3/10/2023 4:14:48 PM

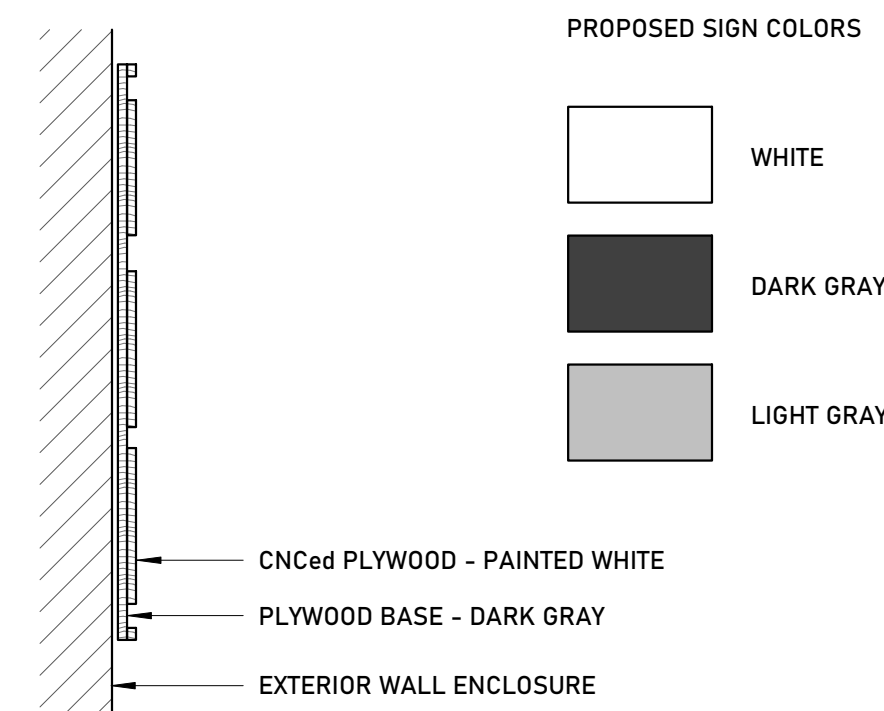


RECEIVED

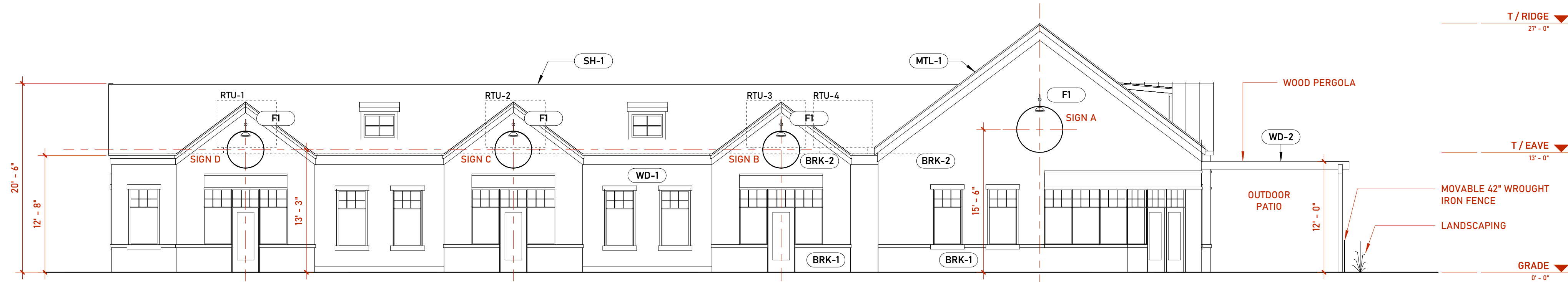
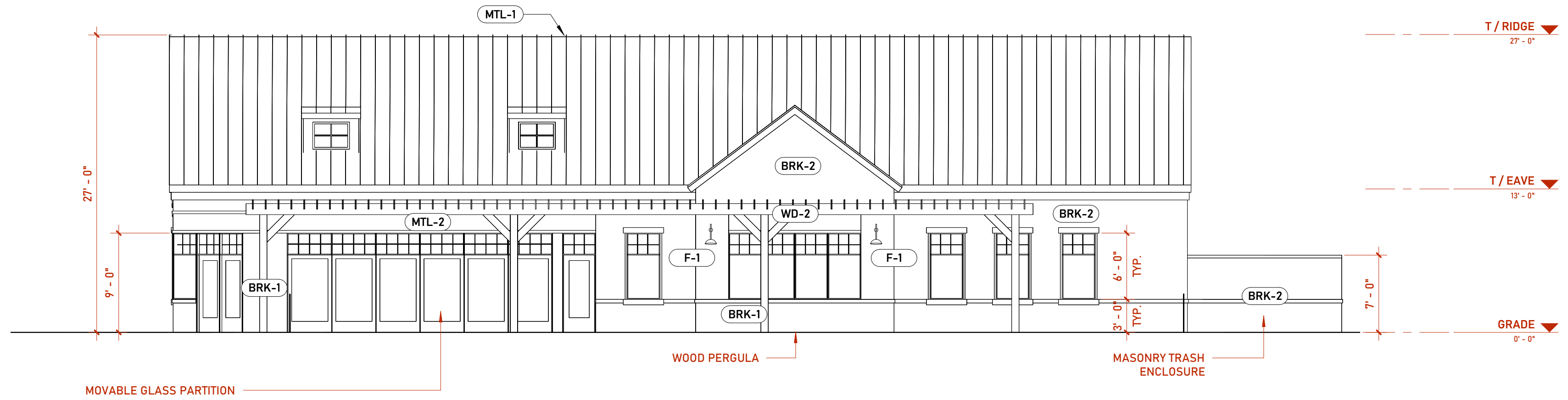
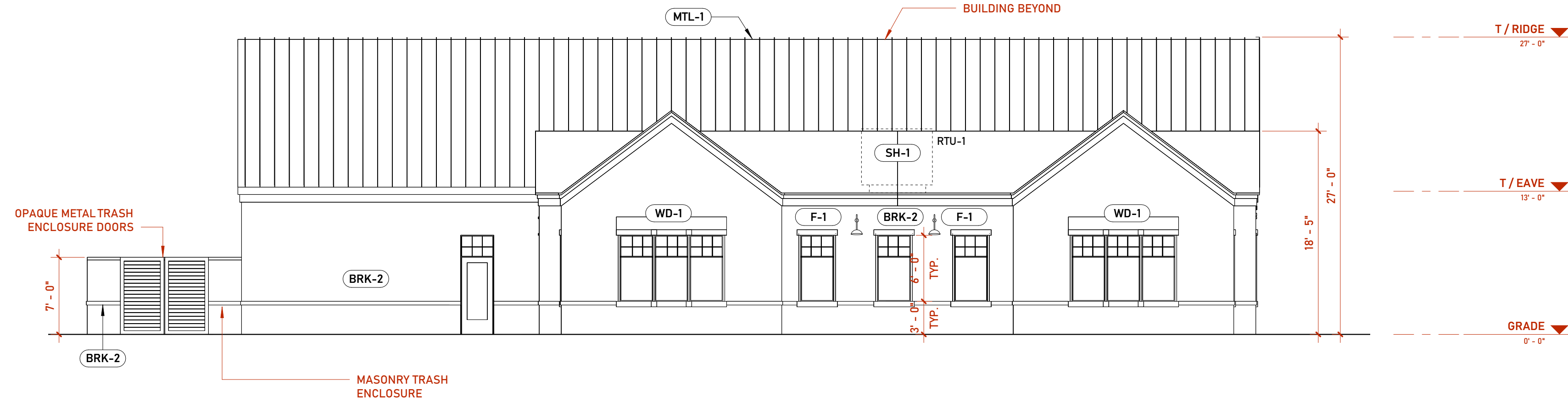
By Christopher Gruba at 12:47 pm, Apr 06, 2023



SIGN DETAIL, TYPICAL



5 SIGANGE
3/4" x 1'-0"



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STRUCTURAL

REX ENGINEERING GROUP
325 W HURON ST, SUITE 412
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| | | |
|---|---------------------------|----------|
| 4 | PLAN COMMISSION SUBMITTAL | 03.10.23 |
| 3 | PLAN COMMISSION SUBMITTAL | 02.28.23 |
| 2 | PLAN COMMISSION SUBMITTAL | 02.02.23 |
| 1 | ZBA SUBMITTAL | 10.12.22 |

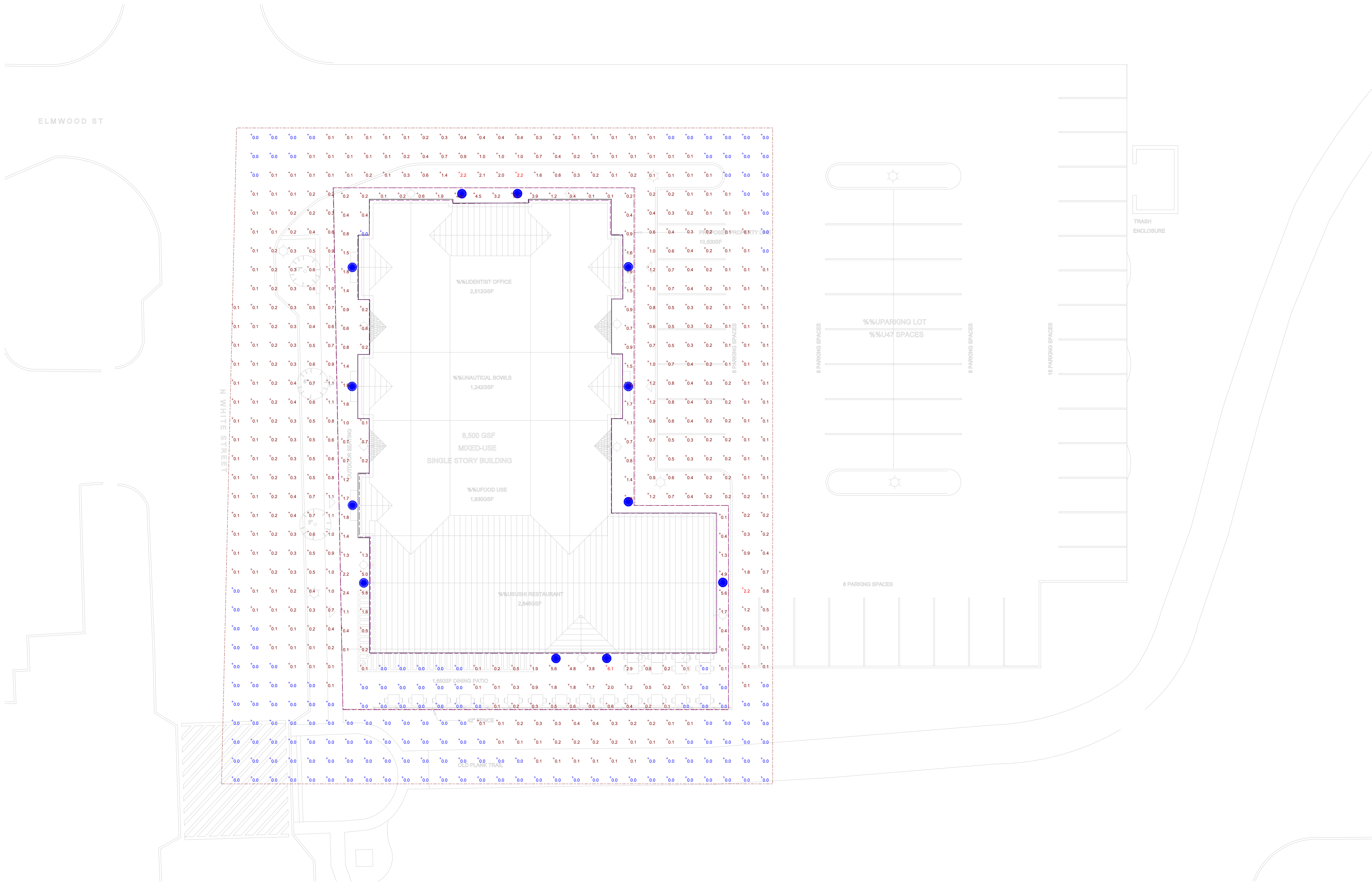
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BUILDING ELEVATIONS

A3.1

SEEK PROJECT NO. 22115

3/10/2023 3:33:18 PM



| Statistics | | | | | | |
|-------------|--------|--------|--------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| SIDEWALK | + | 1.1 fc | 6.1 fc | 0.0 fc | N/A | N/A |
| EXTENDED | + | 0.3 fc | 2.2 fc | 0.0 fc | N/A | N/A |

| Schedule | | | | | | | | | | |
|----------|-------|-------|-----|--------------|---------|------------------------------------|--------------|-------------|------|-------------|
| Symbol | Label | Image | QTY | Manufacturer | Catalog | Description | Number Lamps | Lamp Output | LLF | Input Power |
| | C | | 12 | | | PHOTOPIA - LMH2 - DOMED LENS - WHS | 1 | 1250 | 0.85 | 16 |
| | | | | | | | | | | |



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1 ZBA SUBMITTAL 10.12.22

| # | DESCRIPTION | DATE |
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|---|-------------|------|

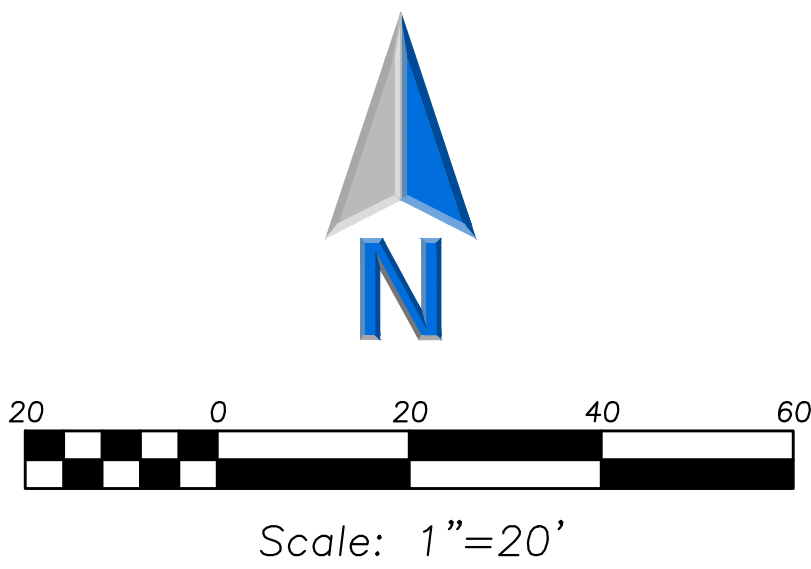
EXTERIOR
PHOTOMETRIC PLAN

ES-001

SEEK PROJECT NO. 21122

| Parking Table | |
|-----------------------------|----|
| Number of Stalls | 42 |
| Number of Accessible Stalls | 2 |
| Stall Width (ft) | 9 |
| Stall Length (ft) | 18 |

| Site Coverage | | |
|-----------------|----------|-----------|
| | Existing | Proposed |
| Impervious Area | 8,074 sf | 10,383 sf |
| Pervious Area | 2,445 sf | 136 sf |
| Percent Imperv. | 77% | 99% |



| LEGEND | |
|----------|----------|
| EXISTING | PROPOSED |
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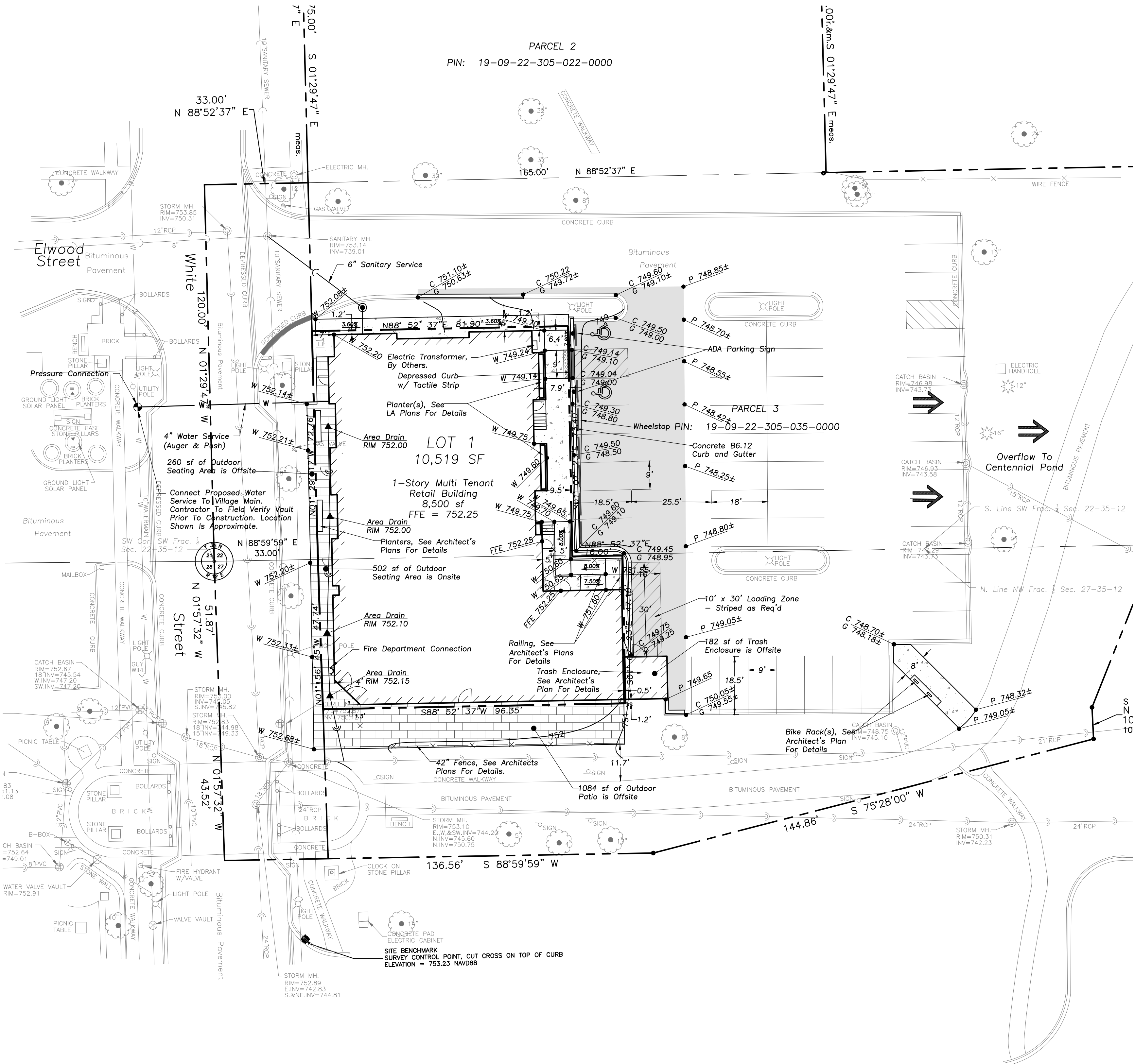
- 4 PLAN COMMISSION SUBMITTAL 03.10.2023
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- 1 ZBA SUBMITTAL 10.12.2022

| # | DESCRIPTION | DATE |
|---|-------------|------|
|---|-------------|------|



CIVIL SITE PLAN

SP-01



PAVING & SURFACE LEGEND

- Asphalt Pavement Section
1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
4" Aggregate Base Course, Type B, Crushed, CA-6
4" Drainage Course, CA-7
Non-Woven Geotextile Fabric, 5 oz/sy
- Concrete Sidewalk Section
5" Portland Cement Concrete
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed
- Special Sidewalk Section
See Architect's Plans For Details
- Stormwater Overland Flow Path
- Ridge Line/High Point



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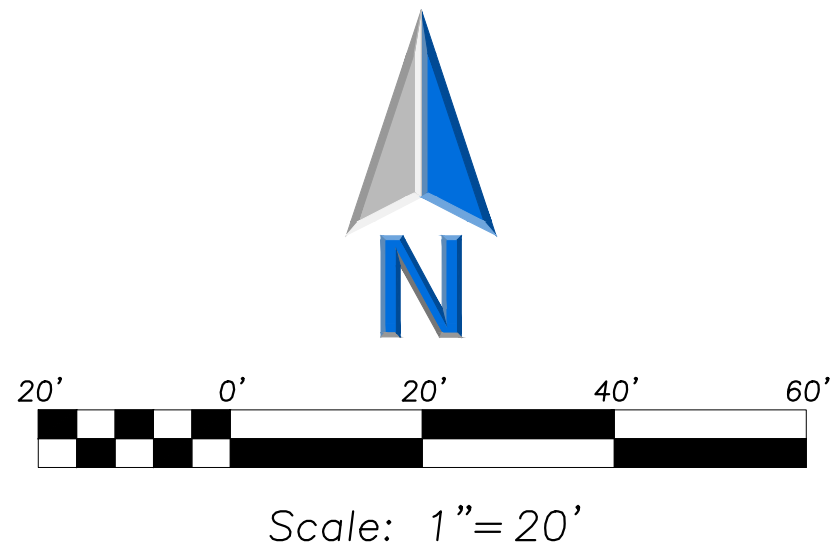
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SITE MATERIALS SCHEDULE

LANDSCAPE NOTES:

1. PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.
2. ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
4. ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUTING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
5. ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
6. THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
7. ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8.5' FROM THE TRUNK.
8. ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC.. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
9. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
10. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
11. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
12. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
13. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
14. ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
15. ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.
16. ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOP SOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE 375 OR APPROVED EQUAL.
17. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
18. CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
19. ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
20. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
21. ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
22. LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
23. REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
24. PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.



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3 PLAN COMMISSION SUBMITTAL 02.28.2023
2 PLAN COMMISSION SUBMITTAL 02.02.2023
1 ZBA SUBMITTAL 10.12.2022

DESCRIPTION DATE



TREE PRESERVATION PLAN

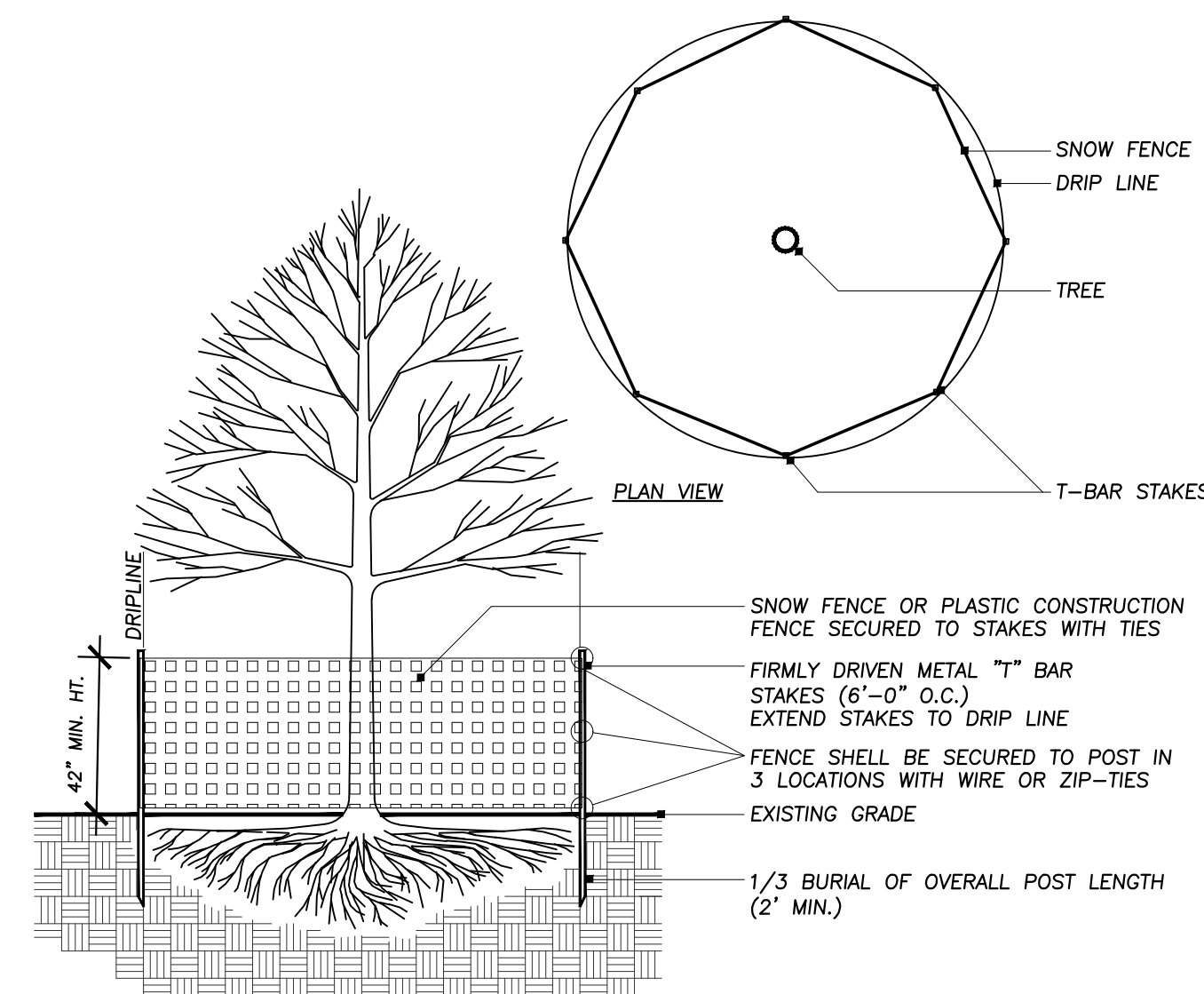
L-02

EXISTING TREE INVENTORY:

| TAG # | BOTANICAL NAME | COMMON NAME | TREE SIZE | CONDITION | COMMENTS |
|-------|-------------------------------|------------------------|-----------|-----------|--------------------------------|
| 1 | Gleditsia triacanthos inermis | Thornless Honey Locust | 16" Cal. | Good | |
| 2 | Taxodium distichum | Bald Cypress | 12" Cal. | Good | |
| 3 | Taxodium distichum | Bald Cypress | 16" Cal. | Good | |
| 4 | Robinia pseudoacacia | Black Locust | 9" Cal. | Good | |
| 5 | Acer rubrum | Red Maple | 8" Cal. | Good | |
| 6 | Gleditsia triacanthos inermis | Thornless Honey Locust | 17" Cal. | Good | |
| 7 | Malus spp. | Crabapple | 4" Cal. | Good | |
| 8 | Malus spp. | Crabapple | 5" Cal. | Good | |
| 9 | Malus spp. | Crabapple | 5" Cal. | Good | |
| 10 | Gleditsia triacanthos inermis | Thornless Honey Locust | 18" Cal. | Good | |
| 11 | Malus spp. | Crabapple | 5" Cal. | Good | |
| 12 | Malus spp. | Crabapple | 7" Cal. | Good | |
| 13 | Malus spp. | Crabapple | 5" Cal. | Good | |
| 14 | Malus spp. | Crabapple | 5" Cal. | Good | |
| 15 | Quercus rubrum | Red Oak | 3" Cal. | Good | Parkway Tree |
| 16 | Gleditsia triacanthos inermis | Thornless Honey Locust | 15" Cal. | Good | |
| 17 | Acer platanoides | Norway Maple | 8" Cal. | Fair | Parkway Tree Some Trunk Damage |
| 18 | Gleditsia triacanthos inermis | Thornless Honey Locust | 14" Cal. | Good | |
| 19 | Gleditsia triacanthos inermis | Thornless Honey Locust | 17" Cal. | Good | Parkway Tree |
| 20 | Acer platanoides | Norway Maple | 12" Cal. | Good | Parkway Tree |
| 21 | Gleditsia triacanthos inermis | Thornless Honey Locust | 4" Cal. | Good | |
| 22 | Ulmus pumila | Siderian Elm | 32" Cal. | Good | |
| 23 | Acer rubrum | Red Maple | 8" Cal. | Good | |
| 24 | Juglans nigra | Black Walnut | 5" Cal. | Good | |
| 25 | Juglans nigra | Black Walnut | 13" Cal. | Good | |

TREE PRESERVATION NOTES:

- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT THE DRIP LINE OF THE PROTECTED TREE.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC., WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.
- TREE SYMBOL WITH NUMBER INDICATES EXISTING TREE TO REMAIN.
- TREE SYMBOL WITH NUMBER AND AN "X" INDICATES EXISTING TREE TO BE REMOVED.

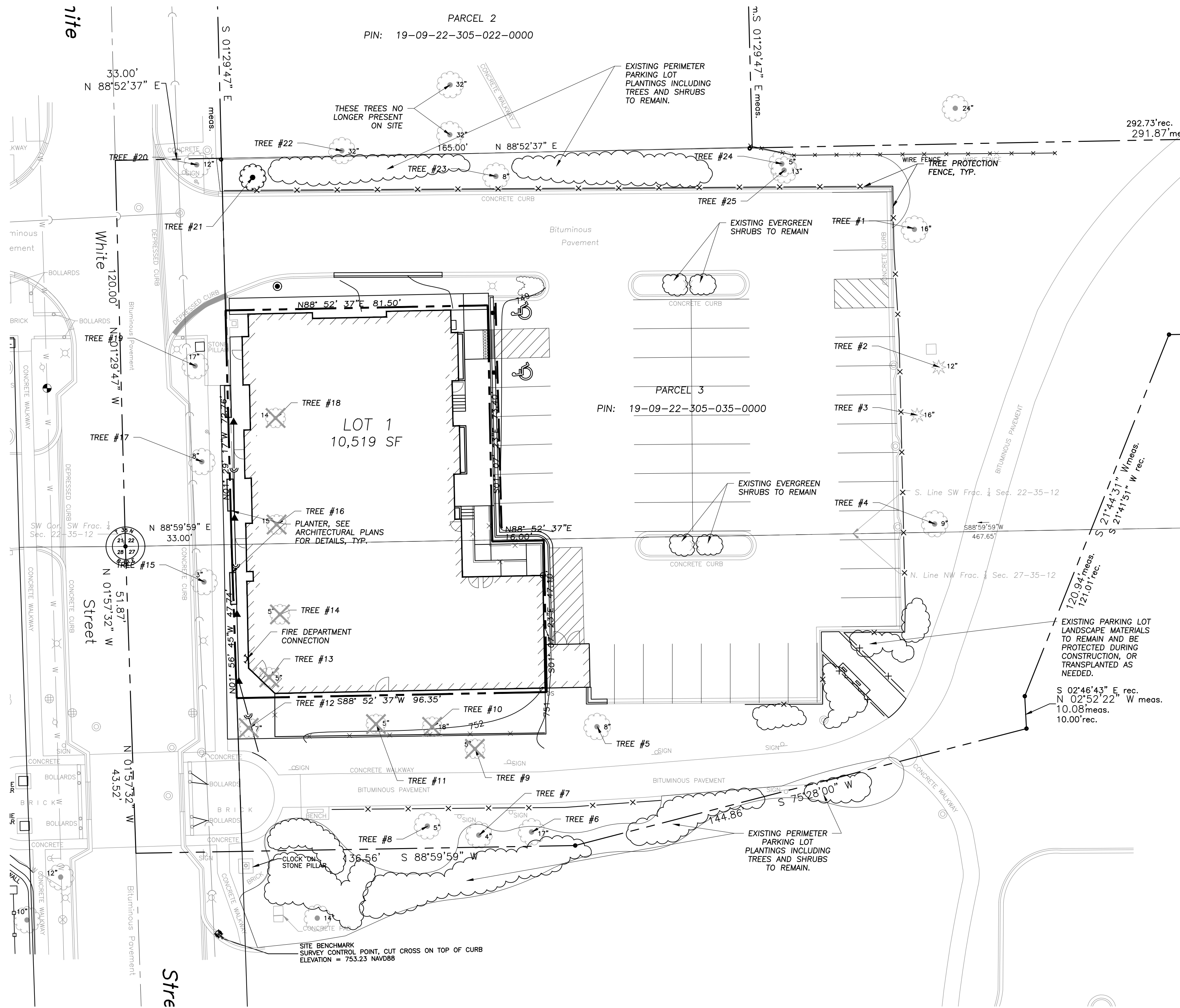


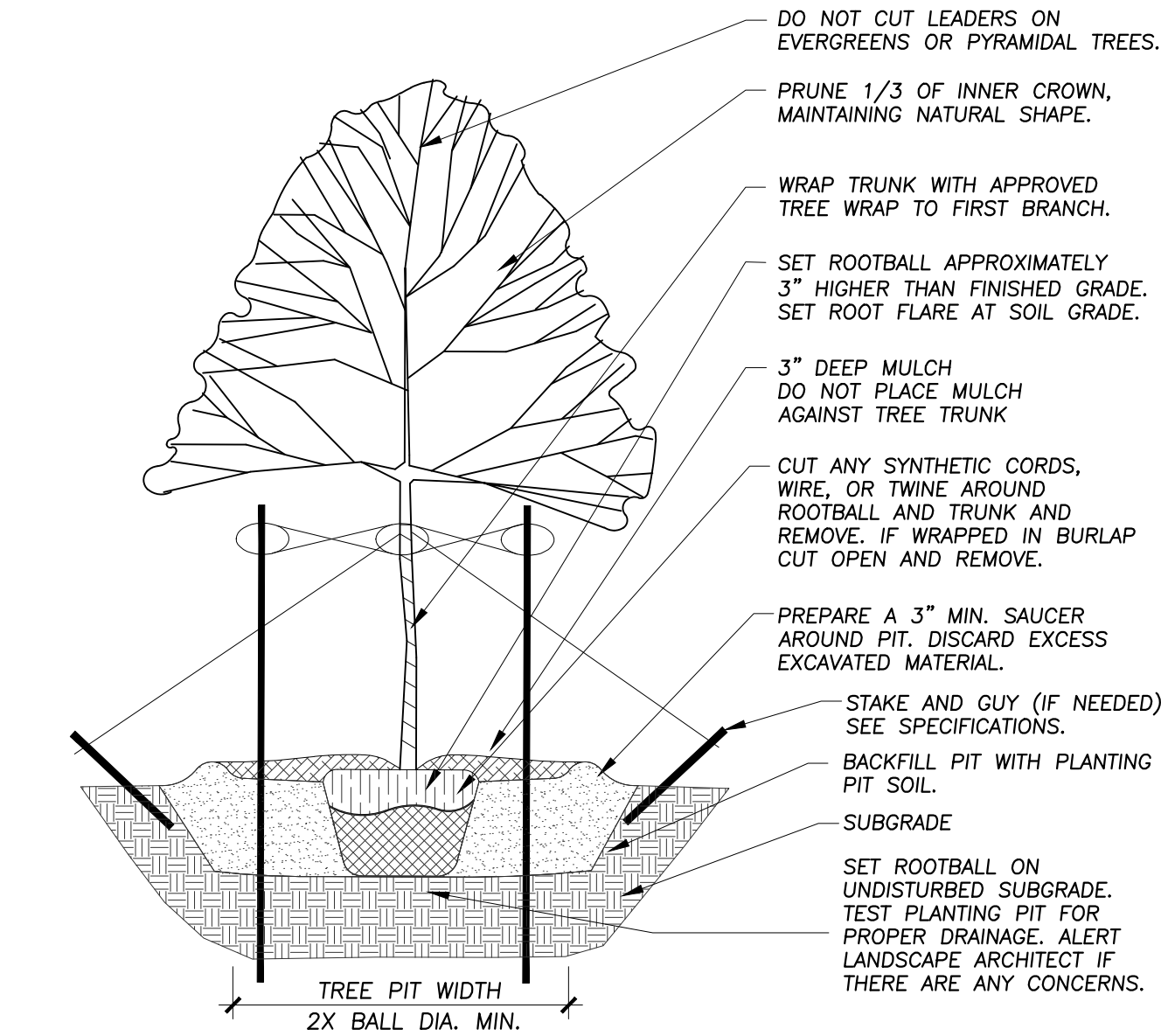
SECTION VIEW

1 TREE PROTECTION DETAIL

Not To Scale

329383-01

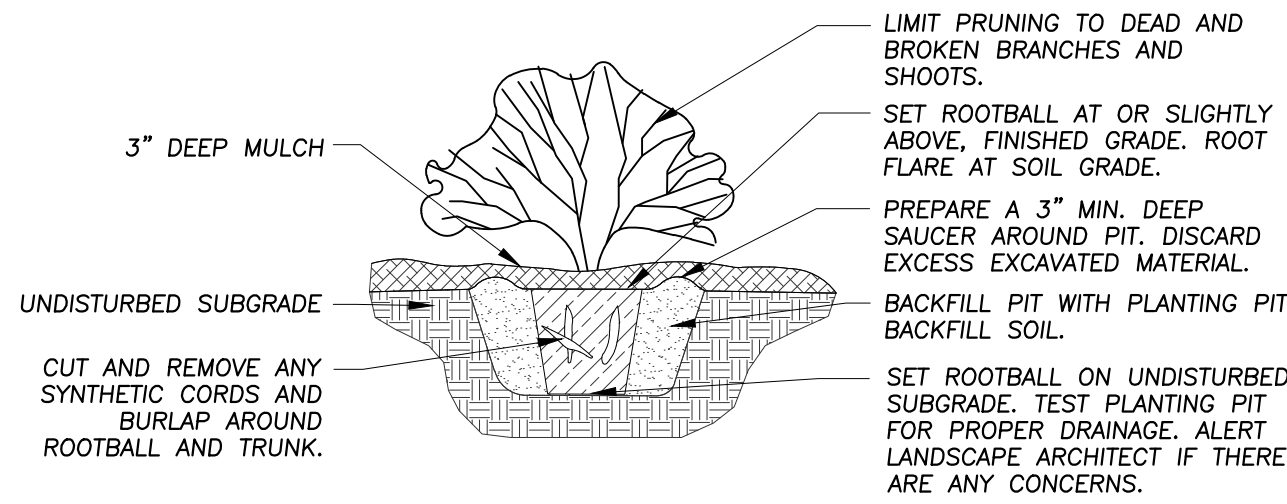




1 TREE PLANTING DETAIL

Not To Scale

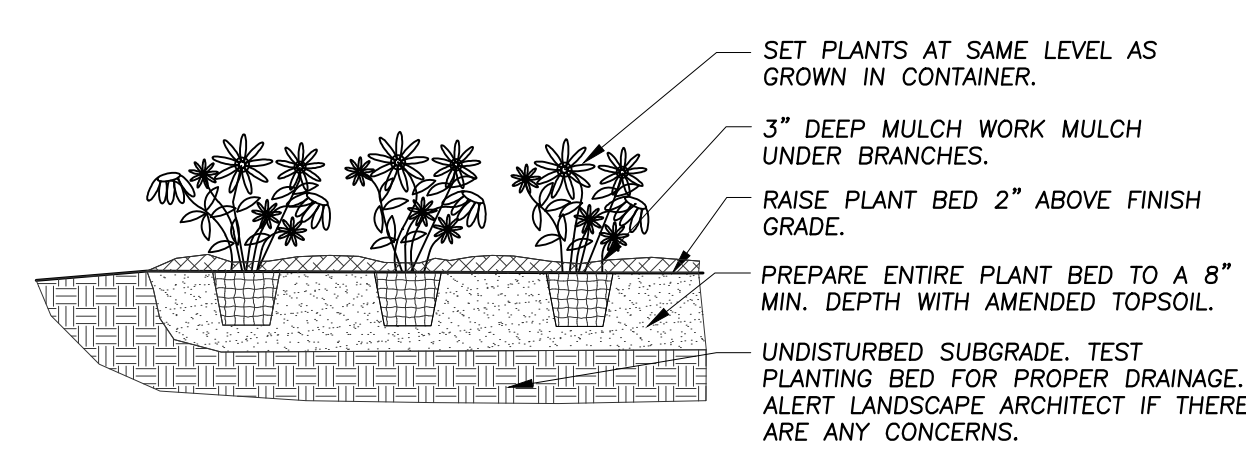
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2 SHRUB PLANTING DETAIL

Not To Scale

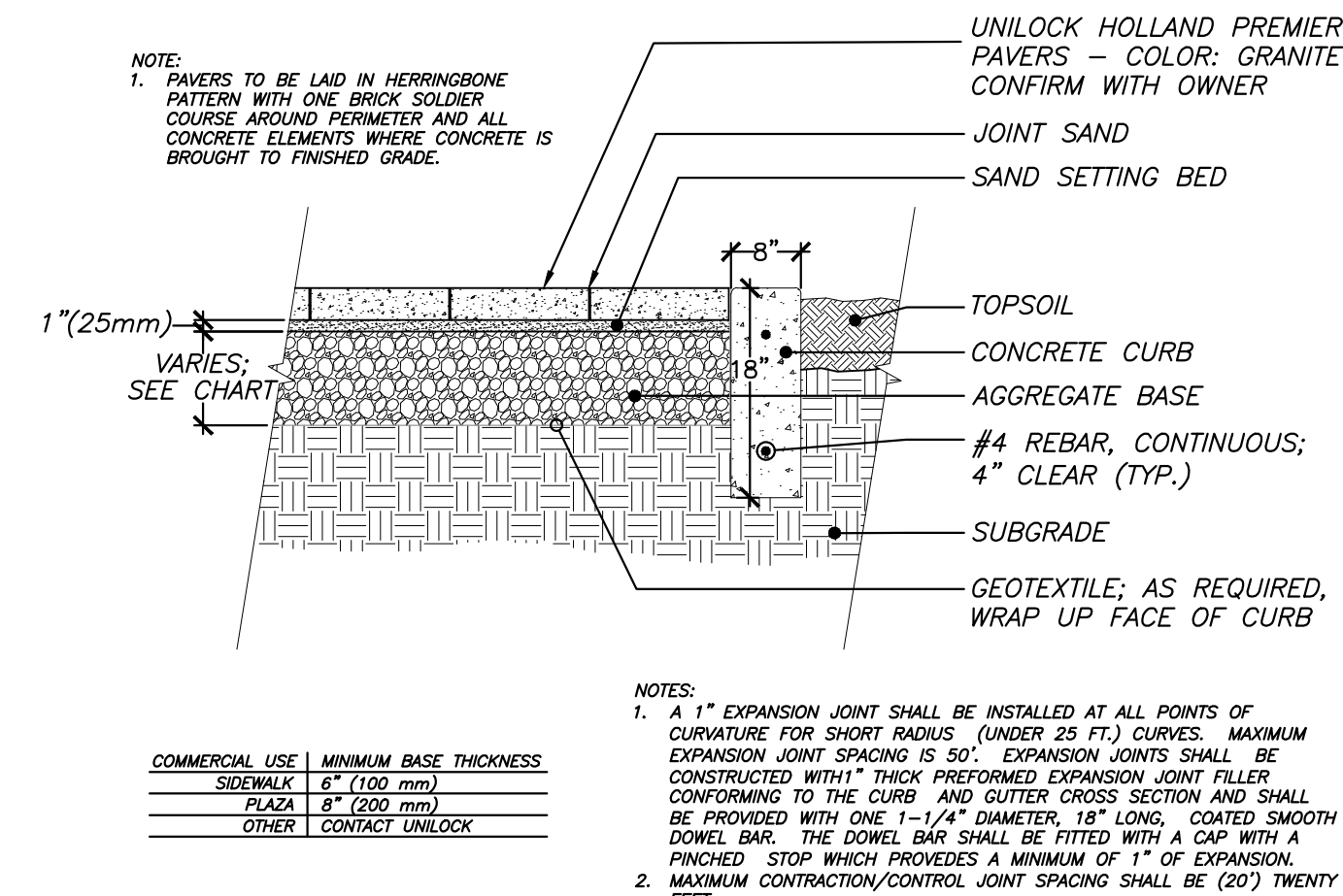
329333-01





3 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale

329301-03



| | | | | |
|---|-------------------------------|--|---|--|
|  | COMMERCIAL APPLICATION | | NOTES: This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation. | CROSS SECTION PAVERS ON GRANULAR BASE WITH FLUSH CONCRETE CURB  DESIGNED TO CONNECT. |
| | PAVER DETAIL | | | |
| | CREATED MARCH 1, 2011 | | | |
| | REVISED MARCH 6, 2014 | | | |
| | FILE NAME: CS-3-COM-PAVER.DWG | | | |

4 PAVER WITH CONCRETE CURB

Not To Scale

321413-10



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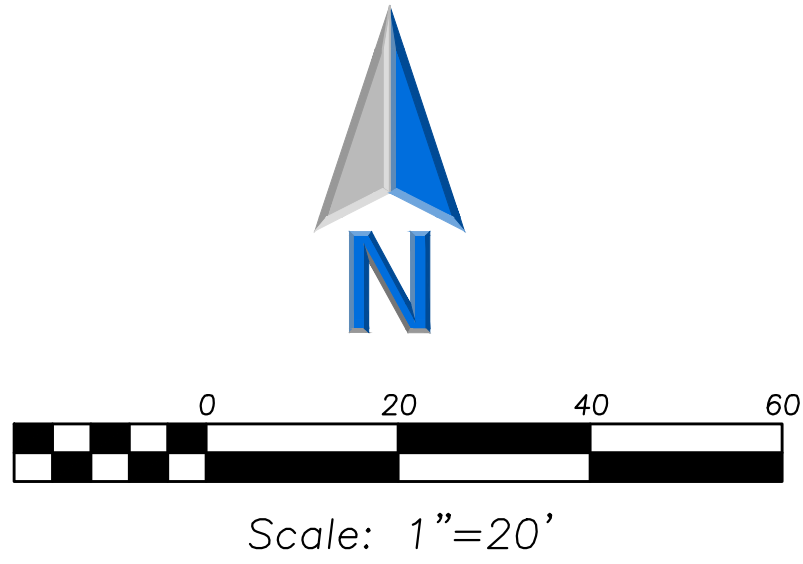
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Expiration: 08/31/2023

LANDSCAPE DETAILS

L-03



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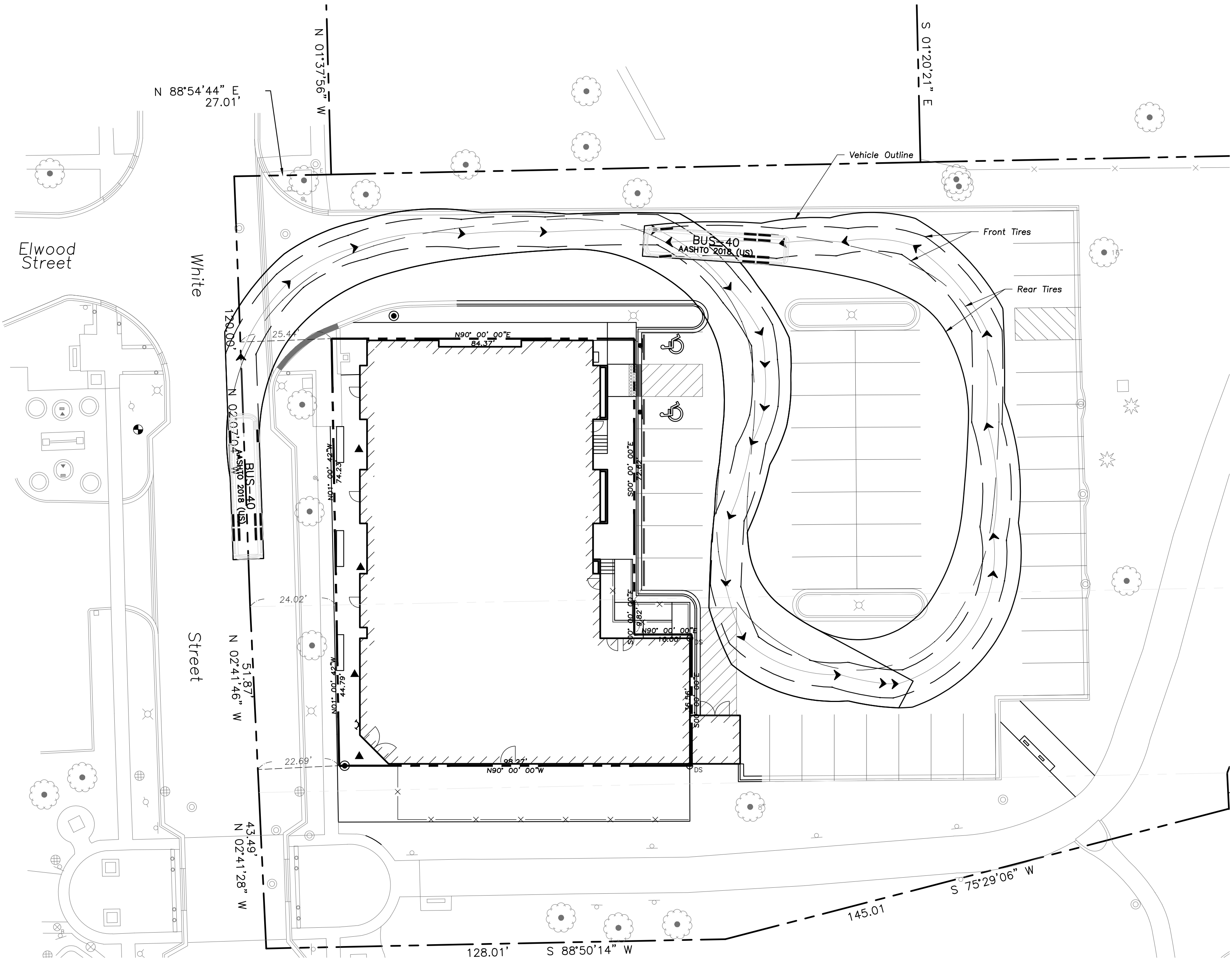
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| 2 | PLAN COMMISSION SUBMITTAL | 02.02.2023 |
| 1 | ZBA SUBMITTAL | 10.12.2022 |

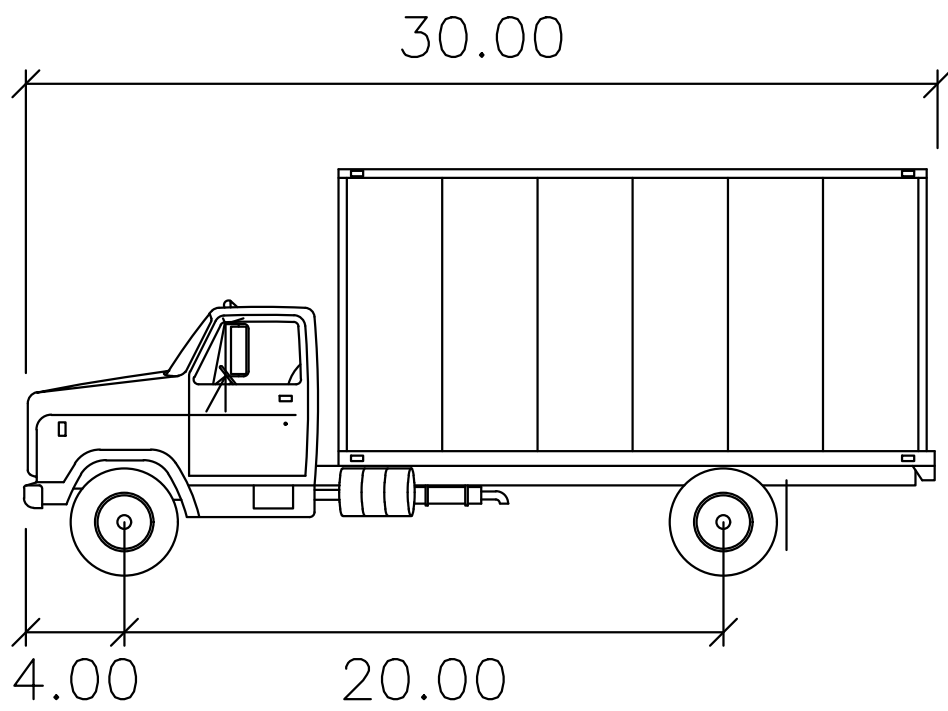
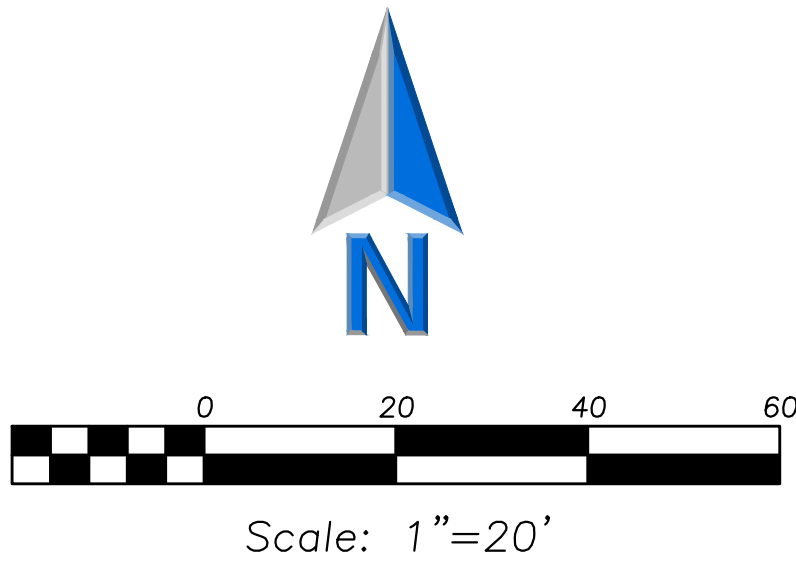
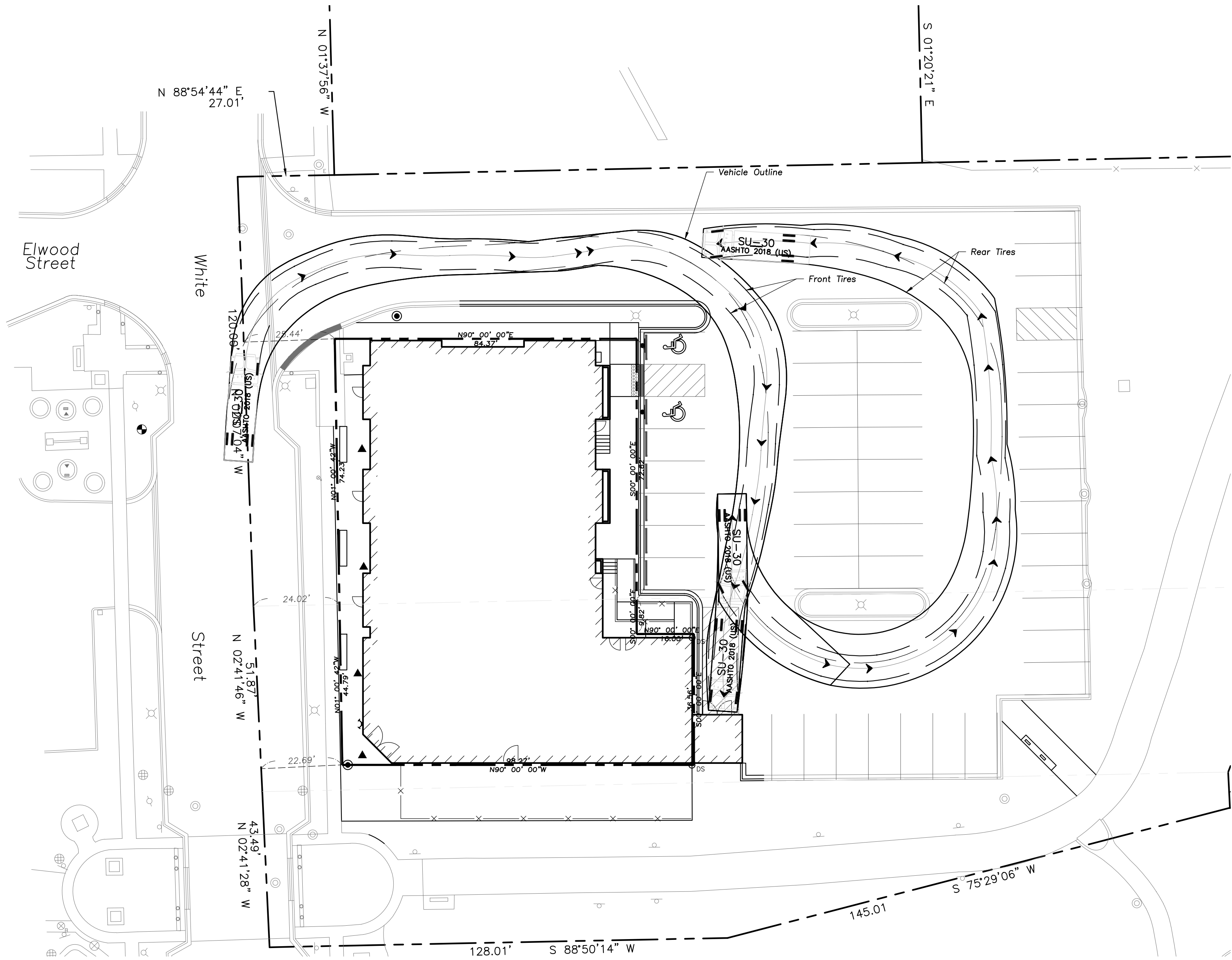
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|---|-------------|------|



**AUTOTURN -
FIRETRUCK B-40**

CEX-01





SU-30

feet

Width : 8.00

Track : 8.00

Lock to Lock Time : 6.0

Steering Angle : 31.8



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2 PLAN COMMISSION SUBMITTAL 02.02.2023
1 ZBA SUBMITTAL 10.12.2022

DESCRIPTION DATE



AUTOTURN -
DELIVERY TRUCK

CEX-02

**7 N White
Frankfort, IL**

Design Updates

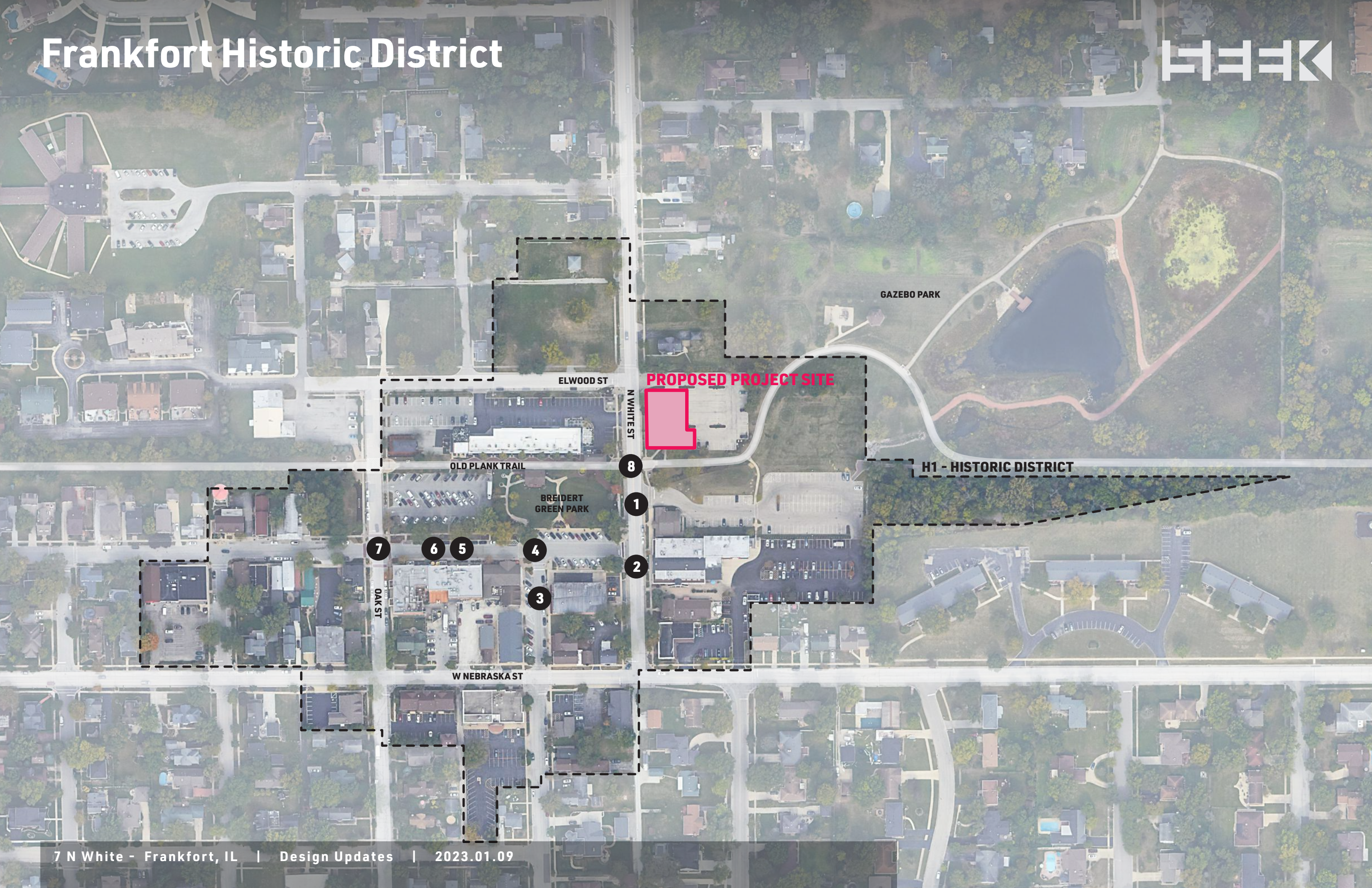
2023.01.09

**APPROVED HPC PLANS
01.18.2023**

www.seek.design | hello@seek.design | 312.761.8174



Frankfort Historic District



ELWOOD ST

N WHITE ST

PROPOSED PROJECT SITE

GAZEBO PARK

OLD PLANK TRAIL

H1 - HISTORIC DISTRICT

BREIDERT
GREEN PARK

7

6

5

4

2

3

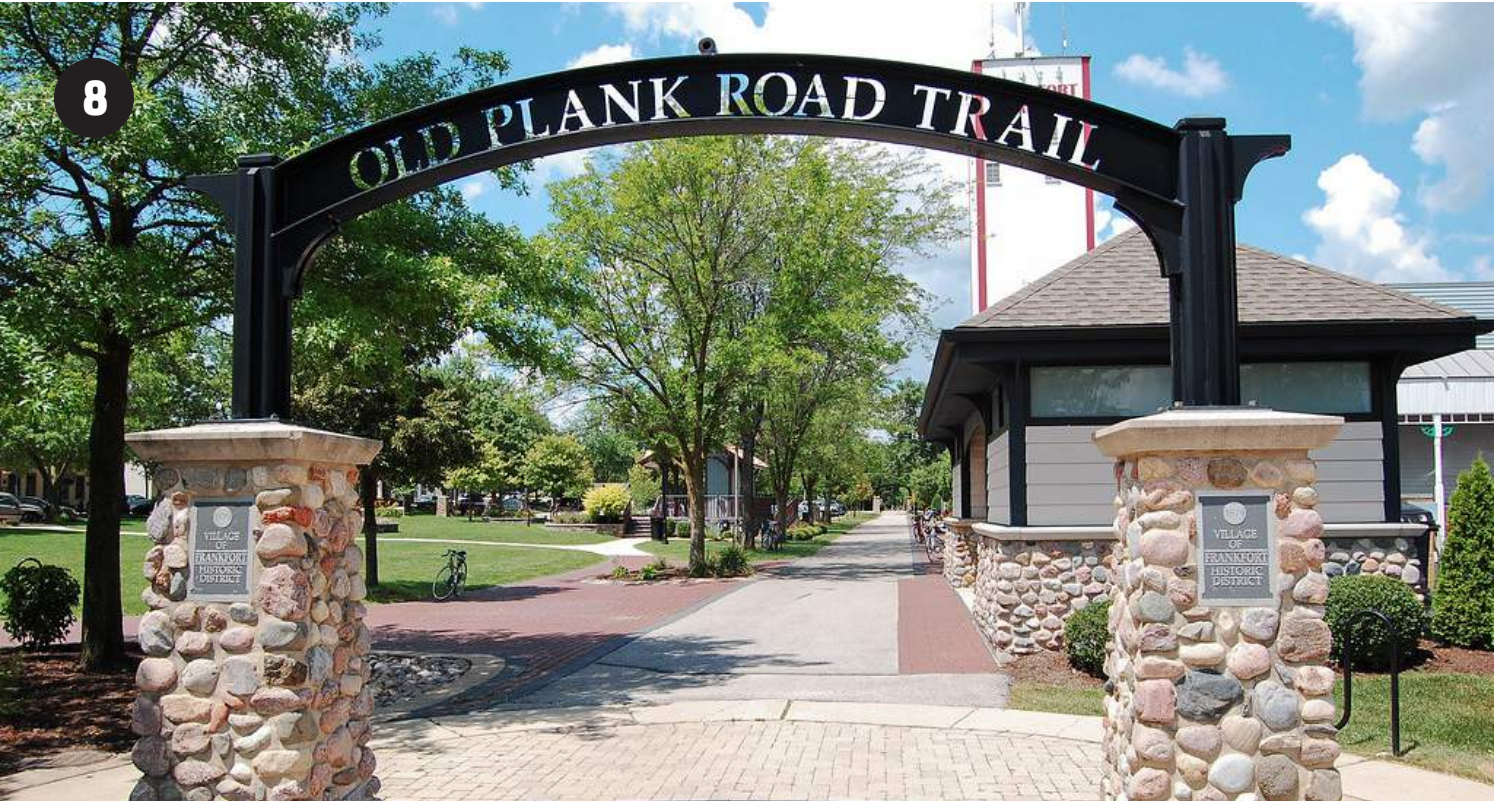
OAK ST

W NEBRASKA ST

Frankfort Historic District



Frankfort Historic Downtown





PITCH ROOFS



ROOF DORMER



WINDOW MUNTINS
LINTEL & SILLS



HORIZONTAL WOOD SIDING



STOREFRONT SILLS



GOOSENECK LIGHTING

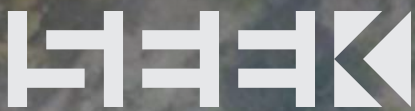


CORNICES + PARAPET



ORNAMENTAL BLACK METAL

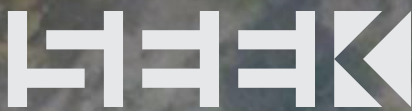
Proposed Building Overlay



SEE UPDATES
IN SHEET AS1.2



Site Plan



SEE UPDATES
IN SHEET AS1.2

ELMWOOD ST

N WHITE STREET

8,500 GSF
MIXED-USE
SINGLE-STORY
BUILDING

PROPOSED
PROPERTY LINE
10,519SF
ELEC
TRANSFORMER

PARKING LOT
47 SPACES

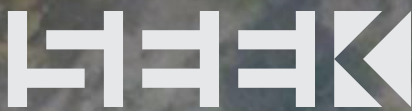
NEW
BIKE PATH

SITE LIGHTING LEGEND

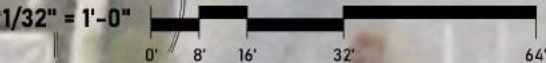
| SYMBOL | DESCRIPTION | PRODUCT | COLOR TEMPERATURE |
|--------|----------------------|------------------------------|-------------------|
| | EXISTING LIGHT POLE | EXISTING | EXISTING |
| | EXTERIOR WALL SCONCE | CARSON GOOSENECK WALL SCONCE | 2,700K |



Floor Plan



SEE UPDATES
IN SHEET AS1.1



Building Elevations



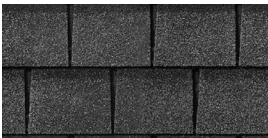
BUILDING ELEVATION WEST



BRK-1
STANDARD SIZE
SMOOTH BRICK
DARK GRAY



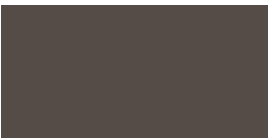
BRK-2
STANDARD SIZE
SMOOTH BRICK
LIGHT GRAY



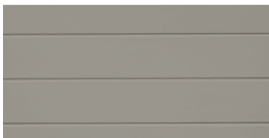
SH-1
ASPHALT SHINGLES
CHARCOAL



MTL-1
STANDING SEAM
METAL ROOF
GRAY



MTL-2
METAL ACCENTS
DARK BRONZE



WD-1
HORIZONTAL
WOOD SIDING
GRAY



WD-2
WOOD
NATURAL TONE



F1
EXTERIOR LIGHTING
WALL SCONCE
BLACK

MATERIAL PALETTE

Building Elevations



BUILDING ELEVATION NORTH



BUILDING ELEVATION SOUTH

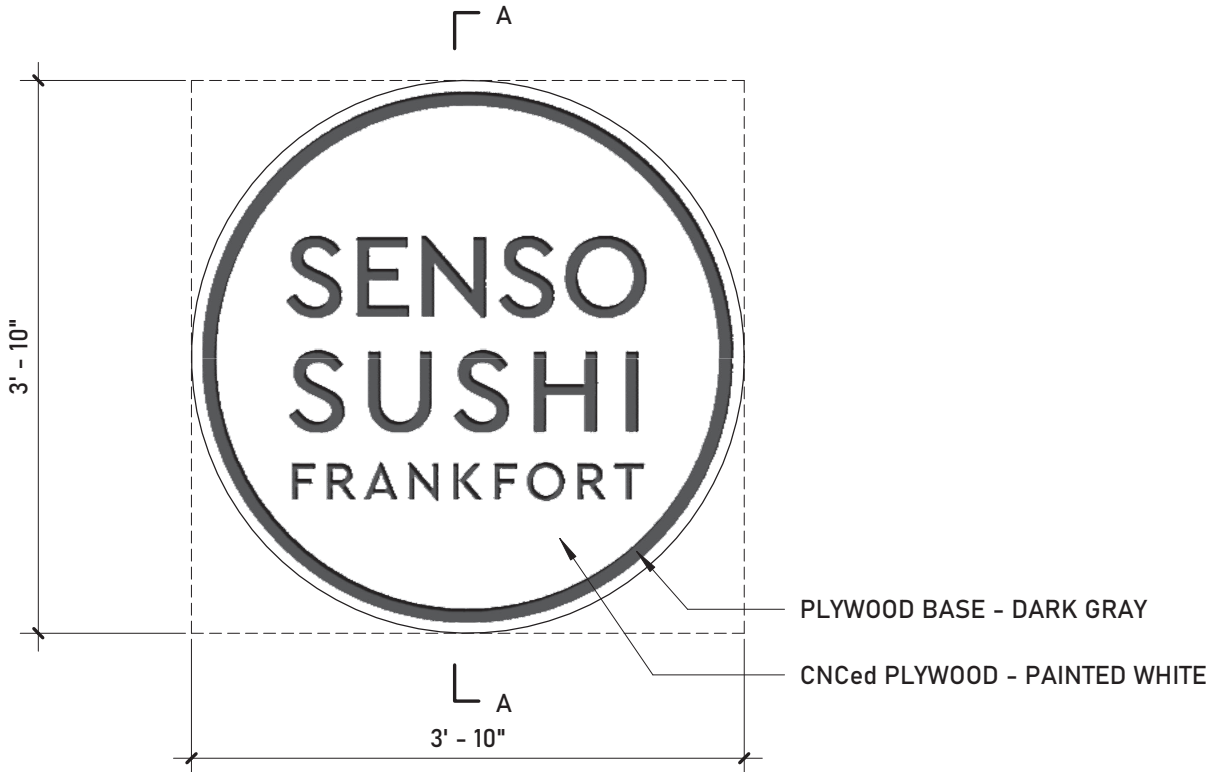


BUILDING ELEVATION EAST

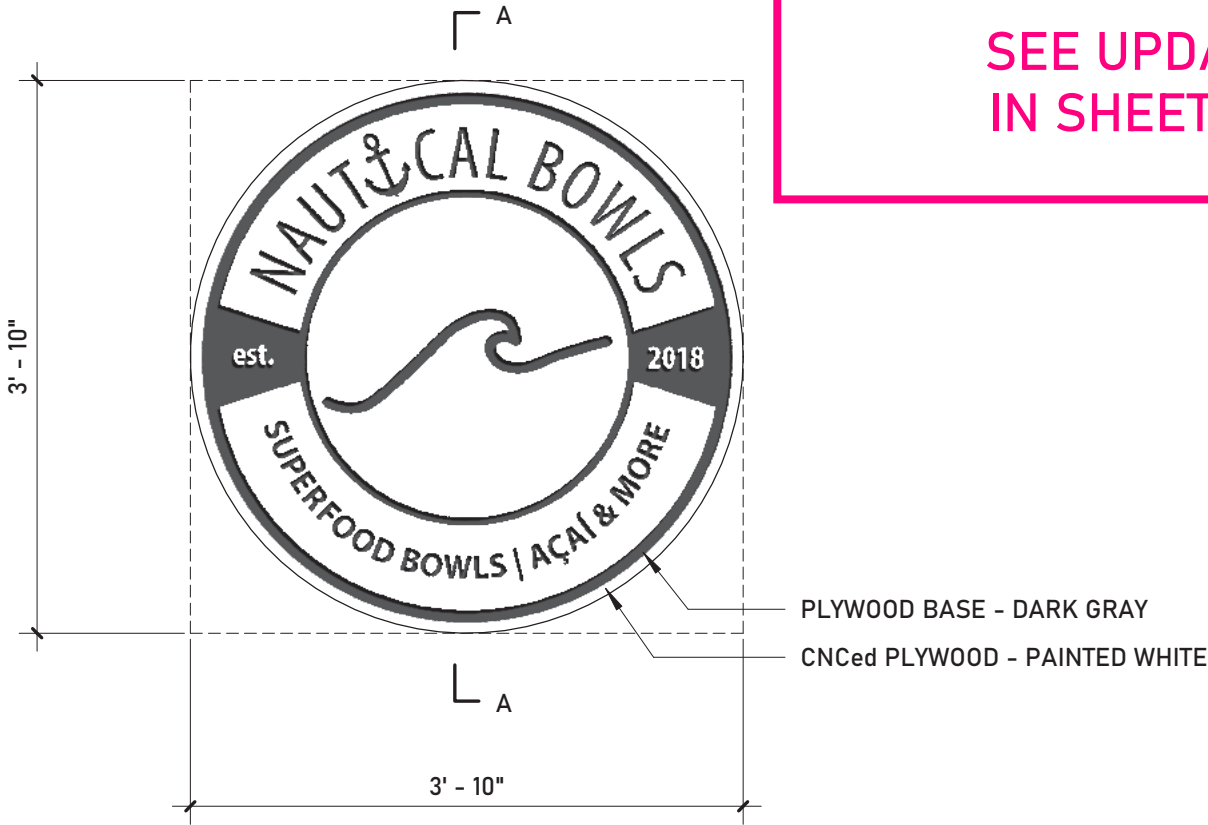
Uniform Sign Plan



SIGN A - SENSO SUSHI SIGN
SIGN AREA: 3'-10" x 3'-10" = 14.69SF

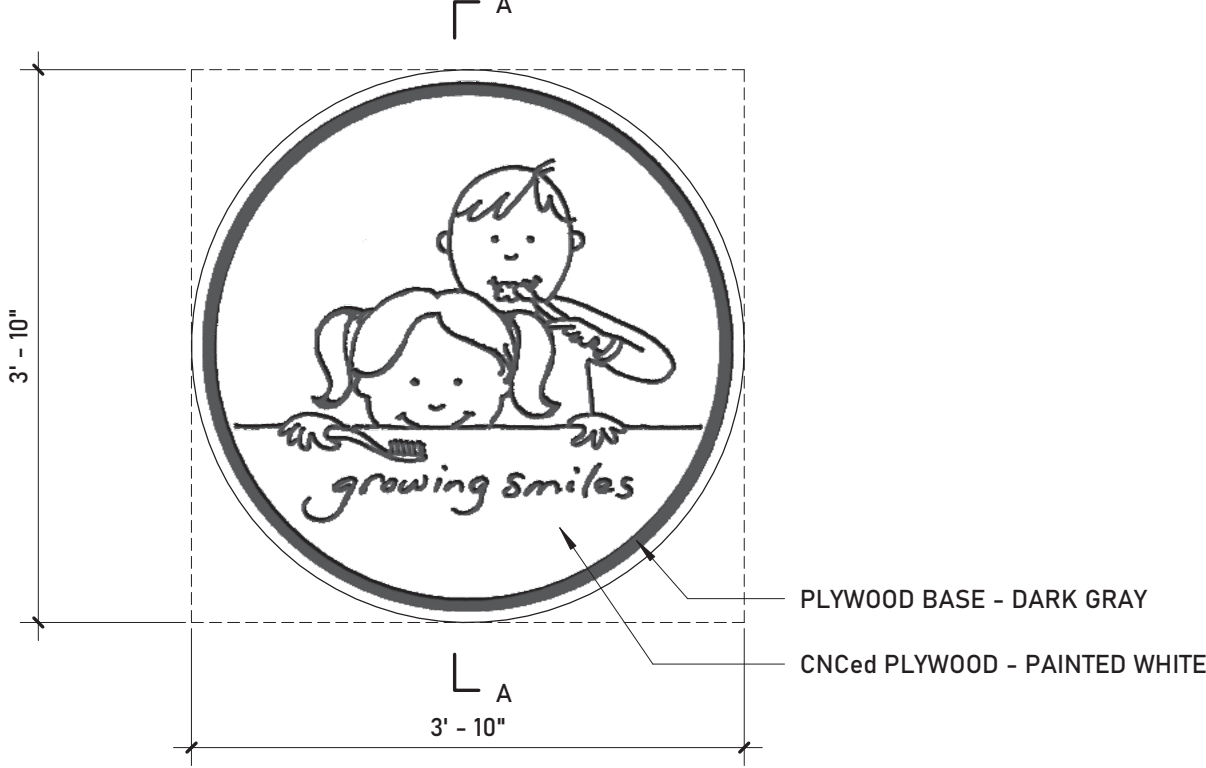


SIGN B - NAUTICAL BOWLS SIGN
SIGN AREA: 3'-10" x 3'-10" = 14.69SF

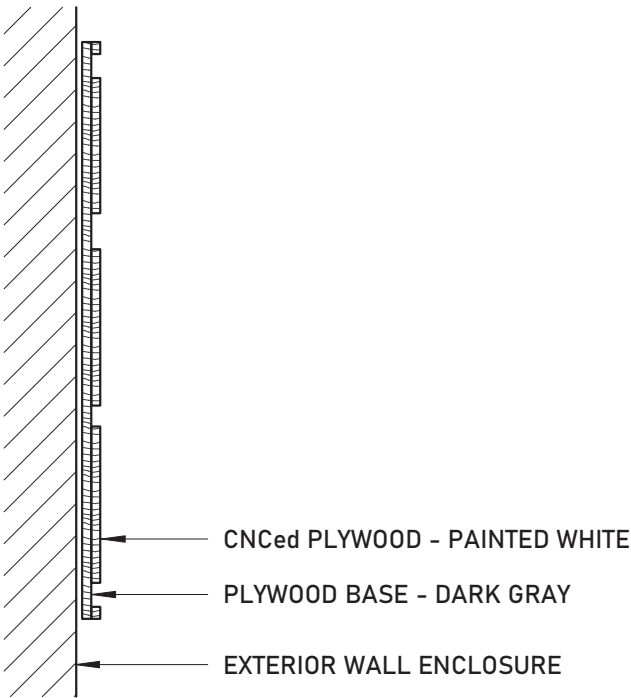


SEE UPDATES
IN SHEET A3.1

SIGN D - GROWING SMILES SIGN
SIGN AREA: 3'-10" x 3'-10" = 14.69SF



SIGN DETAIL, TYPICAL



PROPOSED SIGN COLORS



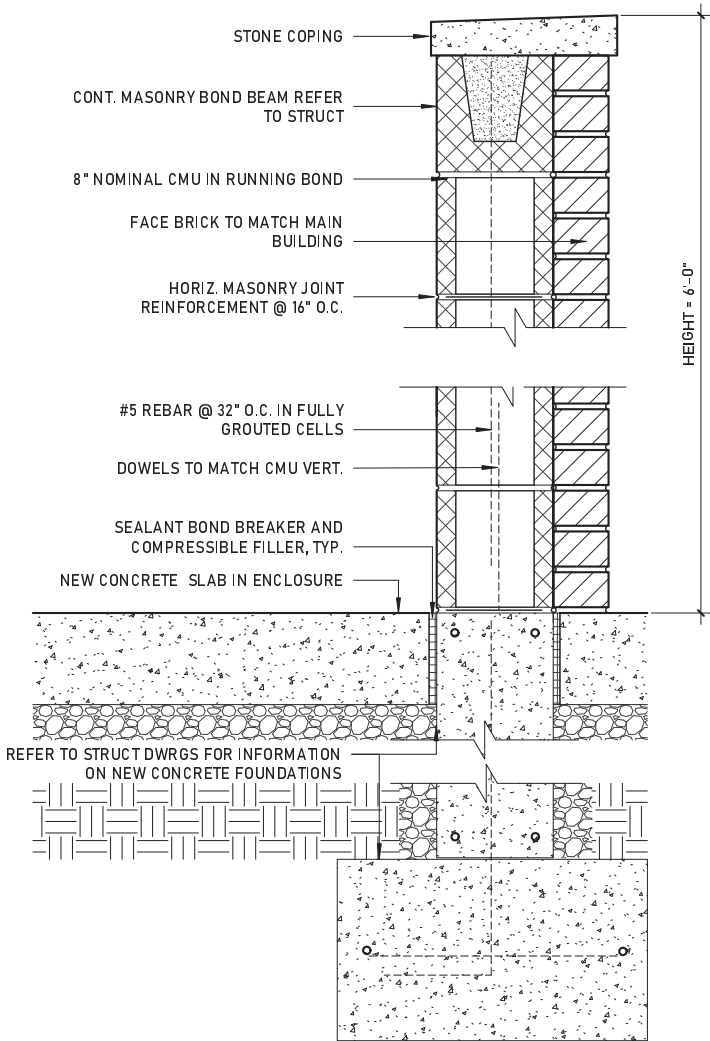
WHITE



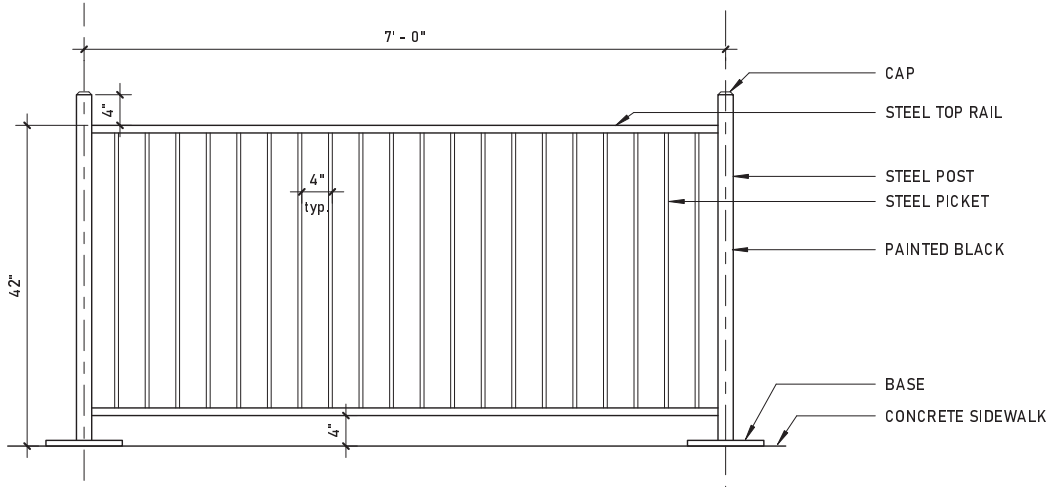
DARK GRAY



LIGHT GRAY



TRASH ENCLOSURE DETAIL



MOVABLE WROUGHT IRON FENCE

CANOPY WIDTH 5"

PROJECTION 12"

FIXTURE HEIGHT 12-3/4"

FIXTURE WIDTH 5-1/4"

CANOPY WIDTH 5"

PROJECTION 18"

FIXTURE HEIGHT 13-3/4"

FIXTURE WIDTH 5-1/4"

CANOPY WIDTH 5"

PROJECTION 24"

FIXTURE HEIGHT 14-3/4"

FIXTURE WIDTH 5-1/4"

CARSON GOOSENECK

WAREHOUSE WALL FIXTURE

AVAILABLE SIZES: A2949 - 12"PROJ, 18"PROJ, 24"PROJ

DETAILS

UL RATING: Wet

NUMBER OF SOCKETS: 1

MAX WATTAGE: 300W

AVAILABLE SOCKET TYPES: Standard incandescent or GU24

NUMBER OF AVAILABLE COMBINATIONS: 120+

SHADE SHOWN: B0039 - Angled Dome in Gloss Green

AVAILABLE FIXTURE FINISH: Carbon

REJUVENATION.COM

West Facade



Northwest Corner





Project: Edge Music Academy, LLC
Meeting Type: Workshop
Request: Special Use (Indoor Entertainment)
Location: 20855 S. La Grange Road, Suite 100
Subdivision: None (Frankfort Town Center Plaza)
Applicant: Jason Thompson
Prop. Owner: Butera Center Management, Inc.
Representative: Same as applicant
Report by: Drew Duffin

Site Details

Lot Size: 10.58 acres
PIN: 19-09-22-100-051-0000
Existing Zoning: B-2, Community Business with a Special Use for a PUD (Frankfort Town Center)
Proposed Zoning: B-2 PUD with a Special Use for indoor entertainment
Buildings: 3 buildings
Total Sq. Ft.: 1,200 square feet +/- (tenant space)

Adjacent Land Use Summary:

| | Land Use | Comp. Plan | Zoning |
|-------------------------|---------------------------|-----------------------------|----------|
| Subject Property | Retail Plaza | General Commercial | B-2 PUD |
| North | Bank, office | General Commercial | B-2, B-4 |
| South | Office, retail | General Commercial | B-2 |
| East | Single-Family Residential | Single-Family Attached Res. | R-4 |
| West | Bank | General Commercial | B-2 PUD |

Figure 1. Location Map



Project Summary

The applicant proposes to operate a music school within an office suite at the Frankfort Town Center, located at 20855 S. La Grange Road. Music schools are listed in the definition for indoor entertainment in the Zoning Ordinance and require a special use permit within the B-2 zone district. No exterior changes to the building or site are proposed with this use.

Attachments

- Location Map, prepared by staff
- Plat of Survey of Frankfort Town Center with tenant space outlined in red
- Background (narrative) of proposed use
- Special Use Findings of Fact prepared by applicant, received on 3.24.23
- Floorplan for the proposed tenant space prepared by the applicant, received on 3.27.23
- Site photos taken on 04.06.23

Analysis

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

Proposed Use

- Music schools are specifically listed as a type of Indoor Entertainment in the Zoning Ordinance definition. This type of use is also distinguished from music venues and live performance venues, which are mentioned in the same list within the definition.
- In conversations with the applicant, staff has been made aware that Edge Music Academy does not intend to host performances or recitals at this location. Edge Music Academy will only offer lessons and one weekly early childhood music class. The Plan Commission/Zoning Board of Appeals may wish to add a condition which would prohibit the hosting of performances or recitals should the proposed special use be recommended for approval.
- The business would be open from 4:00 PM to 8:00 PM Monday through Friday, 9:00 AM to 4:00 PM on Saturday, and would be closed on Sunday. In addition, the applicant plans to operate an early childhood class from 9:00 AM to 9:30 AM one weekday morning per week (at the time of writing, the applicant has told staff they are unsure which day this would be, but said that it would be the same day every week). The applicant is not proposing hours of operation that are outside of the Village's normal business hours of operation (7:00 AM to 11:00 PM).
- Staff anticipates that there would be no more than twelve people present within the tenant space at one time. This figure accounts for each of the four (4) lesson rooms in the suite being occupied by a teacher and a student, as well as four (4) other people who may be waiting in the main common/waiting area. In regard to the early childhood music class, the applicant has explained to staff that no more than ten (10) people will be within the tenant space at any one time. This figure accounts for...
- Per the attached purpose statement submitted by the applicant, Edge Music Academy will offer private lessons on piano, guitar, voice, violin, ukulele, and drums. Lessons for piano and drums will utilize electronic instruments with volume control functions. Guitar lessons will include both acoustic and electric instruments (electric guitar lessons will be done with a volume-controlled devices).
- Staff has reached out to the property owner's representative asking if the neighboring tenants have been made aware of the proposed business. At the time of writing, no response has been received. The Plan Commission/Zoning Board of Appeals may recall that a condition requiring soundproofing measures was attached to the approval of the pending small banquet space known as Facen4Ward located at 20871 S. La Grange Road in the same plaza in September 2022.

Occupancy and Space

- The applicant has indicated in conversations with staff that there are no plans to do any sort of construction work to the existing tenant space which has been vacant since November 2022, or perhaps longer.
- 20855 S. La Grange Road is a two-story space with multiple suites of offices. Each floor is built around a central hallway with the various office suites located in two rows on either side of said hallway. The proposed business would be located in Suite 100, which is located at one end of the central hallway. It was previously occupied by Pardy Insurance and Financial Services, Inc., and has been vacant since at least November 2022.
- Given this location in the corner of the building, the proposed business would have three immediate neighbors; one next door in Suite 102, one across the hall in Suite 101, and one above in Suite 200. Current

occupants include State Senator Michael E Hastings, Be Well Chiropractic, and the Center for Mind-Body Health, respectively.

- In addition to the main hallways, there are other common areas in this portion of the Plaza, which include the staircase to access the second floor and the men's and women's restrooms on each floor. Each restroom has multiple stalls, and is centrally located for common use by all suites on a floor. Staff spoke with the Director of Building Services, who stated that the overall suite of offices would have been designed and built to meet the Illinois Plumbing Code at the time of construction.
- Based on current plumbing code requirements, the proposed use will require only one men's bathroom and one women's bathroom. This figure results in a maximum occupancy load of 30 people in total, which is more than double than the twelve-person figure noted above. Therefore, the common-area bathrooms on the first floor would be sufficient for the proposed use.

Parking

- Required parking for the proposed use is not listed in the Zoning Ordinance. In this situation, the Zoning Ordinance states that parking spaces shall be provided in accordance with recommendations from the Plan Commission and Village Board. Staff suggests the parking requirement be set at 10 parking spaces, to account for four instructors, four students, and two additional spaces to accommodate those entering or leaving the business.
- According to aerial photos available through Will County GIS, the Frankfort Town Center Plaza has approximately 407 spaces. This figure does not include Starbucks (20811) or the parking areas located behind the primary building (many parts are unclearly striped, if at all), but does include Jeffrey LaMorte Salon and Day Spa (20821).
- Based on staff's observations on April 6th, 2023 and past observations made for other cases, the supply of parking well exceeds demand. While the spaces closest to the entry to 20855 S. La Grange may be occupied, there appears to be enough parking within a short walk (i.e. not on the far side of the parking lot) to accommodate the proposed business.

Standards for Special Use

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.

By Christopher Gruba at 1:30 pm, May 11, 2022

Order No. 012687A

THAT PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 10 DEGREES, 00 MINUTES, 00 SECONDS EAST, 1,335.52 FEET, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, TO A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 26 MINUTES, 19 SECONDS EAST, 750.03 FEET, TO A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 26 MINUTES, 19 SECONDS EAST, 622.06 FEET; THENCE NORTH 89 DEGREES, 45 MINUTES, 22 SECONDS EAST, 225.17 FEET; THENCE NORTH 89 DEGREES, 45 MINUTES, 22 SECONDS EAST, 411.35 FEET; THENCE NORTH 89 DEGREES, 45 MINUTES, 22 SECONDS EAST, 300.00 FEET; TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES, 45 MINUTES, 22 SECONDS EAST, 607.87 FEET, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, TO A POINT OF BEGINNING. ALL IN FRANKFORD TOWNSHIP, WILL COUNTY, ILLINOIS.

SCALE 1" = 40'

COURTYARD SUBDIVISION UNIT 1

COLORADO AVENUE

U. S. ROUTE 45

HUNT CLUB ESTATES UNIT 1

MOUNT CLUB ESTATES UNIT 2

P. I. N. 09-22-100-060

P. I. N. 09-22-100-046

UNSUBDIVIDED LAND

SURFACE FEATURES LEGEND

- ① CATCH BASIN
- ② INLET
- ③ WATER VALVE
- ④ SEWER MANHOLE
- ⑤ ELECTRICAL MANHOLE
- ⑥ I. B. T. MANHOLE
- ⑦ TRAFFIC SIGNAL
- ⑧ FIRE HYDRANT
- ⑨ UTILITY POLE
- ⑩ STREET LIGHT
- ⑪ TRAFFIC SIGNAL VAULT
- ⑫ GAS VALVE
- ⑬ ELECTRIC
- ⑭ GAS METER
- ⑮ TELEPHONE BOX
- ⑯ TRANSFORMER

GENERAL NOTES:

1. THE LEGAL DESCRIPTION, EASEMENTS AND BUILDING LINES SHOWN HEREON ARE PER TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY AND KNOWN AS NO. 1410 001382543 WB WITH AN EFFECTIVE DATE OF OCTOBER 4, 2001.
- NOTE: UTILITY INFORMATION SHOWN IS BASED ON VISIBLE SURFACE EVIDENCE ONLY.
- WARNING: BEFORE SIGNING ANY CONSTRUCTION CONTRACT D.U.L.E. FOR UTILITY STAKES AT 1-800-892-0123
3. EASEMENT PROVISIONS PER SCHEDULE B OF CHICAGO TITLE INSURANCE COMMITMENT 1410-000462853 KAS
- EXCEPTION 1 - C- UTILITY LETTERS WERE NOT PROVIDED BY CLIENT FOR OUR REVIEW
- EXCEPTION 2 - THIS INFORMATION CONTAINED THEREIN HAS NOT BEEN SHOWN
- EXCEPTION 3 - DOES NOT PERTAIN TO MATTERS OF SURVEY
- EXCEPTION 4 - DOES NOT PERTAIN TO MATTERS OF SURVEY
- EXCEPTION 5 - DOES NOT PERTAIN TO MATTERS OF SURVEY
- EXCEPTION 6 - DOES NOT PERTAIN TO MATTERS OF SURVEY
- EXCEPTION 7 - DOES NOT PERTAIN TO MATTERS OF SURVEY
- EXCEPTION 8 - DOES NOT PERTAIN TO MATTERS OF SURVEY
- EXCEPTION 9 - DOES NOT PERTAIN TO MATTERS OF SURVEY
- EXCEPTION 10 - DOES NOT PERTAIN TO MATTERS OF SURVEY
- EXCEPTION 11 - APPLIES AND AFFECTS THE PROPERTY AS SHOWN ON SURVEY
- EXCEPTION 12 - APPLIES AND AFFECTS THE PROPERTY AS SHOWN ON SURVEY
- EXCEPTION 13 - APPLIES AND AFFECTS THE PROPERTY AS SHOWN ON SURVEY
- EXCEPTION 14 - APPLIES AND AFFECTS THE PROPERTY AS SHOWN ON SURVEY
- EXCEPTION 15 - APPLIES AND AFFECTS THE PROPERTY AS SHOWN ON SURVEY
- EXCEPTION 16 - APPLIES AND AFFECTS THE PROPERTY AS SHOWN ON SURVEY
- EXCEPTION 17 - APPLIES AND AFFECTS THE PROPERTY AS SHOWN ON SURVEY
- EXCEPTION 18 - APPLIES AND AFFECTS THE PROPERTY AS SHOWN ON SURVEY
- EXCEPTION 19 - DOES NOT PERTAIN TO MATTERS OF SURVEY

TO CHICAGO TITLE INSURANCE COMPANY FOR COMMITMENT NO. 1410 001382543 WP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LANT TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND THE ALTA/ACSM/NSPS 17A, B, C, 10, AND 11A OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM AND NSPS, AND THE EFFECT ON THE DATA OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DATE OF SURVEY: NOVEMBER 26, 2001
DATE ISSUED: DECEMBER 10, 2001

COURTNEY N. SHROPSHIRE IV. PLS 2783

LAND DIVISIONS, Inc.
Professional Surveying Services

P.O. Box 835
West Dundee, Illinois 60118
(847) 551-9171 (847) 551-9193 fax

West Dundee, Illinois 60118
(847) 551-9171 (847) 551-9193 fax

Hours of Operation: Primarily 4-8pm Monday through Friday

Saturday 9am-4pm

Sunday: Closed

(would like to offer a weekly early childhood 30 minute class in the morning)

Services:

- Private piano lessons (on electric piano with volume control)
- Private guitar lessons (acoustic and electric with volume controlled by amplifier)
- Private voice lessons
- Private violin lessons
- Private ukulele lessons
- Private drum lessons on electronic drums only with controlled volume
- Early childhood music class- generally up to 10 people in one class. Volume is kept to standard speaking level



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

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

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

We will primarily be teaching private music lessons on digital/electronic instruments. Volume levels will be comparable to any other office with speaking level. Other than our business being music and sound being the concern. Nothing else will be different from a normal office. Will not be doing any entertaining as listed in zoning restrictions

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

There is not additional risk of injuries or danger from a standard office.

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

We have been in a medical building with several neighbors for almost two years with out a single complaint.

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

We are in an office building and will not be changing anything to the outside of the office. The only changes to the inside will be paint and carpet updates.

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

Yes, we function as a normal office.

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.

We will usually have about 5 people in the office, 10 on a busy time of day.

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

Yes, we will not be doing any "entertaining" as listed in zoning so we are not doing anything outside of the current zoning permits. Music school is under "entertainment" despite the fact that we will not be entertaining or making additional noise in comparison to other offices.

Main entrance

Practice/Lesson
Room

12'

10'1"

32'

Practice/Lesson
Room

9'11"

Practice/Lesson
Room

35'10"

35'10"

9'10"

Practice/Lesson
Room

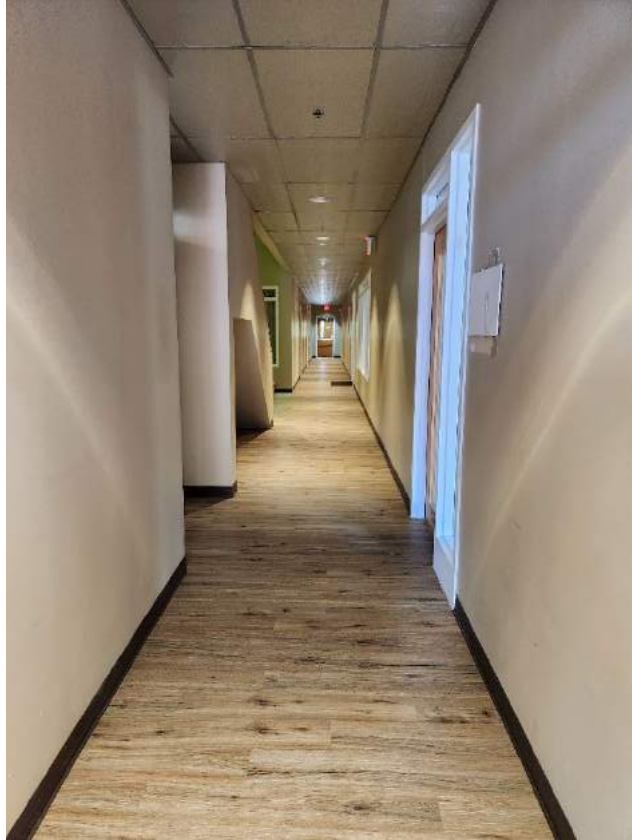
Main/waiting area

35'10"

32'







Project: 99 N. White Street (Different address to be assigned)
Meeting Type: Workshop
Request: Zoning Variation for first floor building materials, Variation to reduce the required lot area, approval of a Preliminary/Final Plat of Subdivision
Location: 99 N. White Street
Applicants: Kimberly Quinlan and John Aarts
Prop. Owners: Same as Applicants
Representatives: Same as Applicants

Site Details

Lot Size (gross): 17,377 sq. ft. +/-
Lot Size minus ROW: 13,439 sq. ft. +/-
PIN(s): 19-09-22-304-019-0000
Existing Zoning: R-2
Proposed Zoning: N/A
Buildings / Lots: 1
Total Sq. Ft.: 2,616 sq. ft.

Adjacent Land Use Summary:

| | Land Use | Comp. Plan | Zoning |
|-------------------------|-------------|------------------------------|--------|
| Subject Property | Residential | Single Fam. Attached Res. | R-2 |
| North | Residential | Single Fam. Attached Res. | R-2 |
| South | Residential | Single Fam. Res. | R-2 |
| East | Residential | Single Fam. Attached Res. | R-2 |
| West | Commercial | Mixed Use | H-1 |

Figure 1. Location Map



Project Summary

The applicants, Kimberly Quinlan and John Aarts, are proposing to construct a new single-family home on the vacant property located at 99 N. White Street. The house would be located within the Downtown Area, as illustrated in the Downtown Frankfort Residential Design Guidelines (appendix B of the 2040 Comprehensive Plan). The applicants are proposing to construct a two-story, 2,616 square foot home, which would face toward White Street. The proposed home is designed with elements of Shingle-style architecture and is finished with non-masonry, wood-composite siding.

Based on information gathered from available property records, the boundaries of the subject property extend west to the center line of White Street. The property was also never legally subdivided in accordance with the Subdivision Regulations. As such, a Plat of Subdivision is required to both create a legally subdivided lot and to formally dedicate the portion the northbound lane of White Street in front of the property to the Village. To bring the property into compliance with the Zoning Ordinance and to accommodate the proposed home, the applicant requests approval of Variations for first-floor building materials and to reduce the required R-2 District minimum lot area from 15,000 square feet to 13,439 square feet. In addition, the applicant is seeking approval of a Plat of Subdivision in order to create a lot of record.

Attachments

- Aerial Photo from Will County GIS
- Findings of Fact
- Comparison sheet of 8 other homes surrounding the subject lot, listing lot area, home style, year built, etc.
- 3-D renderings from the 2013 application
- PC/ZBA minutes from the 12.12.13 meeting
- Old plans from the 2021 application
- PC/ZBA minutes from 3.11.21 (workshop) and 5.27.21 (public hearing)
- Photographs of the site, taken by staff on 04.06.23
- Proposed Site Plan
- Proposed Building Elevations
- Proposed Floor Plans
- Proposed Preliminary and Final Plat of Subdivision

History

Based on information obtained from the Will County Supervisor of Assessments, the PIN associated with 99 N. White Street was created on April 25th, 1989, which occurred after the Village of Frankfort adopted its Land Subdivision Regulations in 1976. Based on parcel dimensions as shown on Will County GIS and relevant pages of the Will County Tax Maps, staff believes it is likely that 99 N. White Street may have been improperly divided from 99 E. Bowen Street and sold as its own parcel of land. Staff has not done an exhaustive public document search to determine when the parcel was sold and by whom.

Previous property owners have requested relief from the requirements of the Zoning Ordinance for 99 N. White Street on at least two other occasions in the past decade. Both cases are summarized briefly below, and available records are attached for reference.

2013 Application (Knecht Residence)

Variation Requests:

- Reduce front yard setback from 30 feet to 18.5 feet;
- Reduce corner side yard setback from 30 feet to 20.25 feet;
- Increase maximum lot coverage from 20% to 24.03%; and,
- Permit the use of non-masonry building materials on the first floor (Hardie-board).

Plan Commission Public Hearing (December 12th, 2013):

- There was some discussion at this meeting about what would happen to the parking spaces along White Street. Staff explained to the Plan Commission that adjustments would be made as necessary.
- Each request received an unanimously favorable recommendation to the Village Board.

Village Board Meeting (December 16th, 2013):

- All requests were approved at the Village Board Meeting as part of the Unanimous Consent Agenda.

2021 Application (Michau-Bertrand Residence)

Variation Requests:

- Permit the use of non-masonry building materials on the first floor; and,
- Reduce rear yard setback from 30 feet to 23.4 feet.

Plan Commission Workshop (March 11th, 2021):

- There was some discussion on the orientation of the driveway as proposed at the workshop.
- The applicants and Commissioners discussed the details of the proposed building materials, including color, style, and type.

- There was some discussion of how the subject property might better align with the neighboring properties with respect to the front yard setback.
- The Plan Commission discussed the location of the proposed driveway, which was to be located on the south side of the property, and the nearby AT&T utility boxes.

Plan Commission Public Hearing (May 27th, 2021):

- Changes from the Workshop include changing the proposed driveway from an ‘S’ shape to a hammerhead shape, using two different brands of siding to add visual variety, and replacing the previously proposed stone chimney with a brick chimney.
- There was some discussion about which trees would be removed from the property, and the applicants indicated that they did not intend to remove any trees.
- There was also discussion about the water line which would need to be relocated for 99 E. Bowen Street, which would be handled when the applicants were closer to starting construction.
- Both requests received unanimously favorable recommendations from the Plan Commission.

Village Board Meeting (June 7th, 2021):

- Both variations were approved by the Village Board as part of the Unanimous Consent Agenda.

Analysis

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

Address

- Immediately to the east of 99 N. White Street is a property with the address 99 E. Bowen Street. In order to prevent future visitors to either property confusing the neighboring properties for one another, the Village will assign a new address number to 99 N. White Street. At the time of writing, that number is yet to be determined, but will need to be approved by the Will County 9-1-1 System Office.

Building Materials Variance

- The Village of Frankfort Zoning Ordinance requires that all homes within the R-2 zoning district be constructed with the entire first floor finished in masonry.
- The applicants propose to construct a two-story home finished with a combination of staggered shingle composite siding and horizontal composite siding. While the home does not fall neatly into any one architectural category, it does include elements of homes designed in the Shingle architectural style, which were popular between 1880 and 1910.
- Building materials variances are regularly approved in the downtown area as many of the homes were constructed prior to the adoption of current ordinance requirements.
- The homes on this block of White Street are constructed mostly of non-masonry siding. Two (2) of the total 19 single-family homes have masonry (brick) construction on White Street between La Grange Road and Elwood Street. This equates to 11% of the homes having masonry construction and complying with the R-2 first-floor building materials requirement.
- The proposed non-masonry construction is consistent with the recommendations of the Downtown Residential Design Guidelines which require that building materials be appropriate to the architectural style of the home and encourages the use of non-masonry materials when appropriate for that architectural style. One of the defining characteristics Shingle-style architecture is the use of wood siding. Wood shingle composite siding (which has the appearance of wood siding) is proposed on the White Street façade, and all other sides of the house would have horizontal wood composite siding.

Downtown Residential Design Guidelines

Architectural Style

- The guidelines require homes adhere to a single historic architectural style. While the design of this home does not fit neatly into any architectural style, it does include some elements of Shingle-style homes, which were popular from 1880 to 1910. Those elements include the use of shingle siding on the White Street façade, strips of three or more windows, and plain porch supports.

Building Materials

- The guidelines require building materials be appropriate to the architectural style of the home and encourage the use of non-masonry materials when appropriate for the architectural style. The use of non-masonry shingle style siding is consistent with the architectural style of the home.
- The guidelines encourage the use of a combination of different materials to create texture and charm. A combination of horizontal composite siding and shingle composite siding is proposed.

Lot Size Variance and Plat of Subdivision

- Currently, 99 N. White Street has an area of approximately 17,377 square feet (a rectangle roughly 117.5' by 147.89'). However, the western property line extends to the center line of White Street, meaning that about 3,877 square feet, or about 22%, of the property is comprised of White Street, the parkway, and the sidewalk.
- The submitted Preliminary and Final Plat of Subdivision would legally dedicate the 3,877 square feet which is improved as public right-of-way. This results in a remaining property with an area of 13,439 square feet, which is smaller than the minimum required lot size in the R-2 districts, which is 15,000 square feet. A variation is necessary from both Article 6, Section B, Part 1 of the Zoning Ordinance and Section 6.2-5 of the Land Subdivision Regulations.
- Despite the smaller lot area, the proposed home meets all the required setbacks for all four yards on the 13,439 square foot lot.

Site Layout

Building

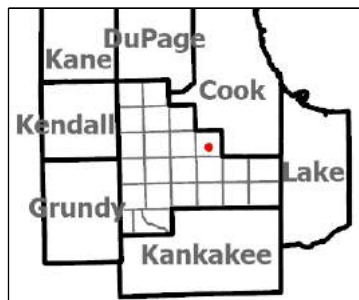
- Per the Zoning Ordinance, the front lot line of a corner lot is the shortest line adjacent to a street right-of-way. Currently (i.e., prior to subdividing the property), the property has a lot line along White Street and a lot line along Bowen Street. The lot line on White Street is 116.45 feet long, while the line on Bowen Street is 147.89 feet long, making White Street the front lot line.
- As noted above, the subject property includes the northbound lane of White Street, which will be dedicated as public right-of-way through the submitted Plat of Subdivision. This reduces the length of the property line along Bowen Street by 33 feet. After the right-of-way is dedicated, the Bowen Street lot line will be 114.89 feet in length. This will make the lot line approximately 18 inches shorter than the White Street lot line and thus the new front lot line, per the Zoning Ordinance. However, the "front" of the building will remain facing White Street.
- Taking the new lot dimensions into account, there are now two ways to look at each yard on the property. One way of describing the yards is drawn from the Zoning Ordinance, based on the definitions of lot lines and yards laid out therein. The other is based on how one would label each yard in relation to the orientation of the house. Two attachments are included to illustrate the difference between these two perspectives.

Garage

- The design guidelines require garages be designed in a manner so as to not to compromise the architectural integrity of the proposed home and not dominate any façade which faces a public street. The guidelines also encourage the use of alley-oriented garages where available. Based on the Zoning Ordinance definitions for the different yards on the property, the applicants are proposing an attached side-loading, rear-facing garage on the north end of the building.
- The guidelines suggest the use of narrow one-car wide driveways at the point of connection to the public right-of-way and that driveway flares be utilized to increase the driveway width closer to the garage. The proposed driveway is 10' wide at the property line and widens to 25.51' in front of the garage door. For reference, a maximum width of 28' is permitted in the R-2 district.
- There are four public parking spaces along White Street that abut the subject property. In order to construct the home and the driveway as shown on the site plan, the northernmost parking space would need to be removed. The Traffic Advisory Committee (TAC) met on March 29th, and voted to recommend that the northernmost on-street parking space be allowed to be removed to accommodate the proposed driveway.
- At least one tree will be removed in order to accommodate the proposed driveway. Per the submitted site plan, one existing Silver Maple in the northwest corner of the property will be removed. Staff has confirmed with the applicants that the second Silver Maple on the north end of the property will remain.
- Silver Maples are included in the list of Unacceptable Trees found in Appendix G of the Landscape Ordinance. This means that the applicants do not need Village approval in order to remove them. Additionally, there are no provisions of the Landscape Ordinance which require the property owner to plant replacement trees.
- The proposed Site Plan illustrates an attached garage. Although detached garages are preferable per the design guidelines, the nature of the corner lot makes the placement of a detached garage difficult. If the garage were detached from the house, it would become an accessory structure and would be subject to different requirements. A detached garage would have to maintain a 10' setback from the rear yard or side yard property lines and must also be set back at least 30' from the White Street or Bowen Street property lines. Detached garages must also maintain a 10' separation from the house.



Aerial Photo - 99 N. White Street



Legend

- Address Points
- Roadways
 - Federal
 - State
 - County
 - Local and Private
- Parcels
- Townships

Notes

Date: 4/7/2023

1: 1,128

0 0.02 0.04 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

RECEIVED

By aduffin at 9:31 am, Feb 17, 2023

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;

understood.

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

n/a

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

*no we believe it follows suit with
rest of homes.*

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;

*would lose curb appeal and not fit overall
aesthetic of neighborhood.*

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;

we see a lot of homes in downtown Frankfort with 1st floor building material not

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property; ^{brick} (masonry)
no, it's for the charm & character of area/home.

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

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;

no, it will suit nicely.

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

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.

no.

Address: 99 BOWEN ST

Land Type: Homesite Standard Lot

Lot Area (SF): 16,197

Physical Characteristics

Style: 40 Ranch

Year Built: 1944

Gross Living Area: 2,403

Address: 22 BOWEN ST

Land Type: Homesite Standard Lot

Lot Area (SF): 19,140

style: One and 1/2 Story

Occupancy: Single family

Year Built: 1940

Gross Living Area: 1,568

31 E Bowen

Lot Area (SF): 16,777

Occupancy: Single family

Improvement Type: DWELLING

Model:

Year Built: 1970

Gross Living Area: 2,224

Exterior: Brick Wood siding

Address: 34 BOWEN ST

City: FRANKFORT

Neighborhood: SMITH'S ADD'N-EISENBRANDT'S

Land Type: Homesite Standard Lot

Lot Area (SF): 8,137

Style: 40 Ranch

Year Built: 1964

Gross Living Area: 1,488

Exterior: Wood siding

Address: 34 BOWEN ST

City: FRANKFORT

Neighborhood: KEAN AVE ESTATES-CLAYES SUB

Lot Area (SF): 18,739

Style: 40 Ranch

Year Built: 1939

Gross Living Area: 1,128

Exterior: Wood siding

49 N White (couldn't find new sq. footage but at least doubled * from this when remodeled a few years ago)**

Occupancy: Single family

Year Built: 1910

Gross Living Area: 1,764***

115 WHITE ST

Neighborhood: KEAN AVE ESTATES-CLAYES SUB

Land Type: Homesite Standard Lot

Lot Area (SF): 23,690

Year Built: 1944

Gross Living Area: 852

Address: 117 WHITE ST

Neighborhood: KEAN AVE ESTATES-CLAYES SUB

Land Type: Homesite Standard Lot

Lot Area (SF): 23,704

Style: 50 Newer Mixed Story

Year Built: 1890

Gross Living Area: 1,460

Exterior: Wood siding

Old Plans and Minutes from 2013

OLD - 2013



**KNECHT RESIDENCE
FRANKFORT, ILLINOIS**

OLD - 2013



**KNECHT RESIDENCE
FRANKFORT, ILLINOIS**

OLD - 2013



**KNECHT RESIDENCE
FRANKFORT, ILLINOIS**

Public Hearing – Knecht Variance (Ref. # 105)

Public Hearing Request: Variances for front yard setback from 30 feet to 18.5 feet, corner side yard setback from 30 feet to 20.25 feet, lot coverage from 20% to 24.03%, and first floor building materials to permit the use of Hardi-board siding in the construction of a new single family home on the property located at 99 S. White Street

Planner Lee presented the staff report and provided an overview of the request. Mr. Lee noted that revisions were made to the floor plan of the second floor to comply with the square footage requirements of the R2 district, however the changes would not affect the requested variances. The applicants were present as was the architect Chris Bakutis. Mr. Bakutis presented the revised second floor plans, stating one of the rooms was reshaped and expanded. The applicant provided no additional information.

Motion (#2): Close Public Hearing

Motion by: Matlock Seconded by: Anstett

Approved (6-0)

During the Plan Commission discussion:

- Commissioner Matlock questioned what would happen to the existing parking spaces along White Street adjacent to the home. Planner Lee stated the driveway would likely result in a need to relook at the striping in the area and adjustments will be made as necessary.
- Commissioners questioned the notification process. Planner Lee explained that all property owners within 250' of the subject property were notified and noted that the neighbor to the east, Scott Gallatin, was in attendance.
- Commissioners expressed their approval of the proposed architecture and commended the applicant's efforts to preserve existing trees on the property.

Motion (#3): Recommend the Village Board approve a front yard setback variance from 30 feet to 18.5 feet along the western property line to permit the construction of a single family home on the property located at 99 S White Street in accordance with the reviewed plans and public testimony

Motion by: Hanlon Seconded by: Matlock

Approved (6-0)

Motion (#4): Recommend the Village Board approve a corner side yard setback variance from 30 feet to 20.25 feet along the southern property line to permit the construction of a single family home on the property located at 99 S White Street in accordance with the reviewed plans and public testimony.

Motion by: Matlock Seconded by: Anstett

Approved (6-0)

Motion (#5): Recommend the Village Board approve a lot coverage variance from 20% to 24.03% to permit the construction of a single family home located at 99 S Whit Street in accordance with the reviewed plans and public testimony

Motion by: Matlock Seconded by: Hanlon
Approved (6-0)

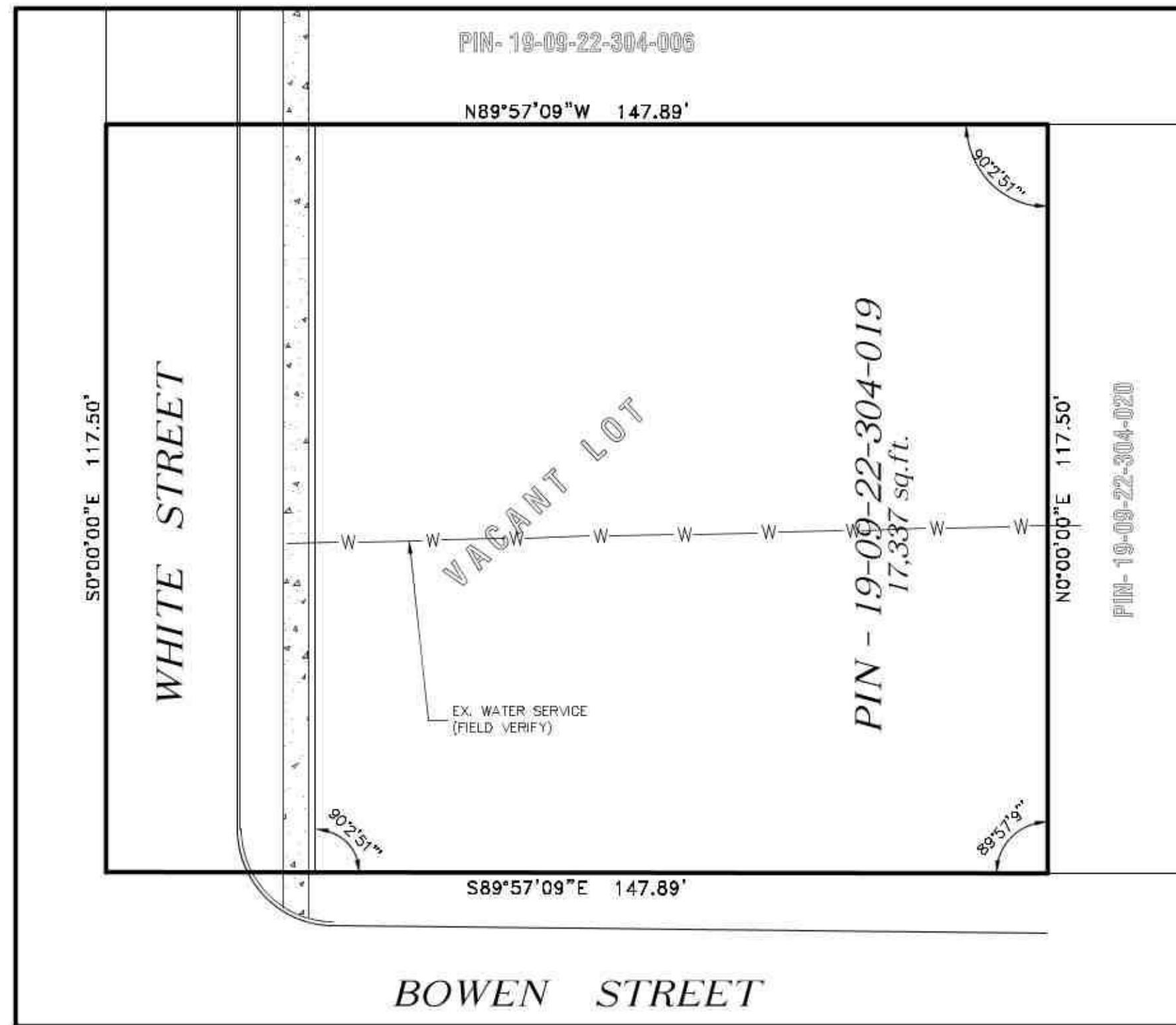
Motion (#6): Recommend the Village Board approve a first floor building materials variance to permit the use of Hardie Board siding on the first floor of a single family home on the property located at 99 S White Street in accordance with the reviewed plans and public testimony.

Motion by: Anstett Seconded by: Matlock
Approved (6-0)

Old Plans and Minutes From 2021 - March Workshop

OLD - MARCH
2021





EXISTING CONDITIONS

SCALE: 1"=20'

LAND DESCRIPTION

THE WEST 147.89 FEET OF THE NORTH 117.50 FEET OF
THE SOUTH 793.33 FEET OF THE SOUTHWEST QUARTER
OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF
THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE
INDIAN BOUNDARY LINE, IN WILL COUNTY, ILLINOIS

BULK REQUIREMENTS TABLE

| | | |
|--|----------------------------|------------------------------|
| TOTAL AREA (NET AFTER R.O.W. DEDICATION) | = | 13,500 SQ.FT. |
| EXISTING / PROPOSED ZONING: | R-2 | |
| EXISTING / PROPOSED USE: | SINGLE-FAMILY RESIDENTIAL | |
| | <u>REQUIRED</u> | <u>REQUESTED VARIANCE</u> |
| MINIMUM FRONT YARD | 30 FT | NONE |
| MINIMUM SIDE YARD | 10 FT MIN (TOTAL OF 25-FT) | NONE |
| MINIMUM REAR YARD | 30 FT | 23 FT |
| MINIMUM LOT AREA | 15,000 SQ.FT. | 13,500 SQ.FT. |
| MAXIMUM LOT COVERAGE | 20% | NONE (2706 / 13,500 = 20.0%) |

NOTES:

1. Building setback lines (BSL) shown are per zoning. Property is zoned in the R-2 district, setbacks are subject to review and variance approval by Village. Current zoning and approved variances of property should be verified prior to construction.
2. All right of way and/or off-site disturbed areas shall be restored to existing conditions or better, if necessary.
3. Building footprint provided by others, and should be checked prior to construction. Refer to architectural plans for actual building footprint dimensions.
4. Existing lot and dimensions taken from survey completed by others. No survey work completed by MG2A for this plan. Field verify locations and information prior to starting construction.
5. Building location should be established by measuring from surveyed property lines and checked by measuring distances to opposing property lines. Building setback line should be staked in the field to verify footprint location on the lot.
6. All proposed sanitary sewer service line installation work will comply with all local sanitary sewer specifications and requirements. No visible service locations were found by MG2A, unless otherwise shown.
7. Prior to Excavation call Joint Utilities Location Information for Excavations "J.U.L.I.E."
1-800-892-0123

THE EXISTING GROUND CONTOURS ARE BASED UPON A TOPOGRAPHIC SURVEY OF THE ORIGINAL GROUND. ANY DISTURBED AREAS SHALL BE GRADED TO MATCH THE ORIGINAL GROUND TOPOGRAPHY AND PROPOSED GROUND CONTOURS. THE TOPOGRAPHY OF DISTURBED AREAS SHALL BE CHECKED BY THE INDIVIDUAL BUILDER.

DUE TO THE UNCERTAINTY OF SEASONAL GROUND WATER TABLES AND THE GEOPHYSICAL CONDITIONS AFFECTING GROUND WATER MOVEMENT, M. GINGERICH GEREACH & ASSOCIATES TAKES NO RESPONSIBILITY FOR THE MANAGEMENT OF GROUND WATER ASSOCIATED WITH SUB-GRADE CONSTRUCTION. BASEMENTS OR OTHER LIKE FACILITIES CONSTRUCTED BELOW THE FINISHED SURFACE GRADE OF THE PROPERTY ARE AT THE RISK OF THE BUILDER/OWNER



SITE LOCATION MAP









NO SCALE



RECEIVED

By Christopher Gruba at 11:55 am, Feb 19, 2021

LEGEND

| | | | |
|---|----------------|---|---|
|  | FOUND IRON ROD |  | - PROPOSED FLOW DIRECTION ARROW |
|  | SET MAG NAIL |  | - PROPOSED SPOT ELEVATIONS |
| 7.77' | MEASURED DATA | FGF-XXX.XX | - SUGGESTED FINISHED GARAGE FLOOR ELEVATION |
| (7.77) | RECORDED DATA | T/F-XXX.XX | - SUGGESTED TOP OF FOUNDATION ELEVATION |
|  | CONCRETE |  | - NEW DRIVEWAY / WALK |
|  | ASPHALT | | |
|  | AGGREGATE | | |

ABBREVIATIONS

P.U. or P.U.E. - PUBLIC UTILITY EASEMENT

ABBREVIATIONS

P.U. or P.U.E. - PUBLIC UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
B.S.L. - BUILDING SETBACK LINE
HMA - HOT MIX ASPHALT

| | |
|-----------|-----|
| DESIGN: | BPH |
| DRAWING: | NIB |
| CHECKED: | BPH |
| APPROVED: | BPH |

99 N. WHITE STREET
FRANKFORT, ILLINOIS

PRELIMINARY SITE PLAN

SHEET NO.

1 OF 1

JOB NO. 21-073

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EXISTING CONDITIONS

SCALE: 1"=20'

LAND DESCRIPTION

THE WEST 147.89 FEET OF THE NORTH 117.50 FEET OF
THE SOUTH 793.33 FEET OF THE SOUTHWEST QUARTER
OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF
THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE
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| EXISTING / PROPOSED USE: | SINGLE-FAMILY RESIDENTIAL | |
| | <u>REQUIRED</u> | <u>REQUESTED VARIANCE</u> |
| MINIMUM FRONT YARD | 30 FT | NONE |
| MINIMUM SIDE YARD | 10 FT MIN (TOTAL OF 25-FT) | NONE |
| MINIMUM REAR YARD | 30 FT | 23 FT |
| MINIMUM LOT AREA | 15,000 SQ.FT. | 13,500 SQ.FT. |
| MAXIMUM LOT COVERAGE | 20% | NONE (2,706 / 13,500 = 20.0%) |

NOTES:

1. Building setback lines (BSL) shown are per zoning. Property is zoned in the R-2 district, setbacks are subject to review and variance approval by Village. Current zoning and approved variances of property should be verified prior to construction.
2. All right of way and/or off-site disturbed areas shall be restored to existing conditions or better, if necessary.
3. Building footprint provided by others, and should be checked prior to construction. Refer to architectural plans for actual building footprint dimensions.
4. Existing lot and dimensions taken from survey completed by others. No survey work completed by MG2A for this plan. Field verify locations and information prior to starting construction.
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7. Prior to Excavation call Joint Utilities Location Information for Excavations "J.U.L.I.E." 1-800-892-0123

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DUE TO THE UNCERTAINTY OF SEASONAL GROUND WATER TABLES AND THE GEOPHYSICAL CONDITIONS AFFECTING GROUND WATER MOVEMENT, M. GINTERICH GEREAX & ASSOCIATES TAKES NO RESPONSIBILITY FOR THE MANAGEMENT OF GROUND WATER ASSOCIATED WITH SUB-GRADE CONSTRUCTION, BASEMENTS OR OTHER LIKE FACILITIES CONSTRUCTED BELOW THE FINISHED SURFACE GRADE OF THE PROPERTY ARE AT THE RISK OF THE BUILDER/OWNER.



SITE LOCATION MAP











NO SCALE




RECEIVED

By Christopher Gruba at 11:55 am, Feb 19, 2021

LEGEND

| | | | |
|---|----------------|---|---|
|  | FOUND IRON ROD |  | - PROPOSED FLOW DIRECTION ARROW |
|  | SET MAG NAIL |  | - PROPOSED SPOT ELEVATIONS |
|  | MEASURED DATA | FGF-XXX.XX | - SUGGESTED FINISHED GARAGE FLOOR ELEVATION |
|  | RECORDED DATA | T/F-XXX.XX | - SUGGESTED TOP OF FOUNDATION ELEVATION |
|  | CONCRETE |  | - NEW DRIVEWAY / WALK |
|  | ASPHALT | | |
|  | AGGREGATE | | |

[illegible]

CIVIL ENGINEERING
SURVEYING

M GINGERICH GEREAX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25620 S. GOUGAR RD. | MANHATTAN, IL. 60442

| | |
|-----------|-----|
| DESIGN: | BPH |
| DRAWING: | N/B |
| CHECKED: | BPH |
| APPROVED: | BPH |

99 N. WHITE STREET
FRANKFORD, ILLINOIS

PRELIMINARY SITE PLAN

SHEET NO.

1 OF 1

JOB NO. 21-073

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WEST ELEVATION (FRONT - WHITE STREET)



SOUTH ELEVATION - BOWEN STREET



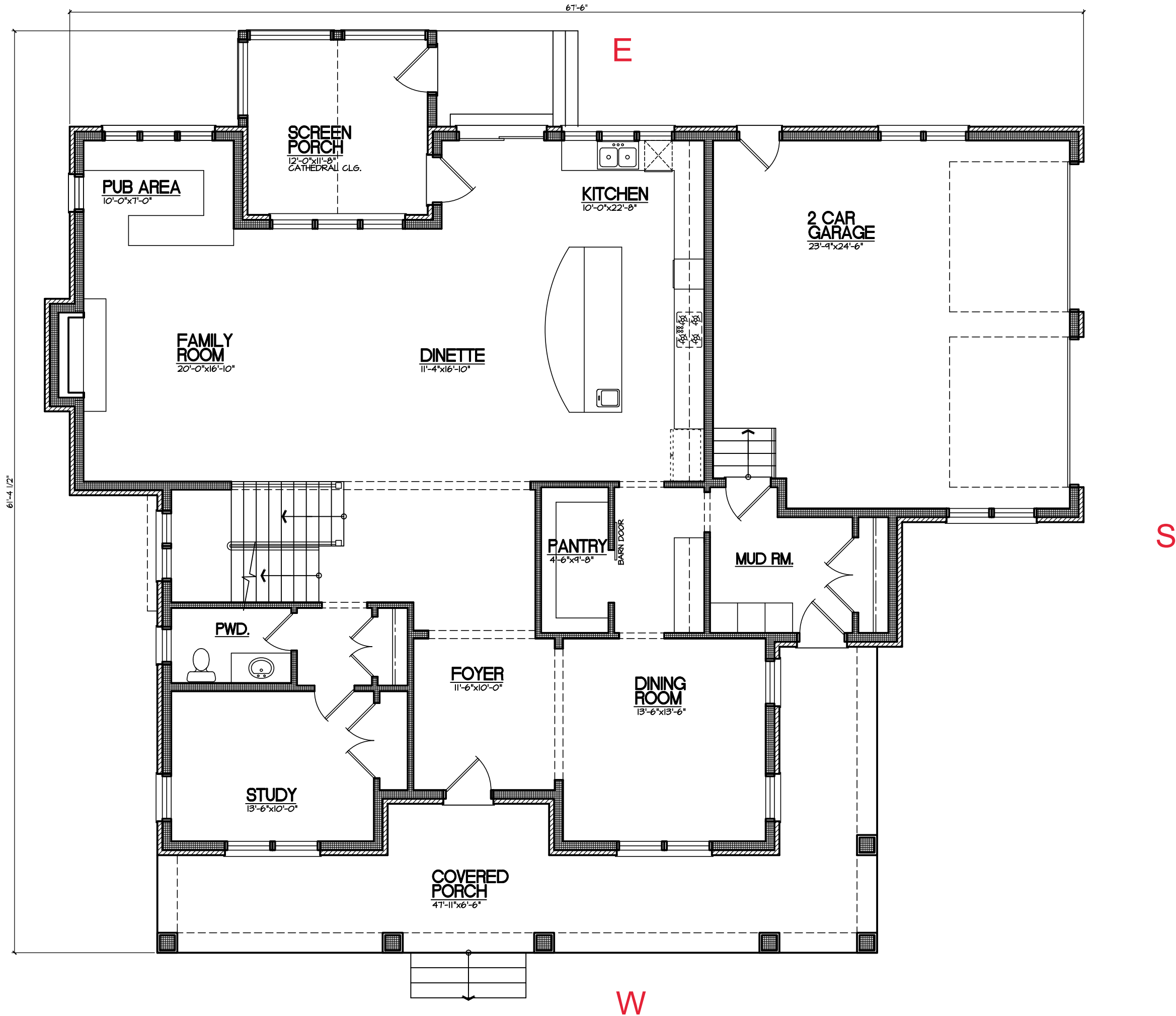
EAST ELEVATION



OLD - MARCH
2021

NORTH ELEVATION





FIRST FLOOR PLAN - 2,017 SF
GARAGE - 628 SF
F.A.R. - 2,645 SF (2,645 ALLOW)
TOTAL LIVING AREA - 4,091 SF

REC 2.8.21
SECOND FLOOR

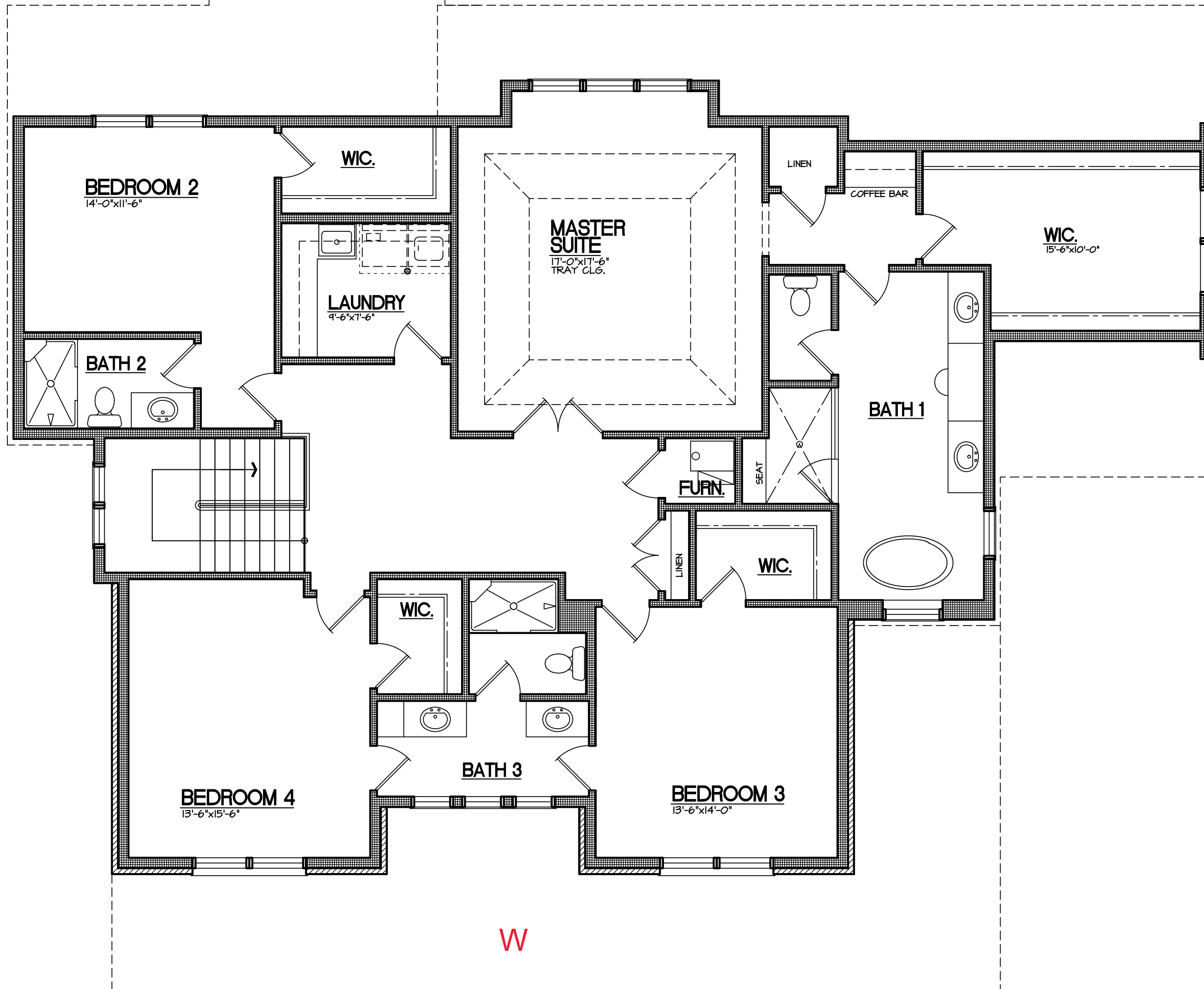
OLD - MARCH
2021

N

E

S

W



SECOND FLOOR PLAN - 2,074 SF

1/4" = 1'-0"

Workshop: 99 N. White Street

Future Public Hearing Request: New construction of a single-family dwelling within Downtown Frankfort, zoned R-2, requiring at least two variances.

Senior Planner, Christopher Gruba, presented the staff report and provided an overview of the request noting that the request provides for 20% lot coverage, which is the maximum permitted coverage in this zone district. The applicants, Mark Michau and Christy Bertrand, were present for discussion and noted that the request is on an undersized lot and are possibly looking to make changes to the driveway from a curved driveway to straight if able to shift everything to the west.

During the Plan Commission Discussion:











- Commissioner Michuda noted to the applicants to look at their options with the driveways since curved driveways could be difficult to some when driving in reverse;
- Chair Rigoni noted if applicants move the home further west closer to White Street, they will possibly eliminate the need for the rear yard setback variance request, but then require a front yard setback variance;
- Commissioner Markunas noted based on the site map the home will need to be moved west approximately 25 feet to clear the electrical boxes on the south side of the street;
- Commissioner Michuda questioned the applicant if there are any color renderings for the building materials. Applicant noted that at this point they are choosing earth tone colors similar to the picture provided in the staff report;
- Commissioners discussed building materials on the proposal. Applicant noted they are proposing a continuous wood shingle wall cladding on the front façade facing White Street and the corner side of the house facing East Bowen Street. Commissioners suggested to incorporate the same material on the north and east sides of the home. Applicant noted they will be using Hardie Shake and Hardie Board throughout the home;
- Chair Rigoni requested staff to provide study of similar requests for the public hearing review;
- Commissioner Michuda noted her concern with the height and scale of the proposal. Applicant noted the builder is aware of the requirements and will be working with builder to meet the requirements. Mr. Lecas noted the proposed height appeared to be 35 feet tall and noted that the home to the south of the proposal seems to be between 32-35 feet tall;
- Commissioner Markunas questioned the building materials for the columns proposed for the front entrance of the home. Applicant noted they are open to suggestions.

- Commissioner Markunas suggested for the builder to look at the guidelines for acceptable materials;
- Chair Rigoni suggested for the applicant to verify the floor plan from the preliminary site plan since the scale of the garage looks much larger on the site plan;
 - Commissioner Hogan questioned the applicant if the mature trees will be preserved. Applicant noted they are looking to keep the trees;
 - Commissioner Michuda suggested for the applicant to contact AT&T and find out if the electrical boxes on the South side of the street can be moved over to adjust the location of the driveway moving it further west and questioned who is responsible to pay for the relocation. Resident, Steve Lecas residing at 90 Lawndale Blvd suggested for the applicant to contact AT&T but noted it is the owner's responsibility to pay to move the feeder boxes;
 - Commissioners discussed the setbacks noting that they should stay in line with the other homes and suggested for the applicant to look at their options to shift the home to the west closer to White Street and provide updated plans for the public hearing;

Mark Adams and Danette Muscarella members of the Old Town Homeowners Association suggested for Plan Commission members to review the proposal and keep in mind the 2040 Comprehensive plan and questioned if the HOA approval was not required for the workshop. Chair Rigoni reiterated that the approval is not required for workshop but will be required for the public hearing.

Old Plans and Minutes from 2021- May Public Hearing



| | | | |
|---|----------------|---|---|
|  | FOUND IRON ROD |  | - PROPOSED FLOW DIRECTION ARROW |
|  | SET MAG. NAIL |  | - PROPOSED SPOT ELEVATIONS |
| 7.77' | MEASURED DATA | FGF-XXX.XX | - SUGGESTED FINISHED GARAGE FLOOR ELEVATION |
| (7.77') | RECORDED DATA | T/F-XXX.XX | - SUGGESTED TOP OF FOUNDATION ELEVATION |
|  | CONCRETE |  | - NEW DRIVEWAY / WALK |
|  | ASPHALT |  | - EX. CONIFEROUS TREE |
|  | AGGREGATE |  | - EX. DECIDUOUS TREE |



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THE WEST 147.89 FEET OF THE NORTH 117.50 FEET OF
THE SOUTH 793.33 FEET OF THE SOUTHWEST QUARTER
OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF
THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE
INDIAN BOUNDARY LINE, IN WILL COUNTY, ILLINOIS

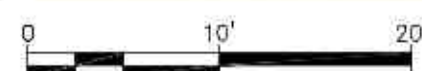
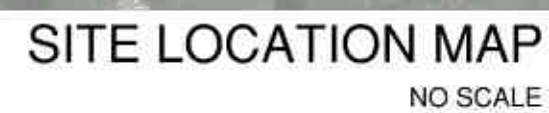
| | | |
|--|---|---------------------------|
| TOTAL AREA (NET AFTER R.O.W. DEDICATION) | = | 13,500 SQ.FT. |
| EXISTING / PROPOSED ZONING: | | R-2 |
| EXISTING / PROPOSED USE: | | SINGLE-FAMILY RESIDENTIAL |










| | <u>REQUIRED</u> | <u>REQUESTED VARIANCE</u> |
|----------------------|----------------------------|-------------------------------|
| MINIMUM FRONT YARD | 30 FT | NONE |
| MINIMUM SIDE YARD | 10 FT MIN (TOTAL OF 25-FT) | NONE |
| MINIMUM REAR YARD | 30 FT | 23 FT |
| MINIMUM LOT AREA | 15,000 SQ.FT. | 13,500 SQ.FT. |
| MAXIMUM LOT COVERAGE | 20% | NONE (2,706 / 13,500 = 20.0%) |

1. Building setback line (BSL) shown are per zoning. Property is zoned in the R-2 district, setbacks are subject to review and variance approval by Village. Current zoning and approved variances of property should be verified prior to construction.
2. All right of way and/or off-site disturbed areas shall be restored to existing conditions or better, if necessary.
3. Building footprint provided by others, and should be checked prior to construction. Refer to architectural plans for actual building footprint dimensions.
4. Existing lot and dimensions taken from survey completed by others. No survey work completed by MG2A for this plan. Field verify locations and information prior to starting construction.
5. Building location should be established by measuring from surveyed property lines and checked by measuring distances to opposing property lines. Building setback line should be staked in the field to verify footprint location on the lot.
6. All proposed sanitary sewer service line installation work will comply with all local sanitary sewer specifications and requirements. No visible service locations were found by MG2A, unless otherwise shown.
7. Prior to Excavation call Joint Utilities Location Information for Excavations "J.U.L.I.E."
1-800-892-0123

THE EXISTING GROUND CONTOURS ARE BASED UPON A TOPOGRAPHIC SURVEY OF THE ORIGINAL GROUND. ANY DISTURBED AREAS SHALL BE GRADED TO MATCH THE ORIGINAL GROUND TOPOGRAPHY AND PROPOSED GROUND CONTOURS. THE TOPOGRAPHY OF DISTURBED AREAS SHALL BE CHECKED BY THE INDIVIDUAL BUILDER.

DUE TO THE UNCERTAINTY OF SEASONAL GROUND WATER TABLES AND THE GEOPHYSICAL CONDITIONS AFFECTING GROUND WATER MOVEMENT, M. GINTERICH & ASSOCIATES TAKES NO RESPONSIBILITY FOR THE MANAGEMENT OF GROUND WATER ASSOCIATED WITH SUB-GRADE CONSTRUCTION, BASEMENTS OR OTHER LIKE FACILITIES CONSTRUCTED BELOW THE FINISHED SURFACE GRADE OF THE PROPERTY ARE AT THE RISK OF THE BUILDER/OWNER



| LEGEND | |
|---|---|
|  | FOUND IRON ROD |
|  | SET MAG NAIL |
| 7.77' | MEASURED DATA |
| (7.77') | RECORDED DATA |
|  | CONCRETE |
|  | ASPHALT |
|  | AGGREGATE |
|  | - PROPOSED FLOW DIRECTION ARROW |
| PXXX.Xx | - PROPOSED SPOT ELEVATIONS |
| FGF-XXX.XX | - SUGGESTED FINISHED GARAGE FLOOR ELEVATION |
| T/F-XXX.XX | - SUGGESTED TOP OF FOUNDATION ELEVATION |
|  | - NEW DRIVEWAY / WALK |
|  | - EX. DECIDUOUS TREE |
|  | - EX. CONIFEROUS TREE |

[illegible]

**CIVIL ENGINEERING
SURVEYING**

MGA²

MM GINGERICH GEREUX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25620 S. GOUGAR RD. | MANHATTAN, IL 60442

| | |
|-----------|-----|
| DESIGN: | BPH |
| DRAWING: | NIB |
| CHECKED: | BPH |
| APPROVED: | BPH |

99 N. WHITE STREET
FRANKFORT, ILLINOIS

PRELIMINARY SITE PLAN

SHEET NO.

1 OF 1

JOB NO. 21-073

Received 4.23.21

Old - May 2021



RECEIVED

By Christopher Gruba at 5:08 pm, Apr 28, 2021

Old - May 2021

FRONT (WEST FACADE)



SOUTH ELEVATION - BOWEN STREET



RECEIVED

By Christopher Gruba at 5:09 pm, Apr 28, 2021

Old - May 2021

REAR (EAST FACADE)



RECEIVED

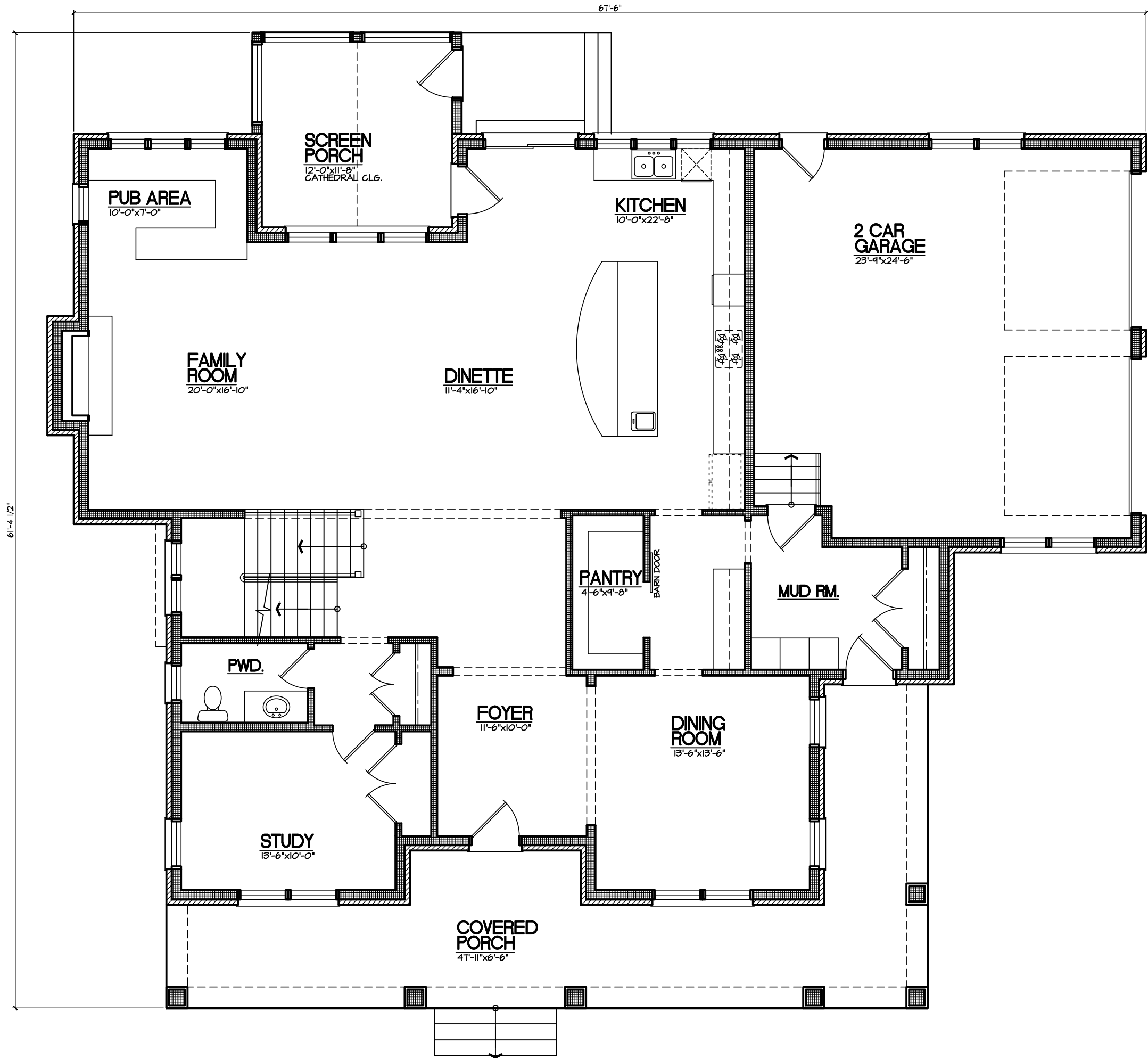
By Christopher Gruba at 5:10 pm, Apr 28, 2021

Old - May 2021

SIDE (NORTH FACADE)



FIRST FLOOR

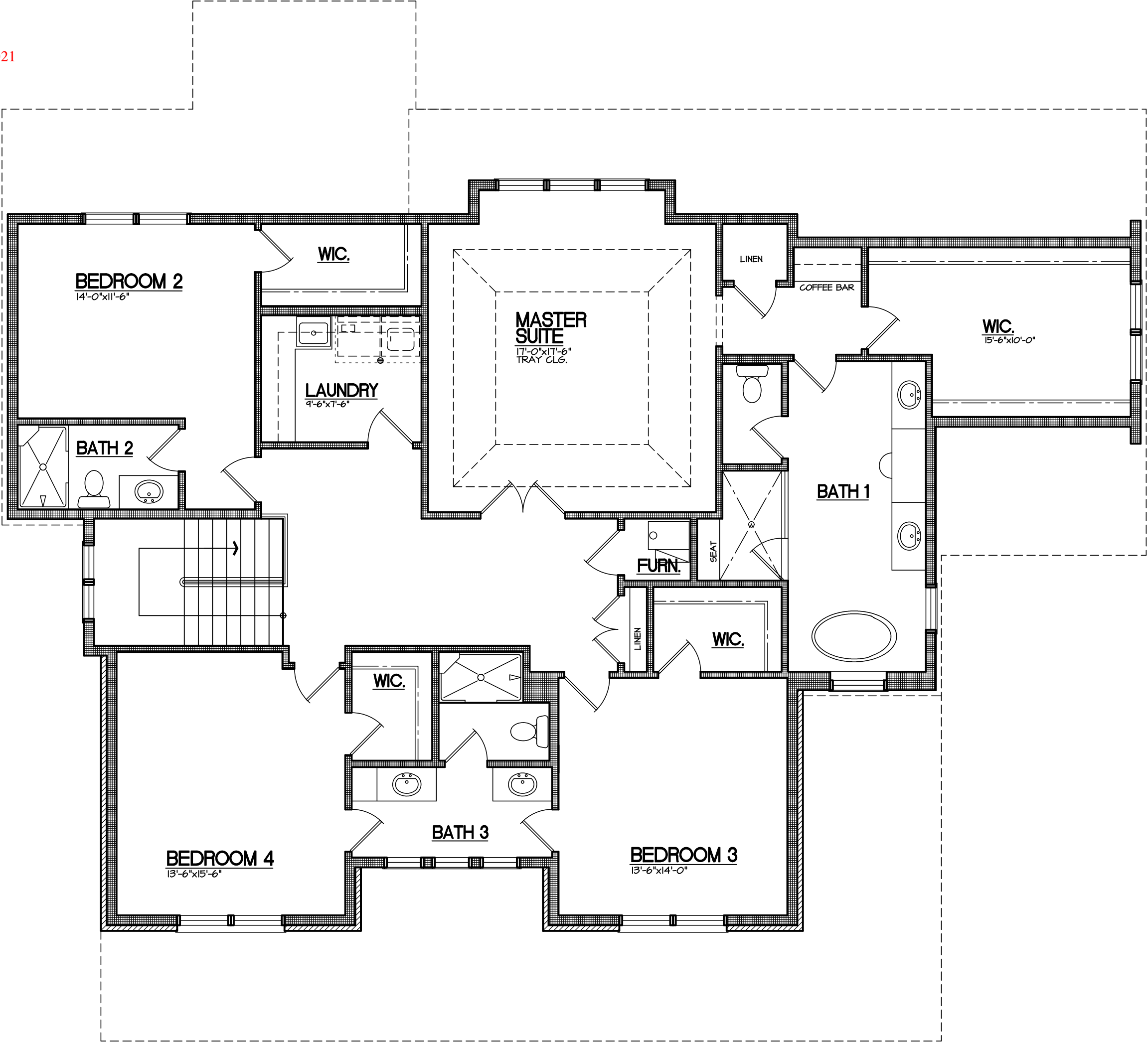


FIRST FLOOR PLAN - 2,017 SF

GARAGE - 628 SF
F.A.R. - 2,645 SF (2,645 ALLOW)
TOTAL LIVING AREA - 4,091 SF

1/4" = 1'-0"

SECOND FLOOR



SECOND FLOOR PLAN - 2,074 SF 1/4" = 1'-0"

Public Hearing Request: 99 N. White Street – Michau/Bertrand Variance (Ref. # 104)

Public Hearing Request: Two (2) variances in the R-2 zoning district to permit the construction of new single-family residential dwelling, located at 99 N. White Street. The variances would permit a 23.4' rear yard setback whereas 30' is required and permit the use of non-masonry siding.

Senior Planner, Christopher Gruba, presented the staff report and provided an overview of the request. This proposal was originally held as a Plan Commission/Zoning Board of Appeals workshop on March 11, 2021. Since that meeting, the applicants, Mark Michau and Christy Bertrand, have incorporated the Plan Commission's suggested changes. A right-of-way dedication along White Street is now shown on the site plan. The driveway has been altered from an 'S' to a hammerhead shape due to the location of the utility boxes. The chimney is now brick instead of stone. Additional architectural details were added to the facades, specifically shake shingles. Gruba reconfirmed the two variation requests, rear yard setback to accommodate a screened-in porch and the use of non-masonry materials on the first floor. Gruba noted that there is some masonry, stone, located on the first floor. Although the parcel is nonconforming for lot size and depth, the proposal still meets the maximum 20% lot coverage permitted. The house also meets the height limitation of 35 ft.

Chair Rigoni asked the applicants if they wished to speak.

The applicants, Mark Michau and Christy Bertrand, explained the changes that were made to the proposal after the March workshop meeting. The driveway was altered to avoid utility boxes, the fireplace is now brick, a covered porch was added, and shake shingles were added.

Chair Rigoni asked the Commissioners if there were any initial questions.

- Commissioners Guevara, Hogan, and Markunas did not have any questions.
- Commissioner Knieriem confirmed with the applicants that the rear setback variation request was due to the covered porch. Commissioner Knieriem noted the creative driveway solution to the utility box issue.
- Chair Rigoni asked the applicants which trees were to remain and which were to be removed on the property. The applicants stated that they wished to keep all silver maples on the property, but may need to remove a branch from one tree. Rigoni noted that trees and landscaping soften the non-masonry facades and recommended tree preservation.

Chair Rigoni asked if anyone from the public wished to speak on the matter.

- Scott Gallatin, the neighbor to the rear at 99 E. Bowen Street, introduced himself. Mr. Gallatin stated that his questions about the landscaping were answered and understood that a water line must be relocated for this construction. The applicants confirmed that as construction nears, they will work with Mr. Gallatin on scheduling the water line relocation.

Chair Rigoni clarified for the public that the Commissioners' comments might seem brief but that is due to the fact that this proposal was brought forward as a workshop previously.

During the Plan Commission Discussion:

- Chair Rigoni asked the Commissioners to address the variation for the non-masonry materials first.
- Commissioner Knieriem thanked the applicants for taking the comments made during the workshop into consideration;
- Commissioner Markunas seconded Commissioner Knieriem's comment. Commissioner Markunas complimented the driveway modification, the brick chimney, and that the applicants did not exceed the maximum lot coverage permitted;
- Chair Rigoni appreciated the mix of materials used on the residence and commented that the homes in the downtown area generally deviate from full brick or masonry;
- Commissioner Hogan seconded the previous comments and complimented the applicants on the proposal;
- Commissioner Guevara also seconded the previous comments.
- Chair Rigoni asked the Commissioners to discuss the rear yard setback variation.
- Commissioners Markunas, Guevara, and Knieriem had no comments;
- Commissioner Hogan noted the inconvenient location of the utility boxes which results in the driveway and house placement closer to the rear yard;
- Chair Rigoni confirmed with staff that the remainder of the house met the rear yard setback, that the covered porch was the only portion which encroached into the rear yard. Chair Rigoni also confirmed with staff that the same building materials noted on the first page of the plans were continued on the other facades.
- Chair Rigoni questioned the proposed condition of requiring a snow fence for tree protection. Gruba stated that the trees most likely impacted by the construction were the silver maples in the southwest, southeast, and northeast portions of the property. The applicants reaffirmed their intention to retain the silver maples on the property and provide adequate protection for them during construction. They stated that the two large shrubs located along White Street would be removed, but the landscaping next to the utility boxes would remain. Chair Rigoni reinforced that trees should be preserved and protected during construction. This intention is memorialized as a conversation during the meeting as opposed to a condition of the variation.

Motion (#2): Recommend the Village Board approve the variance request for first-floor building materials to allow non-masonry siding on the property located at 99 N. White Street, in accordance with the reviewed plans and public testimony and conditioned upon dedication of prescriptive right-of-way to the Village.

Motion by: Knieriem

Seconded by: Hogan

Approved: (5 to 0)

Motion (#3): Recommend the Village Board approve the variance request to reduce the required rear yard setback (east) for the primary structure from 30' to 23.4', on the property located at 99 N. White Street, in accordance with the reviewed plans and public testimony and conditioned upon dedication of prescriptive right-of-way to the Village.

Motion by: Hogan

Seconded by: Knieriem

Approved: (5 to 0)

Current Plans - April 2023



Facing east across White Street



North side of property



Facing southeast from northwest corner of property



Facing northeast from southwest corner of property

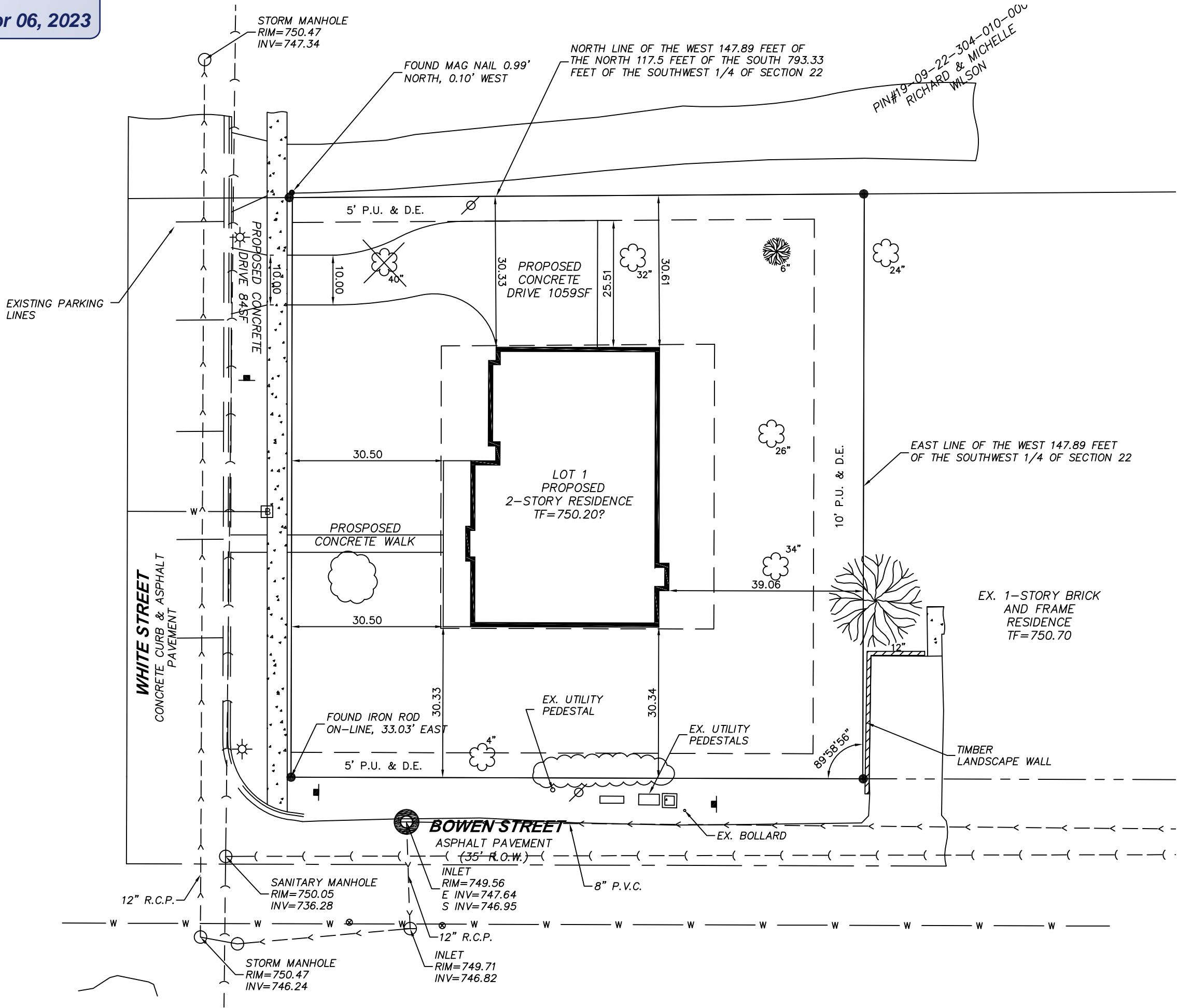


Facing north from south of property



Facing northwest from southeast corner of property


Current - April 2023



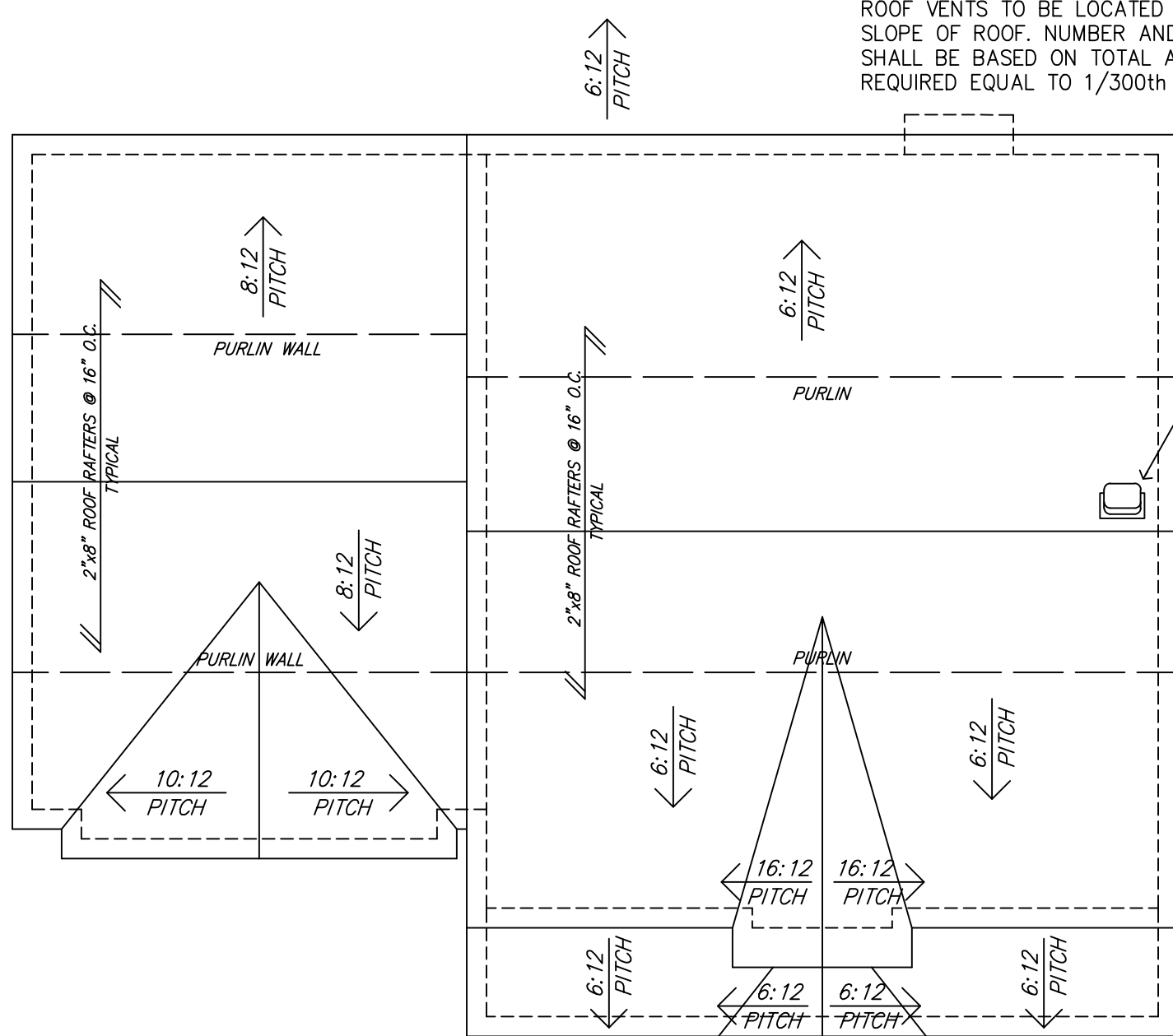
99 N. WHITE STREET

ELEVATION NOTES

1. PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS.
2. PROVIDE DRIP CAPS AT ALL WINDOWS, DOORS AND RAKES.
3. WRAP EAVE RETURNS WITH RAIN GUTTER AND FLASH AS SHOWN.
4. FIREPLACE FLUES TO BE MIN. (2'-0") ABOVE ANY ROOF SURFACE WITHIN MIN. HORIZONTAL DISTANCE OF (10'-0").
5. WINDOW DESIGNATIONS INDICATES "PELLA" MANUFACTURED CLAD WINDOWS. COORDINATE WINDOW AND DOOR MFR. WITH OWNER FOR EXACT SIZES AND TYPES.
6. ALL BRICK WORK SHALL BE TYPICAL FACE BRICK, UNLESS OTHERWISE NOTED.
7. ALL SOLDIER AND ROWLOCK BRICK COURSE SHALL PROJECT 3/4" FROM FACE OF WALL UNLESS OTHERWISE NOTED.

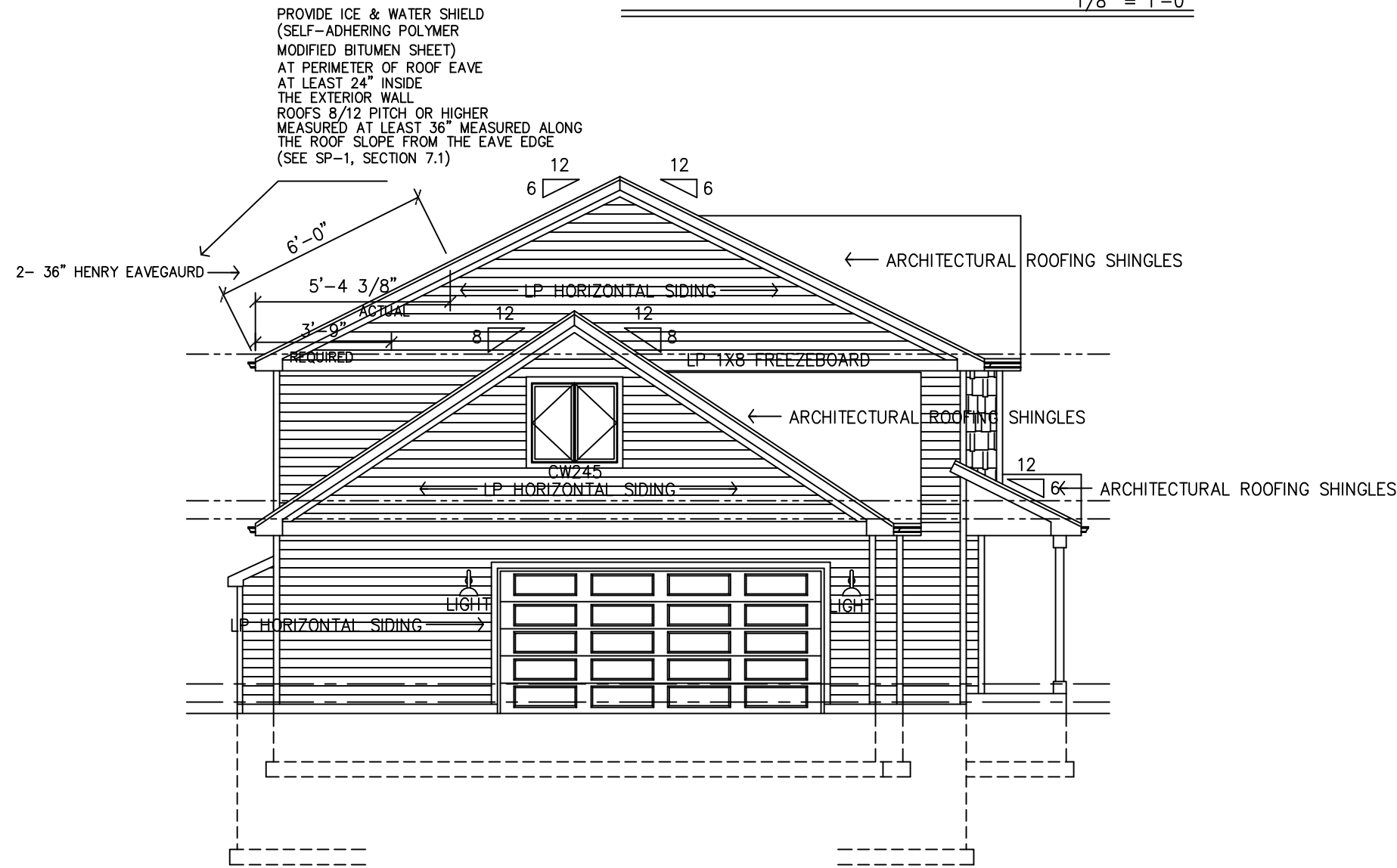
OPERABLE WINDOWS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, SHALL HAVE THE LOWEST PART OF THE WINDOW'S CLEAR OPENING A MINIMUM OF 24-INCHES ABOVE THE FINISHED FLOOR OF THE ROOM.
(SEE D-2a, DETAIL 

ROOF VENTS TO BE LOCATED ON BACK SLOPE OF ROOF. NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OF ROOF AREA



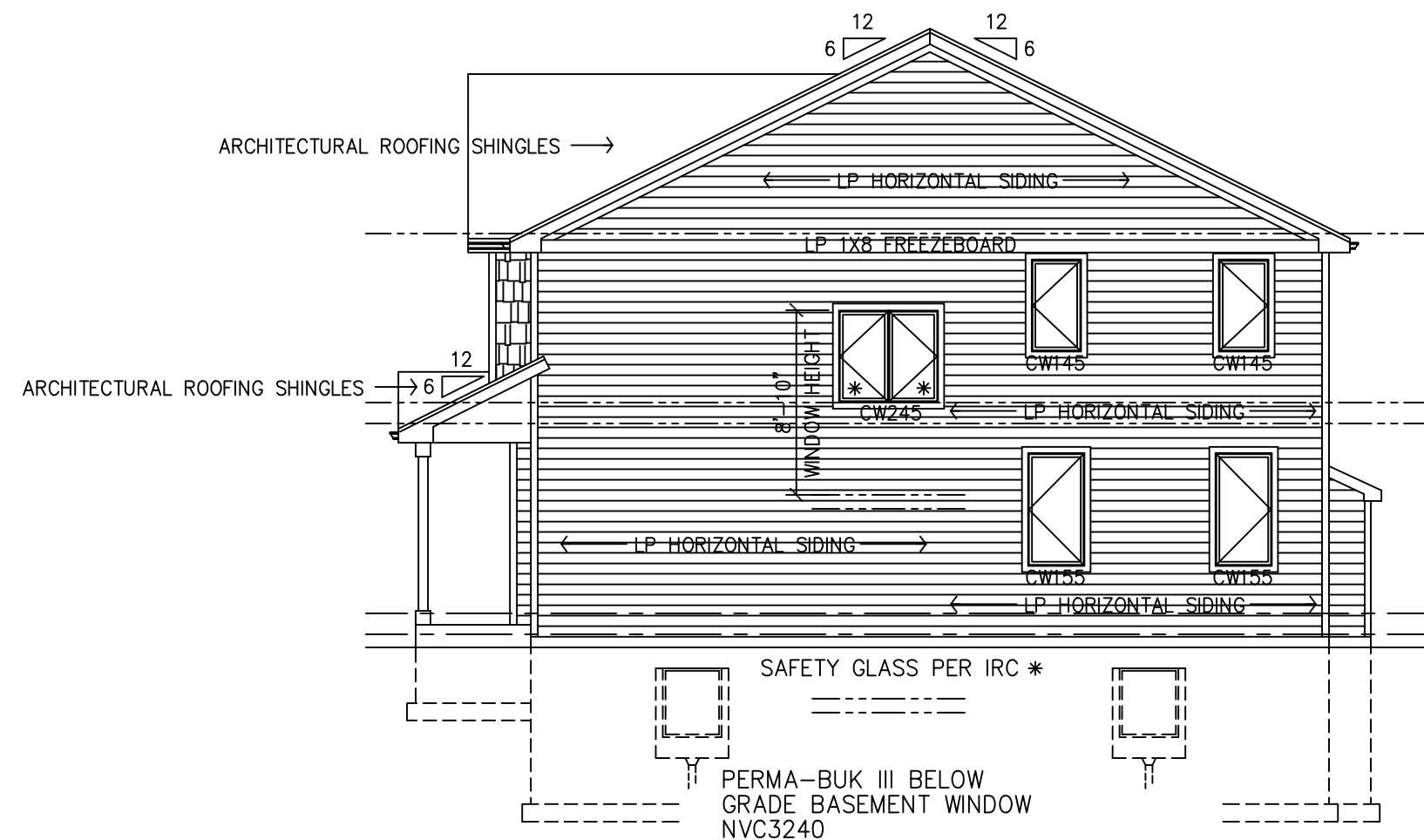
ROOF PLAN

1/8" = 1'-0"



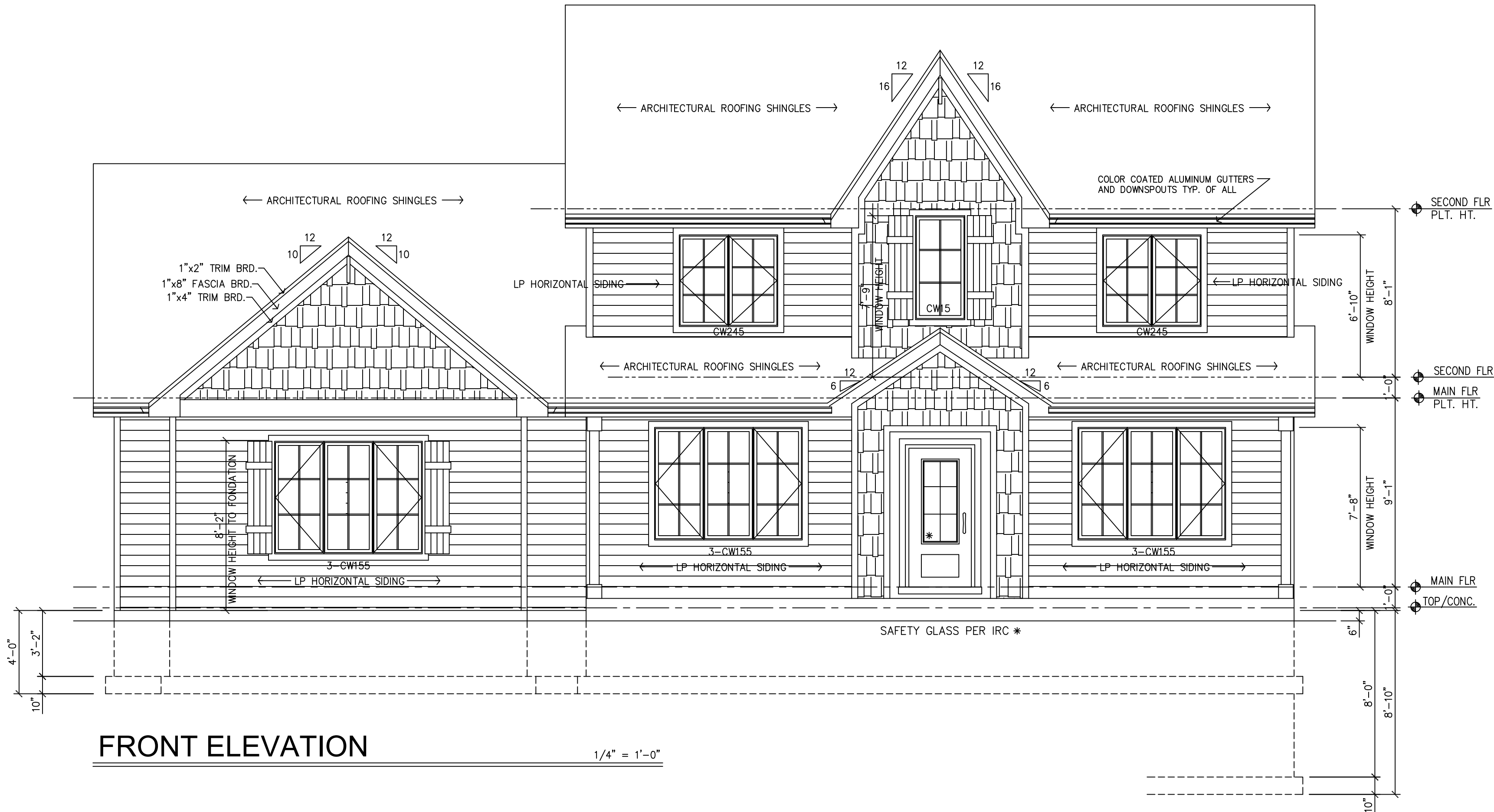
LEFT ELEVATION

1/8" = 1'-0"



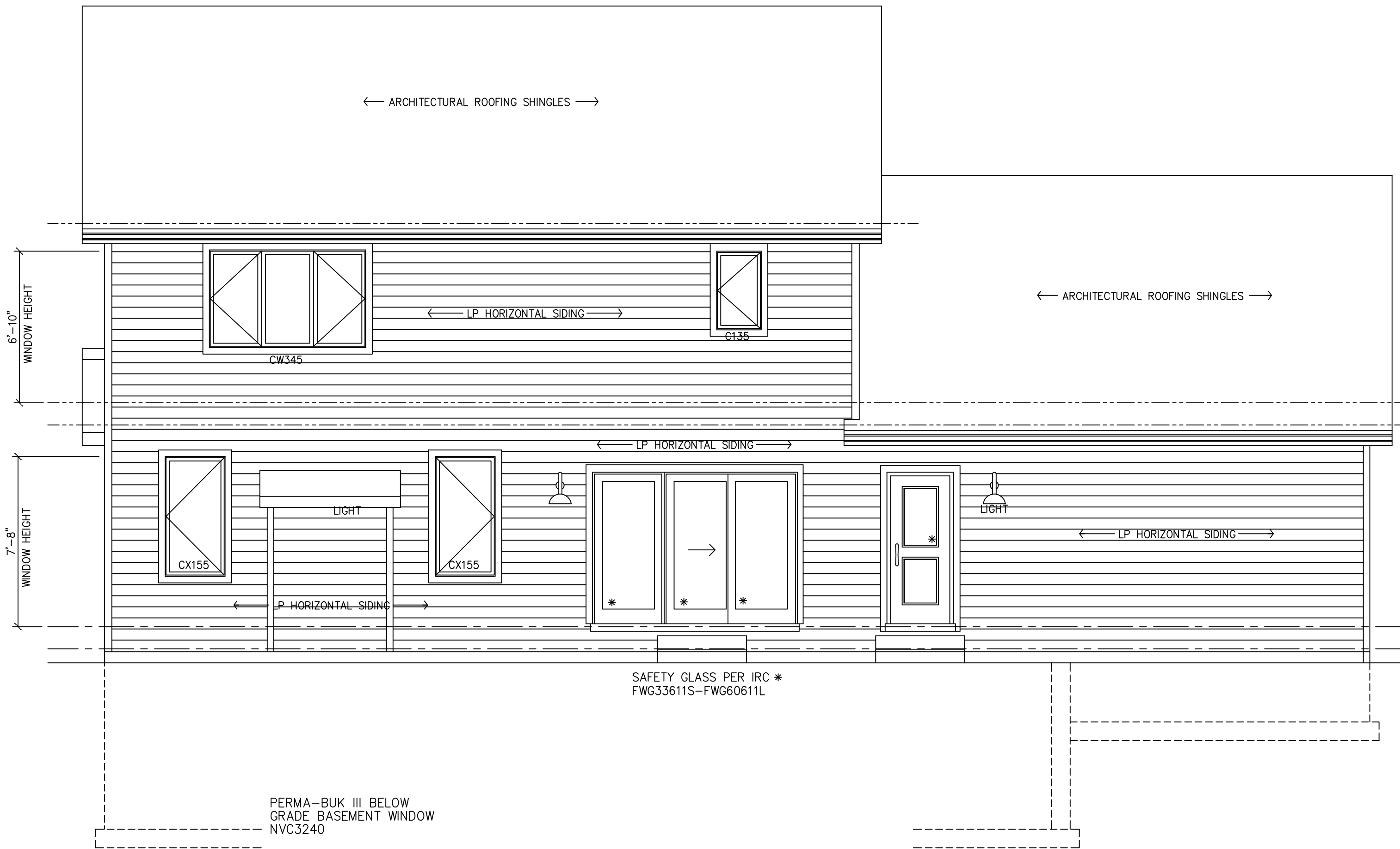
RIGHT ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"

BASEMENT FLOOR = 1229 SF
GARAGE = 695.0 SF

MAIN FLOOR = 1372 SF
SECOND FLOOR = 1290 SF
TOTAL = 2662 SF

REVISIONS

THE QUINLAN RESIDENCE

CAMELOT HOMES, INC.

21627 SCHOOLHOUSE ROAD, NEW LENOX, ILLINOIS, 60451
TEL: 815-462-0010

MARK@CAMELOT-HOMES.COM

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TWO CAR GARAGE
ELEVATIONS "A"
9' WALLS ON FIRST FLOOR
W/ FULL BASEMENT
99 N. WHITE STREET

0255800

SCALE: 1/4"=1'-0"

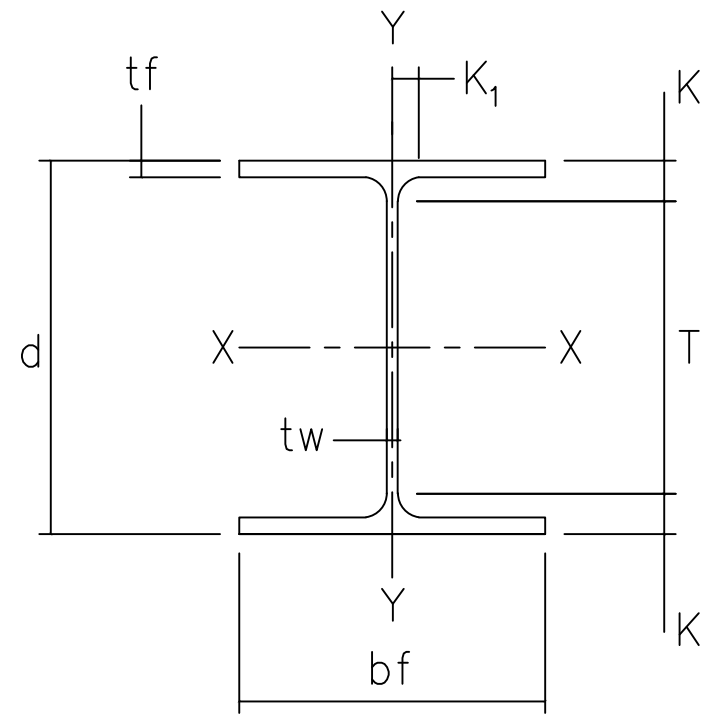
DATE: 2-17-2023

CADD NO.: 34103

SHEET NUMBER

A-1a

1 OF 9



STEEL BEAM TABLE

| DESIGNATION | AREA A | DEPTH d | WEB | | FLANGE | | DISTANCE | | | | | | | | |
|-------------|-----------|------------|------------------------|----------------------|-------------------------|-----------------------------|----------|-------|----------------|-------|------|-----|-----|-------|-------|
| | | | IN. IN ² | TW t _w | WIDTH b _f | THICKNESS t _f | T | K | K ₁ | | | | | | |
| | | | | | | | | | | IN. | IN. | IN. | IN. | IN. | |
| W10x17 | 4.99 | 10.11 | 10 | 1/8 | 0.240 | 1/4 | 1/8 | 4.010 | 4 | 0.330 | 5/16 | 8 | 5/8 | 3/4 | 1/2 |
| W10x22 | 6.49 | 10.17 | 10 | 1/8 | 0.240 | 1/4 | 1/8 | 5.750 | 5 | 0.360 | 3/8 | 8 | 5/8 | 3/4 | 1/2 |
| W10x39 | 11.5 | 9.92 | 9 | 7/8 | 0.315 | 1/4 | 3/16 | 7.985 | 8 | 0.530 | 1/2 | 7 | 5/8 | 1 1/8 | 11/16 |

TABLE R403.5.6 (1)

CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

| DWELLING UNIT FLOOR AREA (SQUARE FOOT) | 0-1 | 2-3 | 4-5 | 6-7 |
|---|-----|-----|-----|-----|
| <1500 | 30 | 45 | 60 | 75 |
| 1501-3000 | 45 | 60 | 75 | 90 |
| 3001-4500 | 60 | 75 | 90 | 105 |
| 4501-6000 | 75 | 90 | 105 | 120 |

WHOLE-HOUSE MECHANICAL VENTILATION

| WHOLE-HOUSE MECHANICAL VENTILATION | | | | |
|------------------------------------|----------|--------|-----------|----------|
| CONDITIONED SQ. FTG. | BEDROOMS | FACTOR | REQUIRED | ACTUAL |
| 3919.0 | 3 | 1.5 | 112.5 CFM | 130+ CFM |

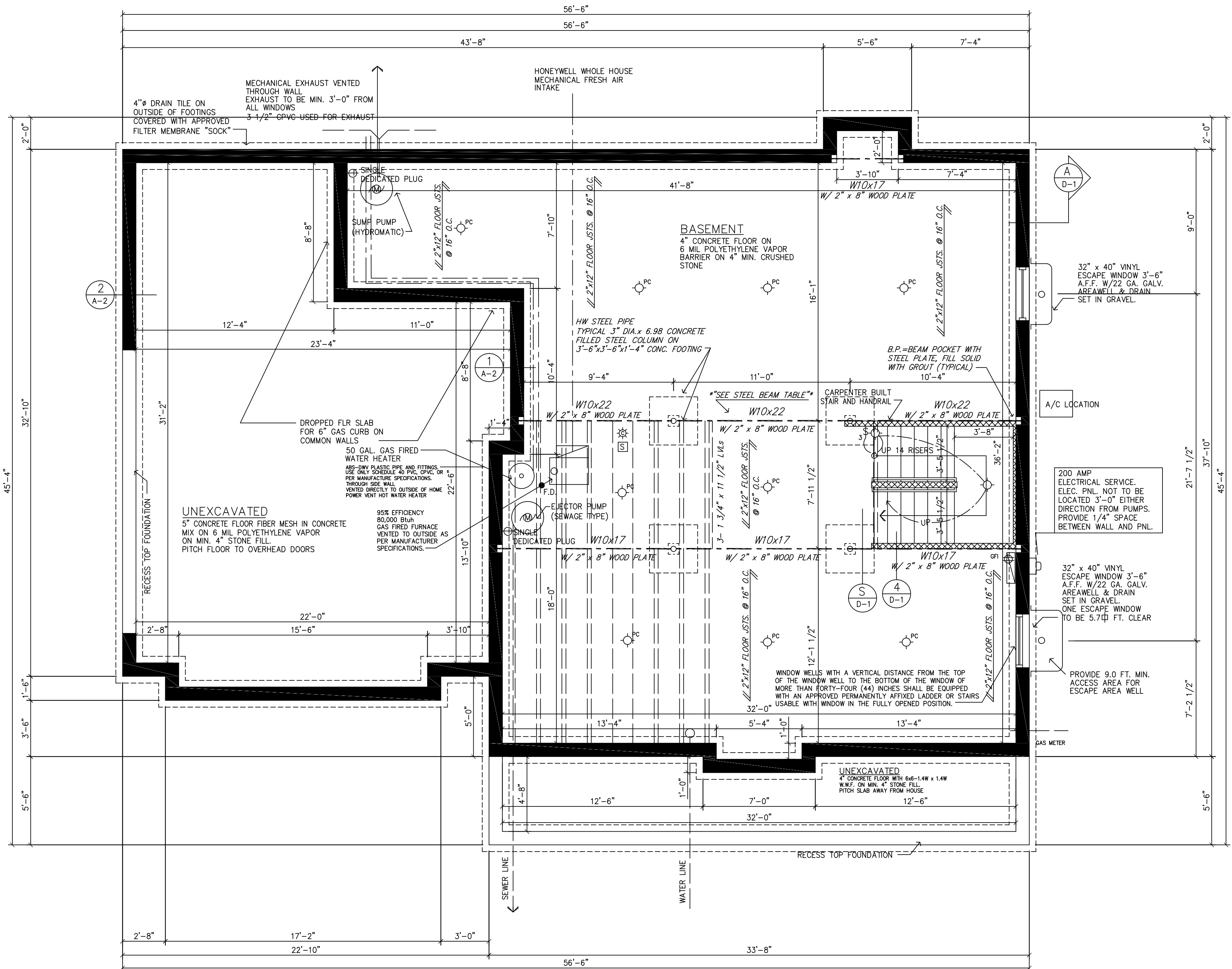
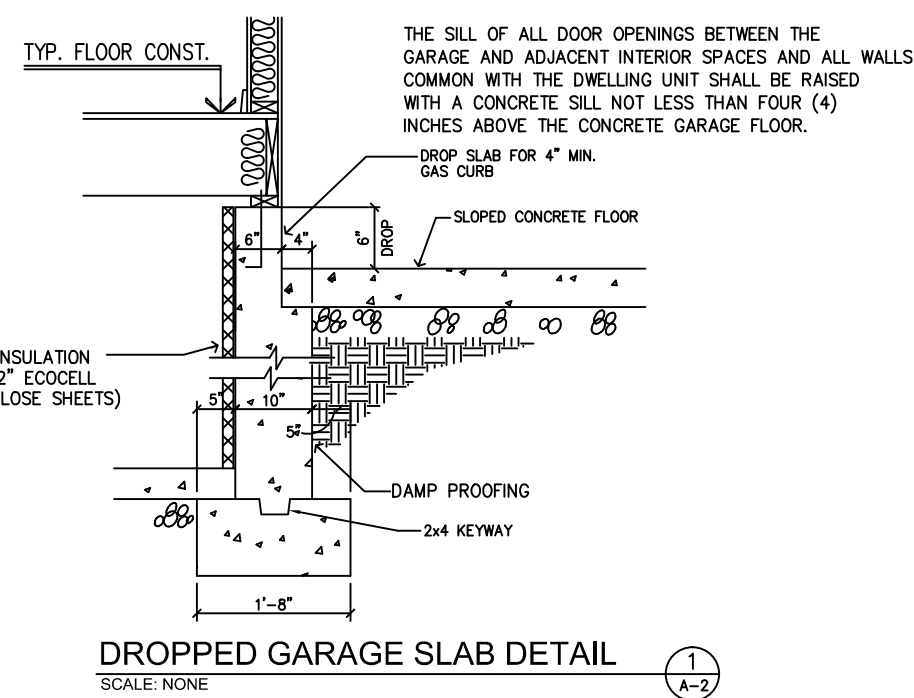
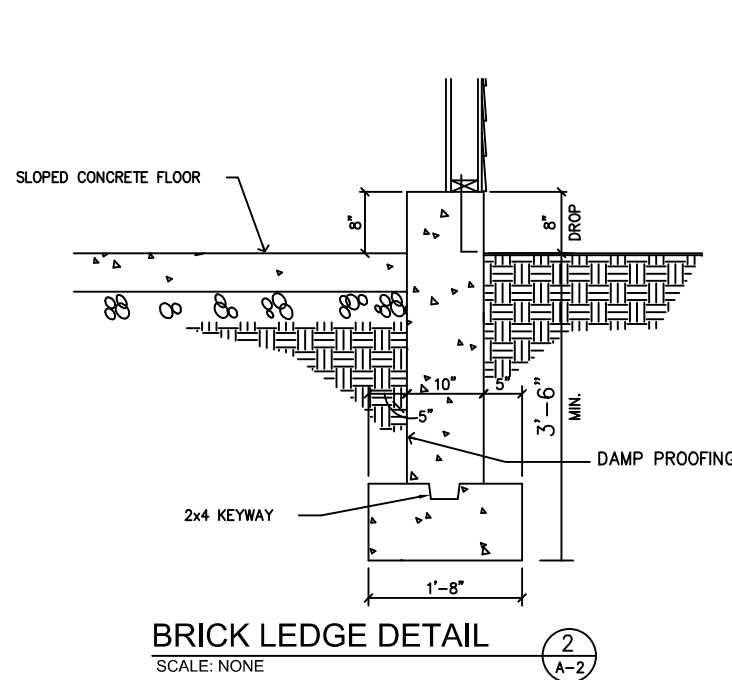
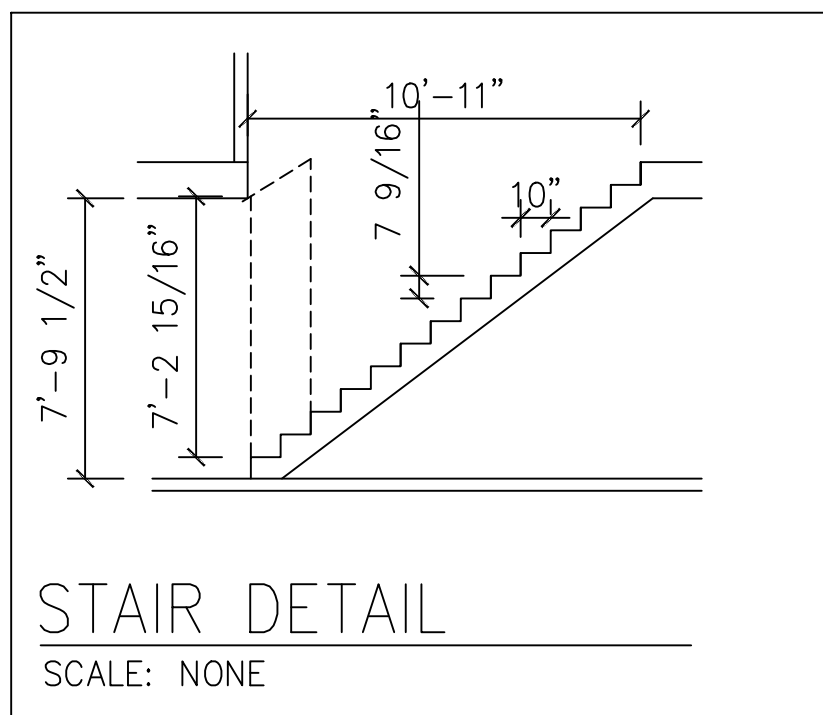
APRILAIRE 8126 TO BE INSTALLED ON FRESH AIR INTAKE DUCT CONNECTED TO THE RETURN DUCT ON THE FURNACE. SYSTEM TO BE PROGRAMMED TO INITIALIZE FOR 40 MINUETS FOR EVERY 1 HOUR CYCLE. VENTILATION CFM IS BASED ON MINIMUM SYSTEM STATIC PRESSURE OF .3 AND DUCT LENGTH OF 30 FT.

TABLE R403.5.6 (2)

INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS

| | | | | | | |
|---|-----|-----|-----|-----|-----|------|
| RUN- TIME PERCENTAGE IN EACH 4-HOUR SEGMENT | 25% | 33% | 50% | 66% | 75% | 100% |
| FACTOR | 4 | 3 | 2 | 1.5 | 1.3 | 1 |

WHOLE HOUSE MECHANICAL VENTILATION SYSTEM



FULL BASEMENT PLAN

$$\frac{1}{4^n} = 1' - 0'$$

100% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES ARE TO BE HIGH-EFFICACY LAMPS.

| BASEMENT VENTILATION | | |
|----------------------|----------|-------------|
| SQ. FTG. | REQUIRED | ACTUAL |
| 1229.0 | 24.6 | 13.0+ MECH. |

REVISIONS

THE QUINLAN RESIDENCE

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ELEVATION "A"
THREE CAR GARAGE
FOUNDATION PLAN
W/ FULL 9' BASEMENT
99 N. WHITE STREET

0122900

SCALE: 1/4"=1'-0'

DATE: 2-17-2023

CADD NO.: 34103

HEET NUMBER

A-2a

WINDOW EGRESS SCHEDULE

| ROOMS | UNIT NO. | CLEAR OPENING | | | NOTES |
|----------------------|----------|---------------|-------|-----------|-------|
| | | SQ. FT. | WIDTH | HEIGHT | |
| MASTER SUITE | CW145 | 7.3 | 20" | 47 15/16" | |
| BEDROOM 2 | CW145 | 7.3 | 20" | 47 15/16" | |
| BEDROOM 3 | CW145 | 7.3 | 20" | 47 15/16" | |
| BASEMENT | NVW3240 | 6.5 | 25" | 37 3/8" | |
| MINIMUM REQUIREMENTS | | 5.7 | 20" | 24" | |

* ALL UNDIMENSIONED PARTITIONS ARE 4 1/2" FINISHED (2"x4" STUDS WITH GYPSUM BOARD EACH SIDE.) UNLESS OTHERWISE NOTED.

* ALL WALLS AT 45° ANGLE UNLESS NOTED OTHERWISE.

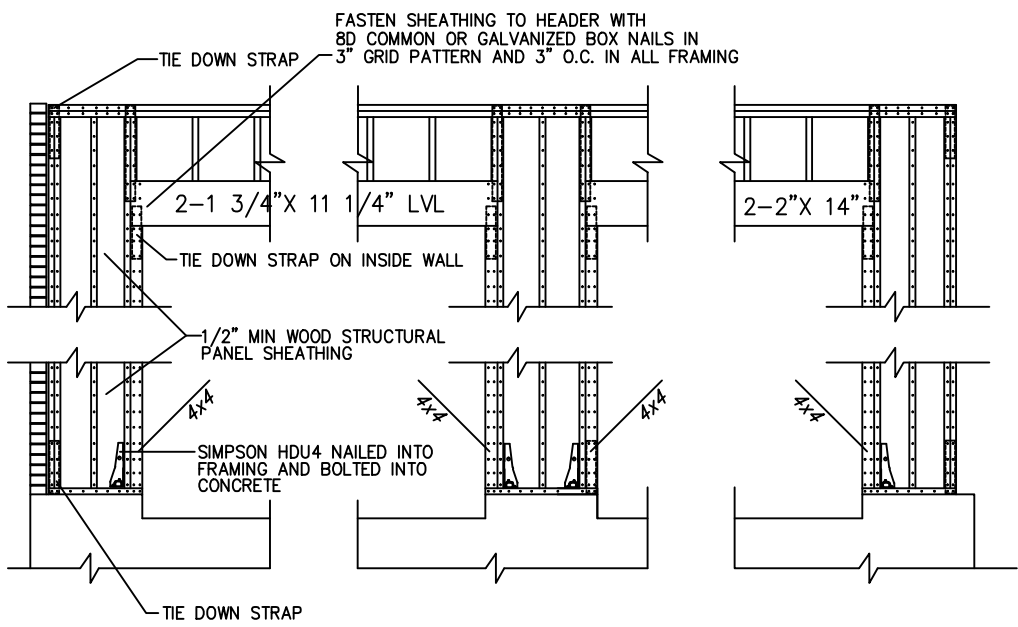
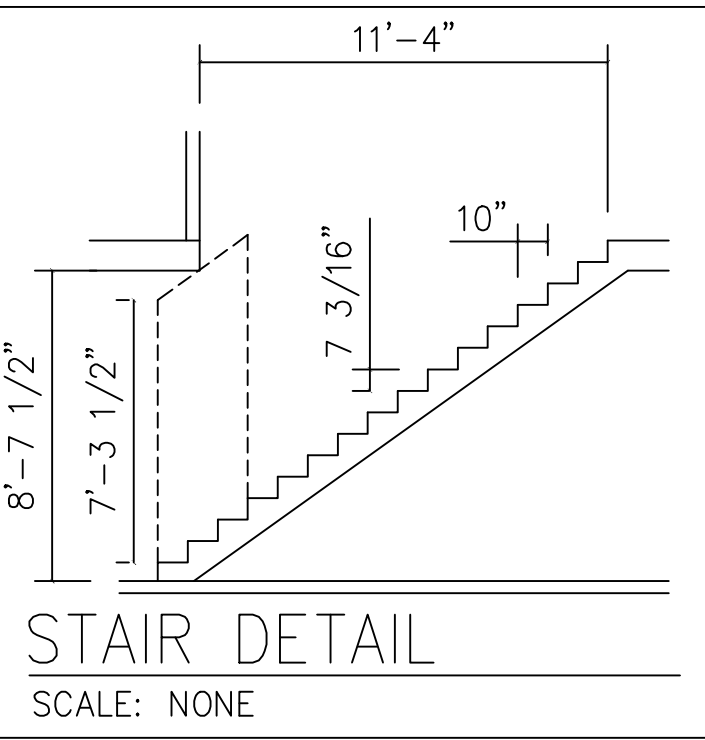
* HEADER: 2-2"x12" WITH 1/2" x11" PLYWOOD PLATE

* DOUBLE JOISTS UNDER ALL PARALLEL WALLS ABOVE BEARING AND NONBEARING WALLS

LIGHT AND VENTILATION SCHEDULE

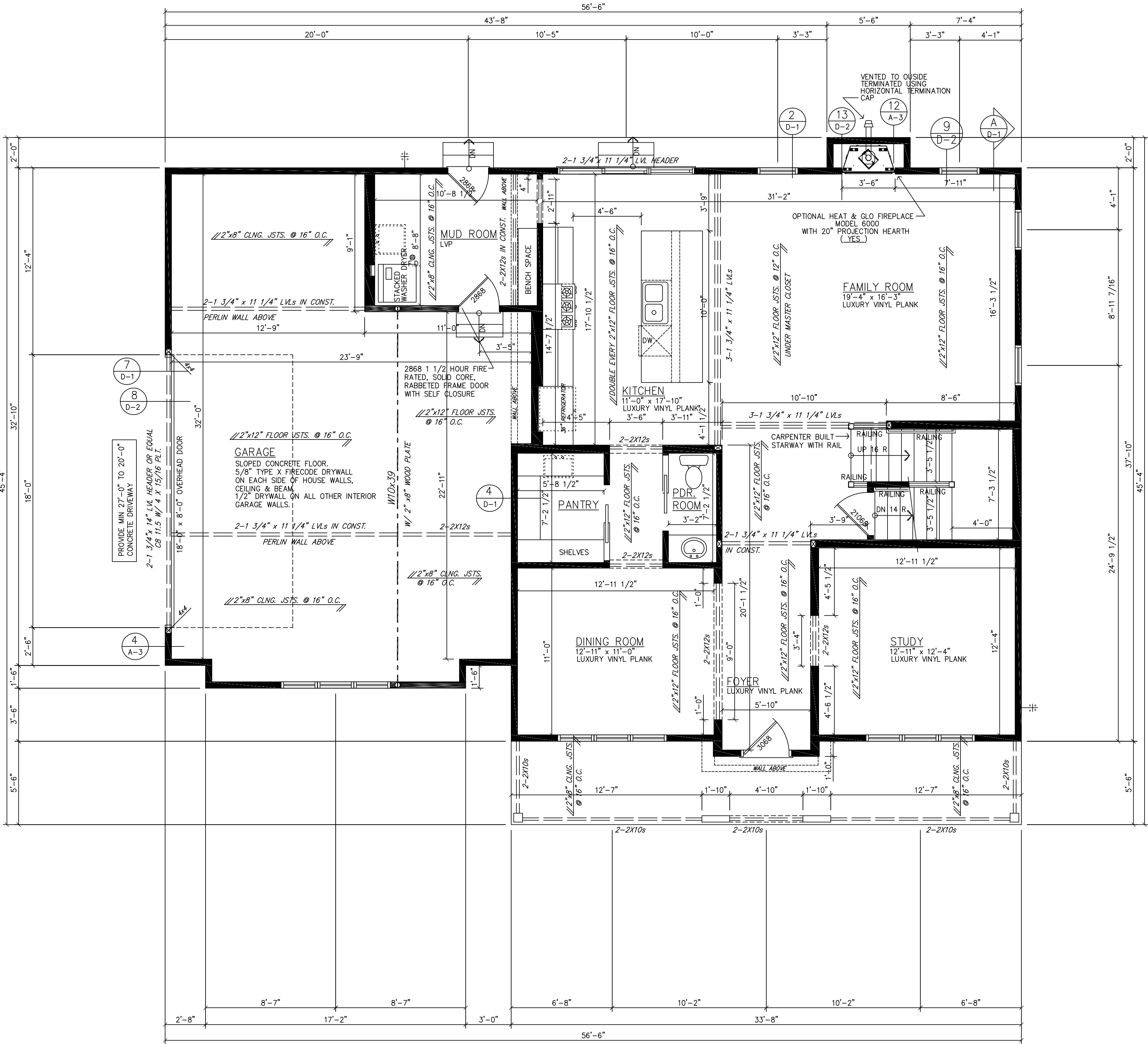
| ROOMS | TOTAL WALL AREA | TOTAL DOOR AREA | TOTAL WINDOW AREA | FLOOR AREA | LIGHT REQ'D | 8% ACTUAL | VENT REQ'D | 4% ACTUAL | MECH. REQ'D | ACTUAL |
|-------------------|-----------------|-----------------|-------------------|------------|-------------|-----------|------------|-----------|-------------|--------|
| KITCHEN | | 62.5 | 14.77 | 210.5 | 16.85 | 37.29 | 8.42 | 15.31 | | |
| FAMILY ROOM | | | 49.4 | 315.0 | 25.2 | 40.0 | 12.6 | 36.4 | | |
| STUDY | | | 38.4 | 149.8 | 12.0 | 30.0 | 6.0 | 18.2 | | |
| DINING ROOM | | | 38.4 | 142.5 | 11.4 | 30.0 | 5.7 | 18.2 | | |
| MASTER SUITE | | | 31.0 | 249.0 | 19.9 | 24.0 | 10.0 | 14.6 | | |
| BEDROOM 2 | | | 20.8 | 147.8 | 11.8 | 16.0 | 5.9 | 14.6 | | |
| BEDROOM 3 | | | 20.8 | 164.1 | 13.1 | 16.0 | 6.6 | 14.6 | | |
| MASTER BATH | | | 6.8 | 89.5 | | | | | 100 CFM | |
| BATH 2 | | | | 56.4 | | | | | 50 CFM | |
| POWDER ROOM | | | | 22.8 | | | | | 50 CFM | |
| LAUNDRY | | 35.6 | | | | | | | | |
| FOYER | | 20.0 | | | | | | | | |
| BASEMENT | | | | | | | | | | |
| WALL (FRONT SIDE) | 312.5 | | | | | | | | | |
| WALL (LEFT SIDE) | 293.75 | | | | | | | | | |
| WALL (RIGHT SIDE) | 293.75 | | 17.8 | | | | | | | |
| WALL (REAR SIDE) | 312.5 | | | | | | | | | |
| FIRST FLOOR | | | | | | | | | | |
| WALL (FRONT SIDE) | 456.0 | | | | | | | | | |
| WALL (RIGHT SIDE) | 396.4 | | | | | | | | | |
| WALL (LEFT SIDE) | 396.4 | | | | | | | | | |
| WALL (REAR SIDE) | 456.0 | | | | | | | | | |
| SECOND FLOOR | | | | | | | | | | |
| WALL (FRONT SIDE) | 305.8 | | | | | | | | | |
| WALL (RIGHT SIDE) | 361.8 | | | | | | | | | |
| WALL (LEFT SIDE) | 361.8 | | | | | | | | | |
| WALL (REAR SIDE) | 305.8 | | | | | | | | | |

| | LIGHT 2% | | | VENT 2% | |
|----------|----------|-------|---------------|---------|--------------|
| | | REQ'D | ACTUAL | REQ'D | ACTUAL |
| BASEMENT | 1228.9 | 24.6 | 13.6 + ARTIF. | 24.6 | 13.0 + MECH. |



GARAGE WALL BRACING
SCALE: 1/4" = 1'-0"

4
A-3



FIRST FLOOR PLAN

100% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES ARE TO BE HIGH-EFFICACY LAMPS.

1/4" = 1'-0"

REVISIONS

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

THE QUINLAN RESIDENCE

CAMELOT HOMES, INC.

21827 SCHOOLHOUSE ROAD, NEW LENOX, ILLINOIS, 60451
TEL: 815-462-0010

MARK@CAMELOT-HOMES.COM

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ELEVATION "C"
THREE CAR GARAGE
MAIN FLOOR PLAN
W/ 9' WALLS ON FIRST FLOOR
99 N. WHITE STREET

0122500

SCALE: 1/4"=1'-0"

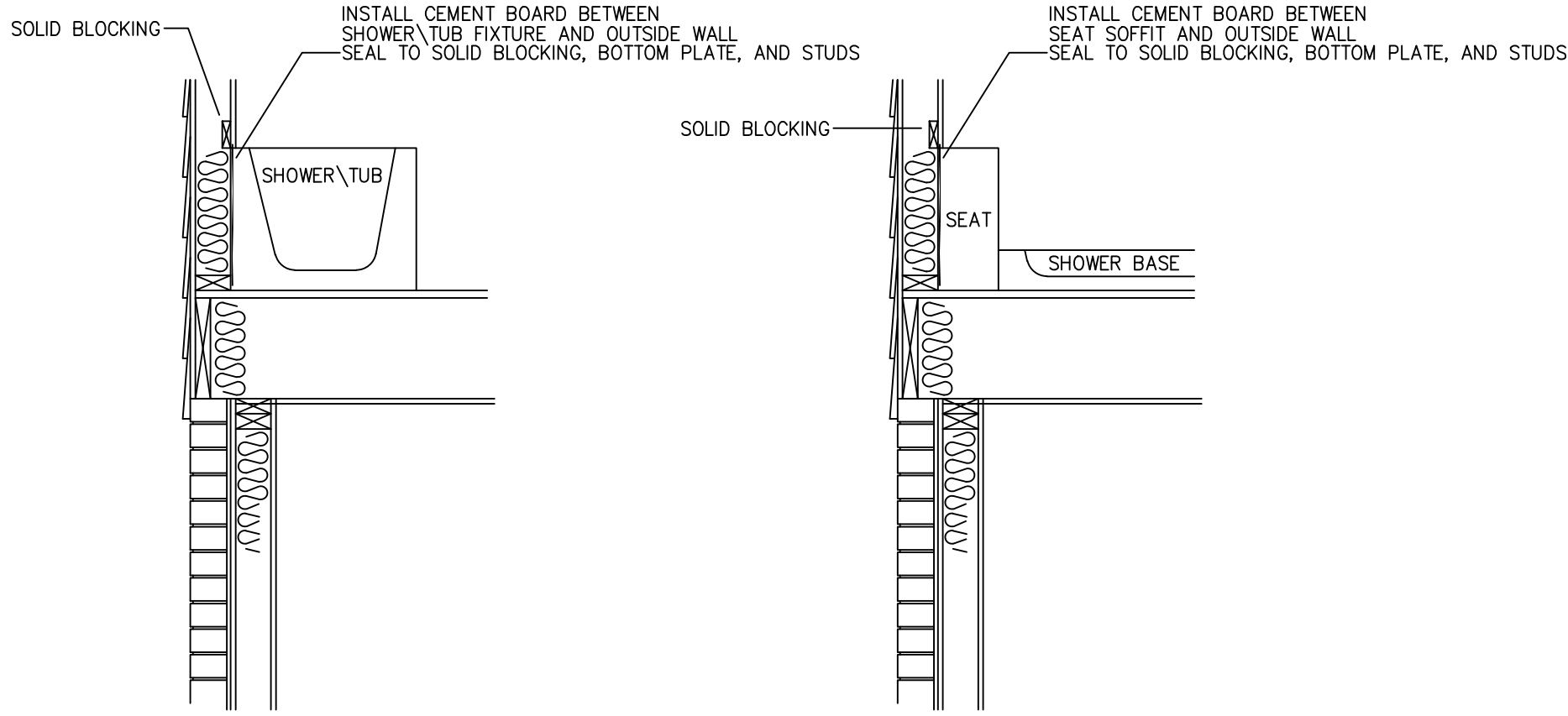
DATE: 2-17-2023

CADD NO.: 34103

SHEET NUMBER

A-3a

- ✱ ALL UNDIMENSIONED PARTITIONS ARE 4 1/2" FINISHED (2"x4" STUDS WITH GYPSUM BOARD EACH SIDE.) UNLESS OTHERWISE NOTED.
- ✱ ALL WALLS AT 45° ANGLE UNLESS NOTED OTHERWISE.
- ✱ HEADER: 2-2"x12" WITH 1/2" x11" PLYWOOD PLATE
- ✱ DOUBLE JOISTS UNDER ALL PARALLEL WALLS ABOVE BEARING AND NONBEARING WALLS



AIR BARRIER BATH DETAIL

SCALE: NONE

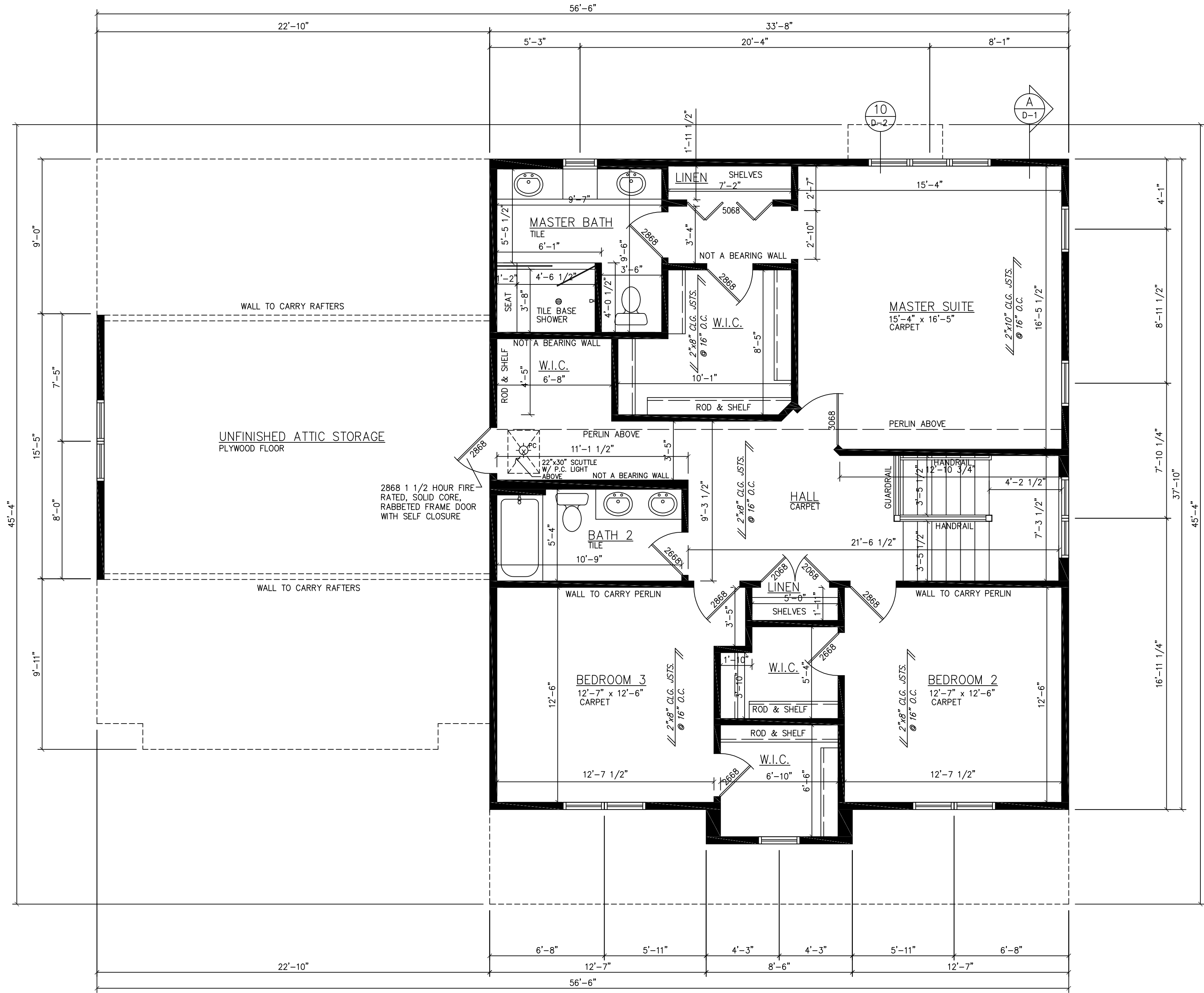
NOTES:

DETAIL APPLIES TO ANY SOAKER TUBS, SHOWER\TUB, SHOWER BASES, OR SOFFITS LOCATED ALONG EXTERIOR WALLS.

BATT INSULATION MUST BE INSTALLED BEHIND FIXTURES PRIOR TO INSTALLATION OF THE TYVEK AIR BARRIER AND FIXTURE.

4
A-4

SECOND FLOOR PLAN



1/4" = 1'-0"

| REVISIONS |
|-----------|
| |
| |
| |
| |

THE QUINLAN RESIDENCE

CAMELOT HOMES, INC.
21627 SCHOOLHOUSE ROAD, NEW LENOX, ILLINOIS, 60451
TEL: 815-462-0010 MARK@CAMELOT-HOMES.COM

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ELEVATION "C"
THREE CAR GARAGE
SECOND FLOOR PLAN
(9' WALLS ON FIRST FLOOR)
99 N. WHITE STREET

| |
|-------------------|
| 0133300 |
| SCALE: 1/4"=1'-0" |
| DATE: 2-17-2023 |
| CADD NO.: 34103 |
| SHEET NUMBER |

A-4a

SURVEYORS CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF WILL } SS

I, BRIAN MALONE, A REGISTERED ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED INTO ONE (1) LOT THE LANDS SHOWN ON THIS PLAT AND DESCRIBED IN THE ABOVE CAPTIONED PLAT, DRAWN AT A SCALE OF 1"=20' WHICH IS A TRUE AND CORRECT REPRESENTATION OF THE SAID SURVEY AND SUBDIVISION. I DO FURTHER CERTIFY THAT I HAVE PLACED IRON STAKES AT ALL CORNERS AND AT ALL CURVE CONTROL POINTS AS PERMANENT MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE. ALL MEASUREMENTS ARE SHOWN IN FEET AND IN DECIMAL PARTS OF A FOOT.

I FURTHER CERTIFY THAT THE ABOVE-DESCRIBED PROPERTY IS ENTIRELY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FRANKFORT, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS PLAT OF SUBDIVISION ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE VILLAGE OF FRANKFORT, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17197C0213G, EFFECTIVE DATE 2/15/19.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____, 20____

REGISTERED ILLINOIS LAND SURVEYOR _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003974



TAX MAPPING AND PLATTING CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____ DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION 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 PAGE 09-22C-W AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBERS (PINs):

19-09-22-304-019-0000

DATED THIS _____ DAY OF _____ A.D., 20____

COMMONWEALTH EDISON & AMERITECH EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION & OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY
AND AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE, AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD & UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT & MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION), 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 RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT & COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE & SUBSURFACE 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 GRANTEEES FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. 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 & MAINTENANCE THEREOF. THE TERM COMMON ELEMENTS SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, 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 APPORTIONMENT 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", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING", AND "COMMON AREAS". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE THE 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, RETENTION POND OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NORTHERN ILLINOIS GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO:
NORTHERN ILLINOIS GAS COMPANY

ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS ANY OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

VILLAGE OF FRANKFORT EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF FRANKFORT, A MUNICIPAL CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, FOR THE FULL AND FREE RIGHT AND AUTHORITY TO INSTALL, CONSTRUCT, AND OTHERWISE ESTABLISH, RELOCATE, REMOVE, RENEW, REPLACE, OPERATE, INSPECT, REPAIR AND MAINTAIN WATER MAINS, FIRE HYDRANTS, VALVES, & WATER SERVICE FACILITIES, SANITARY SEWER PIPES, MANHOLES, AND SEWER CONNECTIONS, STORM SEWER PIPES, MANHOLES, INLETS, STORM WATER DETENTION AND STORM SEWER SERVICE CONNECTIONS, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEMS, AND SUCH OTHER APPURTENANCES AND FACILITIES AS MAY BE NECESSARY OR CONVENIENTLY RELATED TO SAID WATER MAINS, SANITARY SEWER PIPES, STORM SEWER PIPES, STORM WATER DETENTION, ELECTRIC TRANSMISSION AND DISTRIBUTION WIRES AND CABLES, COMMUNITY ANTENNA TELEVISION SYSTEM, IN, ON, UPON, OVER, THROUGH, ACROSS, AND UNDER ALL OF THAT REAL ESTATE HEREON DESCRIBED AND DESIGNATED AS WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS. SAID EASEMENTS BEING DESIGNATED BY THE DASHED LINES AND DESIGNATIONS OF WIDTH.

ALL EASEMENT 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, MEDIA ONE CABLE 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.

PROPERTY TAX CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UN-PAID CURRENT TAXES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FORGOING CERTIFICATES.

DATED THIS _____ DAY OF _____ A.D., 20____

WILL COUNTY CLERK _____

RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF WILL COUNTY AFORESAID THIS _____ DAY OF _____ A.D., 20____ AT _____ O'CLOCK, ____M AND MICROFILMED.

WILL COUNTY RECORDER _____

BENJAMIN'S WAY SUBDIVISION

BEING A RESUBDIVISION OF THE WEST 147.89 FEET OF THE NORTH 117.5 FEET OF THE SOUTH 793.33 FEET OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN WILL COUNTY, ILLINOIS.

LEGEND

- FOUND IRON ROD
- FOUND IRON PIPE
- FOUND CROSS IN CONCRETE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- ON-SITE STRUCTURE LINE
- OFF-SITE STRUCTURE LINE
- CENTER LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE

AREA OF SUBDIVISION

13,439 SQUARE FEET, 0.469 ACRES

LOT 1 PIN #

19-09-22-304-019-0000

RECEIVED

By aduffin at 3:20 pm, Mar 30, 2023

ABBREVIATIONS

P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
REC. RECORD MEASUREMENT
MEAS. MEASURED MEASUREMENT

NOTE

ALL EASEMENTS ARE HEREBY GRANTED PUBLIC UTILITY & DRAINAGE UNLESS OTHERWISE NOTED.

ALL EXTERIOR CORNERS OF THE SUBDIVISION SHALL BE SET PRIOR TO THE RECORDING OF THE FINAL PLAT. INTERIOR PROPERTY CORNERS SHALL BE MONUMENTED WITHIN ONE YEAR AFTER FLAT RECORDING AND/OR PRIOR TO THE CONVEYANCE OF ANY PARCEL WITHIN THE SUBDIVISION.

CERTIFICATE OF OWNERSHIP AND SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT KIMBERLY ANN QUINLAN & JOHN MAURICE AARTS ARE THE OWNER(S) OF RECORD OF FEE SIMPLE TITLE TO THE REAL PROPERTY LEGALLY DESCRIBED IN THIS PLAT OF SUBDIVISION AND EASEMENT DEDICATION AND THAT HER/SHE/IT HAS CAUSED THE REAL PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THIS PLAT.

TO THE BEST OF THE OWNER'S KNOWLEDGE, THE REAL PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION AND EASEMENT DEDICATION LIES WITHIN THE FOLLOWING SCHOOL DISTRICTS:

FRANKFORT ELEMENTARY SCHOOL DISTRICT NO. 157-C
LINCOLNWAY COMM. HIGH SCHOOL DISTRICT NO. 210
JOLIET JUNIOR COLLEGE COMMUNITY COLLEGE DISTRICT 525

DATED THIS _____ DAY OF _____, 20____

BY: _____ KIMBERLY ANN QUINLAN

BY: _____ JOHN MAURICE AARTS

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DOES CERTIFY THAT KIMBERLY ANN QUINLAN & JOHN MAURICE AARTS, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT UNDER HIS/HER OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES SET FORTH IN THE INSTRUMENT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20____

(SEAL)

NOTARY PUBLIC

BOARD OF TRUSTEE'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, COUNTY OF WILL, STATE OF ILLINOIS HEREBY CERTIFY THAT THE SAID COUNCIL HAS DULY APPROVED BENJAMIN'S WAY SUBDIVISION.

AUTHENTICATED AS PASSED THIS _____ DAY OF _____, 20____.

VILLAGE PRESIDENT

VILLAGE CLERK

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____ CHAIRMAN OF THE PLANNING COMMISSION OF THE VILLAGE OF FRANKFORT, COUNTY OF WILL, STATE OF ILLINOIS, HEREBY CERTIFY THAT THE SAID COMMISSION HAS DULY APPROVED THE FINAL PLAT OF BENJAMIN'S WAY SUBDIVISION ON THE _____ DAY OF _____, 20____.

CHAIRMAN

SECRETARY

OWNER & DESIGN ENGINEER'S CERTIFICATE AS TO DRAINAGE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE PLANNED CONSTRUCTION ON THE REAL PROPERTY DESCRIBED IN THIS PLAT OF RESUBDIVISION AND EASEMENT DEDICATION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DRAINAGE TO THE ADJOINING PROPERTY BECAUSE OF THE PLANNED CONSTRUCTION ON THE SUBDIVIDED REAL PROPERTY.

By: _____ OWNER

By: _____ REGISTERED ENGINEER

DATED THIS ____ DAY OF _____, 20____

MARTIN M. Engineering, Inc.
SITE DESIGN CIVIL ENGINEERS & SURVEYORS
20123 OAKWOOD DRIVE
MOKENA, ILLINOIS 60448
VOICE: (708) 995-1323
FAX: (708) 995-1384
LICENSE NO. 184.005285-0010



EXP: 11/30/23

ORDERED BY: _____ CAMELOT HOMES

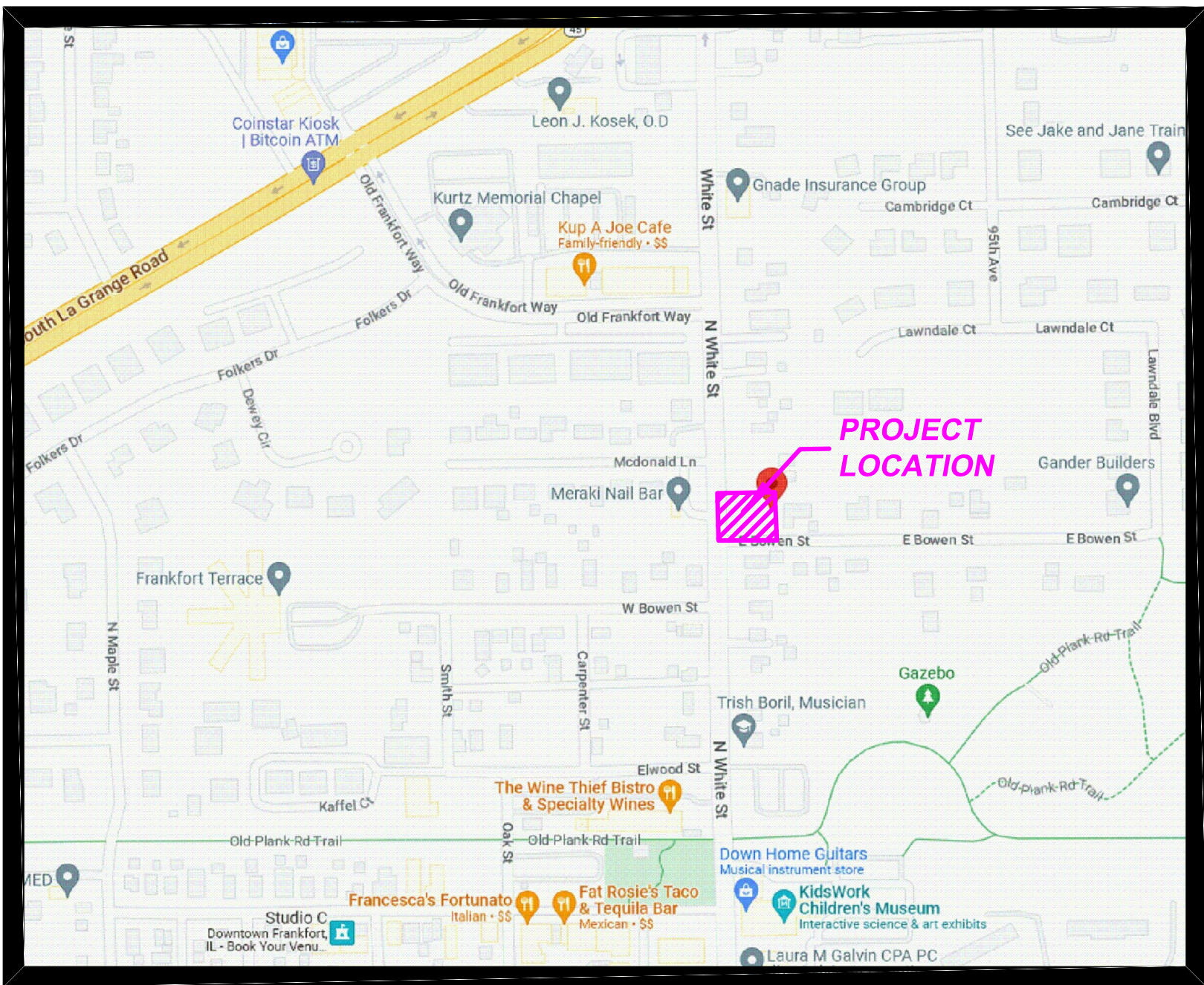
SCALE: 1"=20' JOB NO. 23-040; BENJAMIN'S WAY SUBDIVISION

BASE OF BEARINGS: ASSUMED

REVISION DATE: _____

SITE LOCATION

NOT TO SCALE



VILLAGE OF
FRANKFORT
EST • 1855

Memo

To: Plan Commission/Zoning Board of Appeals
From: Michael J. Schwarz, AICP, Director of Community and Economic Development
Date: April 13, 2023
Re: 2022 Year End Review

The following is a brief overview of the actions taken by the Plan Commission/Zoning Board of Appeals from January 1, 2022 through December 31, 2022. The goal in providing this information is to foster discussion amongst the Commission on the past year's activity. In 2022, there were 21 meetings held with two meetings canceled (July 28th and December 22nd).

| Cases Reviewed | | | | | |
|---|------------|--------------------------|----------|------------|----------|
| | | PC/ZBA Recommendation | | VB Action* | |
| Case Type | Total | Approved | Denied | Approved | Denied |
| Special Use | 19 | 19 | 0 | 19 | 0 |
| Final Plat | 2 | 2 | 0 | 2 | 0 |
| Preliminary and Final Plat (Resub.) | 10 | 10 | 0 | 10 | 0 |
| Variation | 26 | 24 | 2 | 25 | 1 |
| Text Amendment | 2 | 2 | 0 | 2 | 0 |
| Map Amendment | 3 | 3 | 0 | 1 | 2 |
| 2040 Comprehensive Plan Amendment | 1 | 1 | 0 | 1 | 0 |
| Major Change to a PUD | 2 | 1 | 0 | 1 | 0 |
| Minor Change to a PUD | 1 | N/A | N/A | N/A | N/A |
| Parking Adjustment | 3 | 3 | 0 | N/A | N/A |
| Workshops | 33 | N/A | N/A | N/A | N/A |
| 1.5 Mile Extraterritorial Review (County Applications) | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 102 | 65 | 2 | 61 | 3 |

*Not all cases that were heard by the Plan Commission were heard by the Village Board (such as cases which are in progress, withdrawals, etc.).

VARIATIONS

| VARIATION BREAK-DOWN | |
|---------------------------|--------|
| Request | Amount |
| Fence material | 1 |
| Building materials | 6 |
| Basement size | 3 |
| Rear yard setback | 3 |
| Rear yard addition | 1 |
| Front yard setback | 3 |
| Side yard setback | 2 |
| Lot coverage | 3 |
| Impervious lot coverage | 1 |
| Driveway for side garage | 2 |
| Solar Panels | 2 |
| Accessory building height | 1 |

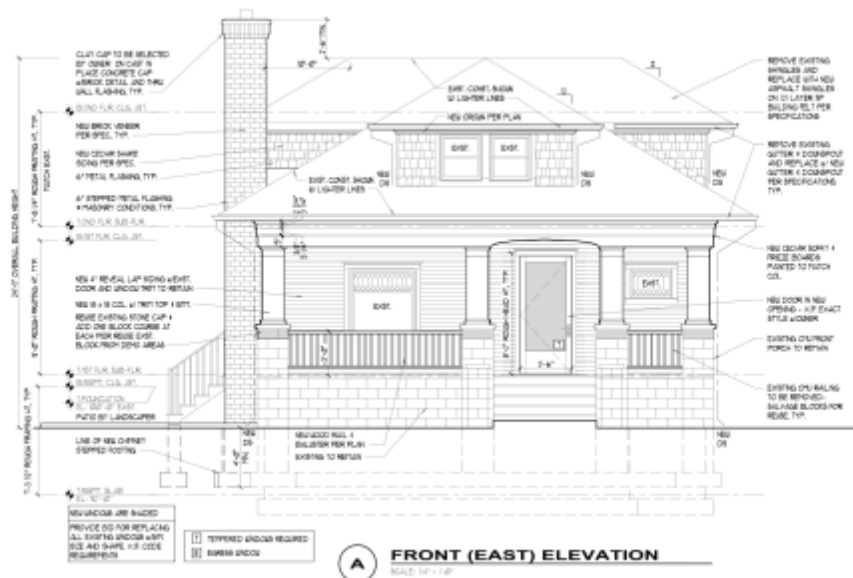
The most requested type of variation was for non-masonry building materials.

All requests for non-masonry building materials were approved.

Denied Variations:

19948 Lily Court, proposed rear addition requiring a reduction in the required rear yard. The Plan Commission unanimously recommended denial. The Village Board denied the request with a 3-3 vote on April 4, 2022. The Plan Commission later recommended approval for revised plans on May 26, 2022, which was approved unanimously at the Village Board on June 6, 2022.

240 Center Road, proposed new single-family home. The Plan Commission voted to give four favorable recommendations for four variances to the Village Board. The Village Board approved 3 variances but denied the fourth variance (for a metal roof) on October 3, 2022.



Proposed residence at 240 Hickory St. (variations approved for building materials)

SPECIAL USES

| SPECIAL USE BREAK-DOWN | |
|-------------------------------------|--------|
| Request | Amount |
| Outdoor storage | 1 |
| Institutional Use (School addition) | 1 |
| Massage establishment | 1 |
| PUD | 2 |
| Indoor recreation/entertainment | 7 |
| Personal services | 1 |
| Carry-out restaurant | 1 |
| Daycare/Preschool | 1 |
| Extended hours of operation | 1 |
| Assisted living facility | 1 |

The most requested special use was for indoor recreation/entertainment.



Special Use approved for a Planned Unit Development at 22660 S. Harlem Ave.

TEXT AMENDMENTS

Various Accessory Uses & Structures
*(Removed from Consent Agenda on
March 7th by the Village Board)*

Updated definitions for the terms
“Indoor Recreation”, “Outdoor
Recreation”, “Indoor Entertainment” and
“Outdoor Entertainment” *(Approved
February 22nd by the Village Board)*

SUBDIVISIONS

Final Plat for Millennium-Kyle Holdings in Fey & Graefen Industrial Park Phase I
(Approved February 7th by the Village Board)

Final Plat of Subdivision for Chelsea Intermediate School *(Approved February 7th by the
Village Board)*

Resubdivision for Kimsey Remodel in McDonald Subdivision *(Approved March 7th by
the Village Board)*

Resubdivision for Williams Property in Olde Stone Village Subdivision *(Approved March
7th by the Village Board)*

Resubdivision for Quinlan Property in McDonald Subdivision *(Approved April 4th by the
Village Board)*

Final Plat of Subdivision for Walnut St. Subdivision *(Approved June 6th by the Village
Board)*

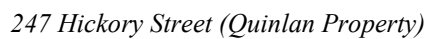
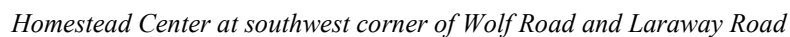
Final Plat of Subdivision for Homestead Center *(Approved June 20th by the Village
Board)*

Resubdivision for Kerley Residence *(Approved September 19th by the Village Board)*

Final Plat of Subdivision for Oasis Senior Living *(Approved October 3rd by the Village
Board)*

Resubdivision for Plantz Residence *(Approved November 7th by the Village Board)*

Resubdivision for Graefen’s East Point Park *(Approved December 19th by the Village
Board)*



LIST OF CASES

- **22791 S. Challenger Road**
 - Final Plat approval for Millennium-Kyle Holdings, consolidating lots 10, 11 & 21 in Fey-Graefen Subdivision and a Special Use Permit for outdoor storage
 - Plan Commission approval on January 13, 2022, and Village Board approval on February 7, 2022
- **22265 S. 80th Avenue – Chelsea Middle School**
 - Special Use Permit for a school addition, variance to permit cyclone fencing and a Final Plat of Subdivision to combine two parcels.
 - Plan Commission approval on January 13, 2022, and Village Board approval on February 7, 2022
- **20499 S. La Grange Road – Yuchao (Nancy) Tong (Massage CT)**
 - Special Use Permit for a massage establishment
 - Plan Commission approval on January 13, 2022, and Village Board approval on February 7, 2022
- **Accessory Uses & Structures Text Amendment**
 - Text Amendment for Zoning Ordinance
 - Plan Commission approval on February 10, 2022, and Village Board approval on March 7, 2022
- **Indoor Recreation, Indoor Entertainment, Outdoor Recreation, and Outdoor Entertainment Text Amendment**
 - Text Amendment for Zoning Ordinance
 - Plan Commission approval on February 22, 2022, Village Board approval on February 22, 2022
- **240 Hickory Street**
 - Variation to permit the use of non-masonry siding on rear addition, Plat of Subdivision to consolidate Lots 38 and 39 in the McDonald Subdivision
 - Plan Commission approval on February 24, 2022, and Village Board approval on March 7, 2022
- **11388 and 11410 Vienna Way – Williams Resubdivision**
 - Plat of Subdivision to consolidate two lots in the Olde Stone Village Subdivision
 - Plan Commission approval on February 24, 2022, and Village Board approval on March 7, 2022
- **247 Hickory Street**
 - Variation to reduce minimum basement area, Plat of Subdivision to consolidate Lots 45, 46, and half of Lot 47 in the McDonald Subdivision
 - Plan Commission approval on March 24, 2022, and Village Board approval on April 4, 2022
- **22660 S. Harlem Avenue – Gracepoint Ministries**
 - Special Use Permit for a Planned Unit Development, Zoning Map Amendment from AG to R-2
 - Plan Commission approval on March 24, 2022, and Village Board approval on April 4, 2022
- **14 Hickory Street – Studio C**
 - Special Use Permit for Indoor Entertainment
 - Plan Commission approval on April 28, 2022, and Village Board approval on May 16, 2022
- **21218 S. La Grange Road - StretchLab**
 - Special Use Permit for indoor recreation
 - Plan Commission approval on April 28, 2022, and Village Board approval on May 16, 2022
- **19948 Lily Court**
 - Variation to reduce the required rear yard setback
 - Plan Commission denial on March 24, 2022, and Village Board denial on April 4, 2022 (1st Application)
 - Plan Commission approval on May 26, 2022, and Village Board approval on June 6, 2022 (2nd Application)
- **Olde Stone Village 1st Addition**
 - Zoning Map Amendment from E-R to R-2, Preliminary and Final Plat of Subdivision
 - Plan Commission favorable recommendation for Zoning Map Amendment and non-favorable recommendation for approval on June 23, 2022
 - Item not yet brought before the Village Board
- **9093 W. Fey Drive - Pic & Pla**
 - Special Use Permit for indoor recreation
 - Plan Commission approval on May 26, 2022, and Village Board approval on June 6, 2022
- **170 Vail Drive**
 - Variation to permit the use of non-masonry siding on a proposed rear addition
 - Plan Commission approval on June 6, 2022 and Village Board approval on June 20, 2022

- **Homestead Center**
 - Preliminary and Final Plat of Subdivision
 - Plan Commission approval on June 9, 2022, and Village Board approval on June 20, 2022
- **324 Center Road**
 - Variation to permit the use of non-masonry siding on the first floor of existing home, variation to reduce required basement area
 - Plan Commission approval on July 14, 2022, and Village Board approval on August 1, 2022
- **229 N. Locust Street**
 - Variation to permit a side yard setback and variation to reduce required basement area
 - Plan Commission approval on August 11, 2022, and Village Board approval August 15, 2022
- **21195 S. La Grange Road – Wild Flower Hair Salon**
 - Special Use Permit for Personal Services
 - Plan Commission approval on August 11, 2022, and Village Board approval on August 15, 2022
- **20245 S. La Grange Road – Little Caesars**
 - Special Use Permit for Carry-Out Restaurant, Parking Adjustment
 - Plan Commission approval on August 25, 2022, Village Board approval on September 6, 2022
- **25 Carpenter Street**
 - Variation to reduce the required front yard setback, variation to reduce the required side yard setback, variation to increase the maximum allowable lot coverage, variation to permit the use of non-masonry siding on first floor of existing home, Preliminary and Final Plat of Subdivision
 - Plan Commission approval on September 8, 2022, and Village Board approval on September 19, 2022
- **20801 S. La Grange Road – Chase Bank**
 - Two variations to permit unscreened utility equipment on the roof of the primary structure
 - Plan Commission approval June 23, 2022, Village Board approval July 5, 2022
- **20871 S. La Grange Road – Facen4Ward**
 - Special Use Permit for indoor entertainment
 - Plan Commission approval on September 8, 2022, and Village Board approval on September 19, 2022
- **10235 W. Lincoln Highway – Opa!**
 - Major Change to a Planned Unit Development to Brookside Commons
 - Plan Commission approval on September 8, 2022, and action postponed indefinitely by the Village Board on October 3, 2022
- **240 Center Road**
 - Variation to permit the use of non-masonry siding on the first-floor, variation to permit a metal roof on a residential structure, variation to permit a driveway serving a side-loaded garage 1' from side property line, variation to permit a driveway serving a side-loaded garage to have a turning radius of 25'
 - Plan Commission approval on September 22, 2022, Village Board voted on October 3, 2022. All variances approved except for the metal roof
- **21800 S. La Grange Road - Pic & Pla**
 - Special Use Permit for an indoor recreation facility
 - Plan Commission approval on September 22, 2022, and Village Board approval on October 3, 2022
- **8531 W. Lincoln Highway – Oasis Assisted Living**
 - Special Use Permit for an assisted living facility, Final Plat of Subdivision
 - Plan Commission approval on September 22, 2022, and Village Board approval on October 3, 2022
- **142 and 150 Walnut Street – Walnut Street Subdivision**
 - Preliminary and Final Plat of Subdivision to consolidate property
 - Plan Commission approval on May 26, 2022, Village Board approval on June 6, 2022
- **11031 W. Lincoln Highway – Everbrook Academy Preschool/Daycare**
 - Special Use Permit for Daycare/Preschool, Special Use Permit for Extended Hours, Major Change to a Planned Unit Development
 - Plan Commission approval on August 25, 2022, and Village Board approval on October 17, 2022
- **213 Nebraska Street**
 - Variance to reduce the required front yard setback from 30' to 12' 7", variance to permit the use of non-masonry siding on property first floor, variance to reduce required rear yard setback for an accessory building from 10' to 5' 7" variance to exceed the maximum allowed rear yard coverage to allow 32%, variance to exceed the maximum lot coverage to allow 32.8%, variance to exceed the maximum

- impervious lot coverage to allow 41.9%, variance to exceed the maximum height for an accessory building from 15' to 20' 5 ½", Preliminary and Final Plat of Subdivision for the Plantz Resubdivision
 - Plan Commission recommended approval of 6 of the 7 variances and the Plat on October 27, 2022, Village Board approval of all variations and the Plat on November 7, 2022
- **Misty Creek**
 - Amendment to Future Land Use Map in *Your Frankfort, Your Future* 2040 Comprehensive Plan, Zoning Map Amendment, Special Use Permit for a Planned Unit Development, Preliminary Plat of Subdivision
 - Plan Commission approval on October 27, 2022 for all requests save the Preliminary Plat of Subdivision, Village Board approval for all requests save the Preliminary Plat of Subdivision on November 21, 2022
- **9500 W. Lincoln Highway – Tiny Tots Play Café**
 - Special Use Permit for Indoor Recreation for an indoor children's play facility, Parking Adjustment
 - Plan Commission approval on October 27, 2022, withdrawn prior to Village Board consideration
- **22793 Citation Road, Unit B – Big Bear Barbell Club**
 - Special Use Permit for Indoor Recreation and Special Use Permit for Extended Hours
 - Plan Commission approval on December 8, 2022, Village Board approval on December 19, 2022
- **20815 S. La Grange Road - Tiny Tots Play Café**
 - Special Use Permit for Indoor Recreation
 - Plan Commission approval on December 8, 2022, and Village Board Approval on December 19, 2022
- **East Point Park Preliminary and Final Plat of Resubdivision 22413 and 22445 W. Fey Drive**
 - Plat of Resubdivision for Graefen's East Point Park 1st Resubdivision to consolidate Lots 14 and 15.
 - Plan Commission approval on December 8, 2022 and Village Board approval on December 19, 2022

COMMISSIONER ATTENDANCE

| Commissioners Name | Present | Absent |
|-----------------------|---------|--------|
| Guevara, Ken**** | 3 | 5 |
| Hogan, David | 10 | 11 |
| Hogan, Lisa* | 0 | 2 |
| Jakubowski, Jessica** | 10 | 4 |
| James, Brian*** | 13 | 0 |
| Knieriem, Dan | 17 | 4 |
| Markunas, Will | 17 | 4 |
| Rigoni, Maura | 21 | 0 |
| Schaeffer, Nichole | 19 | 2 |

*Resigned February 10, 2022

** Started April 28, 2022

*** Started May 12, 2022

**** Resigned April 28, 2022