



PLAN COMMISSION / ZONING BOARD OF APPEALS AGENDA

Thursday, April 27, 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 April 13, 2023**
4. **Plat of Dedication for Pfeiffer Road Extension**
Request: Plat of Dedication for a public street and public utilities to the Village of Frankfort, to accommodate the proposed future extension of Pfeiffer Road, from its current terminus between the Lighthouse Pointe Phase Two and Lighthouse Point Phase Five Subdivisions, to the intersection of Lincoln Highway/U.S. Route 30 and Pfeiffer Road, with said dedication containing approximately 4.217 acres. (PINS: 19-09-22-200-004-0000, 19-09-200-006-0000, 19-09-23-100-002-0000)
5. **Public Hearing: 7 N. White Street – Integrus Development Multi-Tenant Commercial Building (Ref. #107)**
Request: Special Use Permit for a restaurant, full-service, with liquor sales for Senso Sushi for the property located at 7 N. White Street (pending new address assignment of 3 N. White Street) (PIN: 19-09-22-305-035-0000).
6. **Workshop: 20500 S. La Grange Road, Unit 6A – Sage Salon**
Future Public Hearing Request: Special Use Permit for Personal Services (Hair Salon) in the B-4 Office District (PIN: 19-09-16-400-031-0000).
7. **Workshop: 165 Industry Avenue, Unit 3 – CNC Lawncare**
Future Public Hearing Request: One Special Use Permit for a Landscape Business and one Special Use Permit for Outdoor Storage of uncontained bulk materials in the I-2 General Industrial District (PINS: 19-09-34-103-009-1001, 19-09-34-902-000-0000, 19-09-34-100-071-0000).
8. **Workshop: 10043 W. Lincoln Highway – Action Behavior Centers**
Future Public Hearing Request: Proposed Major Change to the President's Row Planned Unit Development to create a fenced-in, outdoor Autistic Environmental Therapy area from five parking spaces next to the south entrance of the building in the B-4 Office District (PIN: 19-09-21-307-004-0000).
9. **Workshop: 108 Walnut Street – Demolition and New Home Construction**
Future Public Hearing Request: Demolition and rebuild of single-family home for the property located at 108 Walnut Street, zoned R-2, requiring at least 6 variances. (PIN: 19-09-28-211-006-0000)
10. **Public Comments**
11. **Village Board & Committee Updates**
12. **Other Business**

- A. Notification of a Minor Change to the Cedarhurst PUD for the property located at 21507 S. Wolf Road
(PIN 19-09-20-301-063-0000)

13. Attendance Confirmation (May 11, 2023)

14. 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

April 13, 2023 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

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

Commissioners Present: Chair Maura Rigoni, Brian James, Dan Knieriem, Nichole Schaeffer

Commissioners Absent: Will Markunas, David Hogan, Jessica Jakubowski

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

Elected Officials Present: None

A. Approval of the Minutes from February 23rd, 2023

Motion (#1): To approve the minutes from February 23rd, 2023.

Motion by: Knieriem Seconded by: Schaeffer

Approved: (4-0)

B. 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

Chris Gruba gave the staff report.

Applicant Shawn O'Malley approached the podium and was available to answer any questions.

Chair Rigoni asked if there were any questions from the other members of the Plan Commission.

There were none.

Motion (#2): Recommend the Village Board approve a Plat of Resubdivision for Lots 26-1 and 26-2 within Lighthouse Phase 3 in accordance with the reviewed plans, subject

to any technical revisions prior to recording and conditioned on final engineering approval.

Motion by: James

Seconded by: Schaeffer

Approved: (4-0)

C. Public Hearing: 7 N. White Street – Integrus Development Multi-Tenant Commercial Building (Ref. #107)

Chair Rigoni swore in all those in the audience who wished to speak.

Chris Gruba presented the staff report.

Chair asked the applicant to come to the stand.

Jim Olguin, the attorney representing the applicant, approached the stand. Also present were Dan Elliot, the applicant, Jason Nuttelman, the architect, and Rick Sanaa, the project engineer.

Mr. Olguin thanked staff for their thorough report.

Mr. Elliot approached the stand and also thanked staff. He explained that he wanted to give some background on project. He has lived in town for five years, and has 20 years of experience in real estate. He knew that there was an opportunity for development in the downtown area. Part of the reason he and his family moved to Frankfort was because of the downtown. Through conversations with others, he had learned that there was a concern that the downtown could become stale over time. In response to that concern, he wanted to add amenities to the downtown in a way that the Village would be proud of, and he felt that this project would achieve that goal. Mr. Elliot added that the proposal before the Plan Commission was very different from other projects he had worked on. He added that his original proposal had been for the property at 2 Smith Street. During that process, he had been asked by the Village Board to relocate his project, to allow for the possibility of two downtown development projects. He noted that there had been many changes to the plans since they were last brought before the Plan Commission, and that a lot of feedback from many people had been taken under consideration. Most recently, the project received a Certificate of Appropriateness from the Historic Preservation Commission. He was proud of the progress he and his team had made with the project, but he said that he ultimately wanted the residents of Frankfort to be proud of it.

Mr. Olguin said that he wanted to reiterate the exceptions they were requesting. One group of exceptions was related to the building and its location on the proposed Lot 1. He explained that when they were negotiating the details of the land that the Village would sell, there was never really an intent for any proposed building to meet the typical setback requirements. The same could be said for landscaping and lighting requirements. Because

the property line was so close to building, he noted that any light fixtures on the building would exceed Village requirements. The next exception was related to the required fencing around the proposed outdoor seating areas along White Street. Fencing in those areas did not seem appropriate, and was a topic of discussion with the Historic Preservation Commission. The important thing to consider was that the proposed outdoor seating areas were small. Another exception they were requesting was in regard to the dimensions of the required loading area. He noted that many delivery vehicles were parked on public right-of-way when making deliveries in the downtown area. The future tenants for the proposed building planned to utilize smaller box trucks, as opposed to the larger semi-trucks commonly seen delivering to the downtown, which could fit within the loading area the applicant was proposing. The last exceptions were related to the proposed signage. These topics were also discussed with the Historic Preservation Commission. Because of the design of the roofline, maintaining a common centerline for all the proposed tenant signage would look wrong. The same was true if all the signs were equally sized. Based on the design of the building, the sign for the southernmost tenant space was enlarged proportionally, so as to fit the larger gable area, which in his opinion looked good. Turning to the requested variation, Mr. Olguin noted that staff had outlined the relevant information available on parking in the downtown. All of the information that was presented showed that there was plenty of parking available for the uses the applicant was proposing. He believed that the code-required parking was overstated for the proposed building. The parking regulations in the Zoning Ordinance were designed for businesses outside the downtown area, in places where walking and cycling weren't options for accessing the site. He added that some of the proposed uses had different peak times, such as the proposed sushi restaurant and proposed dentist's office. In regard to the dentist's office in particular, he noted that the Zoning Ordinance required three parking spaces per exam room. In his opinion, that figure was excessive, as the proposed dentist's office would primarily have children as patients. He stated that he believed there was sufficient parking in the downtown area, and that the overall demand for parking that would be generated would be less than what the code would require. If parking demand did increase, he believed there was sufficient space in the downtown for parking to be added in the future, including on Village owned property. For those reasons, he believed that the requested variation was justified. Mr. Olguin also reiterated that his client and his client's team had spent a lot of time with the Historic Preservation Commission working on the aesthetic aspects of the project, and that it took three meetings to get approval. Between those three meetings they had continually incorporated the feedback from the Historic Preservation Commission, and that the time spent with them had resulted in a better building.

Jason Nuttelman, the architect for the project, approached the stand. He echoed Mr. Olguin's comments about their time spent with the Historic Preservation Commission. He noted that they wanted to respond to the location of the Old Plank Road Trail with the proposed location of the outdoor seating. In a previous set of plans, they had proposed a

90-degree angle on the southwest corner of the building. That had since been changed to an angled corner entrance. They had also relocated the proposed garbage enclosure, and added a connection to the trail from the parking lot. A large portion of the discussions with the Historic Preservation Commission talks were focused on the design and materials proposed for the building. One of the documents they had submitted for the Historic Preservation Commission highlighted the architectural features found in the downtown area that they incorporated into the design of the current set of plans. They tried to incorporate elements from other downtown buildings including dormer windows, glass windows with muntins, headers on windows, building materials, building colors and shingle roofs. Another important set of considerations they made when designing the building was the proposed tenant mix, particularly the proposed sushi restaurant. They wanted to emphasize their space in particular. On the south roofline, he had added some dormers to the metal roof to help soften the appearance of the roof on that side, as well as to introduce natural light into the tenant space. Another change they made was to the wood trellis system, which was designed in response to Prairie Park. He noted that on the page with the elevations for the White Street façade, the proposed materials were listed. The colors that were listed on that page were named dark and light gray, but Mr. Nuttelman explained that the actual materials did not necessarily appear as gray in real life.

Mr. Nuttelman showed the members of the commission the physical material samples they had brought to the meeting, including different colored brick, the composite siding, roof shingles, and metal roof.

Commissioner Schaeffer noted that there was a light and dark tone on the sample for the composite siding and asked which color would be on the building.

The architect noted that it would be the darker tone. He added that the other thing which would soften the appearance of the building would be the addition of the proposed wood planters. They would be made of a softer material, and the plants would be well-maintained and beautiful. On north elevation, they also proposed similar design elements such as gooseneck lights, and another recess for additional landscaping to further soften the appearance of the building.

Commissioner James asked if all the proposed dormers acted as skylights.

The architect responded that only the dormers on the southern roof would be skylights. The others were decorative.

The attorney then gave responses to the Findings of Fact standards for both Special Use Permits and variation, suggesting that the proposed development and tenants would meet the standards laid out in the Findings of Fact for both the Special Use Permits and the variation.

Chair Rigoni asked for initial questions from the other members of the Plan Commission.

Commissioner Schaeffer noted that a bench on the northwest corner of the site plan was going to be removed. She asked if it could be relocated to somewhere else nearby.

Chair Rigoni suggested that the relocation of the bench could be a condition of approval. She asked staff to confirm that the Special Use Permits the applicant was requesting at the time were only for Outdoor Seating and for a Full-Service restaurant, and that there was no current request for Liquor Sales.

Chris Gruba said that was correct. The applicant would be requesting a Special Use Permit for a Full-Service Restaurant with Liquor Sales at the next Plan Commission meeting.

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

Kirk Nissen, a resident who lives at 49 Elwood Street, approached the stand. He stated that he was concerned with parking and traffic. He said that he had lived on Elwood Street for 42 years. He had no reason to doubt that the proposed restaurants would be successful. One thing he had noticed about the proposed plans was that parking spaces would be lost in order to construct the new building. He noted that the lot behind the proposed building would still be Village owned, meaning that the parking lot would be open to anyone. The lot was currently used for concerts, the Farmer's Market, the car show, Bluegrass Fest, and Fall Fest. If the current proposed building were constructed in that parking lot, he wondered where the customers would park. He also noted that there was only one way in or out of the parking lot, facing Elwood Street. He expected that that part of downtown could become becoming crowded, as it is currently. Folks could get lost. On the west side of White Street, between W. Bowen Street and Elwood Street were many on-street parking spaces which were often filled. He suggested that a similar situation would arise as a result of three new restaurants along White Street. Visibility was limited when driving along that part of White Street because of the parked cars. That problem would increase with the development of this property. Personally, he would not allow on-street parking along the west side of White street. The existing problem would get worse on weekends with the addition of the new development. Parking would also be obscured because of its location behind the proposed the building, which would result in more people parking on the street.

Deborah Hardwick, a resident at 110 Kansas Street, approached the stand. She was concerned about Prairie Park, as she wanted it to remain passive, with no more new seating. She had advocated to keep the park passive in years past. The proposed development would impact the park, and she suggested that the Village would need to get a handle on what could be located near the park. She reiterated that she was concerned about the proximity. She was also concerned about the Old Plank Road Trail users. She

traveled along White Street frequently and would always stop for trail users crossing White Street. She asked if the Plan Commission had considered the sight line impacts the proposed building would have on those using the trail. She recalled that the old proposal had a diagonal corner on the southwest corner of the building, and she had found it comforting to know there was a better sightline for trail users, especially since that part of the trail was pretty heavily trafficked. She wondered how far the outdoor seating could be located from the front of the building. Ms. Hardwick then gave her concerns related to parking. She asked how many employees would work at the four proposed establishments. She noted that Fat Rosie's and Francesca's had quite a few employees. She said that she did not know the size of the proposed sushi restaurant, but she believed it would be comparable in area to Fat Rosie's. She stated that she did not know the number of employees that would work at the proposed sushi restaurant, and did not know how big the restaurant would be. She noted that there is an existing parking lot behind Fat Rosie's and Francesca's, which was full by 9:00 AM, as that was where all the employees for those restaurants would park. In regard to the current proposal, she said that if the proposed building were built, 45 parking spots would remain in the parking lot. If there were 20 employees working at the proposed building, 25 spots would remain, which would not be a lot of space for the residents. By her estimate, there were currently about 15 parking spaces with cars in them each morning. She noted that the parking study had observed employees working downtown would park along Elwood Street. She believed that employees of downtown businesses would not want to walk far from their cars to their jobs, and she was worried they would fill most of the lot behind the proposed building. She was also concerned about traffic moving in or out of that lot, since it was a tight opening, especially during the farmer's market. She stated that parking was a big concern for her, and suggested that the Village needed to look into building another parking lot. She was also concerned with the safety of the trail users. She said that lighting at the trail crossing on White Street was poor and said she wanted brighter bulbs installed for visibility.

Ilene LeRosa, a resident in Suttdonale, approached the stand. She said that she had some concerns about safety and parking. She asked what the plan was for the empty lots the Village owned in the downtown area. She said that from what she knew, work on the Mech House was cost prohibitive. She asked about the properties at the corner of White Street and Elwood Street, as well as the FraMilCo building.

Chair Rigoni explained that the use and sale of Village property was the purview of the Village Board, not the Plan Commission.

Ms. LeRosa asked if the Village Board would consider creating a new parking lot if the Plan Commission approved the current proposal.

Chair Rigoni reiterated that creating a new public parking lot in the downtown would be a decision made by the Village Board.

Ms. LeRosa stated that the parking issue could not be detached from the decision to approve this building. She added that it was a good problem to have.

Dawn Shields, a resident living in Kaffel Court, approached the stand. She asked if other restaurants in the downtown area had outdoor seating located on public property.

Chair Rigoni said that Trail's Edge, Fat Rosie's, and Francesca's all had lease agreements on with the Village to rent space on public right-of-way for outdoor seating.

Ms. Shields asked if there were any liability issues with leasing the space for seating.

Chair Rigoni responded, saying that part of the lease agreement included insurance.

Ms. Shields noted that the proposed uses had changed since the project's initial proposal was brought to the Plan Commission. At first, there was only one restaurant proposed, where there were now three. Three times as many restaurants would mean three times as many deliveries. Downtown residents had complained about trucks making deliveries in the downtown in the mornings. She asked if there were any considerations being made to reduce the noise generated by these trucks.

Chair Rigoni stated that that would fall under the purview of the Village Board.

Ms. Shields asked how close the proposed dumpster would be to the building and the outdoor seating area. Staff noted that it would be located on the southeast corner of the building.

She stated that disposing of raw fish from the sushi restaurant near outdoor seating would likely require extra garbage pickups. She also had concerns about wildlife from the park being attracted to the smells of the garbage enclosure and coming to investigate them. She hoped that the applicant could secure the dumpster lids to prevent animals from getting in. She said that she was mostly concerned about the smell and proximity of the enclosure to the trail and the outdoor seating area. She also asked how the proposed landscaping, outdoor seating, and reduced-width sidewalks would make White Street too congested. She then asked if the applicant was planning to have a drive-thru window for cyclists.

Chair Rigoni said she did not believe the applicant was planning to have a drive-thru window, as there was nothing indicated on the site plan.

Ken Rieman, a Frankfort resident living near the downtown area, approached the stand. He said that he did not know the applicant when the initial Request for Proposals was posted by the Village, but that he did know the applicant's wife at the time. From there, he took an interest in the project and followed the progress of this proposal. He stated that it meant a lot to him when people who lived in Frankfort wanted to support the town. He added that many of the people involved with the building and proposed uses were local to

Frankfort. He commended the applicant for his patience in the planning and zoning process. He said that it was not easy to get projects built in Frankfort, which he believed to be a good thing. He was confident that the Village Board would address the parking concerns raised by other members of the public.

Motion (#3): To close the Public Hearing.

Motion by: James

Seconded by: Schaeffer

Approved: (4-0)

Chair Rigoni asked the other members of the Plan Commission if they had any comments or questions related to the proposed restaurant uses.

Commissioner Knieriem said he was in support of the proposal. He believed that there was a for need more restaurants in the downtown area, as evidenced by the hour-long waits at other restaurants on the weekend.

Commissioner Schaeffer agreed, and added that she also wanted to see variety in the restaurants in the downtown, such as daytime grab-n-go type establishments.

Commissioner James agreed. He said that having restaurant options along the trail was desirable. The proposal was also in line with the goal to promote infill development, as mentioned in the Comprehensive Plan.

Chair Rigoni added that restaurant uses would bring people to the downtown, and that they wanted people in the downtown. She asked staff how many outdoor seating areas were proposed.

Chris Gruba explained how the proposed outdoor seating was laid out on the site plan.

Chair Rigoni recalled that for Planned Unit Developments approved in the past, outdoor seating areas would be granted “as identified on the site plan” in the motion.

Chris Gruba explained that he had thought that the Special Use Permit for Outdoor Seating would be applied to the whole site, and had written the legal notice to reflect that. After talking with Village Administration, it was suggested that a Special Use Permit for Outdoor Seating be granted individually to each of the proposed restaurants.

Mike Schwarz added that Village Administration had asked that each Ordinance granting a Special Use Permit for Outdoor Seating be tied to a specific tenant space. The Plan Commission could make one motion to recommend approval of outdoor seating as shown on plans for the three specific units as the Chair suggested, but that individual Special Use ordinances for each restaurant to have Outdoor Seating would be considered by the Village Board.

Chair Rigoni said that since the proposal was part of a Planned Unit Development, the applicants need to have their site plan approved. She added that the proposed tenants might change before the building was open. She noted that the southernmost restaurant space's outdoor seating area was fenced in to meet the regulations for liquor sales and consumption, and that the other outdoor seating areas were not fenced in. She said that liquor could not be served at those outdoor seating areas. She asked the other members of the Plan Commission if they were comfortable with approving the outdoor seating areas in one motion by using the language "as defined on the plan."

The other members of the Plan Commission said they were comfortable with that course of action.

Chair Rigoni noted that the request for a Major Change to the Planned Unit Development went hand-in-hand with the variation request, and that the approval for the Preliminary and Final Plat of Subdivision was separate. She asked if the other members of the Plan Commission had any comments on the proposed site plan.

Commissioner Schaeffer stated that she would like to see the bench that was proposed to be relocated elsewhere nearby. She suggested it be located somewhere along the trail.

Chris Gruba said that it could be made as a condition of approval.

Commissioner Schaeffer also noted that one light pole that has to be removed on the lot. She asked if it would need to be replaced.

Chris Gruba said he was unaware of a minimum lighting requirement for a parking lot.

Commissioner Schaeffer asked if the remaining lights would be adequate to meet code requirements for light levels in the parking lot.

Chair Rigoni noted that the removal of a light pole would become a safety concern. She wanted to be sure there were not any dark spots, especially given that there was a lot of traffic in the area. She asked if any other Commissioners had any comments.

Commissioner James recalled that one of the members of the public has a question about the location of the trash enclosure. He recalled that at the workshop, the trash enclosure was proposed on the east side of the parking lot, closer to the park. The Village asked that it be moved, so trash would not be carried across the lot. He suggested that the Plan Commission require the applicant mitigate potential smell and animal issues as a condition of approval.

Commissioner Knieriem said that he would expect that the proposed uses would not want the trash enclosure to smell either.

Chair Rigoni asked how often trash would be picked up.

The applicant said he expected it would be about twice a week. In regard to the concern about the sushi restaurant, he believed they would do their best to not just throw away product, and that they would take any step they needed to in order to mitigate any concerns about smell.

Chair Rigoni asked the applicant when he anticipated deliveries and garbage pickup would take place.

The applicant said he expected that deliveries would take place in the morning, prior to businesses in the downtown opening. He added that they had located the proposed loading area in the parking lot so as to avoid traffic impacts on White Street. He added that there would be no semi-trucks making deliveries to the site, and that the largest vehicles would be box trucks.

Chair Rigoni asked the applicant to be more specific about what he meant by morning.

The applicant responded that he did not intend morning to suggest a time such as 4:00 AM.

Commissioner Schaeffer noted that there was a trash enclosure near the outdoor seating at the Wine Thief. She said she was not aware of any issues with smell at that location.

Chair Rigoni asked if the alignment of the proposed path connection on the southeastern corner of the site plan was similar to the connection proposed in 2018. She recalled that there were concerns about how that connection was offset from another connection nearby, coming from the south. She said that the parking lot was heavily utilized by trail users. She asked the applicant to make sure the two trail connections lined up. She stated that she also would want to look at where the ADA-accessible parking spots were located, as the spots they were losing were those with the closest access to the Old Plank Road Trail. She acknowledged that there were not many ADA-accessible spots in the downtown, and few of them had direct access to the trail.

The architect said they would confirm the dimensions and design of the trail connection with their engineers.

Commissioner Schaeffer asked if the two trail connections needed to be aligned.

Chair Rigoni noted that the curve in the trail where the connection was proposed was a busy one. She said she would defer to the engineers on the alignment of the trail connection, but she believed that a 90° intersection would be best at that location. There was a need to address also that curve in the trail, since cyclists could be moving quickly around it. She restated that it was a topic discussed at length back in 2018. She noted that there was a positive aspect to locating a building so close to the Old Plank Road Trail, but that it came with extra considerations as well.

The applicant stated that he and his team would accommodate whatever consensus the Village came to on the topic.

The architect added that their design did address the trail, even more so in the most recent revisions.

Chris Gruba clarified that, in reference to the earlier question regarding parking lot light standards, the Zoning Ordinance required a minimum of 0.25 foot-candles across the area of the parking lot. According to the photometric plan, it appeared that that requirement would be met, even with the removal of one light pole.

Chair Rigoni thanked Mr. Gruba for confirming the requirements. She stated that the lot was a public lot, it was important to ensure there was an adequate amount of light. She asked if the other Commissioners had any comments on the architecture or the materials.

Commissioner Schaeffer stated that she was concerned about the proposed colors at first, but that the samples made her more comfortable with the proposal. She acknowledged that the design had come a long way since the workshop. She thanked the applicant for accepting Village feedback and incorporating the design elements seen elsewhere in the downtown. For the sign alignment, she believed it made sense to both the height and size of the sign change for the southernmost restaurant.

Commissioner Knieriem agreed with Commissioner Schaeffer. He added that he appreciated the addition of the planters, and that he thought they would look great.

Commissioner James acknowledged that architectural preferences were subjective. He agreed with Commissioner Schaeffer that the plans had come a long way since the initial submission. He said that the location of the proposed building was an important spot in the downtown, as it is where the park meets the downtown. The building ought to reflect that meeting point. In his opinion, the proposed building did. He added that he was initially torn, and preferred another streetscape at the time, but that he had since changed his mind.

Chair Rigoni said that she thought it was a beautiful building, but that it's not appropriate for this specific location. When she looked at the design of the building, the word "contemporary" came to her mind. She noted that the Historic Preservation Commission was split on whether to approve a Certificate of Appropriateness, where their decisions were usually unanimous. The Historic Preservation Commission looked at 11 standards when evaluating a Certificate of Appropriateness, and their opinions were split on the 2 most relevant standards. In her opinion, there were design elements on the south side of the building which could be softened. She stated that she would also prefer if the two center windows between each tenant entrance were combined to add to the commercial look. She added that the design would not need to replicate what was found in the newer buildings downtown, but that it should draw inspiration from them. She felt that the

building needed more details that would better match the feel of the downtown. She asked staff if there had ever been a request for a sign variation in the downtown.

Chris Gruba said nothing came to mind.

Chair Rigoni noted that a sign variation would require Historic Preservation Commission approval before coming to the Plan Commission.

Chris Gruba added that the proposal was also a Planned Unit Development, but that sign variations were seldom requested.

Chair Rigoni asked the other members of the Commission if they had any comments about parking. She also asked staff if they knew of any plans to expand parking in the downtown.

Chris Gruba said he was not aware of any plans to expand parking.

Chair Rigoni asked about the changes proposed in the 2018 proposal.

Chris Gruba noted that they had incorporated the property to the north in the design, which added parking spaces.

Commissioner James asked if the proposed additional parking would have been owned by the Village.

Chris Gruba confirmed that it would have been.

Chair Rigoni asked if there were any other comments on parking.

Commissioner Schaeffer thanked staff for looking at time-lapse video recordings for parking over the course of a few weeks last summer. She noted that there would be different levels of demand for parking over the course of the day, based on the hours of operation for the proposed and existing businesses.

Commissioner James said that downtown Frankfort had a special events parking issue rather than a parking issue, and that downtown Frankfort held a lot of special events. He understood the concern about employees parking in downtown spaces for extended periods of time, and suggested that the Village Board might look into setting time limits for parking in public lots even though it might be difficult to enforce.

Chair Rigoni stated that she thought 119 required parking spaces was a high figure. She stated that there would be shared parking between the proposed businesses. She liked the idea of putting a building on the east side of White Street, where parking was underutilized. She added that there had been discussion at Village about building another parking lot somewhere else at one point. She thought it would become a more important

conversation as more development took place in the downtown. She asked if there were any comments related to the proposed landscaping.

Commissioner Schaeffer asked if a fourth parkway tree could be installed along White Street.

Chair Rigoni said that planting a tree where the code required one might not be desirable, in order to maintain the sightline at the Old Plank Road Trail crossing.

Commissioner Schaeffer asked if the applicants could plant another tree in another location instead.

Chair Rigoni noted that according to the proposed plans, there would be a net loss of four trees. She asked why each tree was not being replaced.

The applicant explained that the main concern was where the trees would be located.

Commissioner Schaeffer clarified that she did not necessarily want the trees to be replaced on-site, just that they were replaced with trees somewhere.

Chair Rigoni added that they were proposing to remove public trees. She said she would like to see them replaced on a one-for-one basis.

Chris Gruba asked if the Plan Commission wanted to note their preference for certain types of trees.

Commissioner Schaeffer said she would be comfortable with whatever was considered appropriate by the Village.

The applicant asked if they would consider accepting payment in lieu of planting trees.

Chair Rigoni said that staff could work with the applicant to determine the best course of action as far as planting replacement trees on the Village-owned Prairie Park property.

Mike Schwarz stated that the tree planting location decision would be up to the Public Works Department.

Chair Rigoni said that she appreciated the planters along White Street. They added to the beauty of the downtown. She asked if there were any comments from the other Commissioners on lighting.

Commissioner Schaeffer asked if the proposed lights would be too bright.

Chris Gruba said that the proposed building-mounted lights would not be too bright in his opinion, just that it did not meet the code requirements.

Chair Rigoni added that the brightness of the lights at the lot lines were mostly determined by the size of lot. In her opinion, exceeding the light requirements was acceptable as it helped alleviate visibility and safety concerns. She asked if the other members of the Plan Commission had any other comments.

There was some discussion on the various motions before the Plan Commission.

Chair Rigoni asked the applicant what the anticipated hours of operation would be for the proposed uses.

The applicant responded that they would all operate within normal business hours, though their peak times would be staggered.

There was some discussion on the conditions the Plan Commission could add to the motions they would consider.

Commissioner Schaeffer asked if a condition could be added to require a rental agreement for the proposed trash enclosure.

Chair Rigoni said that it would be subject to a lease agreement in the same manner as the outdoor seating.

Commissioner James recalled there was a question from one of the members of the public regarding sightlines on the southwest corner of the building.

Chair Rigoni suggested adding a condition requiring engineering approval related to adequate sightlines for pedestrians.

Commissioner James added that on the submitted plans, the southwest corner of the building was not designed as a right angle, even though the roof had a right angle at that corner.

Mike Schwarz noted that there was an inadvertent error in the legal notice for one of the requested Special Use Permits. He asked the Plan Commission if they wished to defer their vote on the Special Use Permit for a Full-service Restaurant to their next meeting, where they could also make a recommendation on accessory liquor sales. If not, they could vote on the Special Use Permit without accessory liquor sales and vote on the liquor sales separately at the next Plan Commission meeting.

Chair Rigoni said that she didn't want to table the motion, since it was possible to operate a restaurant without liquor sales.

The applicant's attorney stated that they also wished for the Plan Commission to vote of the Special Use Permit for the proposed restaurant, since that approval was an important part of the overall project.

Motion (#4): 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 along 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 of Sign Ordinance)

Motion by: James

Seconded by: Schaeffer

Approved: (3-1, Chair Rigoni voted no)

Motion (#5): 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.

Motion by: Schaeffer

Seconded by: James

Approved: (4-0)

Motion (#6): 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.

Motion by: Schaeffer Seconded by: James

Approved: (4-0)

Motion (#7): 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.

Motion by: James Seconded by: Schaeffer

Approved: (4-0)

Motion (#8): 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.

Motion by: Schaeffer Seconded by: James

Approved: (4-0)

Motion (#9): 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.

Motion by: Schaeffer Seconded by: James

Approved: (4-0)

Motion (#10): 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.

Motion by: Schaeffer Seconded by: James

Approved: (4-0)

Chair Rigoni explained that her reason for voting against the Major Change to the Planned Unit Development was not because she did not like the idea of developing the site. She was in favor of development, as indicated by her votes in favor of the Special

Use Permits. She voted no on the motion for the Major Change to the Planned Unit Development because she felt that the proposed architecture did not meet the standards of the Village. She asked the Village Board to continue to look at the parking situation in the downtown.

Mike Schwarz made the Plan Commission aware that the draft ordinances approving the Special Use Permits would specify the appropriate new addresses assigned to the tenant spaces when there are brought before the Village Board.

There was some discussion on when the proposal would be brought before the Village Board.

Chair Rigoni stated for those members of the public who were interested in the project that the Village Board agendas are posted online, and to keep an eye on them for updates. Monday's Village Board agenda would be posted by Friday evening.

D. Workshop: 20855 S. La Grange Road – Edge Music Academy

Drew Duffin presented the staff report.

The applicant, Jason Thompson, approached the stand. He said that there will be no entertainment or live performances at the proposed location. His business has been operating for almost two years in an office space in Homer Glen. They have received no complaints during that time, even though they operate near an oral surgeon. Due to advancements in technology, electronic instruments are much quieter, and volume can be controlled more precisely. It was true that the proposed business has the potential to make more noise, but volume is controlled.

Chair Rigoni stated that the Plan Commission could consider a condition for no recitals or performances, as similar conditions have been placed on other Indoor Entertainment and Indoor Recreation uses.

Commissioner Knieriem suggested adding a condition to have soundproofing installed as well.

Chair Rigoni agreed, as the Plan Commission had asked a previous applicant located in the same development to do the same. She added that the current tenants may not have issues with the noise, but that future tenants might have concerns.

Commissioner Knieriem asked the applicant if they were building the interior walls shown on the floorplan.

The applicant said they were not planning to undertake any construction work, and that the walls were currently there. He said that he could add some acoustic panels to the walls to help with noise.

Commissioner James noted that, in regard to a previous Indoor Entertainment applicant in the same shopping center (Facen4Ward), their business was based on the idea of having a lot of people in a small space. He asked the applicant to consider adding some soundproofing materials to the walls.

Chair Rigoni asked the applicant if he had any soundproofing material installed at the Homer Glen location.

The applicant said that they did. He added that his neighbors at that location included oral surgeons and therapists, and that he had not received any complaints.

Commissioner Knieriem asked if the Plan Commission could condition approval on the installation of acoustic panels.

Chair Rigoni said that they could. She added that one of the differences between the present application and the one previously heard by the Plan Commission was in the number of people who would be on-site at once. The current proposed use would have fewer people and their noise would be volume-controlled.

Commissioner Schaeffer asked the applicant to provide photos of the acoustic paneling they would install in the space to be included in the Public Hearing packet.

Commissioner Knieriem suggested the applicant ask his current neighbors if they could write letters of support for the Public Hearing.

Chair Rigoni asked if the Public Hearing date was set.

Staff said that no date was confirmed, but that May 11th was an option.

Chair Rigoni told the applicant to ask the landlord to pave the parking lot.

E. Workshop: 99 N. White Street – Quinlan/Aarts Residence

Drew Duffin presented the staff report.

Kimberly Quinlan, the applicant, approached the podium. She stated she had nothing to add.

Chair Rigoni asked staff if the applicant was requesting any other variances.

Drew Duffin said that the proposed home met all other standards.

Chair Rigoni asked if the request for a variation to reduce the lot area would have been required by any other applicant.

Drew Duffin said that any other applicant would need to make the same request.

Commissioner Knieriem asked the applicant if she owned the property.

The applicant said that they had bought the property from the previous owner roughly six months after they decided not to build on the property.

Commissioner Knieriem asked the applicant how soon they wanted to break ground.

The applicant said as soon as possible.

Commissioner Knieriem asked the applicant include color renderings of the proposed home for the next meeting. He also asked if there was room to sit on the porch.

The applicant said that there would be.

Commissioner Knieriem asked for that detail to be clear in the renderings.

The applicant said they would have that detail.

Commissioner Knieriem asked if the porch was open on the sides.

The applicant said it was.

Commissioner Schaeffer asked what color the proposed shingles would be.

The applicant said they would be gray.

Commissioner James asked about the loss of one parking space on White Street.

Drew Duffin said that the Traffic Advisory Committee recommended the parking space could be removed to accommodate the proposed driveway.

Chair Rigoni noted that each proposal brought before the Plan Commission on this property required fewer and fewer variations. She also said that she appreciated staff and the applicant going through design guidelines for analysis and design, respectively. She also stated her appreciation for the side-loaded garage.

F. Public Comments

There were no public comments.

G. Village Board & Committee Updates

Mike Schwarz notified the Plan Commission of two recent Village Board approvals:

- On March 20th, the Village Board approved the 2023 Official Zoning Map

- On April 3rd, the Village Board approved an agreement with McGuire, Igleski, & Associates, Inc. to conduct a Historic Buildings Survey in and around the Original Town of Frankfort.

Commissioner Knieriem asked about the purpose of the survey.

Mike Schwarz said that the purpose for the survey was to serve as a decision-making tool, in future cases where property owners wished to construct additions, alter or remove existing buildings. It would be an update to a similar survey done in the 1990s.

Commissioner Schaeffer asked if the survey would only look at the buildings in the H-1 Historic District.

Mike Schwarz noted that the survey boundary extended beyond the H-1 Historic District, and that the specific boundaries were discussed with the HPC.

Chair Rigoni asked if the survey boundary matched the boundaries listed in the Downtown Residential Design Guidelines.

Mike Schwarz said that they mostly followed those boundaries but there are differences.

Drew Duffin noted the boundaries verbally.

H. Other Business

Commissioner Knieriem asked if staff knew what tenants would open up shop at the commercial development at the southwest corner of Wolf Road and Laraway Road.

Mike Schwarz said he was not aware of who the tenants would be, though he had sent some prospective tenants to the property owner.

Chair Rigoni noted the year-end review was in the packet.

Mike Schwarz explained that the review helped summarize the Plan Commission's activities over the previous year.

Commissioner Knieriem congratulated Chair Rigoni on her near-perfect attendance at the Plan Commission last year.

Chair Rigoni asked what the Plan Commission could expect at the April 27th Plan Commission meeting.

Staff noted that there would be one Public Hearing for a Special Use Permit for a full-service restaurant with liquor sales for 7 N. White Street and some workshop items.

Commissioner Schaeffer reminded the other members of the Plan Commission that their Statement of Economic Interest forms were due to Will County sometime in May.

I. Attendance Confirmation (April 27th, 2023)

Chair Rigoni asked the members of the Plan Commission to notify staff if they know they would not be able to attend the April 27th meeting.

Motion (#11): Adjournment 9:40 P.M.

Motion by: James

Seconded by: Schaeffer

The motion was unanimously approved by voice vote.

Approved April 27th, 2023

As Presented_____ As Amended_____

_____/s/ Maura Rigoni, Chair

_____/s/ Secretary

Memo

To: Plan Commission/Zoning Board of Appeals
From: Michael J. Schwarz, AICP, Director of Community and Economic Development
Date: April 27, 2023
Re: Plat of Dedication for Pfeiffer Road Extension

Overview

On June 15, 2020, the Village Board approved Resolution No. 20-23 authorizing execution of a development and dedication agreement between the Village of Frankfort and Silver Cross Hospital and Medical Centers pertaining to the proposed future Pfeiffer Road extension project. The agreement sets forth the process for the dedication of right-of-way to construct the proposed roadway extension, from its current terminus between the Lighthouse Pointe Phase Two and Lighthouse Point Phase Five Subdivisions, to the intersection of Lincoln Highway/U.S. Route 30 and Pfeiffer Road. Silver Cross Hospital is the current property owner of the land upon which the roadway extension is planned. Currently, there is no firm timeline for construction of the Pfeiffer Road extension. The project currently is being prepared for bid letting. Depending on the bids and cost estimates that are received, the Village Board ultimately would decide whether or not to proceed with the project.

The attached Plat of Dedication establishes a corridor of property to accommodate the public street and public utilities and contains approximately 4.217 acres (PINS: 19-09-22-200-004-0000, 19-09-200-006-0000, 19-09-23-100-002-0000). The Plat was prepared and reviewed by the Village's Consulting Engineer. The owner of the property has already signed the Mylar version of the Plat for the eventual recording with the Will County Recorder.

Background

The Village's *Your Frankfort Your Future 2040 Comprehensive Plan* which was adopted on December 16, 2019, includes Goal 6.1 that reads in part *"Increase roadway connectivity to meet the need for mobility and accessibility. Extend South Pfeiffer Road northward to fill the gap between US 30 and Colorado Avenue."* The extension of Pfeiffer Road also is mentioned on Pages 60, 63, 64, 73, and 106 of the Plan, and is graphically depicted on Page 102 of the Plan.

Recommendation

Village staff requests that the Plan Commission recommend to the Village Board approval of the Plat of Dedication subject to any necessary additional technical review prior to recording.

FOR PUBLIC STREET AND PUBLIC UTILITIES TO THE VILLAGE OF FRANKFORT, ILLINOIS

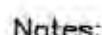
THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST FRAC TIONAL QUARTER OF SECTION 22, NORTH OF THE INDIAN BOUNDARY LINE, PART OF THE NORTHEAST FRAC TIONAL QUARTER OF SECTION 22, SOUTH OF THE INDIAN BOUNDARY LINE, AND PART OF THE NORTHWEST FRAC TIONAL QUARTER OF SECTION 23, SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SAID FRAC TIONAL SECTION 23; THENCE NORTH 00 DEGREES 14 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST FRAC TIONAL QUARTER OF SECTION 23 ALSO BEING THE EAST LINE OF THE SAID NORTHEAST FRAC TIONAL QUARTER OF SECTION 22 A DISTANCE OF 117.11 FEET, TO A NORTHERLY LINE OF PROPERTY CONVEYED PER AGREED FINAL JUDICIAL ORDER RECORDED MAY 22, 2013, AS DOCUMENT NO. R2013-006042 AND THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 27 MINUTES 49 SECONDS WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 78.84 FEET; THENCE NORTH 46 DEGREES 13 MINUTES 13 SECONDS WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 111.11 FEET; THENCE NORTH 22 DEGREES 00 DEGREES 11 MINUTES 22 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 158.89 FEET, TO A TANGENTIAL CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 447.00 FEET, AN ARC LENGTH OF 548.82 FEET, A CHORD LENGTH OF 515.07 FEET, AND A CHORD BEARING OF NORTH 35 DEGREES 25 MINUTES 13 SECONDS WEST, TO A TANGENTIAL LINE; THENCE NORTH 70 DEGREES 36 MINUTES 00 SECONDS WEST ALONG SAID TANGENTIAL LINE A DISTANCE OF 101.63 FEET, TO A TANGENTIAL CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 553.00 FEET, AN ARC LENGTH OF 559.92 FEET, A CHORD LENGTH OF 436.30 FEET, AND A CHORD BEARING OF NORTH 12 DEGREES 37 MINUTES 37 SECONDS WEST, TO A TANGENTIAL LINE; THENCE NORTH 12 DEGREES 37 MINUTES 37 SECONDS WEST ALONG SAID TANGENTIAL LINE A DISTANCE OF 329.11 FEET TO A POINT ON THE SOUTH LINE OF LIGHTHOUSE POINT PHASE TWO, A SUBDIVISION OF THE SOUTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 15 AND PART OF THE NORTHEAST FRAC TIONAL QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 13, 2004 AS DOCUMENT NO. R2004-188115, SAID POINT BEING 13.23 FEET WEST OF THE SOUTHWEST CORNER OF PFEIFFER ROAD AS DESIGNATED IN SAID LIGHTHOUSE POINT PHASE TWO, AS MEASURED ALONG SAID SOUTH LINE; THENCE NORTH 88 DEGREES 03 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 107.85 FEET, TO A POINT 13.23 FEET EAST OF THE SOUTHWEST CORNER OF SAID PFEIFFER ROAD, AS MEASURED ALONG SAID SOUTH LINE; THENCE SOUTH 12 DEGREES 37 MINUTES 37 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 158.89 FEET, TO A TANGENTIAL CURVE TO THE LEFT; THENCE SOUTHERLY ALONG SAID TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 447.00 FEET, AN ARC LENGTH OF 548.82 FEET, A CHORD LENGTH OF 515.07 FEET, AND A CHORD BEARING OF SOUTH 35 DEGREES 25 MINUTES 13 SECONDS EAST, TO A TANGENTIAL LINE; THENCE SOUTH 70 DEGREES 36 MINUTES 00 SECONDS EAST ALONG SAID TANGENTIAL LINE A DISTANCE OF 101.63 FEET, TO A TANGENTIAL CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG SAID TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 553.00 FEET, AN ARC LENGTH OF 559.92 FEET, A CHORD LENGTH OF 436.30 FEET, AND A CHORD BEARING OF SOUTH 12 DEGREES 37 MINUTES 37 SECONDS EAST, TO A TANGENTIAL LINE; SAID TANGENTIAL LINE BEING 53.00 FEET EAST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHEAST FRAC TIONAL QUARTER OF SECTION 22; THENCE SOUTH 00 DEGREES 14 MINUTES 26 SECONDS EAST ALONG SAID PARALLEL LINE A DISTANCE OF 182.30 FEET; THENCE SOUTH 44 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 111.11 FEET; THENCE SOUTH 22 DEGREES 00 DEGREES 11 MINUTES 22 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 158.89 FEET; THENCE NORTH 88 DEGREES 27 MINUTES 49 SECONDS WEST ALONG SAID NORTHERLY LINE; SOUTH 88 DEGREES 27 MINUTES 49 SECONDS WEST ALONG SAID NORTHERLY LINE; THENCE SOUTH 70 DEGREES 36 MINUTES 00 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 101.63 FEET; THENCE NORTH 88 DEGREES 27 MINUTES 49 SECONDS WEST A DISTANCE OF 69.19 FEET, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

AFFECTS PINS 19-09-22-200-004-0000, 19-09-22-200-006-0000, AND 19-09-23-100-002-0000

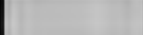

An easement is reserved for and granted to the Village of Frankfort, Illinois and those public utilities operating under franchise from the Village of Frankfort, Illinois, their successors and assigns, for the perpetual right, privilege, and authority to construct, reconstruct, repair, inspect, maintain, and operate various utility transmission and distribution systems over, under, across, and along the surface of the property shown on the plat marked "HEREBY DEDICATED", together with right of access across the property for necessary employees and equipment to do any of the aforementioned operations.

100 0 100

SCALE 1" = 100'



1. It is recommended that in addition to this plot of dedication a conveyance document be executed and recorded using the legal description from the caption of this plot.
2. (XXX.XX') Denotes record dimensions or dimension computed from record dimension values.

XXX.XX' Denotes measured dimension or dimension computed from measured dimension values.
3. Denotes that portion Hereby Dedicated. 
4. Denotes that portion granted as Temporary Construction Easements. 

Do not fold original plot.

Upon recordation of this document,
return signed original or copy thereof

Robinson Engineering, Ltd.
17000 South Park Avenue
South Holland, Illinois
(708) 331-6700

Attention: Survey Department

20-B0558.01-DEDICATION-01.DWG

State of Illinois }
County of Cook } SS

I, Bradley K. Lueders, an Illinois Professional Land Surveyor, do hereby state that I have prepared the hereon drawn plat, for the purpose of dedicating the property as described hereon for public street and public utilities and temporary construction easements to the Village of Frankfort, Illinois. The property described hereon lies within the corporate limits of the Village of Frankfort, Illinois. Dimensions shown herein are in feet and decimal parts thereof.

South Holland, Illinois February 16, 2023.

Brady L. Luechus
License No. 035-003406
Expires November 30, 2024

DISCLAIMER:

Robinson Engineering, Ltd., and the employees do not warrant or guarantee the accuracy of the information relative to the ownership of the property covered by this instrument.

A thorough search of the title should be made prior to any reliance on the ownership indicated herein. Use of this instrument as evidence of title is done at the user's risk.

ROBINSON ENGINEERING, LTD.
CONSULTING REGISTERED PROFESSIONAL ENGINEERS
AND PROFESSIONAL LAND SURVEYORS
17000 SOUTH PARK AVENUE SOUTH HOLLAND, ILLINOIS 60473
(708) 331-6700 FAX (708) 331-3828
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ILLINOIS DESIGN FIRM REGISTRATION NO. 184001128.

FOR:
VILLAGE OF FRANKFORT
432 WEST NEBRASKA STREET
FRANKFORT, ILLINOIS 60423

Drawn by: B.K.L.	Date: 2-16-2023
Checked by: K.E.M.	Scale: 1" = 100'
Sheet 1 of 2	Project No. 20-R0558.0

[illegible]

Project: New Multi-Tenant Commercial Building
Meeting Type: Public Hearing
Requests: Special Use Permit for a restaurant, full-service, with liquor sales (Senso Sushi)
Location: 3 N. White Street (pending address assignment, currently 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.

On April 13, 2023, the PC/ZBA recommended several approvals for this project, including a Major Change to a PUD, four (4) Special Use Permit requests, a variance for parking and a Plat of Subdivision. Most of these recommendations were unanimous, although the recommendation for a Major Change to a PUD was split 3-1, (still a positive recommendation). These PC/ZBA recommendations are tentatively scheduled to be heard by the Village Board on May 1, 2023. At this time, the applicant is requesting a Special Use Permit for a restaurant, full-service, with liquor sales, for Senso Sushi. This request would be added to the other requests heard on April 13th and possibly reviewed by the Board on May 1st. No changes have been proposed to the plans since the April 13th public hearing.

Attachments

1. Aerial Image 1:2000 (Village of Frankfort GIS)
2. Plan Commission draft meeting minutes excerpt, April 13, 2023
3. Applicant's responses to Findings of Fact for Special Use Permit request
4. 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
5. 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, 2023: Historic Preservation Commission meeting #3 (Approved, 3-2)
- April 13, 2023: Plan Commission Public Hearing (Recommended approval of all requests, although the request for the Major PUD change was a split 3-1 vote)

Analysis

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. The applicant is requesting a full-service restaurant with liquor sales for Senso Sushi, located in the tenant space at 3 N. White Street. This use will require a Special Use Permit in the H-1 zone district.

On April 13th, 2023, the Plan Commission recommended approval of a Special Use Permit for a full-service restaurant and a Special Use Permit for outdoor seating associated with a permitted restaurant for Senso Sushi. The only difference is that liquor sales would be added as a component of the Special Use. The applicant has stated that Senso Sushi would only be open during normal business hours, between 7 am – 11 pm. The two carry-out restaurants within this building located at 5 & 7 N. White Street would not serve alcohol. Alcohol could only be consumed within the restaurant for Senso Sushi or on the fenced outdoor patio south of the building pending the Village Board approval of a liquor license. Alcohol could not be consumed on the smaller unfenced outdoor seating area along the west side of the building adjacent to White Street.

Parking

The topic of parking for the proposed multi-use building was discussed at the April 13, 2023, PC/ZBA meeting. At that meeting, the PC/ZBA recommended unanimous approval of a variance to waive all required off-street parking. The information regarding parking has been included again below, as it may relate to the current request for the full-service restaurant with liquor sales. However, the total number of parking spaces related to the variance request remains unaffected by the potential sales of liquor for the restaurant.

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

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:

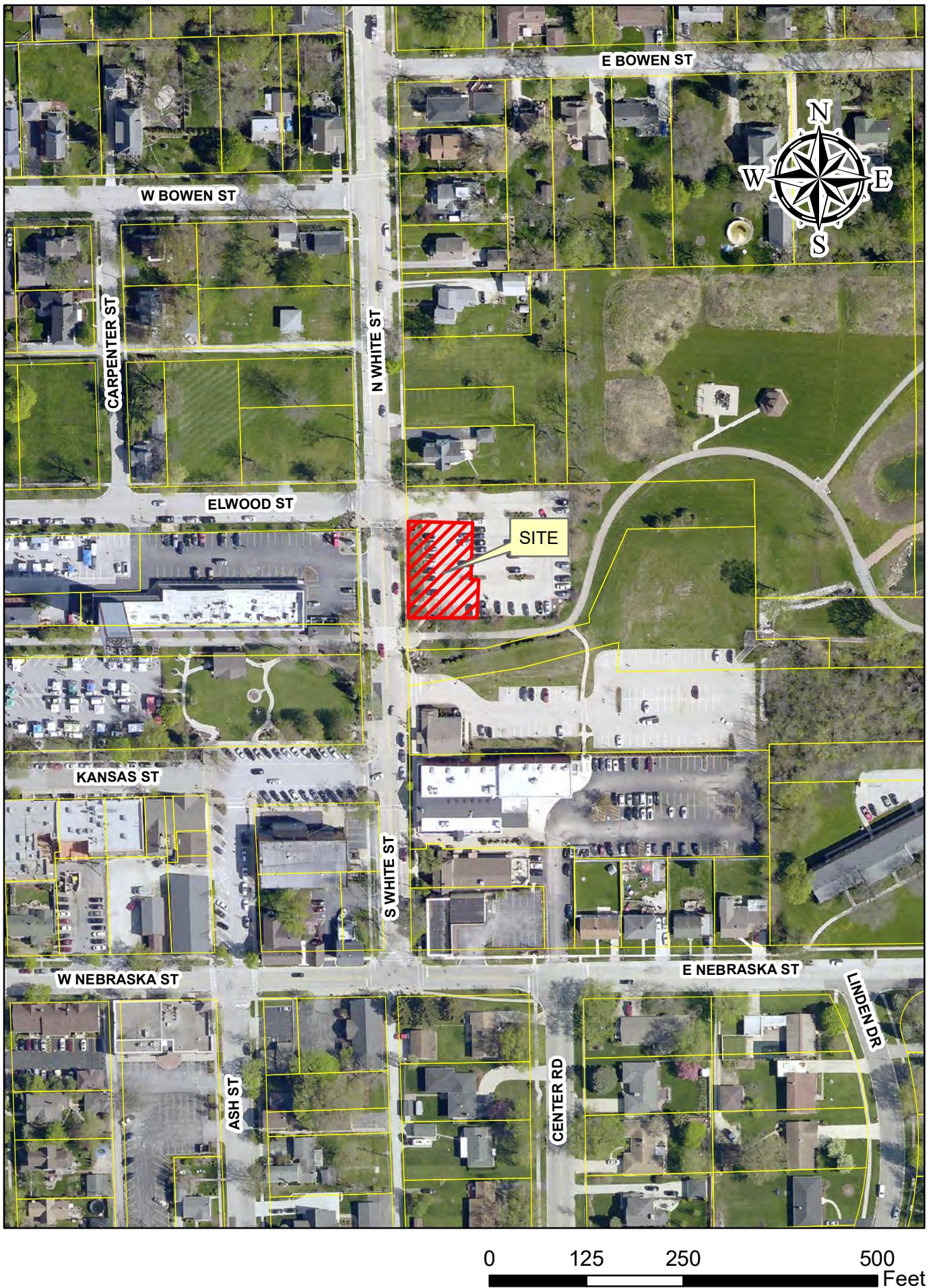
1. No special use shall be recommended by the Plan Commission, unless such Commission shall find:
2. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
3. That the special use will 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.

Affirmative Motions _____

1. Recommend the Village Board approve a Special Use Permit to allow a restaurant, full-service, with liquor sales, on Lot 1 of the Old Plank Trail Commons Subdivision, commonly known as 3 N. White Street, in accordance with the reviewed plans, public testimony, and Findings of Fact.

7 N. White Street - Integrus



to any technical revisions prior to recording and conditioned on final engineering approval.

Motion by: James

Seconded by: Schaeffer

Approved: (4-0)

C. Public Hearing: 7 N. White Street – Integrus Development Multi-Tenant Commercial Building (Ref. #107)

Chair Rigoni swore in all those in the audience who wished to speak.

Chris Gruba presented the staff report.

Chair asked the applicant to come to the stand.

Jim Olguin, the attorney representing the applicant, approached the stand. Also present were Dan Elliot, the applicant, Jason Nuttelman, the architect, and Rick Sanaa, the project engineer.

Mr. Olguin thanked staff for their thorough report.

Mr. Elliot approached the stand and also thanked staff. He explained that he wanted to give some background on project. He has lived in town for five years, and has 20 years of experience in real estate. He knew that there was an opportunity for development in the downtown area. Part of the reason he and his family moved to Frankfort was because of the downtown. Through conversations with others, he had learned that there was a concern that the downtown could become stale over time. In response to that concern, he wanted to add amenities to the downtown in a way that the Village would be proud of, and he felt that this project would achieve that goal. Mr. Elliot added that the proposal before the Plan Commission was very different from other projects he had worked on. He added that his original proposal had been for the property at 2 Smith Street. During that process, he had been asked by the Village Board to relocate his project, to allow for the possibility of two downtown development projects. He noted that there had been many changes to the plans since they were last brought before the Plan Commission, and that a lot of feedback from many people had been taken under consideration. Most recently, the project received a Certificate of Appropriateness from the Historic Preservation Commission. He was proud of the progress he and his team had made with the project, but he said that he ultimately wanted the residents of Frankfort to be proud of it.

Mr. Olguin said that he wanted to reiterate the exceptions they were requesting. One group of exceptions was related to the building and its location on the proposed Lot 1. He explained that when they were negotiating the details of the land that the Village would sell, there was never really an intent for any proposed building to meet the typical setback requirements. The same could be said for landscaping and lighting requirements. Because

the property line was so close to building, he noted that any light fixtures on the building would exceed Village requirements. The next exception was related to the required fencing around the proposed outdoor seating areas along White Street. Fencing in those areas did not seem appropriate, and was a topic of discussion with the Historic Preservation Commission. The important thing to consider was that the proposed outdoor seating areas were small. Another exception they were requesting was in regard to the dimensions of the required loading area. He noted that many delivery vehicles were parked on public right-of-way when making deliveries in the downtown area. The future tenants for the proposed building planned to utilize smaller box trucks, as opposed to the larger semi-trucks commonly seen delivering to the downtown, which could fit within the loading area the applicant was proposing. The last exceptions were related to the proposed signage. These topics were also discussed with the Historic Preservation Commission. Because of the design of the roofline, maintaining a common centerline for all the proposed tenant signage would look wrong. The same was true if all the signs were equally sized. Based on the design of the building, the sign for the southernmost tenant space was enlarged proportionally, so as to fit the larger gable area, which in his opinion looked good. Turning to the requested variation, Mr. Olguin noted that staff had outlined the relevant information available on parking in the downtown. All of the information that was presented showed that there was plenty of parking available for the uses the applicant was proposing. He believed that the code-required parking was overstated for the proposed building. The parking regulations in the Zoning Ordinance were designed for businesses outside the downtown area, in places where walking and cycling weren't options for accessing the site. He added that some of the proposed uses had different peak times, such as the proposed sushi restaurant and proposed dentist's office. In regard to the dentist's office in particular, he noted that the Zoning Ordinance required three parking spaces per exam room. In his opinion, that figure was excessive, as the proposed dentist's office would primarily have children as patients. He stated that he believed there was sufficient parking in the downtown area, and that the overall demand for parking that would be generated would be less than what the code would require. If parking demand did increase, he believed there was sufficient space in the downtown for parking to be added in the future, including on Village owned property. For those reasons, he believed that the requested variation was justified. Mr. Olguin also reiterated that his client and his client's team had spent a lot of time with the Historic Preservation Commission working on the aesthetic aspects of the project, and that it took three meetings to get approval. Between those three meetings they had continually incorporated the feedback from the Historic Preservation Commission, and that the time spent with them had resulted in a better building.

Jason Nuttelman, the architect for the project, approached the stand. He echoed Mr. Olguin's comments about their time spent with the Historic Preservation Commission. He noted that they wanted to respond to the location of the Old Plank Road Trail with the proposed location of the outdoor seating. In a previous set of plans, they had proposed a

90-degree angle on the southwest corner of the building. That had since been changed to an angled corner entrance. They had also relocated the proposed garbage enclosure, and added a connection to the trail from the parking lot. A large portion of the discussions with the Historic Preservation Commission talks were focused on the design and materials proposed for the building. One of the documents they had submitted for the Historic Preservation Commission highlighted the architectural features found in the downtown area that they incorporated into the design of the current set of plans. They tried to incorporate elements from other downtown buildings including dormer windows, glass windows with muntins, headers on windows, building materials, building colors and shingle roofs. Another important set of considerations they made when designing the building was the proposed tenant mix, particularly the proposed sushi restaurant. They wanted to emphasize their space in particular. On the south roofline, he had added some dormers to the metal roof to help soften the appearance of the roof on that side, as well as to introduce natural light into the tenant space. Another change they made was to the wood trellis system, which was designed in response to Prairie Park. He noted that on the page with the elevations for the White Street façade, the proposed materials were listed. The colors that were listed on that page were named dark and light gray, but Mr. Nuttelman explained that the actual materials did not necessarily appear as gray in real life.

Mr. Nuttelman showed the members of the commission the physical material samples they had brought to the meeting, including different colored brick, the composite siding, roof shingles, and metal roof.

Commissioner Schaeffer noted that there was a light and dark tone on the sample for the composite siding and asked which color would be on the building.

The architect noted that it would be the darker tone. He added that the other thing which would soften the appearance of the building would be the addition of the proposed wood planters. They would be made of a softer material, and the plants would be well-maintained and beautiful. On north elevation, they also proposed similar design elements such as gooseneck lights, and another recess for additional landscaping to further soften the appearance of the building.

Commissioner James asked if all the proposed dormers acted as skylights.

The architect responded that only the dormers on the southern roof would be skylights. The others were decorative.

The attorney then gave responses to the Findings of Fact standards for both Special Use Permits and variation, suggesting that the proposed development and tenants would meet the standards laid out in the Findings of Fact for both the Special Use Permits and the variation.

Chair Rigoni asked for initial questions from the other members of the Plan Commission.

Commissioner Schaeffer noted that a bench on the northwest corner of the site plan was going to be removed. She asked if it could be relocated to somewhere else nearby.

Chair Rigoni suggested that the relocation of the bench could be a condition of approval. She asked staff to confirm that the Special Use Permits the applicant was requesting at the time were only for Outdoor Seating and for a Full-Service restaurant, and that there was no current request for Liquor Sales.

Chris Gruba said that was correct. The applicant would be requesting a Special Use Permit for a Full-Service Restaurant with Liquor Sales at the next Plan Commission meeting.

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

Kirk Nissen, a resident who lives at 49 Elwood Street, approached the stand. He stated that he was concerned with parking and traffic. He said that he had lived on Elwood Street for 42 years. He had no reason to doubt that the proposed restaurants would be successful. One thing he had noticed about the proposed plans was that parking spaces would be lost in order to construct the new building. He noted that the lot behind the proposed building would still be Village owned, meaning that the parking lot would be open to anyone. The lot was currently used for concerts, the Farmer's Market, the car show, Bluegrass Fest, and Fall Fest. If the current proposed building were constructed in that parking lot, he wondered where the customers would park. He also noted that there was only one way in or out of the parking lot, facing Elwood Street. He expected that that part of downtown could become becoming crowded, as it is currently. Folks could get lost. On the west side of White Street, between W. Bowen Street and Elwood Street were many on-street parking spaces which were often filled. He suggested that a similar situation would arise as a result of three new restaurants along White Street. Visibility was limited when driving along that part of White Street because of the parked cars. That problem would increase with the development of this property. Personally, he would not allow on-street parking along the west side of White street. The existing problem would get worse on weekends with the addition of the new development. Parking would also be obscured because of its location behind the proposed the building, which would result in more people parking on the street.

Deborah Hardwick, a resident at 110 Kansas Street, approached the stand. She was concerned about Prairie Park, as she wanted it to remain passive, with no more new seating. She had advocated to keep the park passive in years past. The proposed development would impact the park, and she suggested that the Village would need to get a handle on what could be located near the park. She reiterated that she was concerned about the proximity. She was also concerned about the Old Plank Road Trail users. She

traveled along White Street frequently and would always stop for trail users crossing White Street. She asked if the Plan Commission had considered the sight line impacts the proposed building would have on those using the trail. She recalled that the old proposal had a diagonal corner on the southwest corner of the building, and she had found it comforting to know there was a better sightline for trail users, especially since that part of the trail was pretty heavily trafficked. She wondered how far the outdoor seating could be located from the front of the building. Ms. Hardwick then gave her concerns related to parking. She asked how many employees would work at the four proposed establishments. She noted that Fat Rosie's and Francesca's had quite a few employees. She said that she did not know the size of the proposed sushi restaurant, but she believed it would be comparable in area to Fat Rosie's. She stated that she did not know the number of employees that would work at the proposed sushi restaurant, and did not know how big the restaurant would be. She noted that there is an existing parking lot behind Fat Rosie's and Francesca's, which was full by 9:00 AM, as that was where all the employees for those restaurants would park. In regard to the current proposal, she said that if the proposed building were built, 45 parking spots would remain in the parking lot. If there were 20 employees working at the proposed building, 25 spots would remain, which would not be a lot of space for the residents. By her estimate, there were currently about 15 parking spaces with cars in them each morning. She noted that the parking study had observed employees working downtown would park along Elwood Street. She believed that employees of downtown businesses would not want to walk far from their cars to their jobs, and she was worried they would fill most of the lot behind the proposed building. She was also concerned about traffic moving in or out of that lot, since it was a tight opening, especially during the farmer's market. She stated that parking was a big concern for her, and suggested that the Village needed to look into building another parking lot. She was also concerned with the safety of the trail users. She said that lighting at the trail crossing on White Street was poor and said she wanted brighter bulbs installed for visibility.

Ilene LeRosa, a resident in Suttdonale, approached the stand. She said that she had some concerns about safety and parking. She asked what the plan was for the empty lots the Village owned in the downtown area. She said that from what she knew, work on the Mech House was cost prohibitive. She asked about the properties at the corner of White Street and Elwood Street, as well as the FraMilCo building.

Chair Rigoni explained that the use and sale of Village property was the purview of the Village Board, not the Plan Commission.

Ms. LeRosa asked if the Village Board would consider creating a new parking lot if the Plan Commission approved the current proposal.

Chair Rigoni reiterated that creating a new public parking lot in the downtown would be a decision made by the Village Board.

Ms. LeRosa stated that the parking issue could not be detached from the decision to approve this building. She added that it was a good problem to have.

Dawn Shields, a resident living in Kaffel Court, approached the stand. She asked if other restaurants in the downtown area had outdoor seating located on public property.

Chair Rigoni said that Trail's Edge, Fat Rosie's, and Francesca's all had lease agreements on with the Village to rent space on public right-of-way for outdoor seating.

Ms. Shields asked if there were any liability issues with leasing the space for seating.

Chair Rigoni responded, saying that part of the lease agreement included insurance.

Ms. Shields noted that the proposed uses had changed since the project's initial proposal was brought to the Plan Commission. At first, there was only one restaurant proposed, where there were now three. Three times as many restaurants would mean three times as many deliveries. Downtown residents had complained about trucks making deliveries in the downtown in the mornings. She asked if there were any considerations being made to reduce the noise generated by these trucks.

Chair Rigoni stated that that would fall under the purview of the Village Board.

Ms. Shields asked how close the proposed dumpster would be to the building and the outdoor seating area. Staff noted that it would be located on the southeast corner of the building.

She stated that disposing of raw fish from the sushi restaurant near outdoor seating would likely require extra garbage pickups. She also had concerns about wildlife from the park being attracted to the smells of the garbage enclosure and coming to investigate them. She hoped that the applicant could secure the dumpster lids to prevent animals from getting in. She said that she was mostly concerned about the smell and proximity of the enclosure to the trail and the outdoor seating area. She also asked how the proposed landscaping, outdoor seating, and reduced-width sidewalks would make White Street too congested. She then asked if the applicant was planning to have a drive-thru window for cyclists.

Chair Rigoni said she did not believe the applicant was planning to have a drive-thru window, as there was nothing indicated on the site plan.

Ken Rieman, a Frankfort resident living near the downtown area, approached the stand. He said that he did not know the applicant when the initial Request for Proposals was posted by the Village, but that he did know the applicant's wife at the time. From there, he took an interest in the project and followed the progress of this proposal. He stated that it meant a lot to him when people who lived in Frankfort wanted to support the town. He added that many of the people involved with the building and proposed uses were local to

Frankfort. He commended the applicant for his patience in the planning and zoning process. He said that it was not easy to get projects built in Frankfort, which he believed to be a good thing. He was confident that the Village Board would address the parking concerns raised by other members of the public.

Motion (#3): To close the Public Hearing.

Motion by: James

Seconded by: Schaeffer

Approved: (4-0)

Chair Rigoni asked the other members of the Plan Commission if they had any comments or questions related to the proposed restaurant uses.

Commissioner Knieriem said he was in support of the proposal. He believed that there was a for need more restaurants in the downtown area, as evidenced by the hour-long waits at other restaurants on the weekend.

Commissioner Schaeffer agreed, and added that she also wanted to see variety in the restaurants in the downtown, such as daytime grab-n-go type establishments.

Commissioner James agreed. He said that having restaurant options along the trail was desirable. The proposal was also in line with the goal to promote infill development, as mentioned in the Comprehensive Plan.

Chair Rigoni added that restaurant uses would bring people to the downtown, and that they wanted people in the downtown. She asked staff how many outdoor seating areas were proposed.

Chris Gruba explained how the proposed outdoor seating was laid out on the site plan.

Chair Rigoni recalled that for Planned Unit Developments approved in the past, outdoor seating areas would be granted “as identified on the site plan” in the motion.

Chris Gruba explained that he had thought that the Special Use Permit for Outdoor Seating would be applied to the whole site, and had written the legal notice to reflect that. After talking with Village Administration, it was suggested that a Special Use Permit for Outdoor Seating be granted individually to each of the proposed restaurants.

Mike Schwarz added that Village Administration had asked that each Ordinance granting a Special Use Permit for Outdoor Seating be tied to a specific tenant space. The Plan Commission could make one motion to recommend approval of outdoor seating as shown on plans for the three specific units as the Chair suggested, but that individual Special Use ordinances for each restaurant to have Outdoor Seating would be considered by the Village Board.

Chair Rigoni said that since the proposal was part of a Planned Unit Development, the applicants need to have their site plan approved. She added that the proposed tenants might change before the building was open. She noted that the southernmost restaurant space's outdoor seating area was fenced in to meet the regulations for liquor sales and consumption, and that the other outdoor seating areas were not fenced in. She said that liquor could not be served at those outdoor seating areas. She asked the other members of the Plan Commission if they were comfortable with approving the outdoor seating areas in one motion by using the language "as defined on the plan."

The other members of the Plan Commission said they were comfortable with that course of action.

Chair Rigoni noted that the request for a Major Change to the Planned Unit Development went hand-in-hand with the variation request, and that the approval for the Preliminary and Final Plat of Subdivision was separate. She asked if the other members of the Plan Commission had any comments on the proposed site plan.

Commissioner Schaeffer stated that she would like to see the bench that was proposed to be relocated elsewhere nearby. She suggested it be located somewhere along the trail.

Chris Gruba said that it could be made as a condition of approval.

Commissioner Schaeffer also noted that one light pole that has to be removed on the lot. She asked if it would need to be replaced.

Chris Gruba said he was unaware of a minimum lighting requirement for a parking lot.

Commissioner Schaeffer asked if the remaining lights would be adequate to meet code requirements for light levels in the parking lot.

Chair Rigoni noted that the removal of a light pole would become a safety concern. She wanted to be sure there were not any dark spots, especially given that there was a lot of traffic in the area. She asked if any other Commissioners had any comments.

Commissioner James recalled that one of the members of the public has a question about the location of the trash enclosure. He recalled that at the workshop, the trash enclosure was proposed on the east side of the parking lot, closer to the park. The Village asked that it be moved, so trash would not be carried across the lot. He suggested that the Plan Commission require the applicant mitigate potential smell and animal issues as a condition of approval.

Commissioner Knieriem said that he would expect that the proposed uses would not want the trash enclosure to smell either.

Chair Rigoni asked how often trash would be picked up.

The applicant said he expected it would be about twice a week. In regard to the concern about the sushi restaurant, he believed they would do their best to not just throw away product, and that they would take any step they needed to in order to mitigate any concerns about smell.

Chair Rigoni asked the applicant when he anticipated deliveries and garbage pickup would take place.

The applicant said he expected that deliveries would take place in the morning, prior to businesses in the downtown opening. He added that they had located the proposed loading area in the parking lot so as to avoid traffic impacts on White Street. He added that there would be no semi-trucks making deliveries to the site, and that the largest vehicles would be box trucks.

Chair Rigoni asked the applicant to be more specific about what he meant by morning.

The applicant responded that he did not intend morning to suggest a time such as 4:00 AM.

Commissioner Schaeffer noted that there was a trash enclosure near the outdoor seating at the Wine Thief. She said she was not aware of any issues with smell at that location.

Chair Rigoni asked if the alignment of the proposed path connection on the southeastern corner of the site plan was similar to the connection proposed in 2018. She recalled that there were concerns about how that connection was offset from another connection nearby, coming from the south. She said that the parking lot was heavily utilized by trail users. She asked the applicant to make sure the two trail connections lined up. She stated that she also would want to look at where the ADA-accessible parking spots were located, as the spots they were losing were those with the closest access to the Old Plank Road Trail. She acknowledged that there were not many ADA-accessible spots in the downtown, and few of them had direct access to the trail.

The architect said they would confirm the dimensions and design of the trail connection with their engineers.

Commissioner Schaeffer asked if the two trail connections needed to be aligned.

Chair Rigoni noted that the curve in the trail where the connection was proposed was a busy one. She said she would defer to the engineers on the alignment of the trail connection, but she believed that a 90° intersection would be best at that location. There was a need to address also that curve in the trail, since cyclists could be moving quickly around it. She restated that it was a topic discussed at length back in 2018. She noted that there was a positive aspect to locating a building so close to the Old Plank Road Trail, but that it came with extra considerations as well.

The applicant stated that he and his team would accommodate whatever consensus the Village came to on the topic.

The architect added that their design did address the trail, even more so in the most recent revisions.

Chris Gruba clarified that, in reference to the earlier question regarding parking lot light standards, the Zoning Ordinance required a minimum of 0.25 foot-candles across the area of the parking lot. According to the photometric plan, it appeared that that requirement would be met, even with the removal of one light pole.

Chair Rigoni thanked Mr. Gruba for confirming the requirements. She stated that the lot was a public lot, it was important to ensure there was an adequate amount of light. She asked if the other Commissioners had any comments on the architecture or the materials.

Commissioner Schaeffer stated that she was concerned about the proposed colors at first, but that the samples made her more comfortable with the proposal. She acknowledged that the design had come a long way since the workshop. She thanked the applicant for accepting Village feedback and incorporating the design elements seen elsewhere in the downtown. For the sign alignment, she believed it made sense to both the height and size of the sign change for the southernmost restaurant.

Commissioner Knieriem agreed with Commissioner Schaeffer. He added that he appreciated the addition of the planters, and that he thought they would look great.

Commissioner James acknowledged that architectural preferences were subjective. He agreed with Commissioner Schaeffer that the plans had come a long way since the initial submission. He said that the location of the proposed building was an important spot in the downtown, as it is where the park meets the downtown. The building ought to reflect that meeting point. In his opinion, the proposed building did. He added that he was initially torn, and preferred another streetscape at the time, but that he had since changed his mind.

Chair Rigoni said that she thought it was a beautiful building, but that it's not appropriate for this specific location. When she looked at the design of the building, the word "contemporary" came to her mind. She noted that the Historic Preservation Commission was split on whether to approve a Certificate of Appropriateness, where their decisions were usually unanimous. The Historic Preservation Commission looked at 11 standards when evaluating a Certificate of Appropriateness, and their opinions were split on the 2 most relevant standards. In her opinion, there were design elements on the south side of the building which could be softened. She stated that she would also prefer if the two center windows between each tenant entrance were combined to add to the commercial look. She added that the design would not need to replicate what was found in the newer buildings downtown, but that it should draw inspiration from them. She felt that the

building needed more details that would better match the feel of the downtown. She asked staff if there had ever been a request for a sign variation in the downtown.

Chris Gruba said nothing came to mind.

Chair Rigoni noted that a sign variation would require Historic Preservation Commission approval before coming to the Plan Commission.

Chris Gruba added that the proposal was also a Planned Unit Development, but that sign variations were seldom requested.

Chair Rigoni asked the other members of the Commission if they had any comments about parking. She also asked staff if they knew of any plans to expand parking in the downtown.

Chris Gruba said he was not aware of any plans to expand parking.

Chair Rigoni asked about the changes proposed in the 2018 proposal.

Chris Gruba noted that they had incorporated the property to the north in the design, which added parking spaces.

Commissioner James asked if the proposed additional parking would have been owned by the Village.

Chris Gruba confirmed that it would have been.

Chair Rigoni asked if there were any other comments on parking.

Commissioner Schaeffer thanked staff for looking at time-lapse video recordings for parking over the course of a few weeks last summer. She noted that there would be different levels of demand for parking over the course of the day, based on the hours of operation for the proposed and existing businesses.

Commissioner James said that downtown Frankfort had a special events parking issue rather than a parking issue, and that downtown Frankfort held a lot of special events. He understood the concern about employees parking in downtown spaces for extended periods of time, and suggested that the Village Board might look into setting time limits for parking in public lots even though it might be difficult to enforce.

Chair Rigoni stated that she thought 119 required parking spaces was a high figure. She stated that there would be shared parking between the proposed businesses. She liked the idea of putting a building on the east side of White Street, where parking was underutilized. She added that there had been discussion at Village about building another parking lot somewhere else at one point. She thought it would become a more important

conversation as more development took place in the downtown. She asked if there were any comments related to the proposed landscaping.

Commissioner Schaeffer asked if a fourth parkway tree could be installed along White Street.

Chair Rigoni said that planting a tree where the code required one might not be desirable, in order to maintain the sightline at the Old Plank Road Trail crossing.

Commissioner Schaeffer asked if the applicants could plant another tree in another location instead.

Chair Rigoni noted that according to the proposed plans, there would be a net loss of four trees. She asked why each tree was not being replaced.

The applicant explained that the main concern was where the trees would be located.

Commissioner Schaeffer clarified that she did not necessarily want the trees to be replaced on-site, just that they were replaced with trees somewhere.

Chair Rigoni added that they were proposing to remove public trees. She said she would like to see them replaced on a one-for-one basis.

Chris Gruba asked if the Plan Commission wanted to note their preference for certain types of trees.

Commissioner Schaeffer said she would be comfortable with whatever was considered appropriate by the Village.

The applicant asked if they would consider accepting payment in lieu of planting trees.

Chair Rigoni said that staff could work with the applicant to determine the best course of action as far as planting replacement trees on the Village-owned Prairie Park property.

Mike Schwarz stated that the tree planting location decision would be up to the Public Works Department.

Chair Rigoni said that she appreciated the planters along White Street. They added to the beauty of the downtown. She asked if there were any comments from the other Commissioners on lighting.

Commissioner Schaeffer asked if the proposed lights would be too bright.

Chris Gruba said that the proposed building-mounted lights would not be too bright in his opinion, just that it did not meet the code requirements.

Chair Rigoni added that the brightness of the lights at the lot lines were mostly determined by the size of lot. In her opinion, exceeding the light requirements was acceptable as it helped alleviate visibility and safety concerns. She asked if the other members of the Plan Commission had any other comments.

There was some discussion on the various motions before the Plan Commission.

Chair Rigoni asked the applicant what the anticipated hours of operation would be for the proposed uses.

The applicant responded that they would all operate within normal business hours, though their peak times would be staggered.

There was some discussion on the conditions the Plan Commission could add to the motions they would consider.

Commissioner Schaeffer asked if a condition could be added to require a rental agreement for the proposed trash enclosure.

Chair Rigoni said that it would be subject to a lease agreement in the same manner as the outdoor seating.

Commissioner James recalled there was a question from one of the members of the public regarding sightlines on the southwest corner of the building.

Chair Rigoni suggested adding a condition requiring engineering approval related to adequate sightlines for pedestrians.

Commissioner James added that on the submitted plans, the southwest corner of the building was not designed as a right angle, even though the roof had a right angle at that corner.

Mike Schwarz noted that there was an inadvertent error in the legal notice for one of the requested Special Use Permits. He asked the Plan Commission if they wished to defer their vote on the Special Use Permit for a Full-service Restaurant to their next meeting, where they could also make a recommendation on accessory liquor sales. If not, they could vote on the Special Use Permit without accessory liquor sales and vote on the liquor sales separately at the next Plan Commission meeting.

Chair Rigoni said that she didn't want to table the motion, since it was possible to operate a restaurant without liquor sales.

The applicant's attorney stated that they also wished for the Plan Commission to vote of the Special Use Permit for the proposed restaurant, since that approval was an important part of the overall project.

Motion (#4): 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 along 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 of Sign Ordinance)

Motion by: James

Seconded by: Schaeffer

Approved: (3-1, Chair Rigoni voted no)

Motion (#5): 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.

Motion by: Schaeffer

Seconded by: James

Approved: (4-0)

Motion (#6): 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.

Motion by: Schaeffer Seconded by: James

Approved: (4-0)

Motion (#7): 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.

Motion by: James Seconded by: Schaeffer

Approved: (4-0)

Motion (#8): 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.

Motion by: Schaeffer Seconded by: James

Approved: (4-0)

Motion (#9): 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.

Motion by: Schaeffer Seconded by: James

Approved: (4-0)

Motion (#10): 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.

Motion by: Schaeffer Seconded by: James

Approved: (4-0)

Chair Rigoni explained that her reason for voting against the Major Change to the Planned Unit Development was not because she did not like the idea of developing the site. She was in favor of development, as indicated by her votes in favor of the Special

Use Permits. She voted no on the motion for the Major Change to the Planned Unit Development because she felt that the proposed architecture did not meet the standards of the Village. She asked the Village Board to continue to look at the parking situation in the downtown.

Mike Schwarz made the Plan Commission aware that the draft ordinances approving the Special Use Permits would specify the appropriate new addresses assigned to the tenant spaces when there are brought before the Village Board.

There was some discussion on when the proposal would be brought before the Village Board.

Chair Rigoni stated for those members of the public who were interested in the project that the Village Board agendas are posted online, and to keep an eye on them for updates. Monday's Village Board agenda would be posted by Friday evening.

D. Workshop: 20855 S. La Grange Road – Edge Music Academy

Drew Duffin presented the staff report.

The applicant, Jason Thompson, approached the stand. He said that there will be no entertainment or live performances at the proposed location. His business has been operating for almost two years in an office space in Homer Glen. They have received no complaints during that time, even though they operate near an oral surgeon. Due to advancements in technology, electronic instruments are much quieter, and volume can be controlled more precisely. It was true that the proposed business has the potential to make more noise, but volume is controlled.

Chair Rigoni stated that the Plan Commission could consider a condition for no recitals or performances, as similar conditions have been placed on other Indoor Entertainment and Indoor Recreation uses.

Commissioner Knieriem suggested adding a condition to have soundproofing installed as well.

Chair Rigoni agreed, as the Plan Commission had asked a previous applicant located in the same development to do the same. She added that the current tenants may not have issues with the noise, but that future tenants might have concerns.

Commissioner Knieriem asked the applicant if they were building the interior walls shown on the floorplan.

The applicant said they were not planning to undertake any construction work, and that the walls were currently there. He said that he could add some acoustic panels to the walls to help with noise.



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.

Confirmed the Special Use will not detrimental or endanger public health, safety, morals, comfort or general welfare.

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.

Confirmed the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity.

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.

Confirmed the special use will not impede the normal and orderly development and improvement of the surrounding property.

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.

The construction will not in any way cause a substantial depreciation of property values within the neighborhood.

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

All adequate utilities, access roads, drainage and/or necessary facilities will be provided.

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.

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

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.

Confirmed that the special use will conform to the applicable regulations of the district in which it is located, except as such regulation may be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

RECEIVED 3.13.23
(ENTIRE PACKAGE UPDATED 3.24.23)



SOUTHWEST CORNER



WEST FACADE ACROSS WHITE STREET



NORTHWEST CORNER



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CHICAGO, IL 60642

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1	PLAN COMMISSION SUBMITTAL	02.02.23
#	DESCRIPTION	DATE

RENDERINGS

G0.1
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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"
0' 4' 8' 16' 32'





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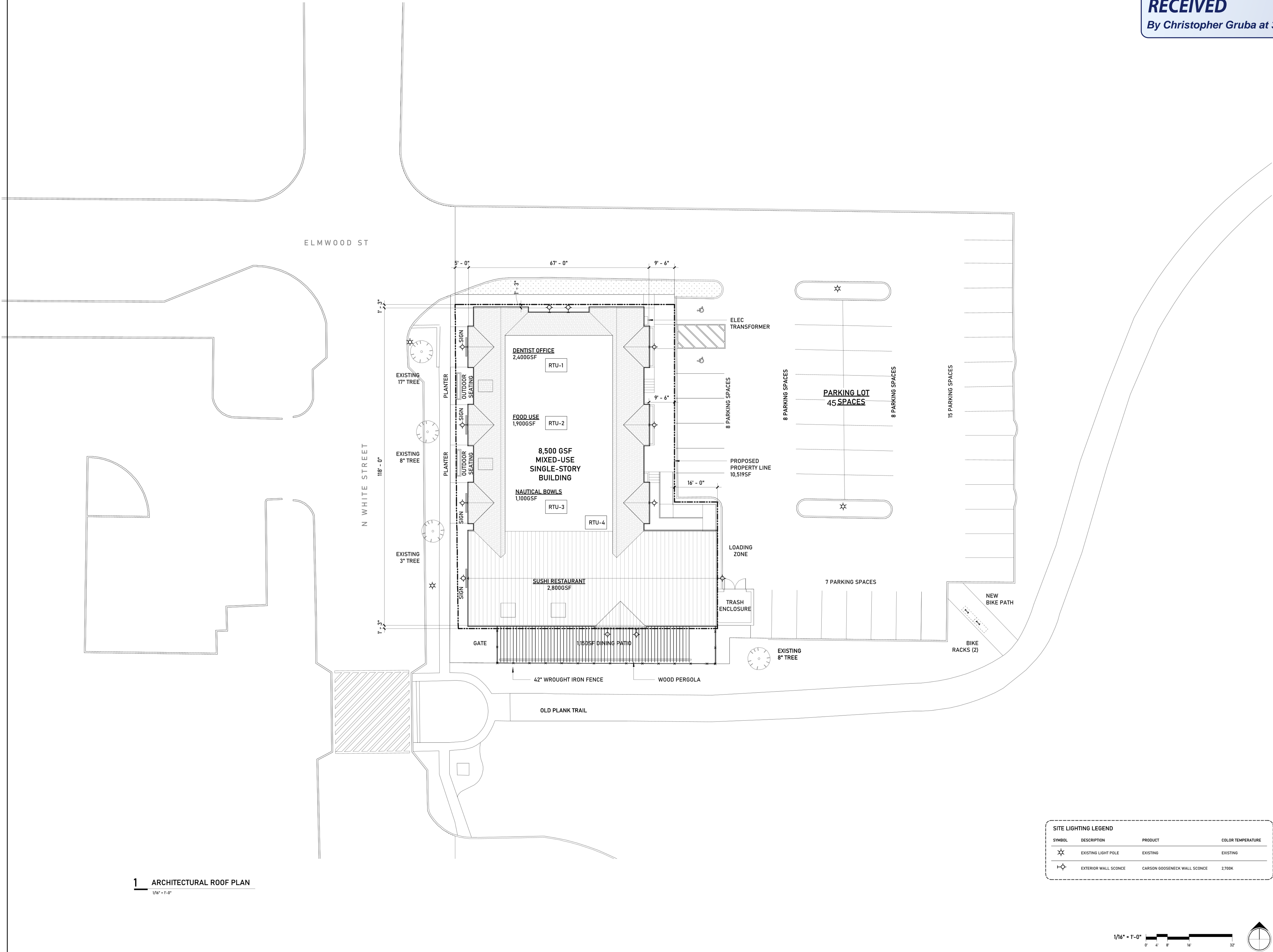
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2	PLAN COMMISSION SUBMITTAL	02.02.23
1	ZBA SUBMITTAL	10.12.22

#	DESCRIPTION	DATE
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ARCHITECTURAL
ROOF PLAN

AS1.2

SEEK PROJECT NO. 22115



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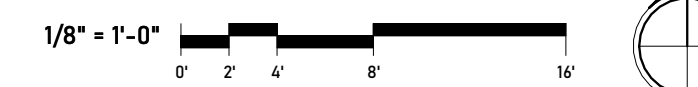
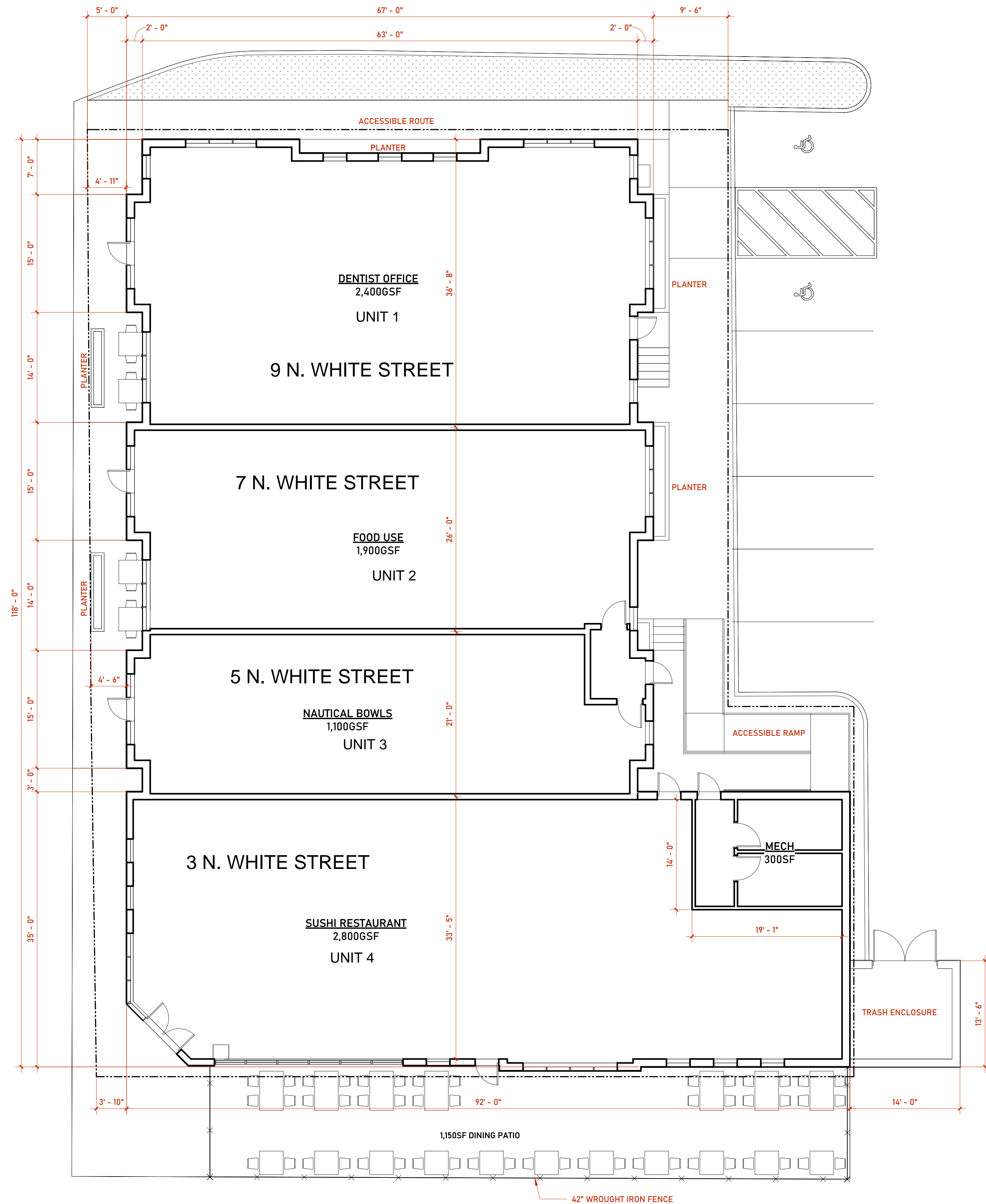
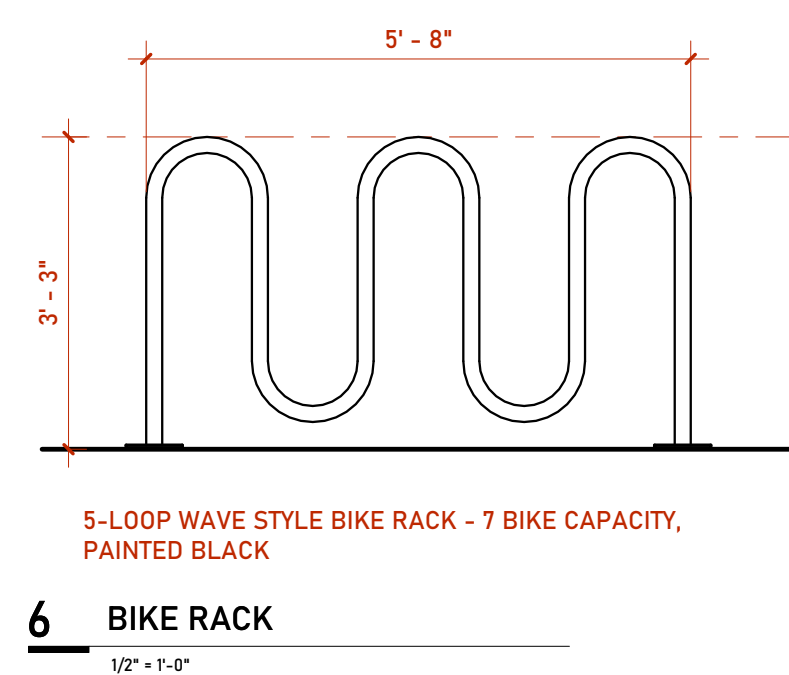
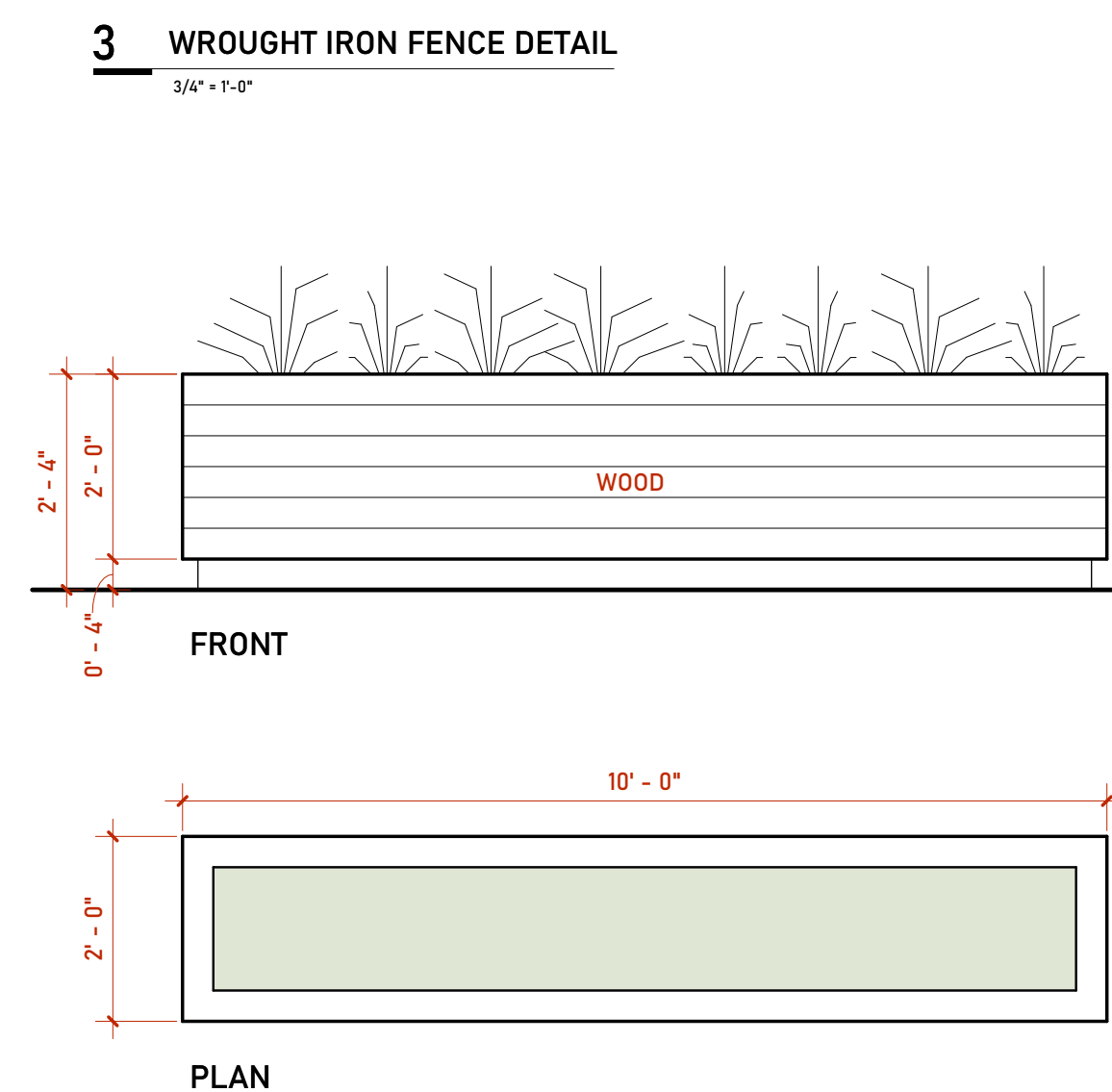
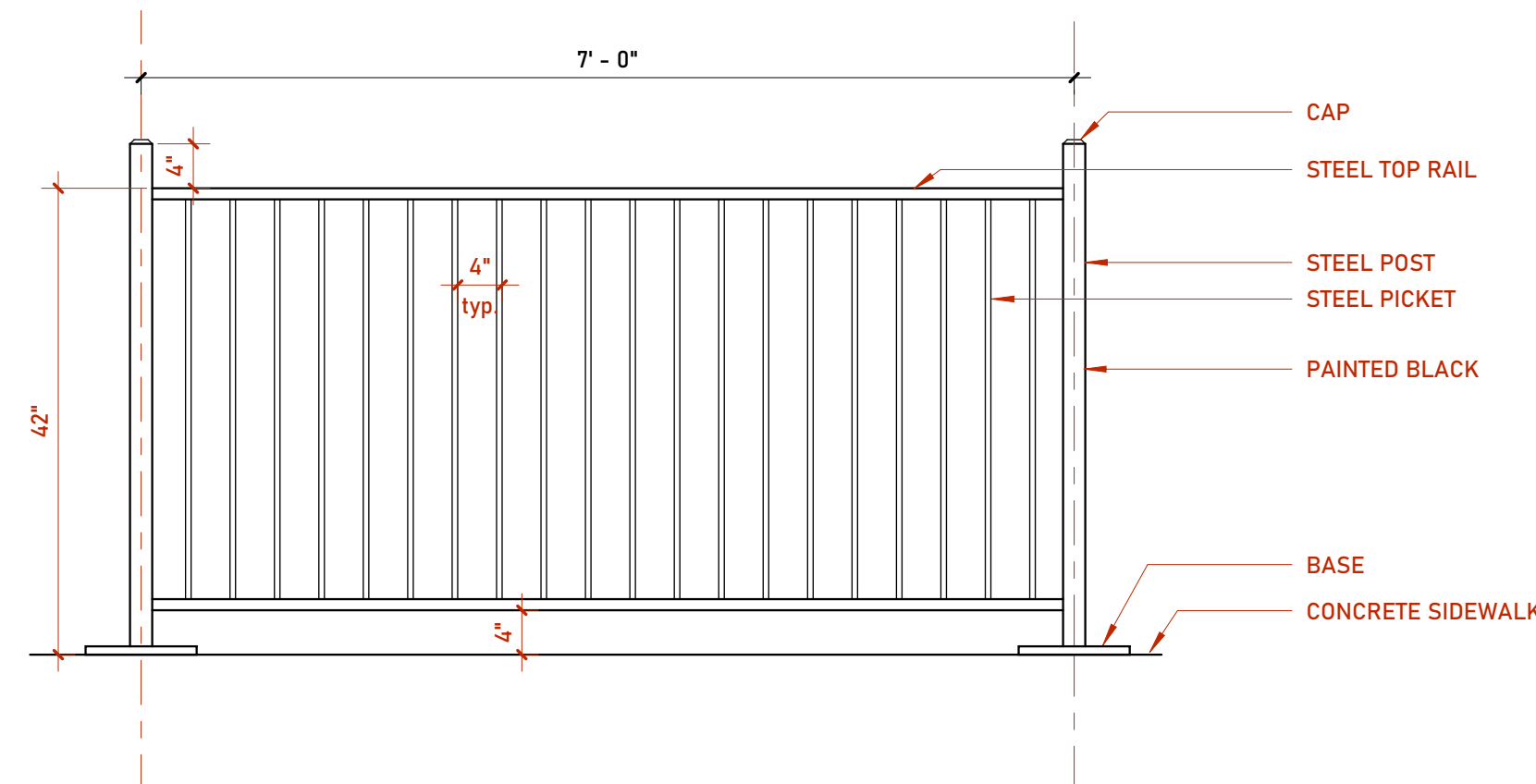
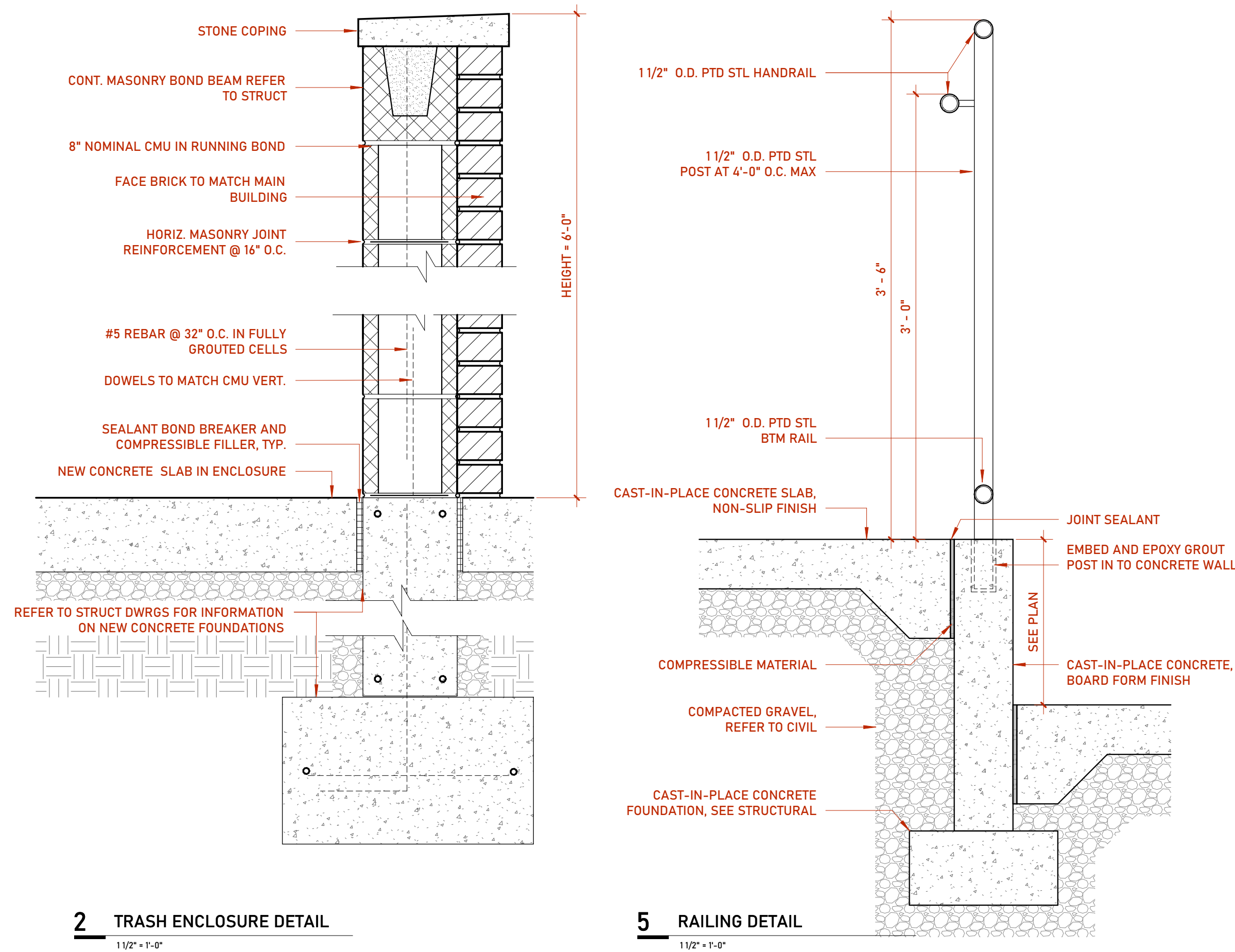
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FLOOR PLAN

A1.1

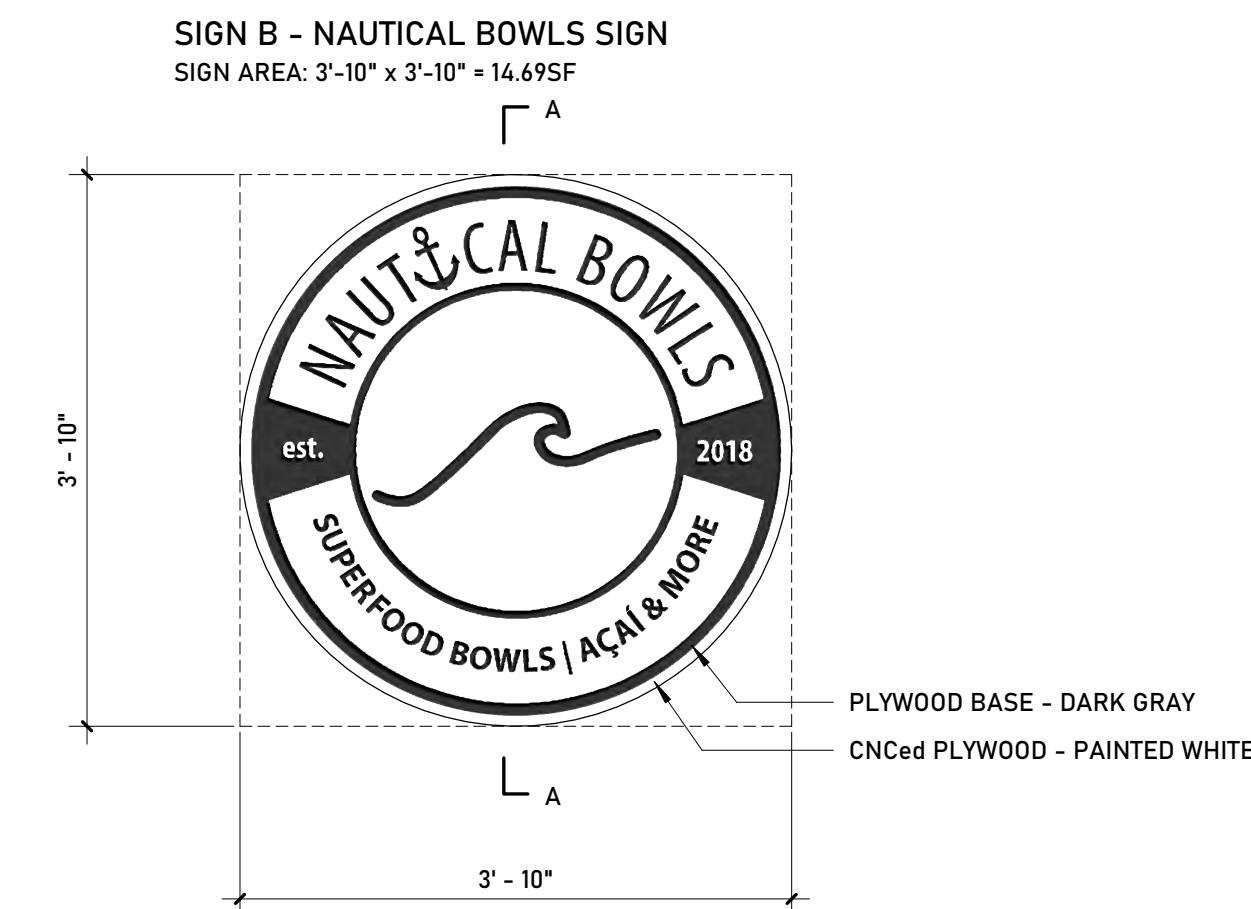
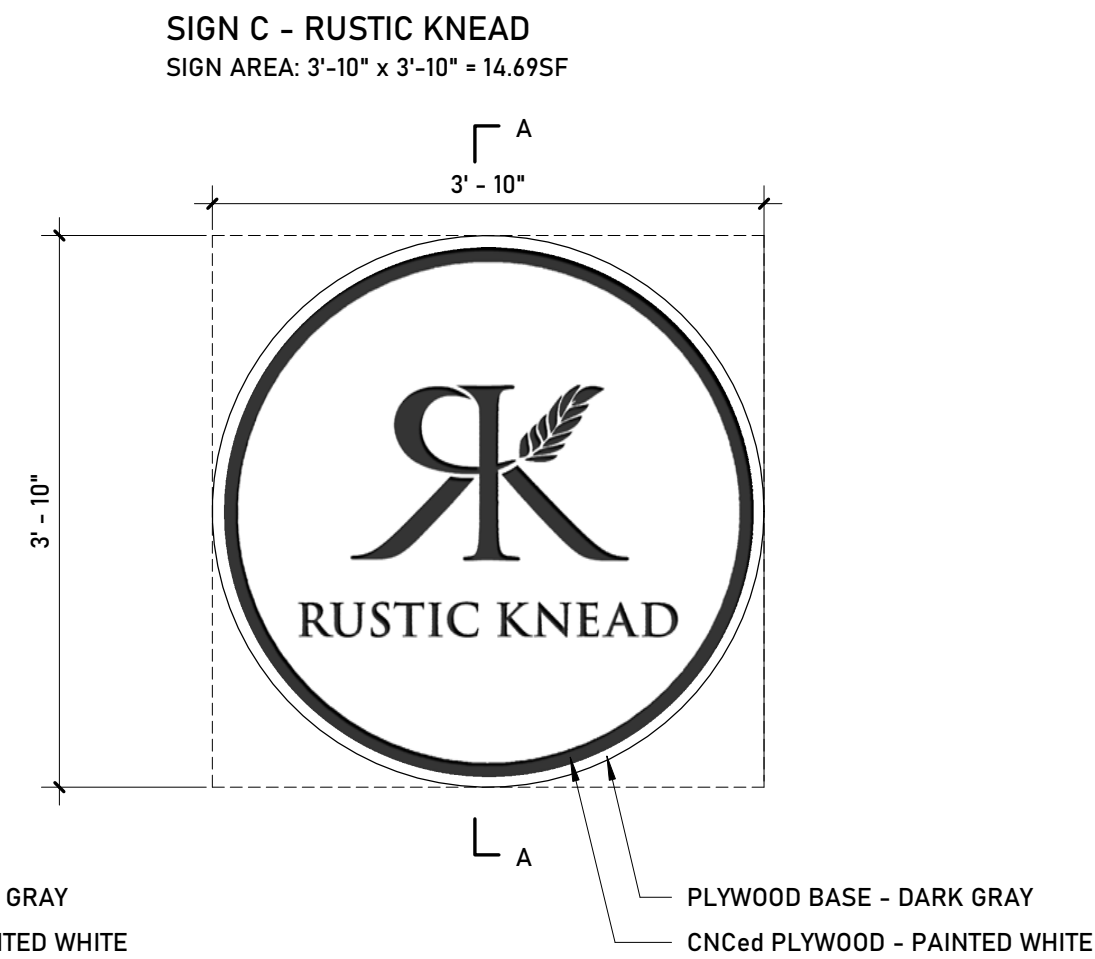
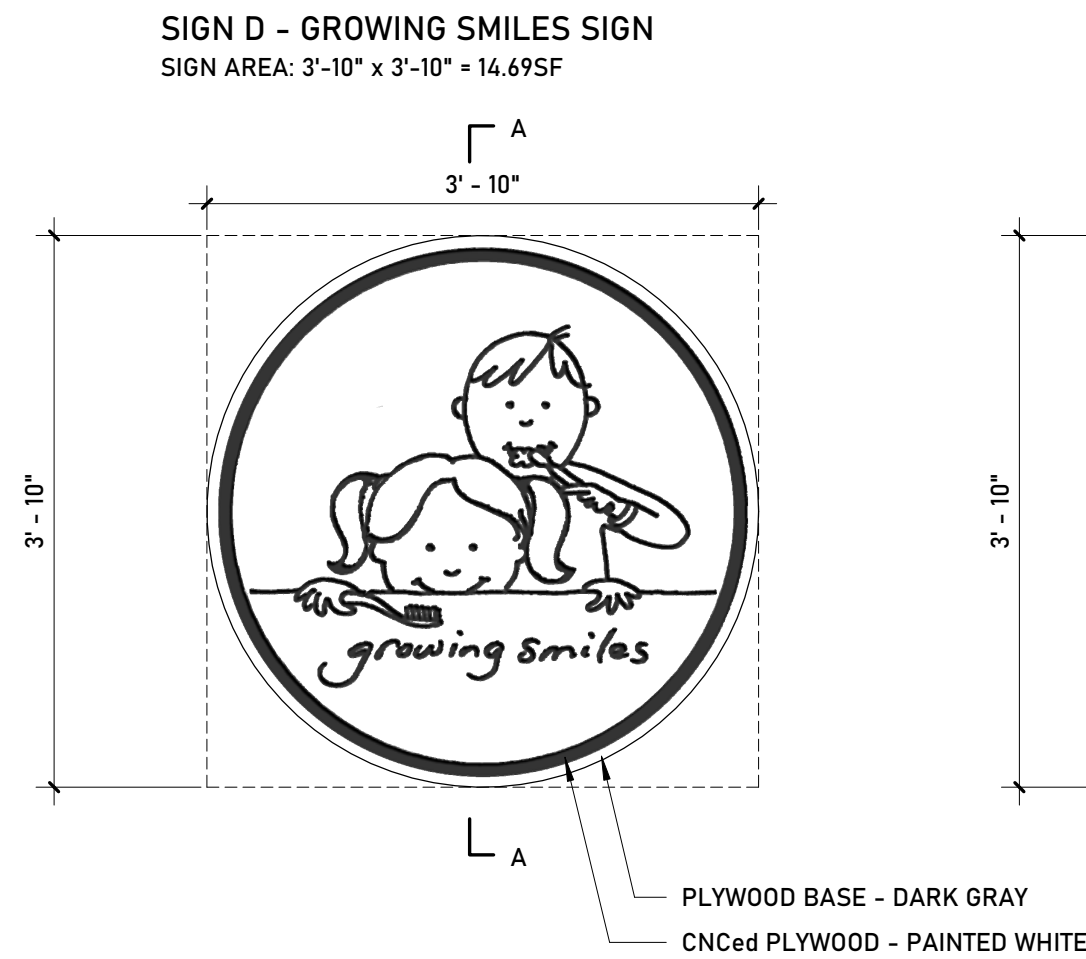
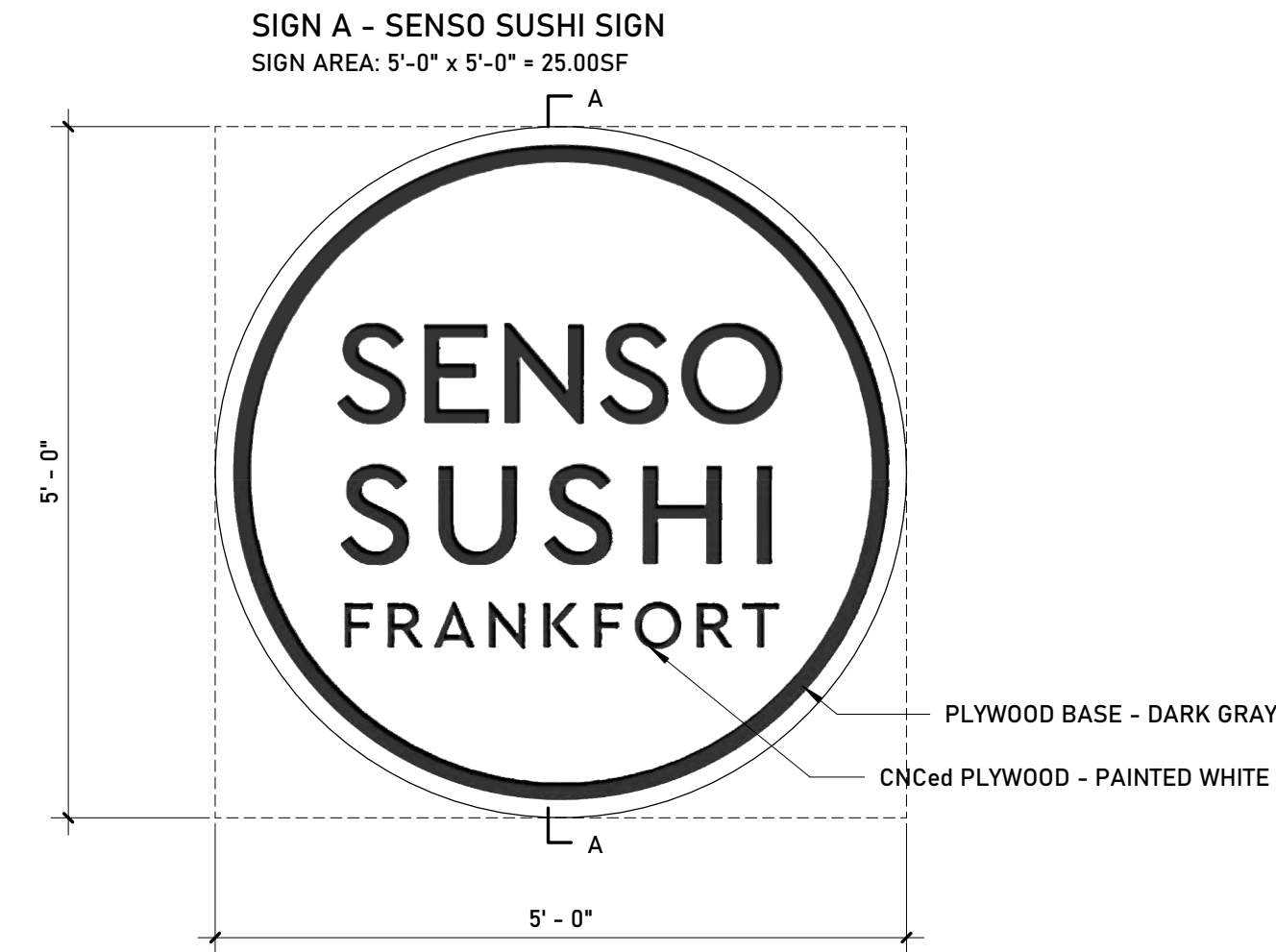
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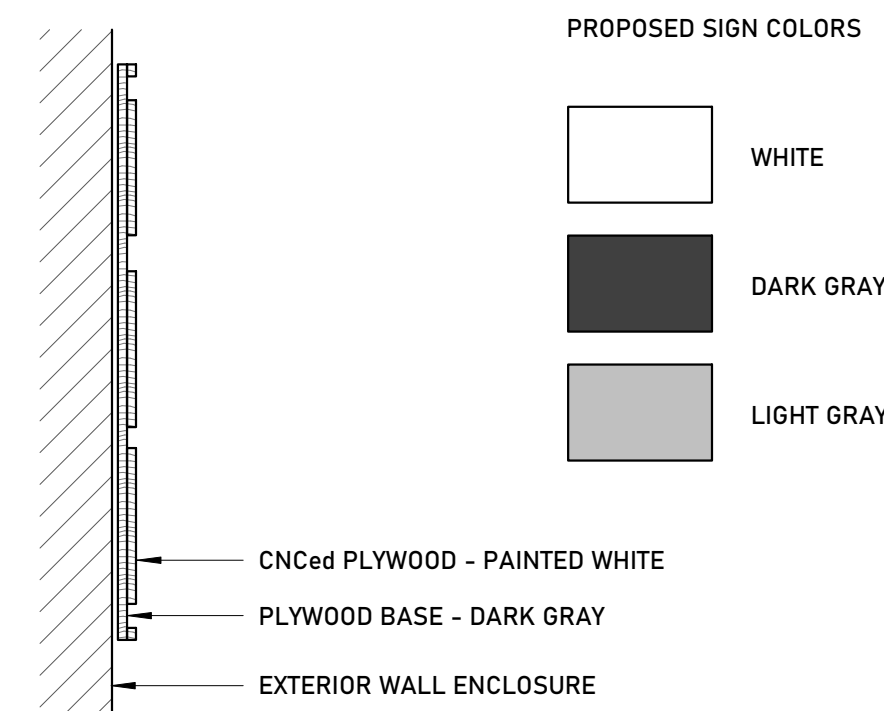


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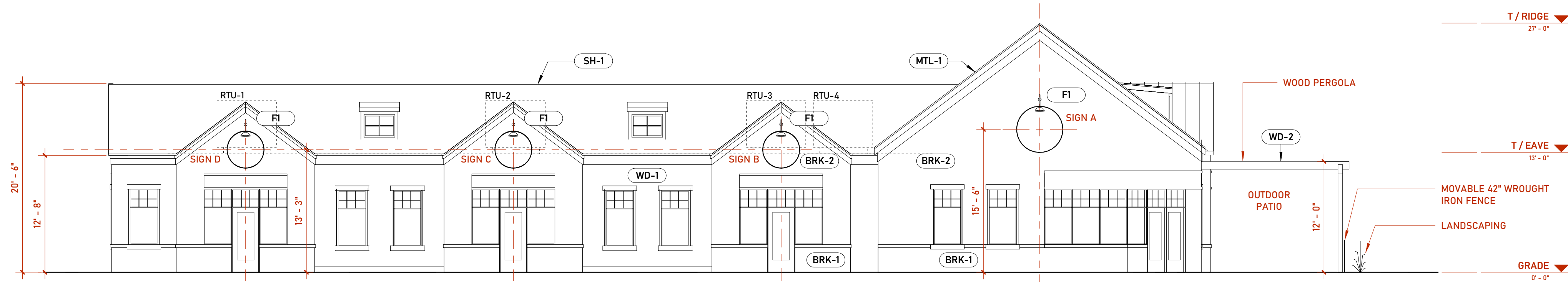
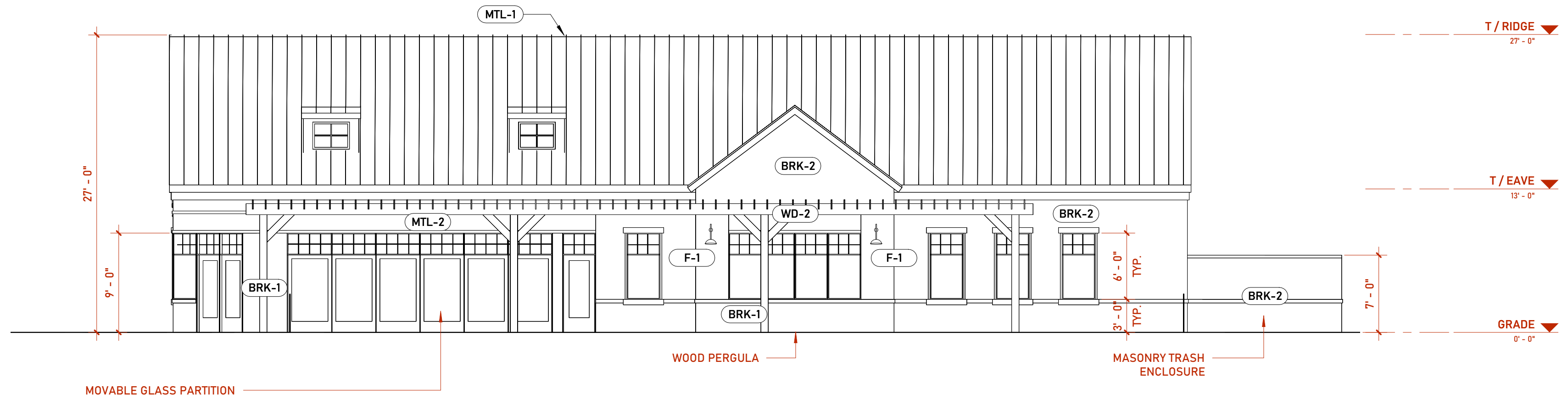
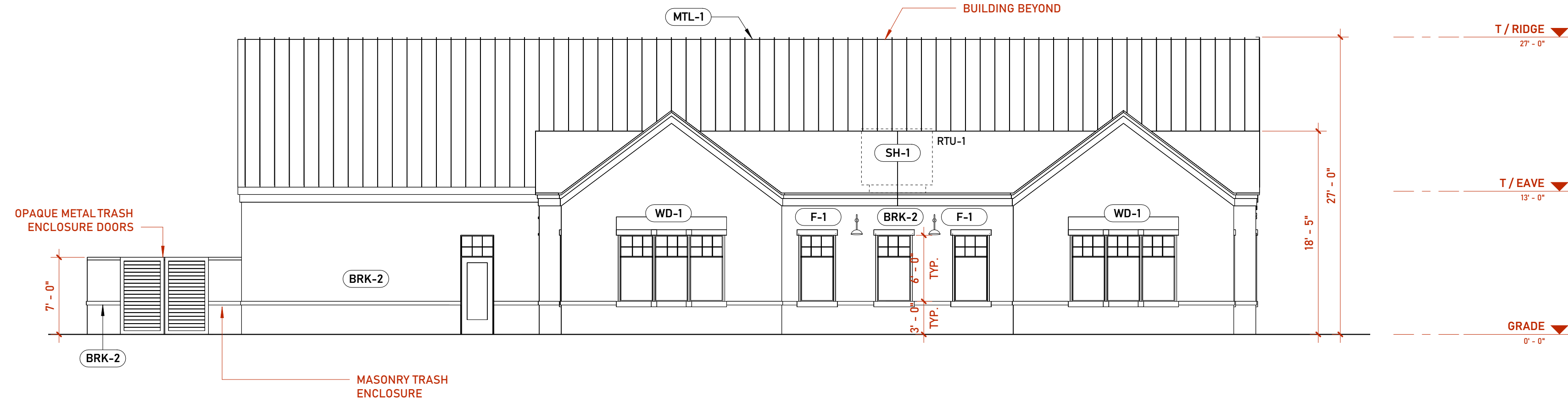
By Christopher Gruba at 12:47 pm, Apr 06, 2023



SIGN DETAIL, TYPICAL



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



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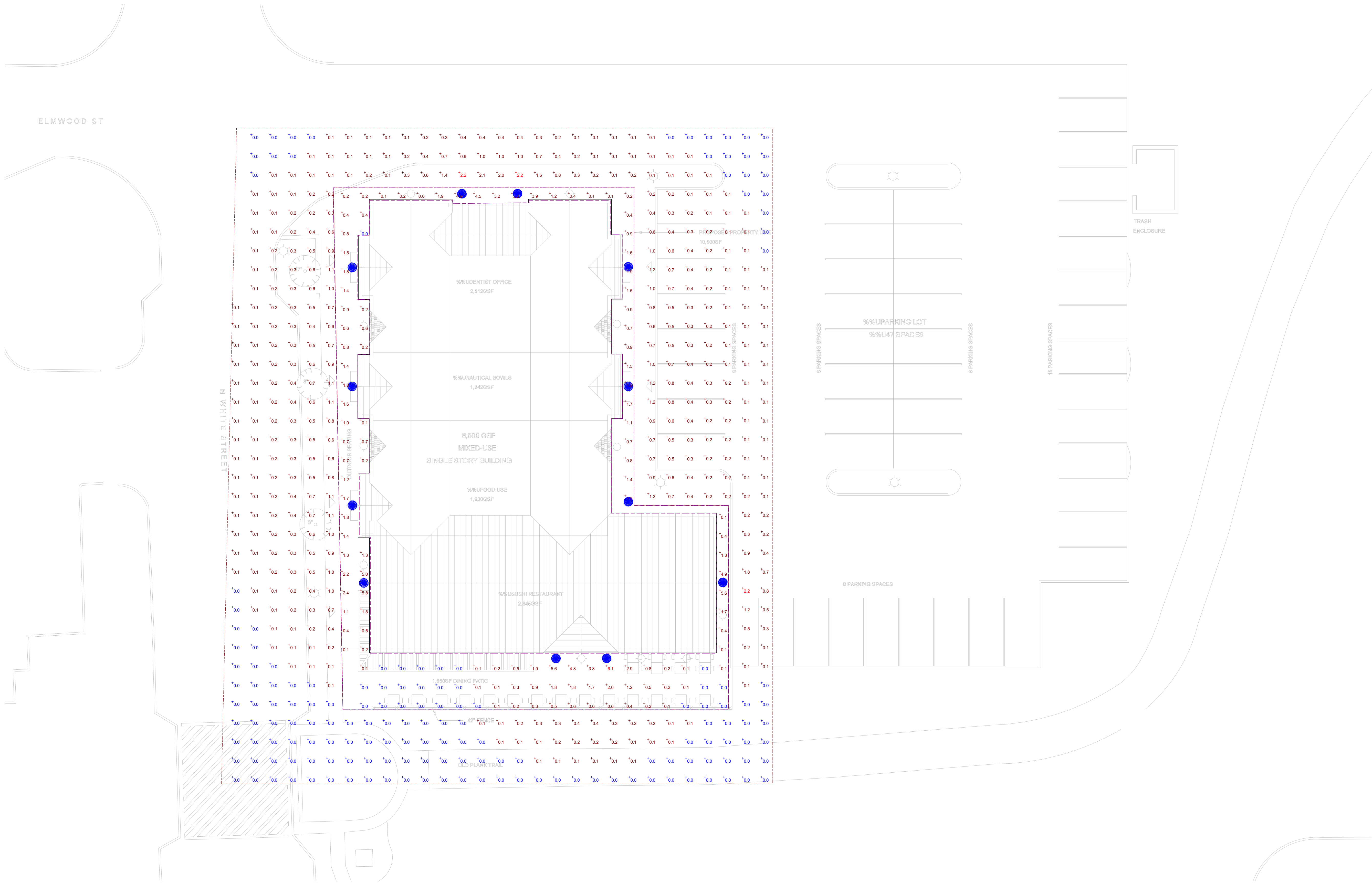
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BUILDING ELEVATIONS




A3.1

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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	Polar Plot
	C		12			PHOTOPIA - LMH2 - DOMED LENS - WHS	1	1250	0.85	16	 Max: 431cd



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DESCRIPTION DATE

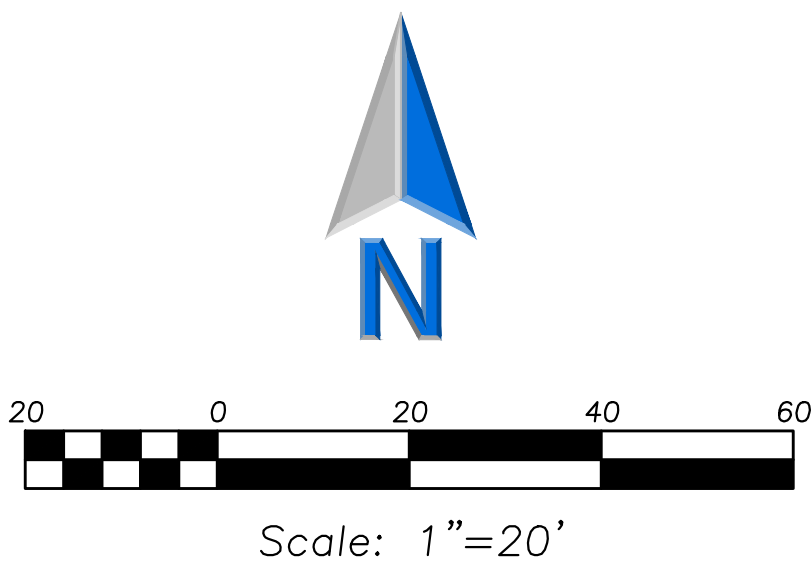
EXTERIOR
PHOTOMETRIC PLAN

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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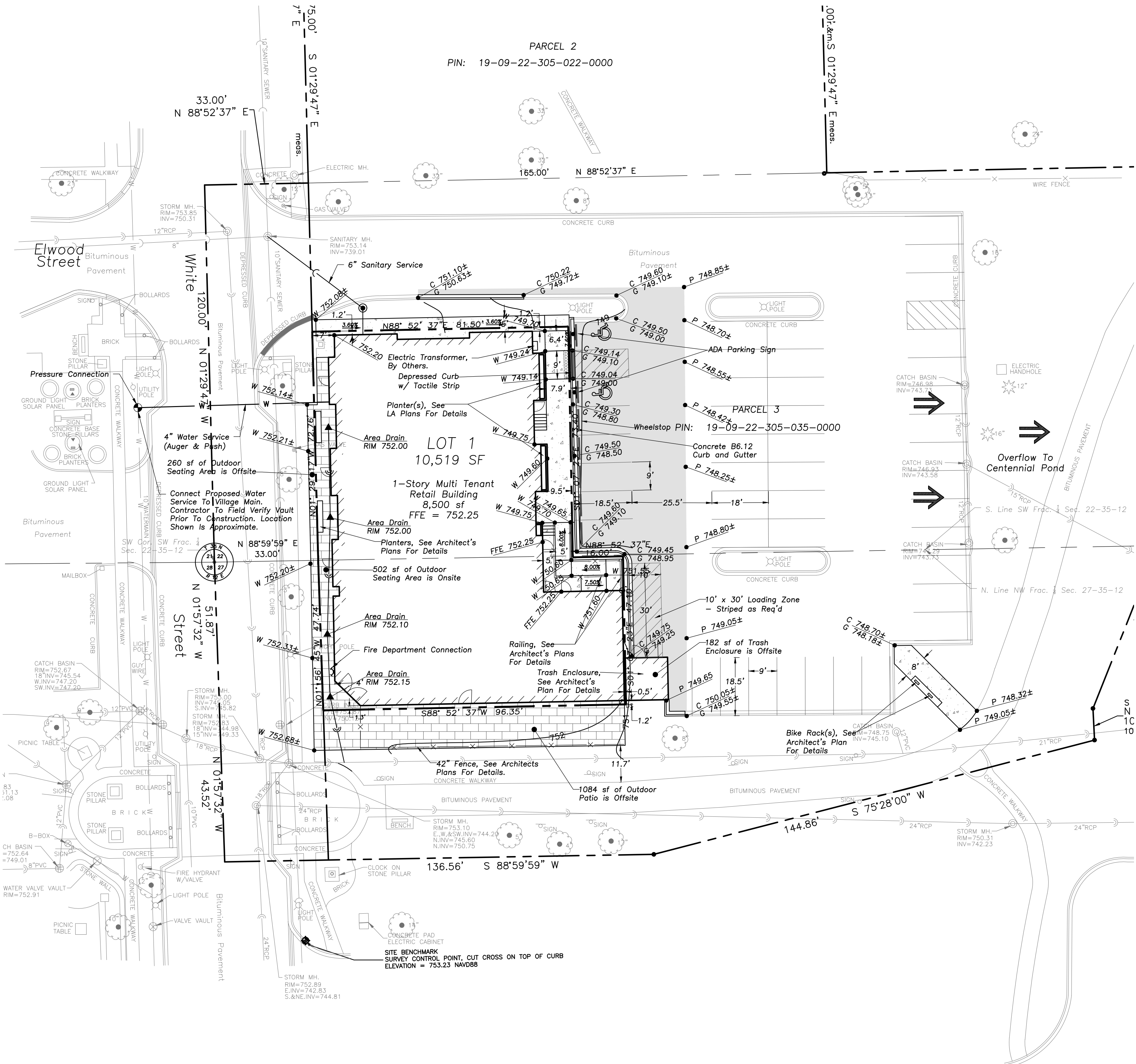
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EXPIRATION DATE: 11/30/23

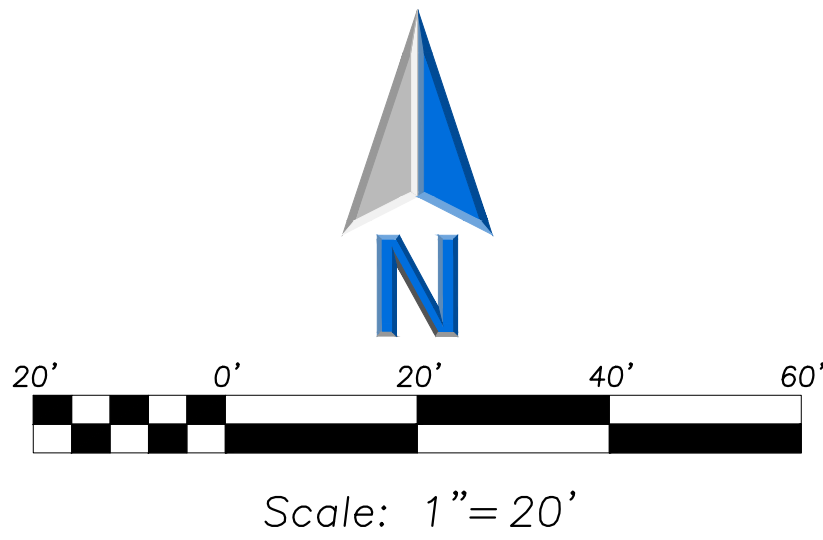
CIVIL SITE PLAN

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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DESCRIPTION DATE



LANDSCAPE PLAN

L-01

PLANT SCHEDULE

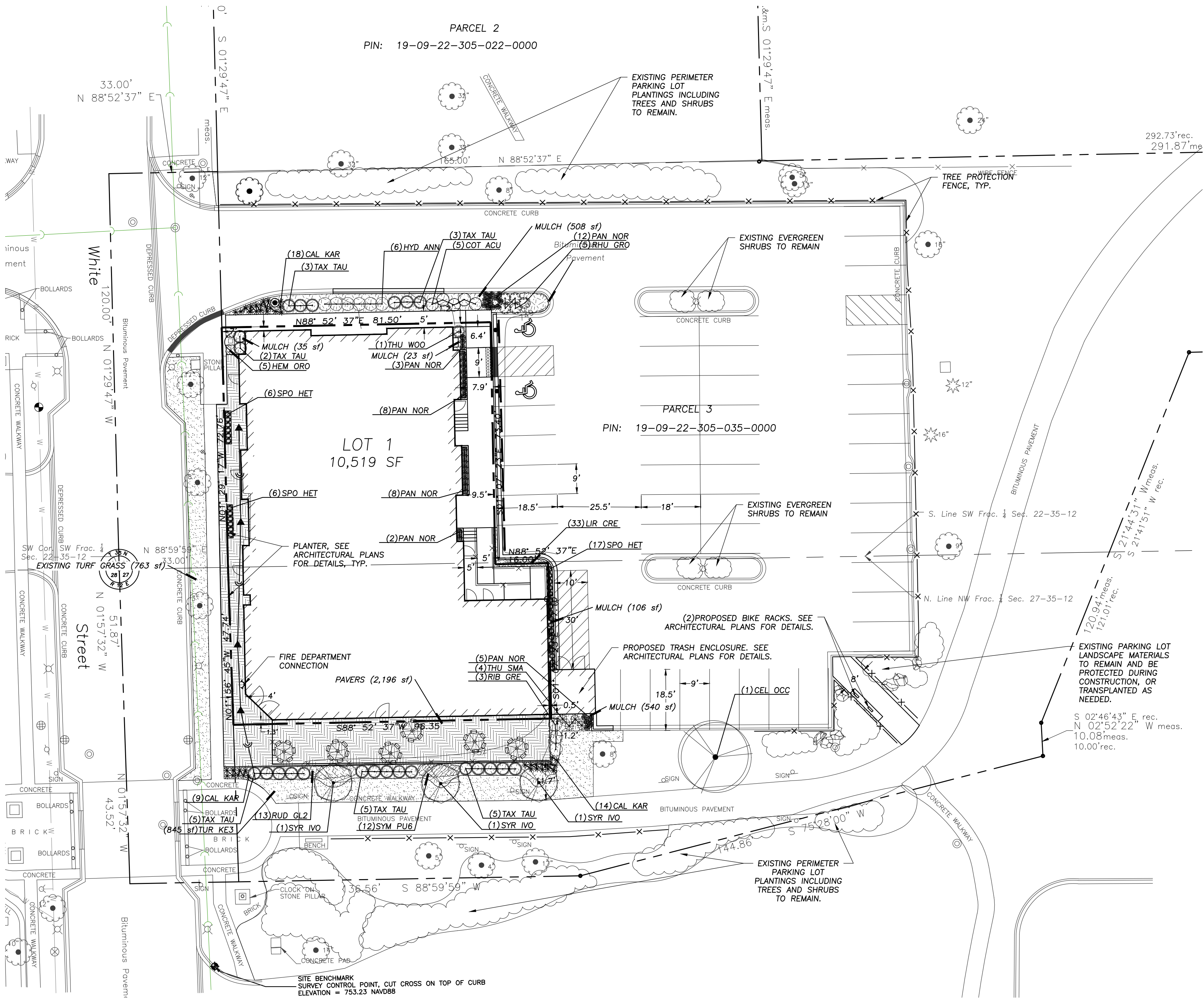
CANOPY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL.	1
UNDERSTORY TREES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
SYR IVO	STRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B	2" CAL.	3
DECIDUOUS SHRUBS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	48" HT.	5
HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE HYDRANGEA	B & B	30" HT.	6
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	B & B	18" HT.	5
RIB GRE	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	24" HT.	3
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
TAX TAU	TAXUS X MEDIA 'TAUNTONII' / TAUNTON'S ANGLO-JAPANESE YEW	B & B	30" HT.	23
THU SMA	THUJA OCCIDENTALIS 'SMARAGO' / EMERALD GREEN ARBORVITAE	B & B	6" HT.	4
THU WOO	THUJA OCCIDENTALIS 'WOODWARDII' / WOODWARD ARBORVITAE	B & B	48" HT.	1
GRASSES	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	41
PAN NOR	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	CONT.	#1	38
SPO HET	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	CONT.	#1	35
GROUND COVERS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
LIR CRE	LIRIOPE SPICATA / CREEPING LILYTURF	CONT.	4" POTS	33
PERENNIALS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
HEM ORO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	9
RUD GL2	RUBROECKIA FULGIDA 'GLOSTRIUM' / BLACK-EYED SUSAN	CONT.	QUART	13
SYM PUB	SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME' / NEW ENGLAND ASTER	CONT.	QUART	12
TURF GRASS	BOTANICAL / COMMON NAME	COND	SIZE	QTY
TUR KE3	TURF SOD BLUEGRASS / KENTUCKY BLUEGRASS	SOD	S.F.	845 SF

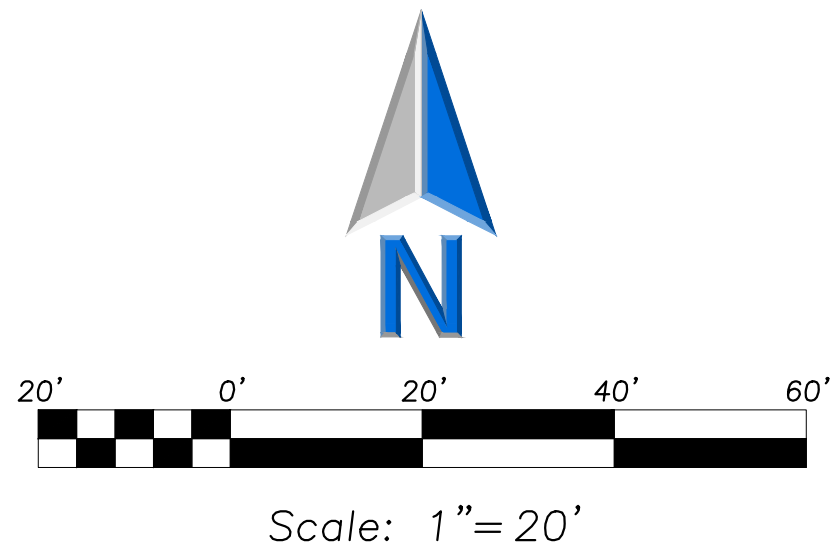
SITE MATERIALS SCHEDULE

PAVERS	2,196 SF
EXISTING TURF GRASS	763 SF
MULCH	1,212 SF

LANDSCAPE NOTES:

- 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.
- 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.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- 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 GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- 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.
- 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.
- 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.
- 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.
- 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.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- 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.
- 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.
- ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUND COVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SEED BLANKET UNLESS OTHERWISE NOTED. BLANKET TO BE S75 OR APPROVED EQUAL.
- 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.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- 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.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- 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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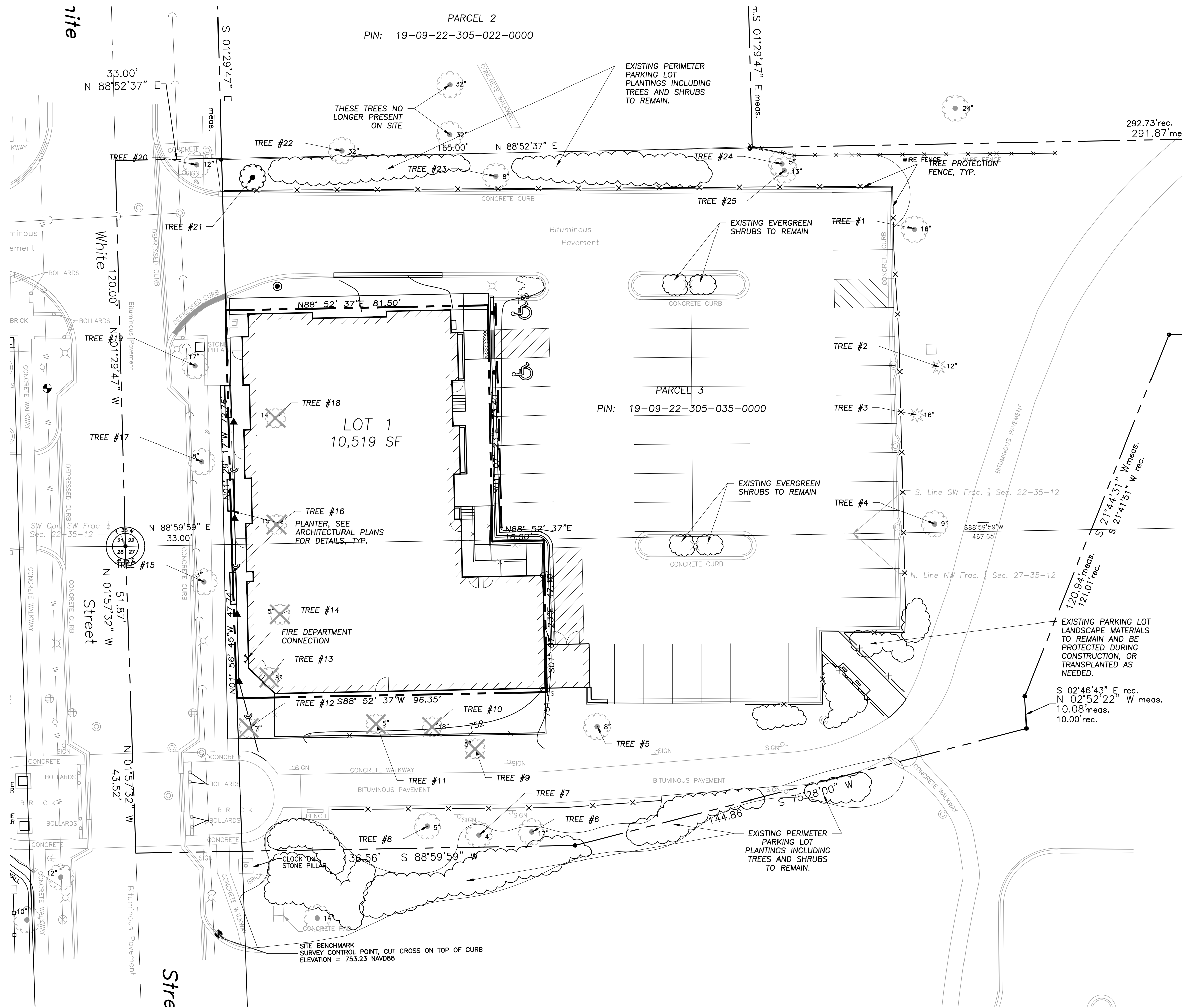
3 PLAN COMMISSION SUBMITTAL 02.28.2023
2 PLAN COMMISSION SUBMITTAL 02.02.2023
1 ZBA SUBMITTAL 10.12.2022

DESCRIPTION DATE



TREE PRESERVATION PLAN

L-02

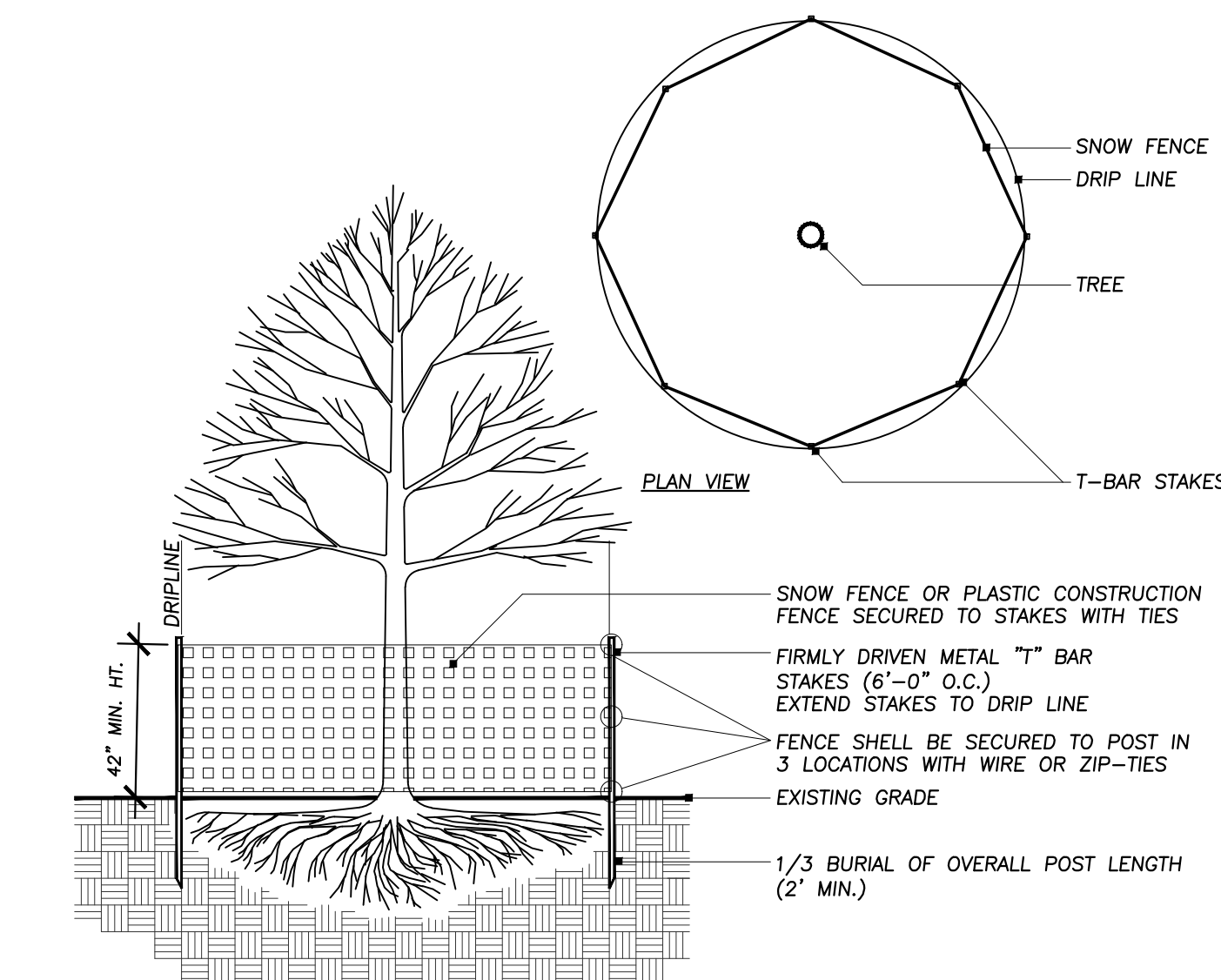


EXISTING TREE INVENTORY:

TAG #	BOTANICAL NAME	COMMON NAME	TREE SIZE	CONDITION	COMMENTS
1	Gleditsia triacanthos inermis	Thornless Honeylocust	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 Honeylocust	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 Honeylocust	16" 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 Honeylocust	15" Cal.	Good	
17	Acer platanoides	Norway Maple	8" Cal.	Fair	Parkway Tree Some Trunk Damage
18	Gleditsia triacanthos inermis	Thornless Honeylocust	14" Cal.	Good	
19	Gleditsia triacanthos inermis	Thornless Honeylocust	17" Cal.	Good	Parkway Tree
20	Acer platanoides	Norway Maple	12" Cal.	Good	Parkway Tree
21	Gleditsia triacanthos inermis	Thornless Honeylocust	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	

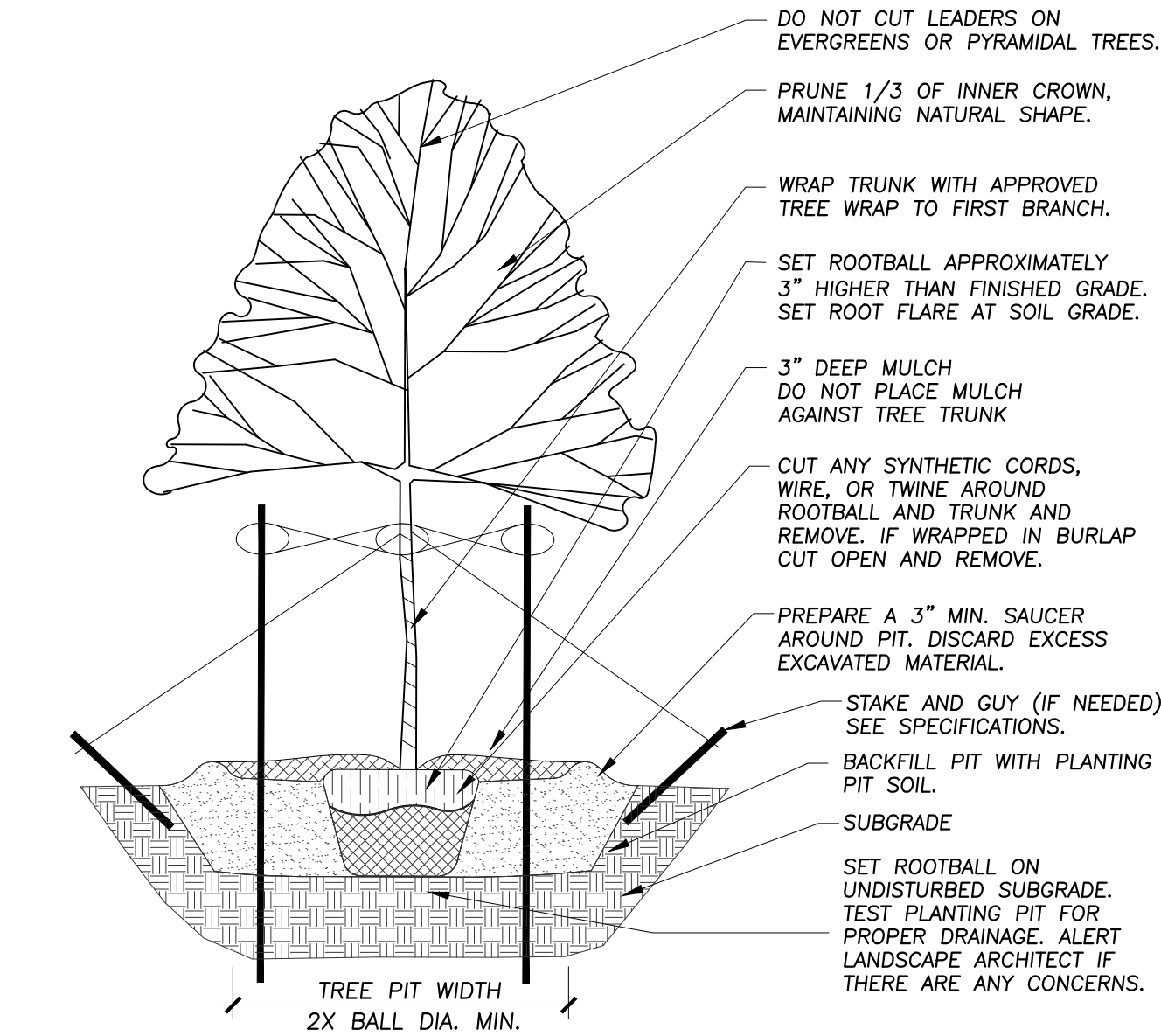
TREE PRESERVATION NOTES:

- 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

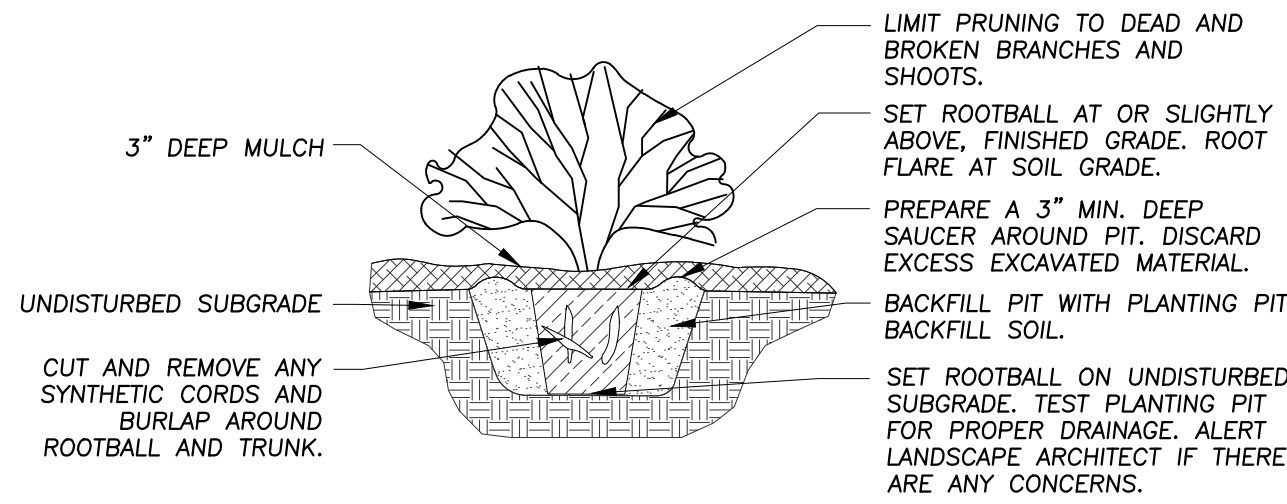
1 TREE PROTECTION DETAIL
Not To Scale 329383-01



1 TREE PLANTING DETAIL

Not To Scale

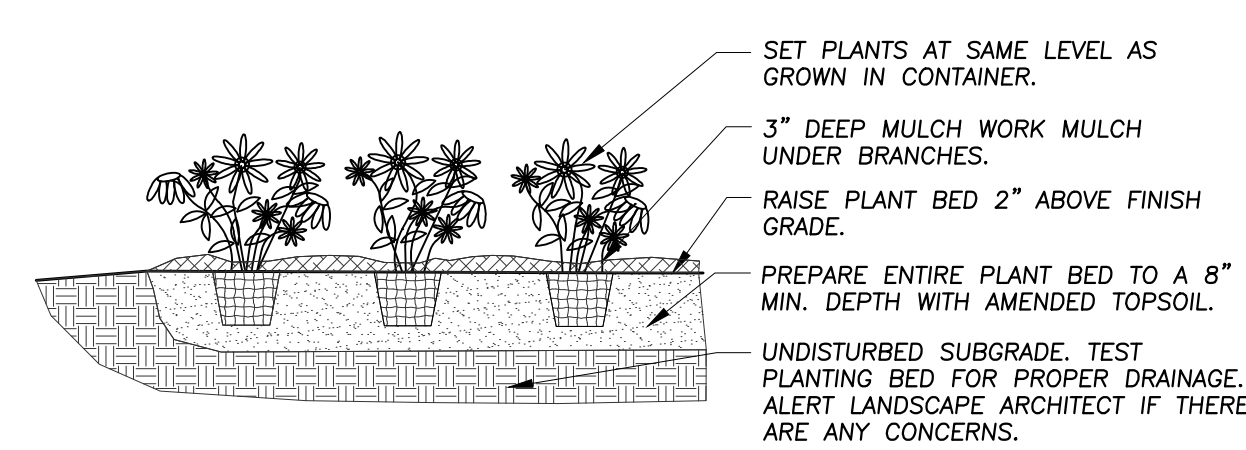
329343-01



2 SHRUB PLANTING DETAIL

Not To Scale

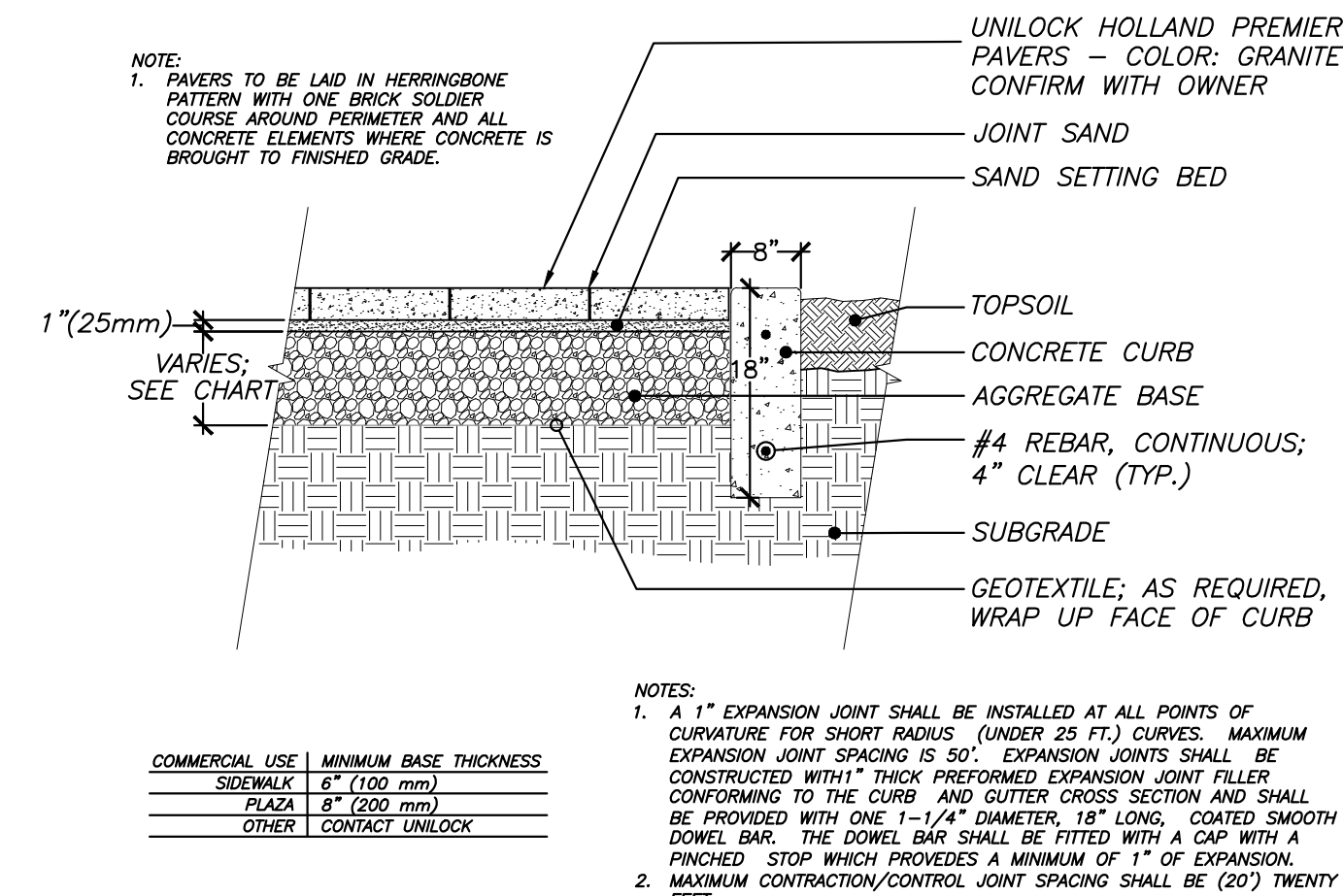
329333-01



3 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale

329301-03



COMMERCIAL USE	MINIMUM BASE THICKNESS
SIDEWALK	6" (150 mm)
PLAZA	8" (200 mm)
OTHER	CONTACT UNILOCK

	COMMERCIAL APPLICATION PAVER DETAIL	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 RESTS ON GRANULAR BASE WITH FLUSH CONCRETE CURB UNILOCK DESIGNED TO CONNECT
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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2 PLAN COMMISSION SUBMITTAL 02.02.2023
1 ZBA SUBMITTAL 10.12.2022

#	DESCRIPTION	DATE
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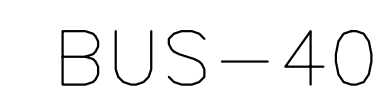
Expiration: 08/31/2023

LANDSCAPE DETAILS

L-03



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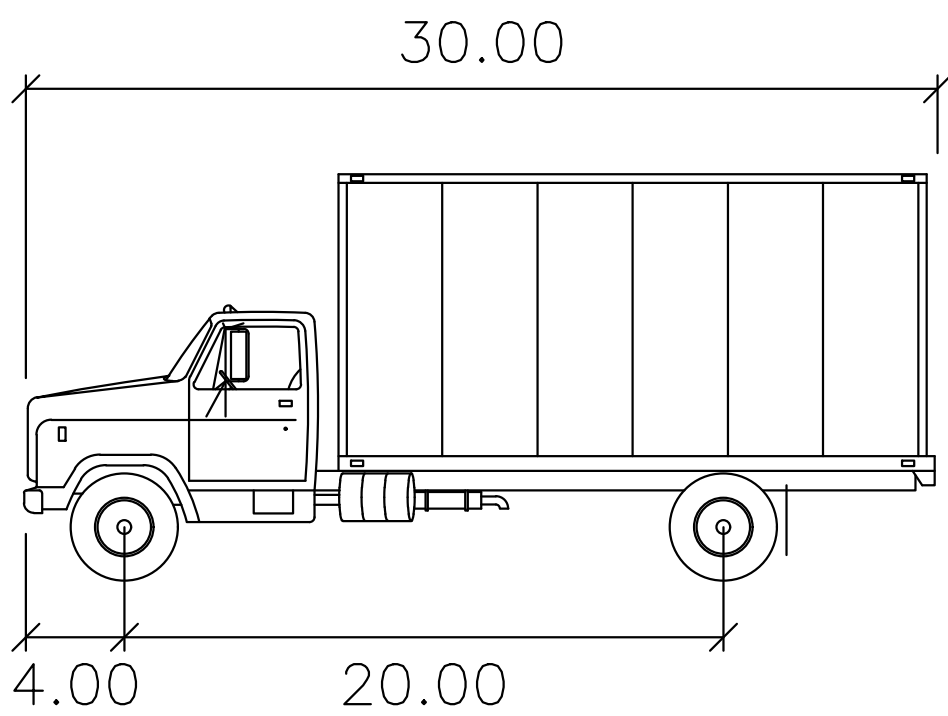
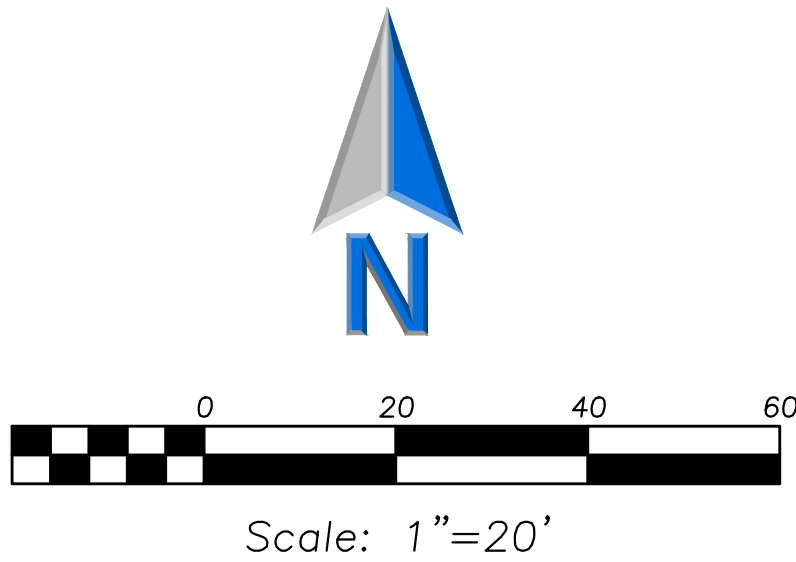
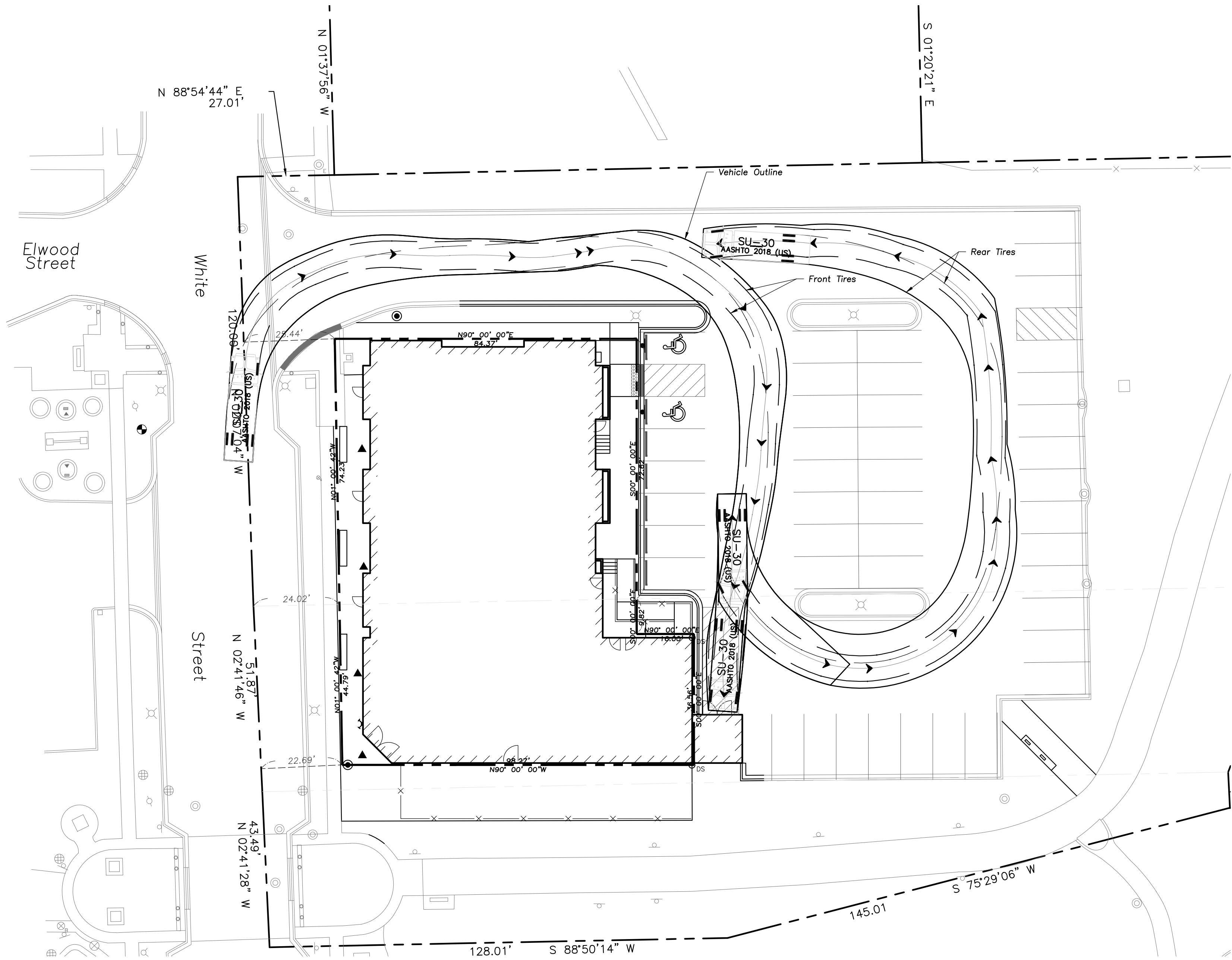
MEP

2	PLAN COMMISSION SUBMITTAL	02.02.2023
1	ZBA SUBMITTAL	10.12.2022

#	DESCRIPTION	DATE
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CEX-01



SU-30

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.8



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1 ZBA SUBMITTAL 10.12.2022

#	DESCRIPTION	DATE
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AUTOTURN -
DELIVERY TRUCK

CEX-02

**7 N White
Frankfort, IL**

Design Updates

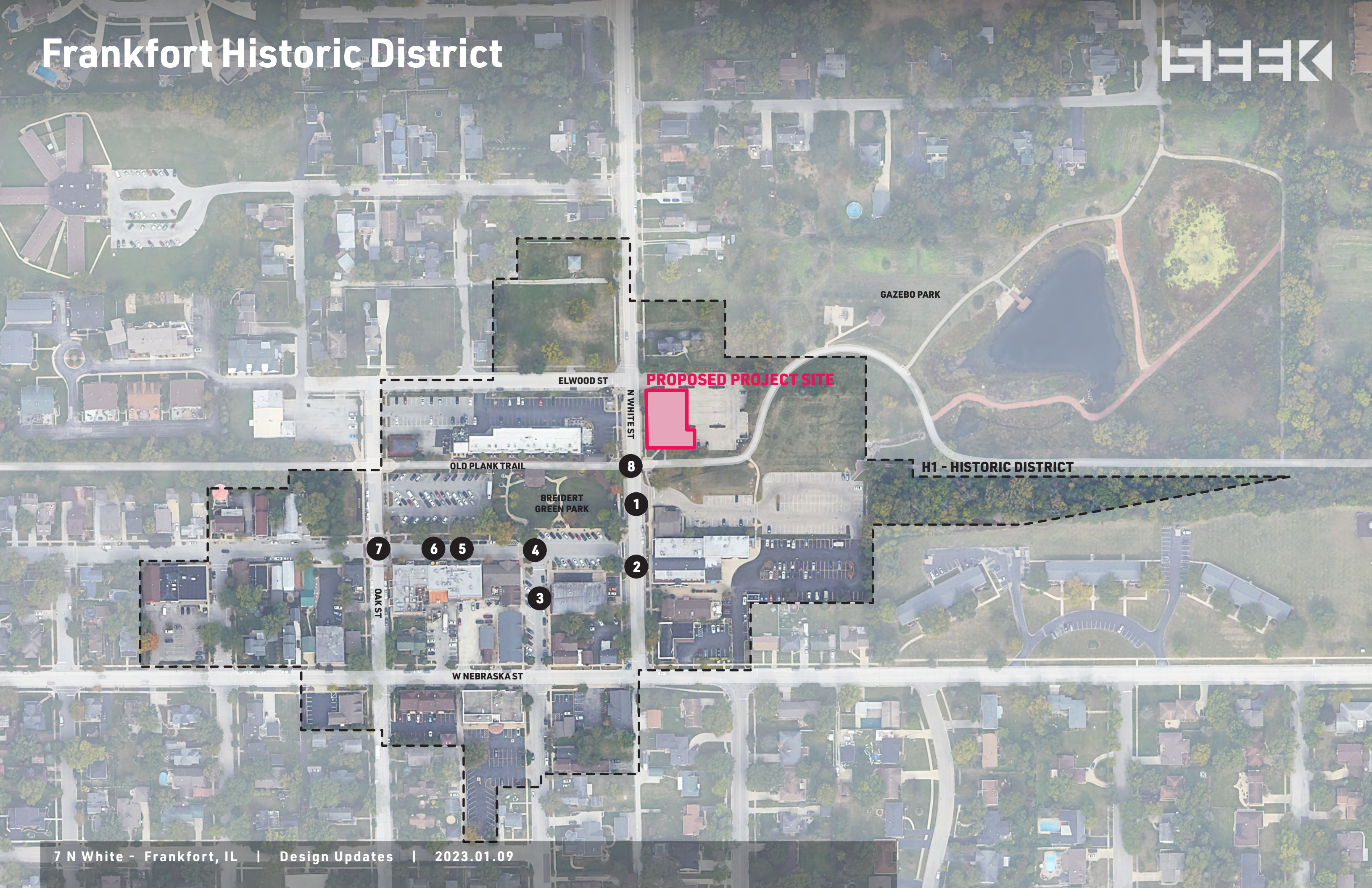
2023.01.09

**APPROVED HPC PLANS
01.18.2023**

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Frankfort Historic District



Frankfort Historic District



Frankfort Historic Downtown



Frankfort Historic District



PITCH ROOFS



ROOF DORMER



WINDOW MUNTINS
LINTEL & SILLS



HORIZONTAL WOOD SIDING



STOREFRONT SILLS



GOOSENECK LIGHTING

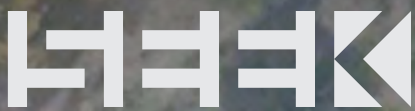


CORNICES + PARAPET

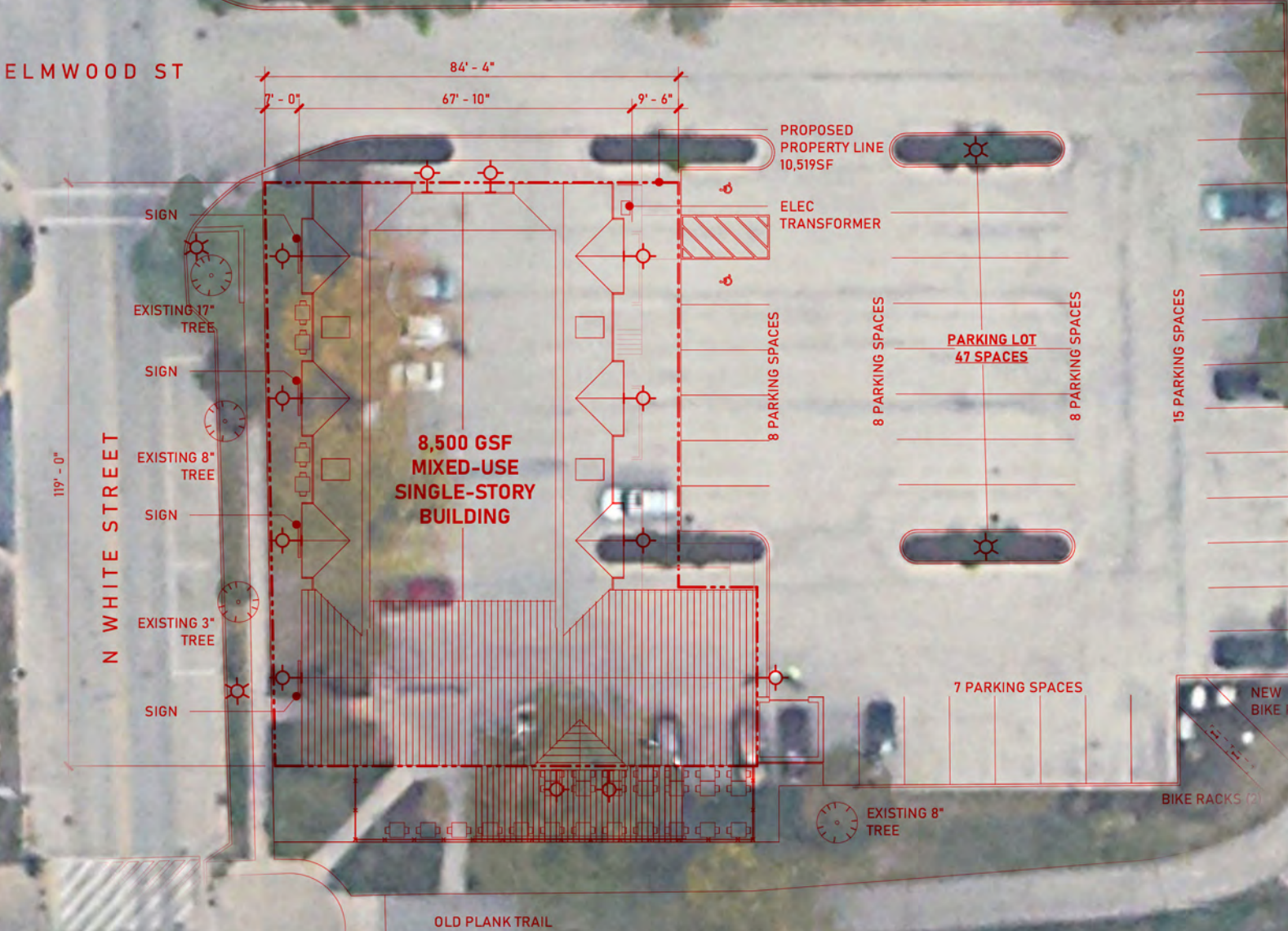


ORNAMENTAL BLACK METAL

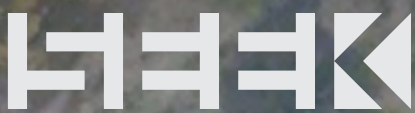
Proposed Building Overlay



SEE UPDATES
IN SHEET AS1.2



Site Plan



SEE UPDATES
IN SHEET AS1.2

ELMWOOD ST

84' - 4"

67' - 10"

9' - 6"

PROPOSED
PROPERTY LINE
10,519SF

ELEC
TRANSFORMER

SIGN

EXISTING 17"
TREE

SIGN

EXISTING 8"
TREE

SIGN

EXISTING 3"
TREE

SIGN

8,500 GSF
MIXED-USE
SINGLE-STORY
BUILDING

8 PARKING SPACES

8 PARKING SPACES

PARKING LOT
47 SPACES

8 PARKING SPACES

15 PARKING SPACES

119' - 0"

N WHITE STREET

7 PARKING SPACES



NEW
BIKE PATH

BIKE RACKS (2)

EXISTING 8"
TREE

OLD PLANK TRAIL

SITE LIGHTING LEGEND

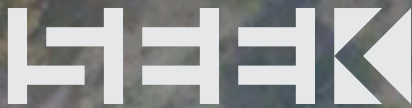
SYMBOL	DESCRIPTION	PRODUCT	COLOR TEMPERATURE
	EXISTING LIGHT POLE	EXISTING	EXISTING
	EXTERIOR WALL SCONCE	CARSON GOOSENECK WALL SCONCE	2,700K

1/32" = 1'-0"

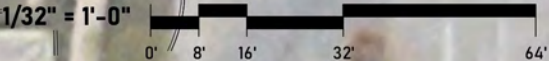
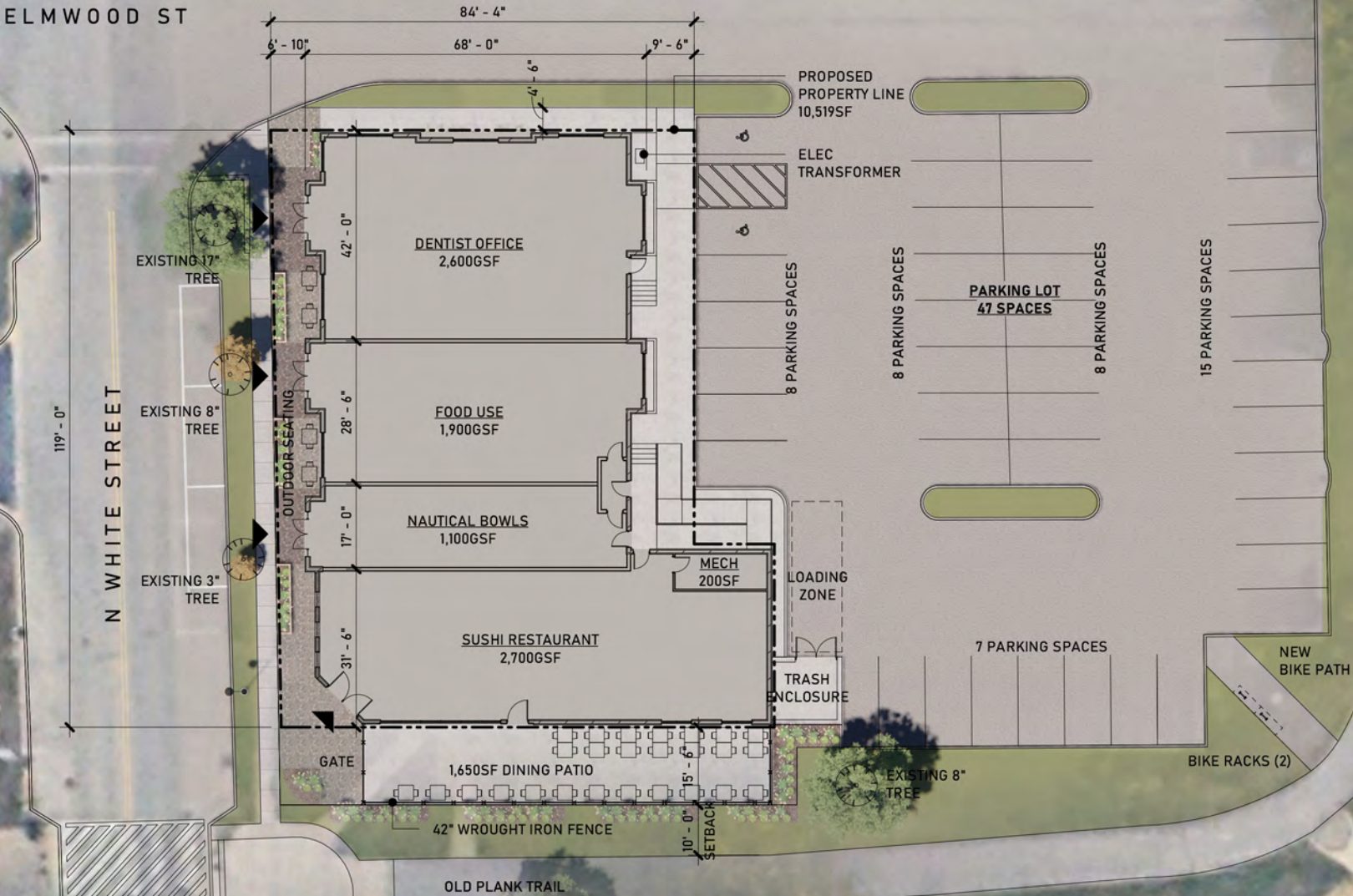
0' 8' 16' 32' 64'



Floor Plan



SEE UPDATES
IN SHEET AS1.1



Building Elevations



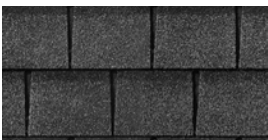
BUILDING ELEVATION WEST



BRK-1
STANDARD SIZE
SMOOTH BRICK
DARK GRAY



BRK-2
STANDARD SIZE
SMOOTH BRICK
LIGHT GRAY



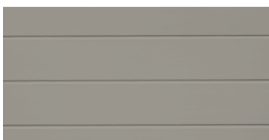
SH-1
ASPHALT SHINGLES
CHARCOAL



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

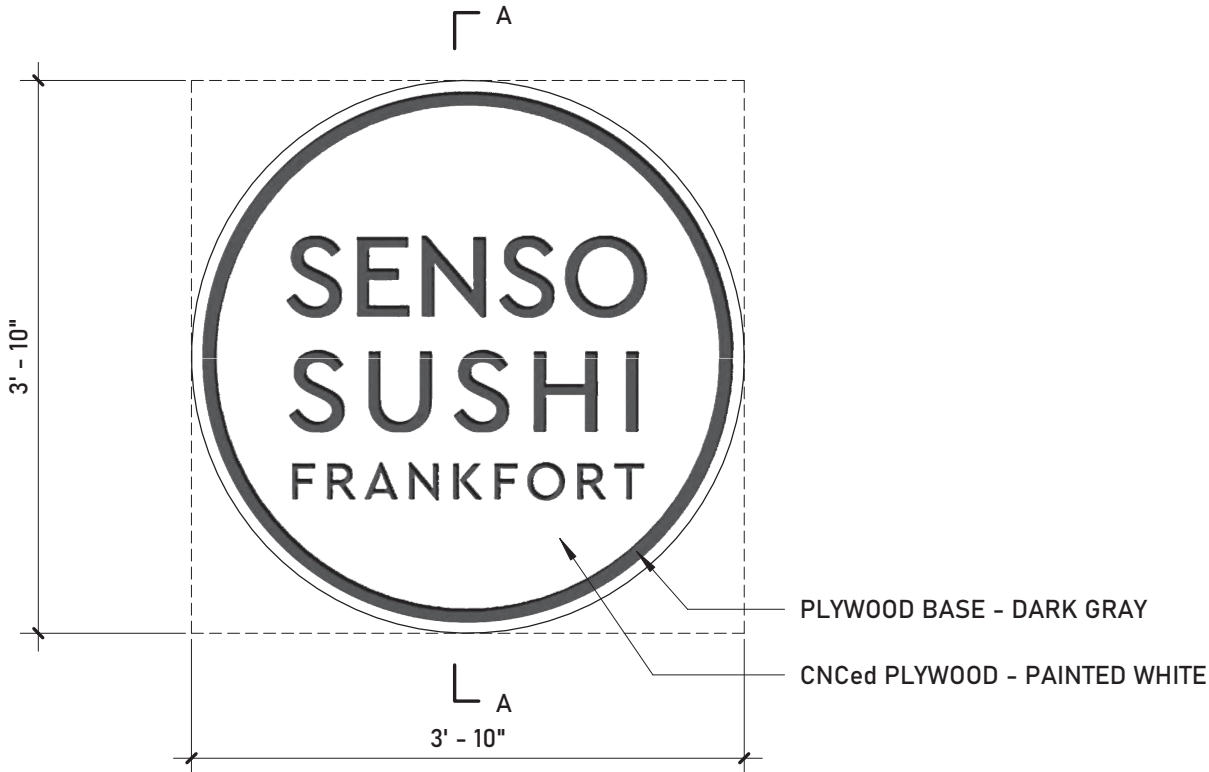


BUILDING ELEVATION EAST

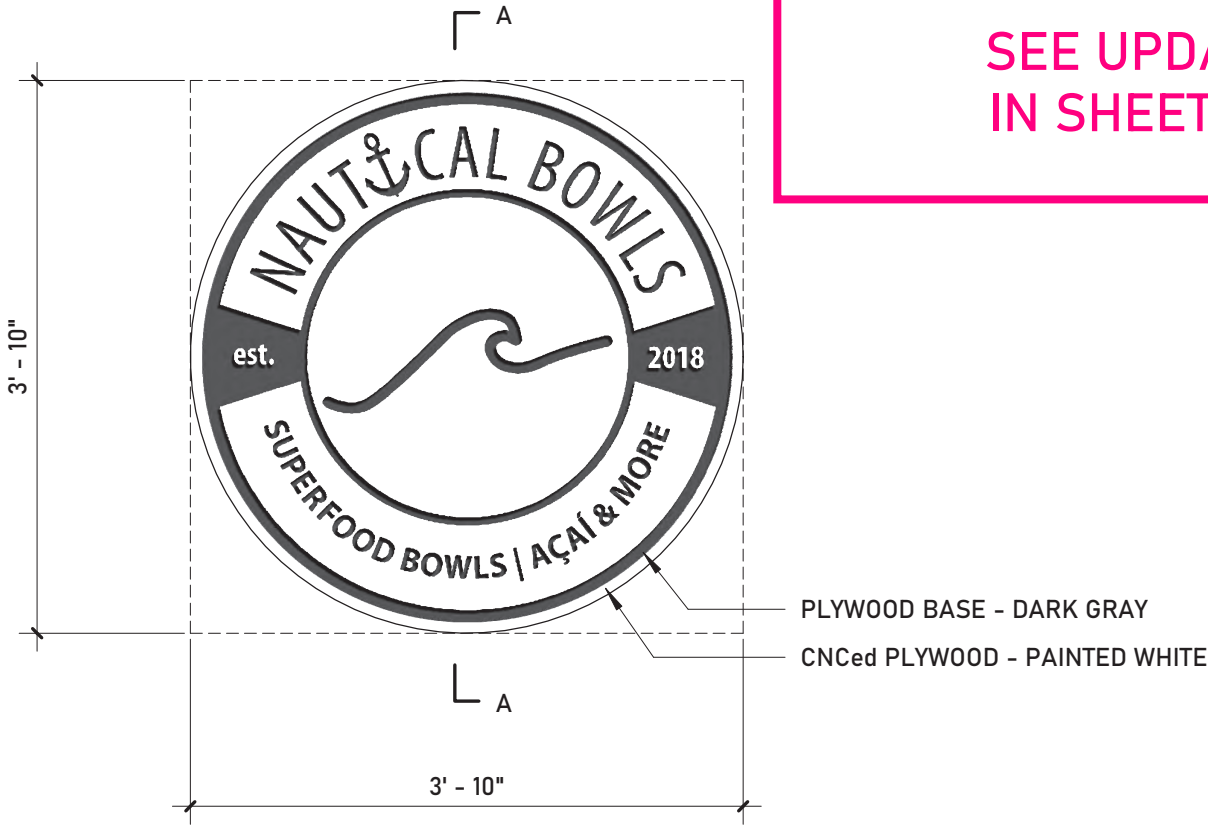
Uniform Sign Plan



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

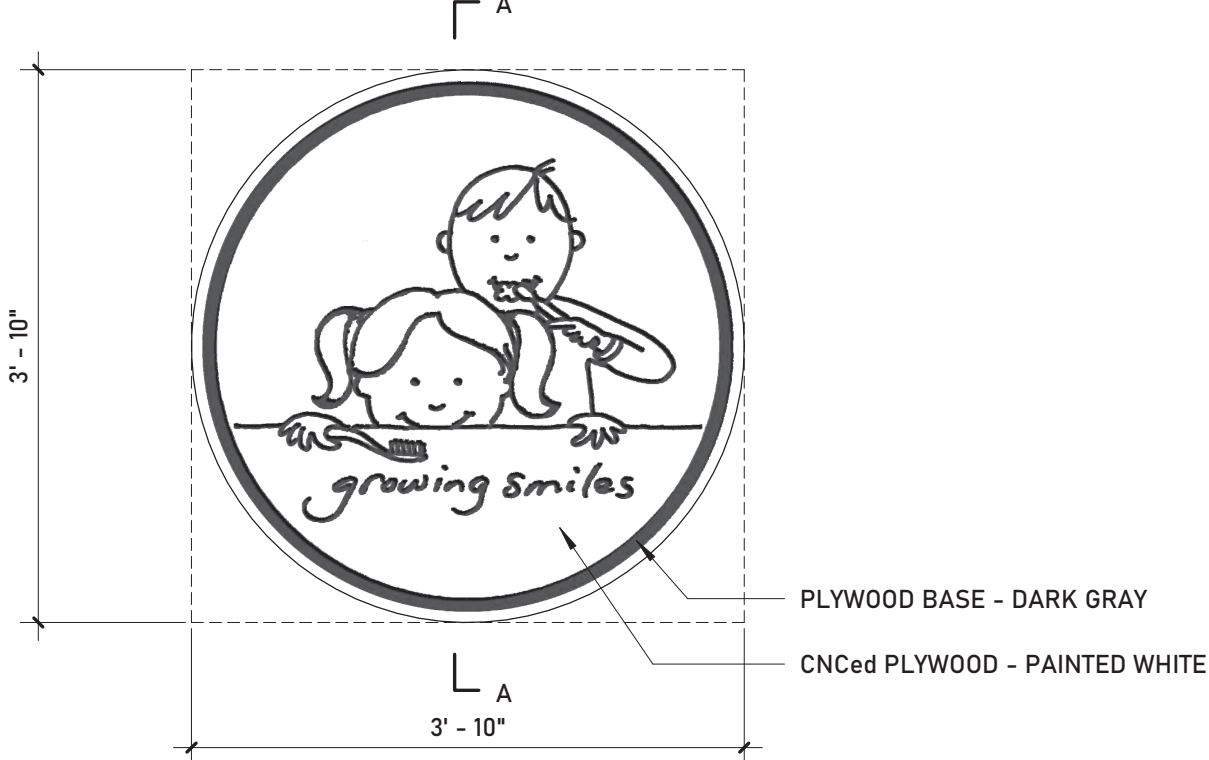


SIGN B - NAUTICAL BOWLS SIGN
SIGN AREA: 3'-10" x 3'-10" = 14.69SF

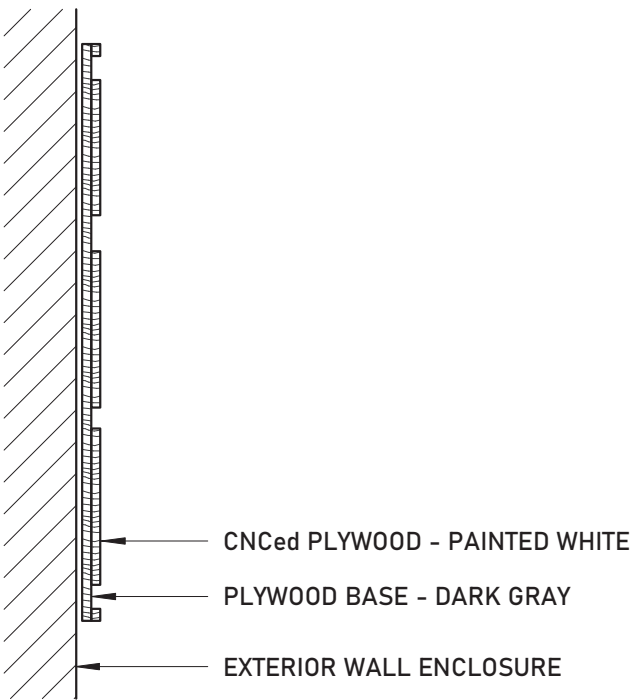


SEE UPDATES
IN SHEET A3.1

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



SIGN DETAIL, TYPICAL



PROPOSED SIGN COLORS



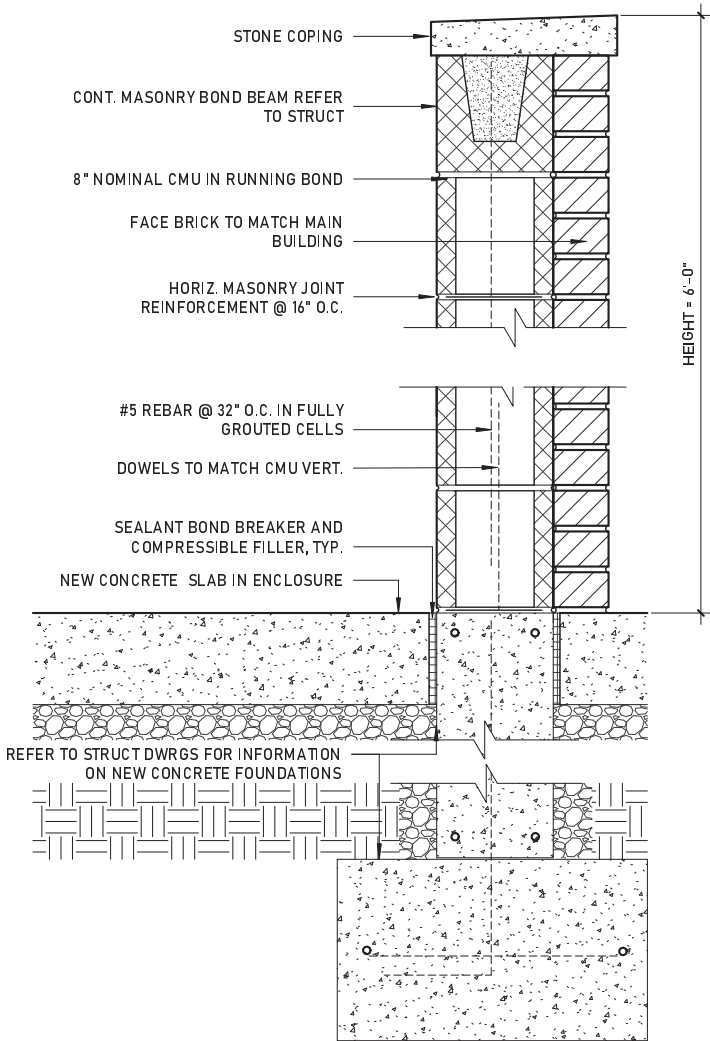
WHITE



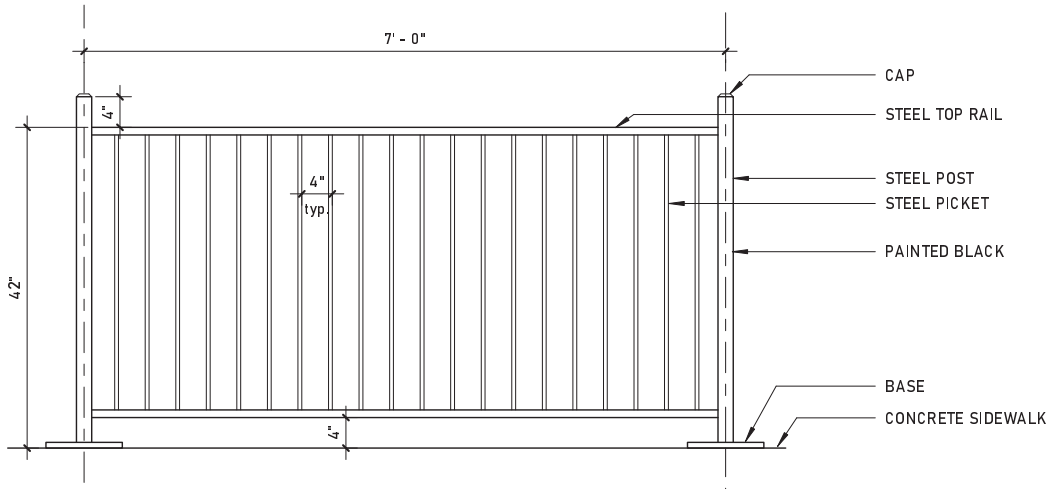
DARK GRAY



LIGHT GRAY



TRASH ENCLOSURE DETAIL



MOVABLE WROUGHT IRON FENCE

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: Sage Boutique Salon
Meeting Type: Workshop
Request: Special Use (Personal Services)
Location: 20500 S. La Grange Road, Suite 6A
Subdivision: None (Mannheim Square)
Applicant: Talitha Hennison
Prop. Owner: 3D Frankfort II, LLC
Representative: Same as applicant
Report by: Drew Duffin

Site Details

Lot Size: 1.29 acres
PIN: 19-09-16-400-031-0000
Existing Zoning: B-4 Office District
Proposed Zoning: B-4 Office District with a Special Use for Personal Services
Buildings: 1 building (11,500 square feet)
Total Sq. Ft.: 600 square feet (tenant space)

Adjacent Land Use Summary:

	Land Use	FLU Map	Zoning
Subject Property	Offices	General Commercial	B-4
North	RV Rentals	General Commercial	B-2
South	Restaurant	General Commercial	B-4
East	Retail	General Commercial	B-2 PUD
West	Offices	General Commercial	B-4

Figure 1. Location Map



Project Summary

The applicant currently operates a salon within the office building known as Mannheim Square at 20855 S. La Grange Road. According to the applicant, the space is used as both a salon and an office. The 600-square foot tenant space includes three stylist stations, two washing stations, and an office.

Attachments

- Location Map, prepared by staff
- Site Plan for Mannheim Square with tenant space outlined in red
- Special Use Findings of Fact prepared by applicant
- Floorplan for the proposed tenant space prepared by the applicant
- Site photos taken on 04.06.23

Analysis

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

Use, Occupancy, and Space

- The business operates between 9:00 AM and 5:00 PM on Wednesday, Thursday, and Friday, and between 8:00 AM and 3:00 PM on Saturdays. The salon is closed on Sunday, Monday, and Tuesday, though the applicant has indicated that she uses the tenant space as an office (and does not see any clients) when the salon is closed.
- The submitted floorplan depicts three stylist stations in the tenant space, in addition to two washing stations. The applicant has indicated to staff that she would hire no more than two stylists to work in the space simultaneously. This would result in, at most, six people to be on site at any time. However, she has also noted that most often, only one stylist works at a time, suggesting that fewer than six people are on-site at a time. As noted above, the applicant also uses the space as an office outside of salon hours.

Parking

- Per the Zoning Ordinance, Personal Services require 1 parking space per 200 square feet of gross floor area and one space per employee in the largest shift. The tenant space is 600 square feet in area, and as noted above, the business would have at most three employees on-site at one time. Therefore, the proposed use would require six parking spaces.
- The existing parking lot for Mannheim Square has a total of 43 parking spaces. The two lots on site have a shared total of 41 parking spaces, with an additional two spaces located in a garage on the northwest corner of the building. The following table breaks down the parking requirements for the other existing units within Mannheim Square.

Tenant	Spaces Per Employee	Spaces Per Square Footage	Zoning Ordinance Required Parking per Tenant
Lash & Brow House	7 (7 employees in the largest shift)	6 (1 per 200 SF)	13
Farmers Insurance	N/A	5 (1 per 200 SF)	5
Le Studio Salon	3 (estimated)	5 (1 per 200 SF)	8
Vacant	0	0	0
Sage Salon (applicant)	3 (3 employees in the largest shift)	3 (1 per 200 SF)	6
IDOT	N/A	3 (1 per 200 SF)	3
A+ Dental	N/A	24 (3 per exam room, 8 exam rooms; estimated)	24
All Smiles Orthodontist	N/A	24 (3 per exam room, 8 exam rooms)	24
Residence and Management Office	N/A	9 (1 per 200 SF)	9
Infinite Global Management	N/A	3 (1 per 200 SF)	3
Total Zoning Ordinance Required Parking			95 Parking Spaces (43 Existing)

- Even though the existing parking is not sufficient to meet the requirements of the Zoning Ordinance, staff has not observed any shortage of parking at Mannheim Square during the week. This includes the parking

demand generated by the applicant's business, which is currently in operation. In addition, the Village's Code Enforcement Officer has not received any complaints related to insufficient parking.

- A majority of the Zoning Ordinance required parking results from the orthodontist and dentist offices. At the time of writing, staff was able to determine the required parking for the orthodontist, but has been unable to contact the dentist to confirm the number of exam rooms at their location. Staff instead has estimated the number of exam rooms based on the information received from the orthodontist's office, which occupies a suite the same size as the dentist's office. Each use then requires 24 parking spaces per the Zoning Ordinance. Combined, these two uses make up half of the -required parking spaces.

Adjustments to Required Parking

For reference during the workshop, Article 7, Part 5 of the Village of Frankfort Zoning Ordinance describes the circumstances in which the Plan Commission may adjust the minimum number of required parking spaces in the business and industrial districts on a case-by-case basis.

- a. Purpose. The purpose of this section is to allow adjustments to the minimum number of parking spaces required to avoid construction of unnecessary and excessive off-street parking facilities. Reducing the requirements for off-street parking facilities is intended to provide for more cost-efficient site development, to minimize impervious surface, to minimize storm water runoff, to avoid construction of unnecessarily large storm water management facilities, and to provide more landscape areas and open space on business and industrial sites. To achieve these purposes, the Plan Commission may reduce the minimum number of required off-street parking spaces in specific cases as described in this Part 5.
- b. Adjustments. In all business and industrial districts, the minimum number of required parking spaces may be adjusted by the Plan Commission on a case-by-case basis. The petitioner for such an adjustment shall show to the satisfaction of the Plan Commission that adequate parking will be provided for customers, clients, visitors, and employees. The following provisions and factors shall be used as a basis to adjust parking requirements:
 1. Evidence That Actual Parking Demands will be Less Than Ordinance Requirements. The petitioner shall submit written documentation and data to the satisfaction of the Plan Commission that the operation will require less parking than the Ordinance requires.
 2. Availability of Joint, Shared or Off-Site Parking. The petitioner shall submit written documentation to the satisfaction of the Plan Commission that joint, shared or off-site parking spaces are available to satisfy the parking demand.
 - a) Agreements shall be provided which demonstrate evidence that either parking lots are large enough to accommodate multiple users (joint parking) or that parking spaces will be shared at specific times of the day (shared parking, where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours.)
 - b) Off-site parking lots may account for not more than 50-percent of the required parking and shall be located not more than three-hundred (300) feet from the principal use that it is intended to serve.

When a reduction of parking spaces attributable to shared parking or off-site parking is requested, the petitioner shall submit written verification that such parking is available and shall include copies of any contracts, joint lease agreements, purchase agreements, and other such documentation to show that shared parking can be accomplished. Off-site shared parking spaces shall be clearly posted for the joint use of employees, and/or tenants, or customers of each respective use sharing those spaces.

3. Use of Alternative Transportation. Upon demonstration to the Plan Commission that effective alternative transportation to the automobile will occur, the Plan Commission may reduce parking requirements. Alternative transportation may include, but is not limited to, bus transit, van pool operations, car pool/ride sharing, and bicycles. Proposals for adjustments of parking under this section shall show how the alternative transportation modes will be implemented, the permanency of such modes, extent of the program, the number of vehicles the mode will replace, and other pertinent information.
- c. Banked Parking Spaces. As a condition of a reduction in parking requirements, the Plan Commission may require banked parking spaces. In such cases, the site plan for the business or industrial use shall provide sufficient open space on the subject site to accommodate the additional parking space otherwise required by this Ordinance. Such open space shall be in addition to required yards, setbacks, driveways, private streets, loading and service areas. Sufficient open space shall be provided which, if converted to parking spaces, would:
 1. provide off-street parking to meet the full requirements of this Ordinance at the time of application, and
 2. ensure that the site shall not exceed the maximum impervious lot coverage as set forth in Article 6.

Based on observation, staff believes that the existing parking lot with 43 available spaces is large enough to accommodate the current mix of tenants (joint parking). From a practical standpoint, the Plan Commission/Zoning Board of Appeals is not being asked to approve a parking adjustment for the proposed hair salon/office. Instead, the Plan Commission/Zoning Board of Appeals may wish to acknowledge the existing parking condition for the record.

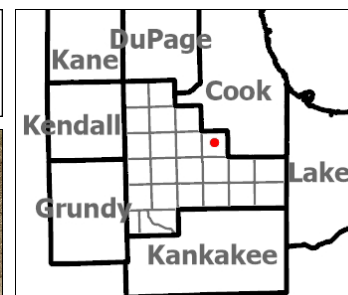
Standards for Special Use

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.



Aerial Photo - 20500 S. La Grange Road



Legend

Roadways

- Federal
- State
- County
- Local and Private

WGS_1984_Web_Mercator_Auxiliary_Sphere

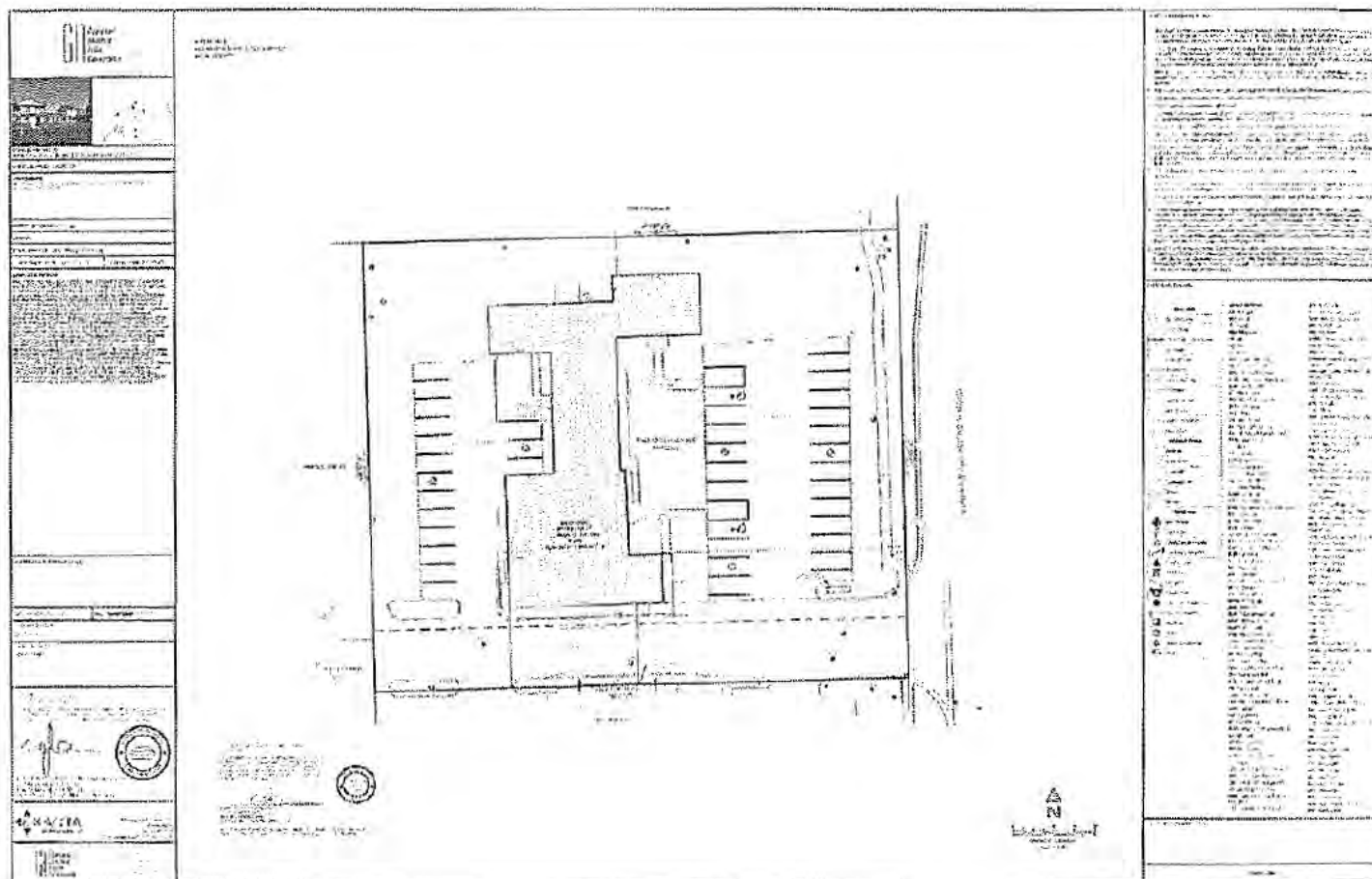
0 0.04 0.1 Miles

1:2,257



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.

Notes



VILLAGE OF
FRANKFORT
INC • 1879

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

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

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

No. There will not be any use of chemicals

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

No. There will be no behavior as such

3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. *No.*

I value the order and beauty of the property

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.

No.

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

yes.

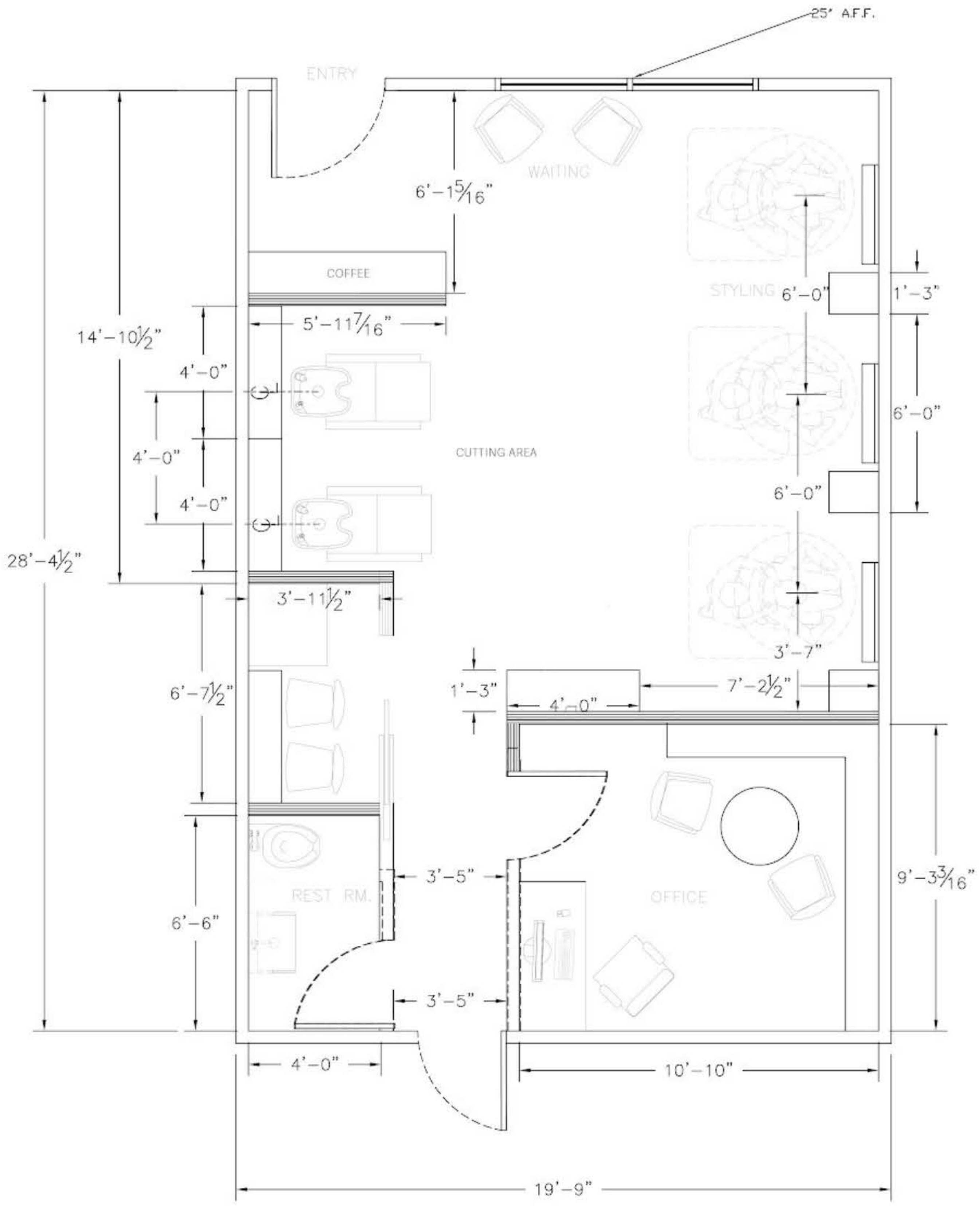
6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

yes. ~~the~~

There will only be 4 cars at max from my business

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.





Northwest side of the front parking lot



Southwest side of the front parking lot



Southeast side of the front parking lot



Northeast side of the front parking lot



Applicant's tenant space (in red)



Rear parking lot

Project:	CNC Lawncare, Inc.
Meeting Type:	Workshop
Request:	2 Special Use Permits (Landscape Company and Outdoor Storage of uncontained bulk materials)
Location:	165 Industry Avenue, Unit 3
Subdivision:	165 Industry Avenue Condos
Applicant:	Chad Uthe, President of CNC Lawncare, Inc.
Prop. Owner:	AJ Inter Estate, LLC
Representative:	Same as applicant
Report by:	Drew Duffin

Site Details

Lot Size:	2.52 acres
PIN:	19-09-34-103-009-1001 (Condo Unit), 19-09-34-902-000-0000 (Common Area), 19-09-34-100-071-0000 (Storage Area)
Existing Zoning:	I-2, General Industrial
Proposed Zoning:	I-2 with a Special Use for a Landscape Company and a Special Use for Outdoor Storage of uncontained bulk materials
Buildings:	1 building, 2 parcels
Total Sq. Ft.:	6,500 square feet +/- (tenant space)

Figure 1. Location Map



Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Industrial	Business Park	I-2
North	Undeveloped/Industrial	Business Park	I-2
South	Industrial	Business Park	I-2
East	Industrial	Business Park	I-2
West	Industrial	Business Park	I-2

Project Summary

The applicant proposes to operate a landscape company with accessory outdoor storage of uncontained bulk materials at 165 Industry Avenue. The property at 165 Industry Avenue is subdivided into three different condominium units within the principal structure and includes a common area around the principal structure. The applicant would locate his operations in Unit 3 and would have access to the common area around the building. The applicant is proposing outdoor storage on a separate parcel of land immediately adjacent to the north, which is under the same ownership.

Attachments

- Location Map, prepared by staff
- Plat of Survey of all subject parcels
- Site Plan for all subject parcels

- Special Use Findings of Fact prepared by applicant
- Site photos taken on 04.20.23

Analysis

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

Proposed Uses

- Landscape companies and outdoor storage of uncontained bulk materials are both permitted as special uses in the I-2, General Industrial District.
- Per the Zoning Ordinance, all outdoor storage facilities must comply with the setback requirements and bulk regulations of the I-2 District. All outdoor storage areas shall also be located on a paved surface, unless the storage area is located in the rear yard and behind the rear façade of the primary structure, and is enclosed by a fence. There is currently no fencing around the uncontained bulk materials located on site.
- Based on conversations with the applicant, staff has been informed that the proposed outdoor storage will be located on the north side of the property on a separate parcel, behind the front façade of the building at 165 Industry Avenue. At the time of writing, no additional detail has been provided to staff on the location of the storage area.
- During the site visit that staff conducted on April 20, 2023, staff observed a CNC Lawncare sign applied to the inside of a window in Unit 3. A CNC Lawncare pickup truck also was parked on the site. Finally, staff notes that the CNC Lawncare website reflects a shop address of 165 Industry Avenue. Although a Business License was applied for, it has not yet been issued pending the outcome of the subject zoning application.

Parcel Layout, the Zoning Ordinance, and the Subdivision Ordinance

- The Special Use Permit requests involve two parcels of land (Parcel 1, which includes Units 1, 2 and 3 in 165 Industry Avenue Condominium, on Lot 3 in Empire's Subdivision; and Parcel 2 which is unsubdivided property that may at one time have been part of the property located at 1000 and 1018 Lambrecht Road to the east. Staff researched and discovered that the PIN for this parcel was assigned in October 1992. The underlying land was annexed into the Village of Frankfort prior to 1974, which means that the land would have been subject to the 1976 Subdivision Regulations. Parcels 1 and 2 are currently under the same ownership, but are legally separate from one another.
- The proposed landscape business would operate out of the condominium unit (the PIN ending 009-1001 on Parcel 1) and is considered the principal use of that unit on the property. Meanwhile, the proposed outdoor storage would be located on the northern parcel of land (the PIN ending in 071-0000 on Parcel 2), and would be accessory to the landscape company use. Per the Zoning Ordinance, accessory uses and structures must be in connection with a principal use which is permitted within such district.
- The applicant has permission from the property owner to use both the condominium unit and the northern plot of land to operate his business. However, based on a strict interpretation of the Zoning Ordinance, the proposed outdoor storage would not be permitted on the northern parcel, as it is not associated with a principal use on the same parcel.
- The parcel to the north also does not meet the requirements of the Subdivision Regulations (Ord. 921). Section 9.5-5 states that "[e]very lot shall front on or abut a public street. Lots with access only to private drives or streets shall be permitted only with the approval of the Planning Commission." Today, the only way to access the parcel to the north is by driving through the common area of the condominiums to the

south. However, since the two parcels of land are legally separate, it is possible that they may be held by different property owners at some point in the future. In that case, any potential future owner of the parcel to the north would not be able to access a public street.

- Staff has identified several options for the Plan Commission to consider how to rectify the above situation.
 - One option (preferable) is for the property owner to consolidate both Parcels 1 and 2 via a Plat of Resubdivision, and amend the condominium documents, so that the northern parcel is brought into compliance with the Subdivision Ordinance. This option would also address the I provision stated in the Zoning Ordinance relating to principal and accessory uses being in connection with one another.
 - Another option may be to require the recording of a cross access easement, in which the owner of the condominium property (Parcel 1) grants the owner of parcel to the north (Parcel 2) access to Industry Avenue. This option would require the approval of the Plan Commission per Section 9.5-5 of the Subdivision Regulations, and it would also not resolve the Zoning Ordinance issue. There is also some uncertainty regarding the legality of granting an easement to oneself.
- Staff has communicated with the property owner and his attorney about these options. At the time of writing, the property owner has not indicated how he wishes to proceed in addressing the situation in order for the proposed landscape company to proceed through the Special Use process.
- Based on available aerial photographs, it appears that there is a driveway on the north end of 1000 and 1018 Lambrecht Road that runs to Parcel 2. The property owner has suggested that the proposed tenant could use that driveway to access the parcel. However, it is unclear to staff whether the property owner of 1000 and 1018 Lambrecht Road granted a cross-access easement along the driveway to the owner of Parcel 2. The eastern half of the driveway (the half which directly connects to Lambrecht Road and runs along 1018 Lambrecht) is paved, while the western half (which connects to Parcel 2) is gravel. As seen on the aerial photo and the site photos, the driveway narrows to a single travel lane over a culvert as it crosses onto the subject property.

Standards for Special Use

No special use shall be recommended by the Plan Commission, unless such Commission shall find:

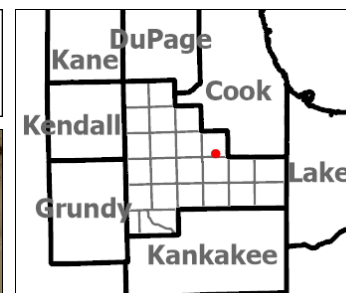
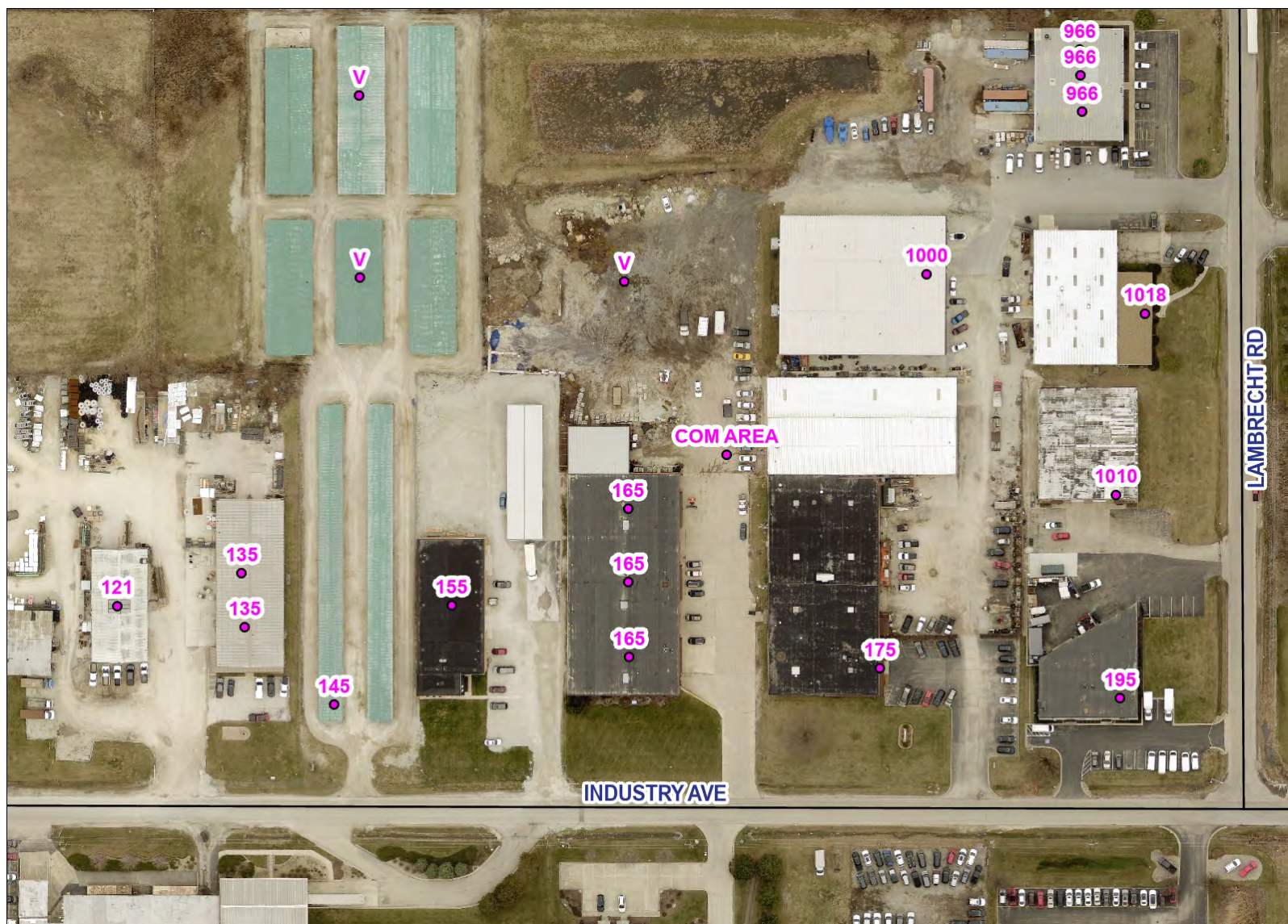
- a. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
- b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the 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.



Aerial Photo - 165 Industry Avenue



Legend

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

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.04 0.1 Miles

1:2,257



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Notes

RECEIVED

By aduffin at 8:15 am, Apr 03, 2023

VILLAGE OF
FRANKFORT
INC • 1879

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

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

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

Our outdoor storage of construction materials and trucks and trailers will not endanger anyone's welfare. Storage will be done to standard practice.

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.

All outdoor storage will be kept in a neat orderly fashion.

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.

All outdoor storage will be kept in a neat orderly fashion.

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.

No structures are being proposed.

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

There are no changes to the items listed.

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.

There will no be any change to the current traffic flow.

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

The special use will conform to the applicable regulations.



Unit 3 of 165 Industry Avenue Condominiums



The north end of Parcel 1 and all of Parcel 2



Northwest Corner of Parcel 1



Driveway from 1000 and 1018 Lambrecht Road to Parcel 2



North end of Parcel 2, facing west



West side of Parcel 2 and NWC of Parcel 1



North end of Parcel 2, facing south



Units 1 and 2

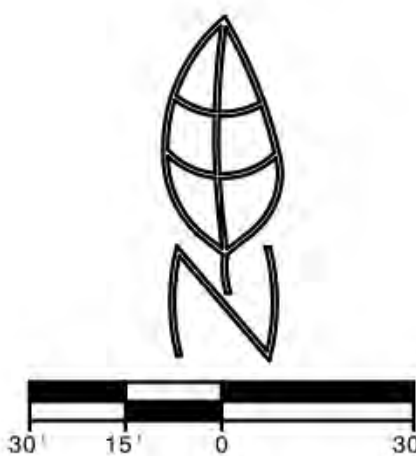
TOPOGRAPHIC SURVEY

OF

PARCEL ONE: UNITS 1, 2 & 3 IN 165 INDUSTRY AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY ON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 3 IN EMPIRES SUBDIVISION OF THE NORTH 363 FEET OF THE SOUTH 1332.20 FEET OF THE WEST 720.00 FEET OF THE WEST 1320 FEET OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1975 AS DOCUMENT NO. R75-32245, IN WILL COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 13, 1985 AS DOCUMENT NO. R85-14444, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE WEST 253 FEET OF THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 660 FEET OF THE WEST 1320 FEET OF THE NORTH 330 FEET OF THE SOUTH 1662.20 FEET OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

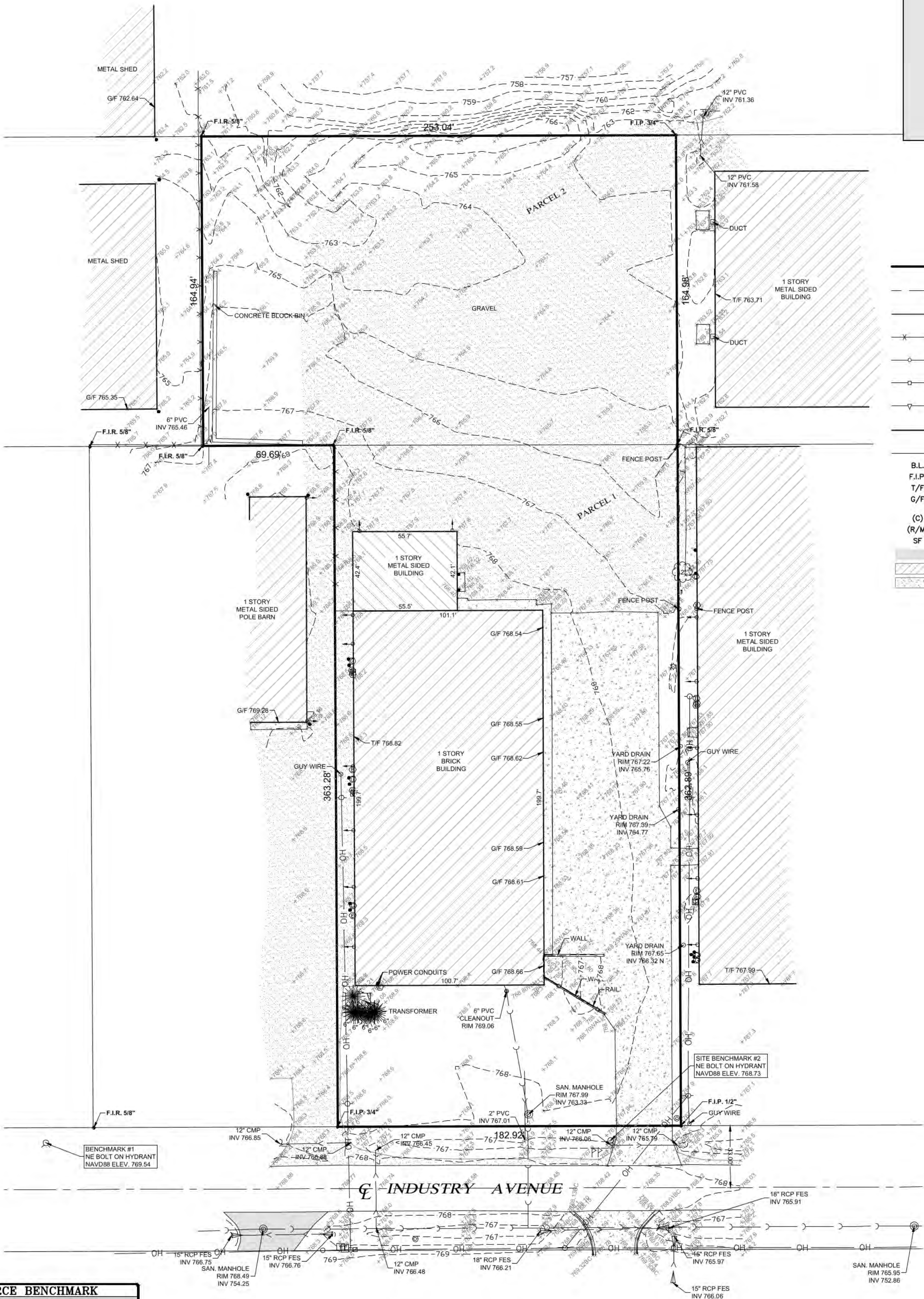
LAND AREA = 108,194 SF
OR 2.48 ACRES MORE OR LESS



LOCATION MAP

LEGEND

- | | | | |
|--------------------|---------------------------|----|----------------------|
| — | EXISTING BOUNDARY | ⊙ | MANHOLE |
| - - - | EXISTING EASEMENT | ○ | EXIST. CATCH BASIN |
| - - - | EXISTING SETBACK | □ | EXIST. CURB INLET |
| - - - | EXISTING CHAIN LINK FENCE | —> | STORM SEWER |
| - - - | EXISTING WOOD FENCE | —> | SANITARY SEWER |
| - - - | EXISTING METAL FENCE | —> | COMBINED SEWER |
| - - - | EXISTING VINYL FENCE | ⊗ | WATER VALVE |
| - - - | EXISTING BUILDING | ⊗ | BUFFALO BOX (B-BOX) |
| - - - | CENTER LINE | ⊗ | WATER VALVE & VAULT |
| - - - | BUILDING LINE | ⊗ | FIRE HYDRANT |
| - - - | FOUND IRON PIPE | ⊗ | WATER METER |
| - - - | TOP OF FOUNDATION | ⊗ | WATER LINE |
| - - - | GARAGE FLOOR ELEVATION | ⊗ | GAS METER |
| (C) | CALCULATED | ⊗ | ELECTRIC METER |
| (R/M) | RECORD/MEASURED | ⊗ | ELECTRIC PEDESTAL |
| SF | SQUARE FEET | ⊗ | HANDHOLE |
| ASPHALT SURFACE | | ⊗ | OVERHEAD WIRES |
| BUILDING/STRUCTURE | | ⊗ | UNDERGROUND ELECTRIC |
| CONCRETE SURFACE | | ⊗ | UTILITY POLE |
| | | ⊗ | PHONE PEDESTAL |
| | | ⊗ | PHONE MANHOLE |
| | | ⊗ | CABLE TV PEDESTAL |
| | | ⊗ | LIGHT POST |
| | | ⊗ | STREET SIGN |
| | | ⊗ | DOWNSPOUT |
| | | ⊗ | BOLLARD |
| | | ⊗ | DECIDUOUS TREE |
| | | ⊗ | CONIFEROUS TREE |



SOURCE BENCHMARK

DESIGNATION - WILL COUNTY GPS 934
PID - AE2561
STATE/COUNTY - IL/WILL
USGS QUAD - FRANKFORT (2018)
DESCRIPTION: FROM INTERSECTION OF US ROUTE 45 AND STEGER ROAD, EAST ON STEGER 1.8 MILES TO PAVED CROSSROAD, STATION IN NORTHEAST QUADRANT STATION IS FLUSH WITH SURFACE AND IS STAINLESS ROD WITH SLEEVE WITH CAST CAP AND LID
NAVD88 ELEVATION: 785.05

SITE BENCHMARK #1

NORTHEAST FLANGE BOLT ON FIRE HYDRANT ON NORTH SIDE OF INDUSTRY AVENUE APPROXIMATELY 156 FEET WEST OF THE SOUTHWEST PROPERTY CORNER.
ELEVATION = 769.54

SITE BENCHMARK #2

NORTHEAST FLANGE BOLT ON FIRE HYDRANT ON NORTH SIDE OF INDUSTRY AVENUE APPROXIMATELY 38 FEET WEST OF THE SOUTHWEST PROPERTY CORNER.
ELEVATION = 768.73

FOR BOUNDARY INFORMATION REFER TO SURVEY PREPARED BY MORRIS ENGINEERING, INC. 1820 RIDGE RD SUITE 202, HOMERIDGE, IL 60430 PROJECT NO. 20212

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

FIELD WORK WAS COMPLETED ON 5/29/2021

DATED, THIS 2ND DAY OF JUNE, A.D., 2021, AT LISLE, ILLINOIS.

Thomas J. Casal
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2022.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245

CLIENT: JONAS BUDREIKA



DATE



Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BOUNDARY AND TOPOGRAPHIC SURVEY
165 INDUSTRY AVENUE
FRANKFURT, ILLINOIS

FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: TC
APPROVED BY: TC
DATE: 6/01/2021
SCALE: HORIZ 1"=30'
VERT NONE

SHEET
1
OF 1 SHEETS
PROJ # 21-05-2002

Project: Action Behavior Centers, LLC
Meeting Type: Workshop
Request: Major Change to a Planned Unit Development
Location: 10043 W. Lincoln Highway
Subdivision: President's Row Unit 1
Applicant: Action Behavior Centers, LLC
Prop. Owner: MDM James, LLC
Representative: Jacquelyn Fara
Report by: Drew Duffin

Site Details

Lot Size: 1.64 acres
PIN: 19-09-21-307-004-0000
Existing Zoning: B-4, Office District with a Special Use Permit for a PUD (Ord. 1308)
Proposed Zoning: B-4, Office District with a Special Use Permit for a PUD
Buildings: 1 building/1 lot
Total Sq. Ft.: 8,782 square feet +/- (tenant space)

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Medical Office	General Commercial	B-4 PUD
North	Single Family Residential	Single Family Detached Residential	R-2
South	Single Family Residential	Single Family Detached Residential	R-2
East	Day Care	General Commercial	B-4 PUD
West	Professional Offices	General Commercial	B-4

Figure 1. Location Map



Project Summary

The applicant is requesting a Major Change to a Planned Unit Development in order to install a fence, bollards, and a turf pad around five parking spaces near the south entrance of the building for use as a safe outdoor play space for Action Behavior Center's clients.

Attachments

- Location Map, prepared by staff
- ALTA Survey of property
- Application letter submitted by applicant
- Floorplan for the building 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 Changes

- Five parking spaces to the east of the southern entrance of 10043 W. Lincoln Highway will be repurposed into an outdoor play space for the business' clients.
- The applicant is proposing a black, wrought iron style fence which will wrap around the five parking spaces, enclosing an area of approximately 828 square feet. The applicant has indicated to staff that they are looking into installing bollard-type improvements along the southern edge of the outdoor areas as an additional safety measure, given the proximity of the outdoor area to a drive aisle. However, the design, materials, and location of the bollards has not yet been finalized by the applicant. Final details will be provided at a future Public Hearing.
- There is an ADA-accessible ramp which runs from the parking lot to the southern entrance of the building. The applicant has indicated to staff that they do not intend to change the layout of that entrance, and that their clients might make use of that ramp to access the outdoor play space. As a result, the gate into the outdoor play space would likely be located on the southern side, near the drive aisle. In our initial conversations, staff indicated to the applicant that it would be preferable to have the gate access into the new outdoor play space come directly from the existing ramp, which would require modification of the existing pavement. This would allow direct access from the ramp without the need for pedestrians to use the drive-aisle.
- The underlying asphalt will not be removed. However, the applicant plans to install a layer of synthetic turf on top of the asphalt to serve as additional padding in the space, in case of falls. At the time of writing, the applicant has not selected a particular brand or type of turf, but product specifications will be made available once the applicant has selected a vendor.
- The letter submitted by the applicant lists a number of outdoor play structures which have been installed at other locations. Given the dimensions of the proposed outdoor play area at this location, however, the applicant has stated that they will not have any permanent play structures. The only permanent changes to the site will include the fence, bollards, and synthetic turf. The only equipment the applicant plans to use (e.g., a picnic table, a small play house, a water table) could be moved out of the play area as needed.

Parking

- Based on the available definitions in the Off-Street Parking and Loading section of the Zoning Ordinance, Action Behavior Centers most closely resembles a health clinic/office. The parking requirements, therefore, are three (3) parking spaces for each exam room, plus one (1) for each employee in the largest shift. The applicant occupies the entire first floor of 10043 W. Lincoln Highway, and both the second floor and basement are currently vacant. Based on the submitted floorplan, Action Behavior Centers could have as many as 32 "exam rooms," requiring 96 parking spaces. The applicant has indicated that the largest shift will have approximately 30 people on staff, for a total parking requirement of 126.
- Staff believes that the parking requirement set by the Zoning Ordinance is higher than the anticipated parking demand for several reasons. First, Action Behavior Centers' services are offered to children between 18 months and 13 years of age, and it conducts all-day therapy sessions, rather than appointments. There is no turnover like one would see with another health clinic use. As a result, staff

anticipates that the actual parking demand would be approximately 60 parking spaces, slightly less than half of the 126 required by the Zoning Ordinance. This smaller figure accounts for the 30 employees on-site, and enough spaces for 30 children to be dropped off or picked up at the same time. In early correspondence with staff, the applicant indicated that the standard business hours are 8:00 a.m. to 5:00 p.m. weekdays.

- The existing parking lot for 10043 W. Lincoln Highway has a total of 103 parking spaces. Action Behavior Centers is currently the sole occupant of the building, located on the first floor. In addition, the submitted ALTA survey notes that the subject property has a cross-parking easement with the property to the east, which was a part of the same Planned Unit Development. There are an additional 42 parking spaces located on that property. Therefore, a total of 145 parking spaces are available for the proposed use.
 - KinderCare, who occupies the building to the east of the subject property, requires 44 parking spaces per the Zoning Ordinance. With the addition of Action Behavior Centers, the Zoning Ordinance requirement is 170 parking spaces, whereas 145 are available.
 - The proposed change to the site would reduce the total number of available parking spaces on-site to 99, and the total number of available spaces in the PUD to 141.
- The Plan Commission may wish to consider approving a parking adjustment for the subject property, based on the availability of shared parking and the understanding that the actual demand for parking on-site may be significantly less than what is required by the Zoning Ordinance. The section of the Zoning Ordinance regarding parking adjustments is provided in the next section below for reference.
- There are currently four ADA-accessible parking spaces in the parking lot on the subject property. One ADA-accessible parking space would be removed from the lot as part of the proposed change, leaving three ADA-accessible spaces on the lot. However, the Zoning Ordinance and the Illinois Accessibility Code requires that any parking lot with between 101 and 150 spaces have at least five ADA-accessible spaces. Therefore, in addition to replacing the one removed space, a second space would need to be designated as ADA-accessible, which would result in a total of 97 ADA-accessible and non-ADA accessible parking spaces on the subject lot, and 139 in the overall PUD.

Parking Adjustments

Adjustments. In all business and industrial districts, the minimum number of required parking spaces may be adjusted by the Plan Commission on a case-by-case basis. The petitioner for such an adjustment shall show to the satisfaction of the Plan Commission that adequate parking will be provided for customers, clients, visitors, and employees. The following provisions and factors shall be used as a basis to adjust parking requirements:

1. Evidence That Actual Parking Demands will be Less Than Ordinance Requirements. The petitioner shall submit written documentation and data to the satisfaction of the Plan Commission that the operation will require less parking than the Ordinance requires.

2. Availability of Joint, Shared or Off-Site Parking. The petitioner shall submit written documentation to the satisfaction of the Plan Commission that joint, shared or offsite

parking spaces are available to satisfy the parking demand.

- a) Agreements shall be provided which demonstrate evidence that either parking lots are large enough to accommodate multiple users (joint parking) or that parking spaces will be shared at specific times*

of the day (shared parking, where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours.)

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

Standards for Planned Unit Developments _____
(also applicable to Major Changes to Planned Unit Developments)

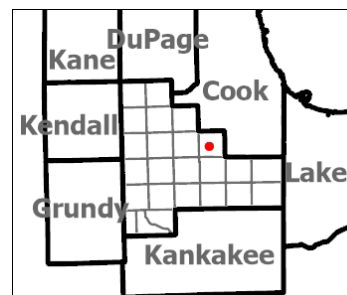
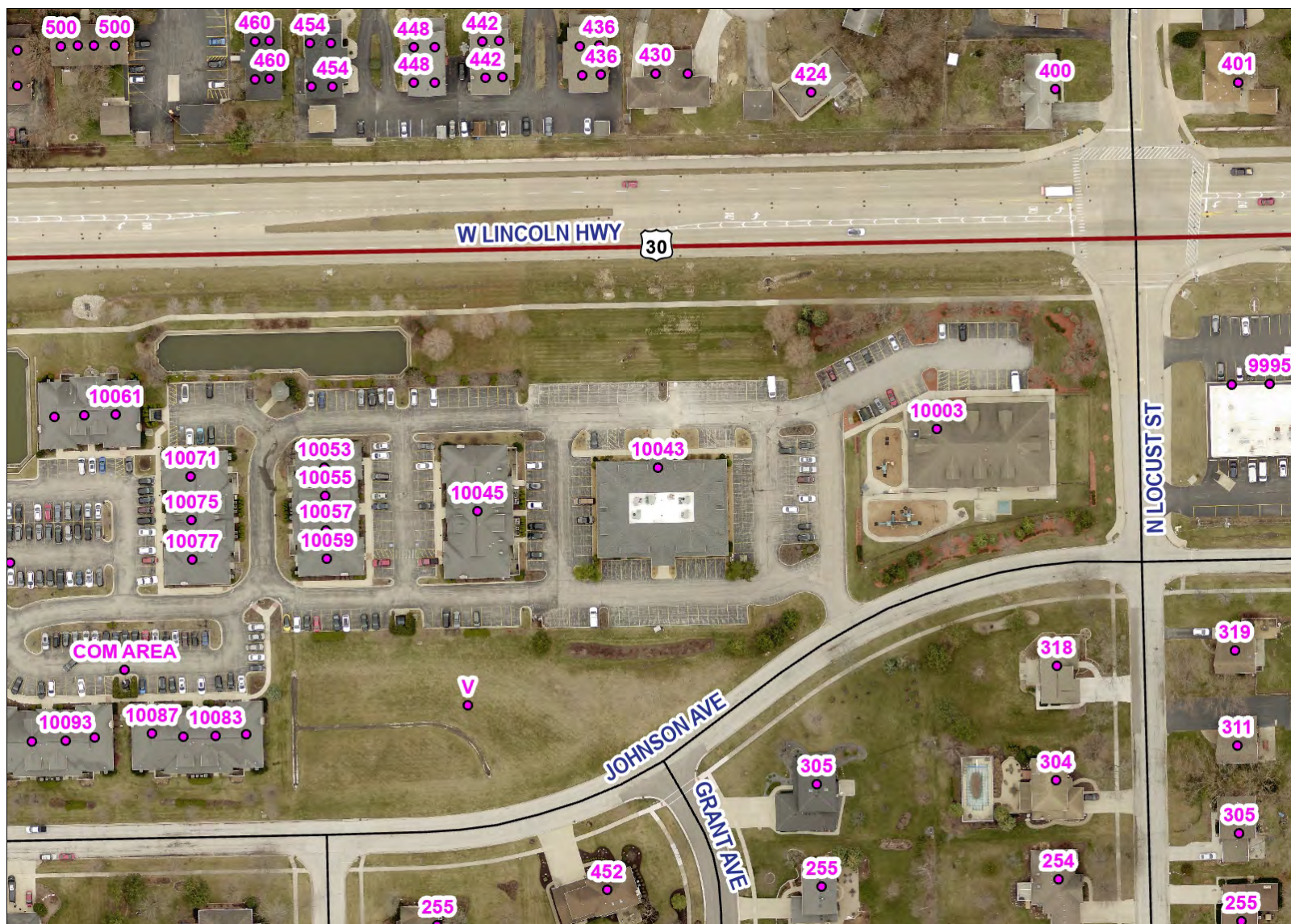
For reference during the workshop, Article 3, Section F of the Village of Frankfort Zoning Ordinance refers to Planned Unit Developments (refer to complete Article 3 attached). Part 4 of said Section F refers to the review standards the must be considered.

In granting or withholding approval of Preliminary Plans and Final Plans, the Plan Commission and the Village Board shall consider the extent to which the application fulfills the requirements of this Ordinance and the following standards:

- a. The plan is designed to protect the public health, welfare, and safety.
- b. The proposed development does not cause substantial injury to the value of other property in the immediate area.
- c. The plan provides for protection of the aesthetic and function of the natural environment, which shall include, but not be limited to, flood plains, streams, creeks, lakes, ponds, wetlands, soil and geologic characteristics, air quality, vegetation, woodlands, and steep slopes.
- d. The plan provides for and ensures the preservation of adequate recreational amenities and common open spaces.
- e. Residential use areas may provide a variety of housing types to achieve a balanced neighborhood.
- f. The planned unit development provides land area to accommodate cultural, educational, recreational, and other public and quasi-public activities to serve the needs of the residents thereof.
- g. The proposed development provide for the orderly and creative arrangement of all land uses with respect to each other and to the entire Village.



Aerial Photo - 10043 W. Lincoln Highway



Legend

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

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.04 0.1 Miles

1:2,257



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.

Notes

RECEIVED

By aduffin at 9:05 am, Feb 27, 2023



Action Behavior Centers
1601 S Mopac Expwy, Suite C 300
Austin, TX 78746

To whom it may concern,

Action Behavior Centers (ABC) is a leading provider in Applied Behavior Analysis (ABA Therapy). ABC is an organization committed to the treatment of children using validated methods and strategies to assist each child in reaching his or her greatest potential and improving their quality of life. ABA therapy can help make improvements in verbal and nonverbal communication, life skills, and behavioral changes.

Action Behavior's therapists implement ABA (applied behavioral analysis) therapy in all our locations through intensive one-on-one sessions that focus on the specific developmental needs of each child. Our therapy programs for autism tend to be better overall for both children and parents than home-based programs. The Board-Certified Behavior Analysts (BCBAs) conduct in-depth assessments of our patient's abilities and needs at the beginning of the therapy process, and the areas that need development are addressed through individualized behavior programs and individual lessons. Each lesson is implemented by a behavior therapist and focused on a specific skill for maximum progress.

The outdoor play space (fenced area) is pivotal to progression in therapy for children with Autism:

- Safe Environment- elopement (running away from a stimulus) frequently happens when spaces are not enclosed.
- Progression- provides another outlet to further advance gross motor skills.
- Natural Environment - spaces provide a natural space to prepare for public playground settings (i.e., school).

For these reasons we are requesting your approval of our fence and outdoor area/play structures for this location.

Sincerely,

Action Behavior Centers

Approved by:

Date:



ACTION BEHAVIOR CENTERS

ABA THERAPY FOR AUTISM

Why is this important to ABC?

Outdoor play spaces are pivotal to progression in therapy for children with Autism:

- **Safe Environment**— elopement (running away from a stimulus) frequently happens when spaces are not enclosed.
- **Progression**— provides another outlet to further advance gross motor skills.
- **Natural Environment** - spaces provide a natural space to prepare for public playground settings (i.e., school).

Playscape Options

We have deviated from our standard playscape option to those on the far right.

- Climbing Dome
- Airplane teeter totter
- Smaller play structure
- Standalone swing set

STANDARD



ALTERNATIVES



Standards & Alternatives

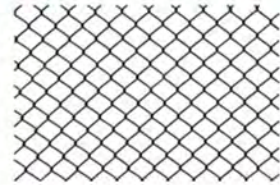
- **Style** — black wrought iron style with a flat top and bottom.
- **Height** — four (4) feet in height. Can increase to six (6) feet, if necessary.
- **Gates** — at minimum one (1) walk gate for access and landscaping. Utility enclosures per site needs.

ABC will adjust all fencing specifications to meet HOA/POA and city codes and requirements.

STANDARD



ALTERNATIVES



CENTER EXAMPLES



Approved by:

Date:



ACTION BEHAVIOR CENTERS

ABA THERAPY FOR AUTISM

OUTDOOR SHADE

Why Fabric over canvas, wood, metal?

- Fabric porous – allows air to pass through to keep it cooler
- High Density polyethylene
- Up to 95% shade, 97% UV protection, 60-70% water run-off
- Weather Protector series utilized Teflon coated PVC Membrane for dry environments under structure
- Colourshade FR & PVC fabrics are flame retardant – 701B fire rating
- Wind load up to 90mph & steel support up to 150mph – fabrics can be removed quickly with wrench
- 10 yr warranty against significant fading, deterioration, breakdown, mildew, outdoor heat, cold, or discoloration (Red & Coolbrella fabrics are 3 yrs). Shadesure – 5 yr prorated. Life expectancy of HDPE fabrics is up to 12 yrs. Steel warranted for 10 years w/ steel surface for 1 yr. Fabrics greater than 40' – 5 yr. Warranties depend on the type of fabric and some colors.
- Requires very little maintenance – clean with power washer or hose with diluted detergent
- Steel is permanently anchored per building code (some anchoring methods can be disassembled and removed)
- Some municipalities require permitting – will provide necessary documents to assist with permitting including sealed engineering sets.



HIP EXTENDED



SAHARA



SUPER SPAN HIP MULTI-PANEL



The Super Span Hip Multi-Panel covers large outdoor spaces and features multiple fabric panels with the option to choose multiple colors in this design.

CATEGORIES
Squares & Rectangles



Approved by:

Date:



ACTION BEHAVIOR CENTERS

ABA THERAPY FOR AUTISM

PLAYGROUND FLOORING

Natural Grassy Ground – existing natural grassy area that is already maintained and watered

Mulch Enclosure – raised level with landscaper liner and rubber mulch infill

Landscape Turf – to be utilized at locations that do not have natural grass/dirt areas. Given the extensive costs associated with turf, it's to be used only on concrete or asphalt in parking lot area. It has drainage blocks, a 2 ¼" underlayment pad, and infilled with sand.

Rubber Mats - to be utilized at locations that do not have natural grass/dirt areas. Given the extensive costs associated with turf, it's to be used only on concrete or asphalt in parking lot area. (More expensive than landscape turf)

Natural Grass



Mulch Enclosure



Landscape Turf w/ Pad & Sand Infill



Rubber Mats



Approved by:

Date:



Location of the Proposed Site Change



SWC of the parking lot, facing east



SEC of parking lot facing north, east parking lot



North of building, facing NEC of parking lot



North entrance to building



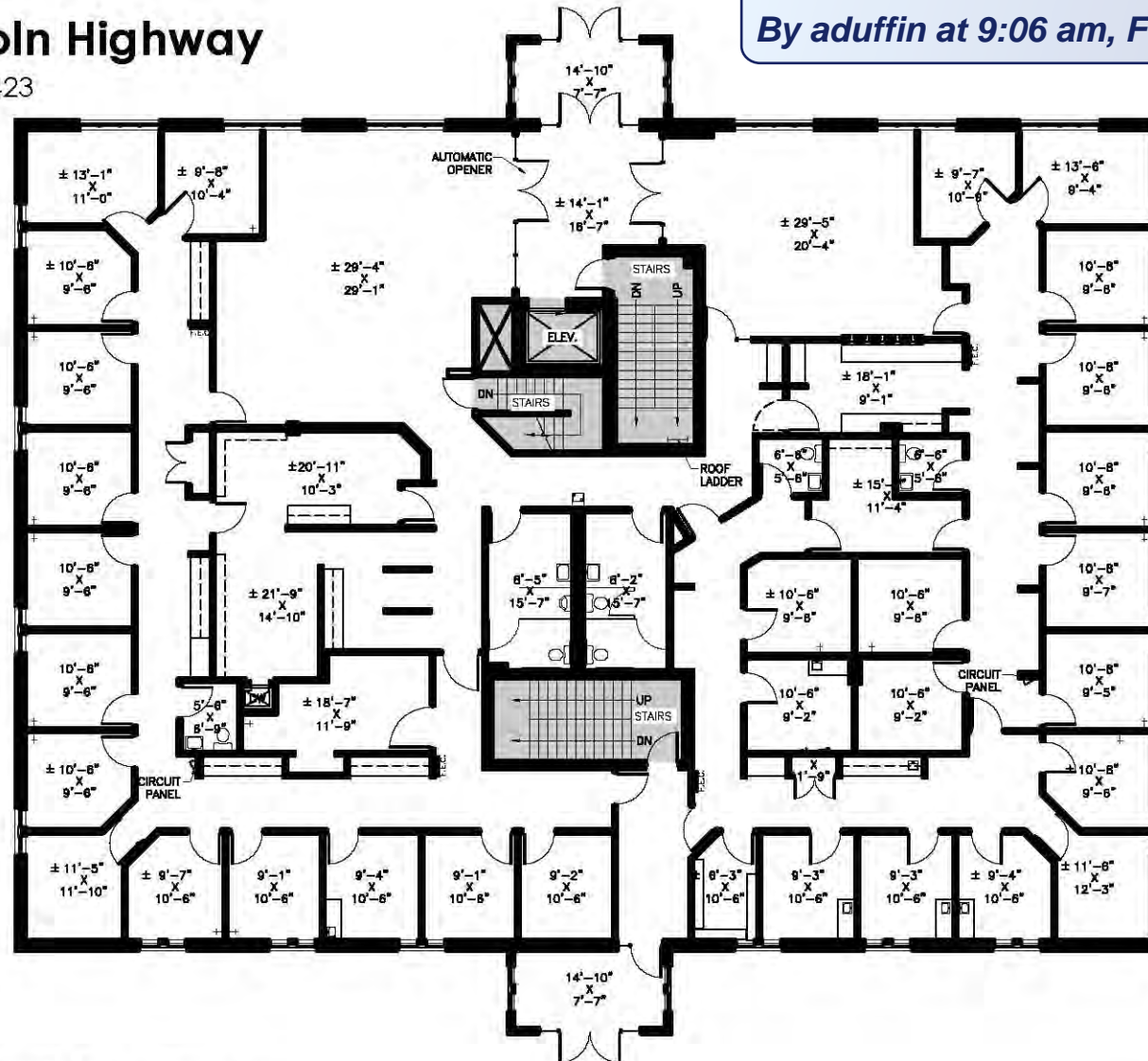
North of building, facing NWC of parking lot



NWC of parking lot, facing south, west parking lot

Frankfort, Illinois 60423

By aduffin at 9:06 am, Feb 27, 2023



First Floor: 8,782 Rentable Square Feet
Building Total: 24,125 Rentable Square Feet

Scale:

N.T.S.





VICINITY MAP
NOT TO SCALE

ALTA/NSPS LAND TITLE SURVEY

PARCEL 1:
LOT 2 IN PRESIDENTS ROW UNIT ONE, A PLANNED UNIT DEVELOPMENT OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1992 AS DOCUMENT NO. R92-71329, IN WILL COUNTY, ILLINOIS.

EXCEPT THAT PART GIVEN TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, FOR AND ON BEHALF OF THE PEOPLE OF THE STATE OF ILLINOIS, BY ORDER VESTING TITLE RECORDED SEPTEMBER 9, 2010 AS DOCUMENT R2010-092802, DESCRIBED AS FOLLOWS:

THAT PART OF LOT 2 IN PRESIDENTS ROW UNIT ONE, A PLANNED UNIT DEVELOPMENT OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1992 AS DOCUMENT NO. R92-71329, IN WILL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 01 DEGREES 18 MINUTES 55 SECONDS EAST (BEARING) AS REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM EASTERN ZONE NORTH AMERICAN DATUM OF 1983 (2007)) ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 20.00 FEET, TO THE SOUTH LINE OF THE NORTH 20.00 FEET OF SAID LOT 2; THENCE NORTH 89 DEGREES 08 MINUTES 53 SECONDS WEST 253.18 FEET TO THE WEST LINE OF SAID LOT 2; AND A POINT 10.50 FEET, AS MEASURED ALONG SAID WEST LINE, SOUTHERLY OF THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 01 DEGREES 18 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 10.50 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE NORTH 89 DEGREES 41 MINUTES 05 SECONDS EAST ALONG SAID NORTH LINE 253.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS AND CROSS PARKING AS SET FORTH ON PLAT OF SUBDIVISION OF PRESIDENTS ROW UNIT ONE RECORDED SEPTEMBER 10, 1992 AS DOCUMENT R92-71329 AND CREATED BY DEED/MORTGAGE FROM MASUR AND GARRIGAN LTD., AN ILLINOIS CORPORATION TO FIRST UNITED BANK RECORDED JANUARY 4, 1995, AS DOCUMENT R95-00441 OVER THE FOLLOWING DESCRIBED PROPERTY:

THE TYPE A EASEMENT AREA ON LOT 1 AS SHOWN ON PLAT OF ADDRESSAD, IN WILL COUNTY, ILLINOIS.

SCALE: 1" = 30'
FEET 0 10 20 30
INCHES 0 1 2 3

NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 21-36-12

LINCOLN HIGHWAY (U.S. ROUTE 30)

WASHINGTON PARKWAY

LOCUST STREET

LEGEND

- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- FENCE
- VALVE VAULT
- FIRE HYDRANT
- VALVE BOX
- WATER S-BOX
- STORM SEWER MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- UTILITY POLE
- STREET LIGHT
- C.E.C. SPICE BOX
- C.E.C. TRANSFORMER
- ELECTRIC PANEL
- TELEPHONE SPICE BOX
- BOLLARD
- SIGN
- CLAY WIRE
- SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET

SEE PLAT OF EASEMENT DOC. NO. R200010102 FOR CONTINUATION AND FOR ADDITIONAL OTHER EASEMENTS

SEE PRESIDENTS ROW CONDOMINIUM DOC. NO. R200010107 FOR ADDITIONAL OTHER EASEMENTS AND "COMMON AREA" PROVISIONS

PRESIDENTS ROW CONDOMINIUM
DOC. NO. R200010107

GENERAL NOTES

- A TITLE COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, IDENTIFIED AS COMMITMENT NO. 160300260F, BEARING AN EFFECTIVE DATE OF NOVEMBER 23, 2016 AND PRINTED DECEMBER 14, 2016 WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.
- ALL BEARINGS ARE BASED ON THE RECORDED SUBDIVISION PLAT BEARINGS.
- ALL LINEAR DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
- GEOTECH INCORPORATED, ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-000163 REMOVAL DATE 5 MARCH 30, 2017.
- AS NOTED ON THE PLAT OF PRESIDENTS ROW UNIT ONE, DOC. NO. R92-71329 "TYPE A" EASEMENT IS DESIGNATED INGRESS, EGRESS, CROSS PARKING, DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF ALL LOTS IN THE APPROVED PLAT, PLAN OF PRESIDENTS ROW.
- PARTIAL RELEASES OF THE "TYPE A" EASEMENTS ON LOTS 1 AND 2 OF PRESIDENTS ROW UNIT ONE WERE RECORDED AS: DOC. NO. R2000066453 (VILLAGE OF FRANKFORT), DOC. NO. R2000066454 (NORTH DAKOTA CO.), DOC. NO. R2000066455 (COMMONWEALTH EDISON CO.), DOC. NO. R2000066456 (MICHIGAN ONE - AT&T), AND DOC. NO. R2000066457 (BY CO. - AMERITECH).

GENERAL NOTES (CONTINUED)

- ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN LOCATED AND SHOWN ON THIS PLAT. THE LOCATION OF ALL BURIED UTILITIES ARE NOT SHOWN. THE APPROXIMATE LOCATION OF BURIED UTILITIES SHOWN ON THIS SURVEY ARE SURMISED FROM ABOVE GROUND EVIDENCE AND PROPOSED CONSTRUCTION PLANS. THE OWNER OR HIS AGENT MAY PROVIDE ADDITIONAL SURFACE MARKING OF UNDERGROUND UTILITIES FOR LOCATION AND INCLUSION ON THIS SURVEY; HOWEVER WHERE ACCURATE OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- PARCEL 1 HAS 253 FEET OF FRONTAGE ON A PUBLIC ROADWAY KNOWN AS LINCOLN HIGHWAY (U.S. ROUTE 30); HOWEVER NO PHYSICAL CURB CUT OR DRIVEWAY CONNECTION TO LINCOLN HIGHWAY WAS OBSERVED. PARCEL ONE HAS 17.46 FEET OF FRONTAGE ON A PUBLIC ROADWAY KNOWN AS JOHNSON AVENUE; HOWEVER THE EXISTING ASPHALT ACCESS DRIVEWAY TO JOHNSON AVENUE IS VIA A 24' INGRESS AND EGRESS EASEMENT ACROSS LOT 1 IN PRESIDENTS ROW UNIT ONE. PARCEL ONE ALSO ACCEDES A PUBLIC ROADWAY KNOWN AS WASHINGTON PARKWAY BY EXISTING ASPHALT ACCESS DRIVEWAY FOLLOWING A 24' INGRESS EGRESS EASEMENT ACROSS PART OF THE "COMMON AREA" OF PRESIDENTS ROW CONDOMINIUM.
- NO EVIDENCE OF SHEL, PIPELINE OR WOOD RIVER PIPELINE WAS OBSERVED ON THE SUBJECT PROPERTY AND NO SPECIFIC RIGHTS OF WAY, PERMITS, DOCUMENTS OR AGREEMENTS ARE DISCLOSED IN THE TITLE COMMITMENT TO PLACE THE PIPELINE OR RIGHT OF WAY ON THE SUBJECT PROPERTY PURSUANT TO ASSIGNMENT RECORDED AS DOCUMENT NO. R2004198818.

ALTA TABLE A ITEMS

- MONUMENTS SET AT PROPERTY CORNERS ARE 3/16" x 30" IRON RODS UNLESS OTHERWISE INDICATED.
- THE PROPERTY ADDRESS AS DISCLOSED IN THE TITLE COMMITMENT IS 10043 LINCOLN HIGHWAY, FRANKFORT, ILLINOIS.
- EXAMINATION OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 17167C0212E, DATED SEPTEMBER 6, 1993, INDICATES THE PROPERTY COVERED BY THIS PLAT IS DESIGNATED "ZONE X" (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN).
- THE GROSS LAND AREA OF THE SURVEY PARCEL IS 71,567 sq.ft. (1.643 Acres).
- BUILDING FIES AND DIMENSIONS ARE TO THE FINISHED EXTERIOR SURFACES.
- SUBSTANTIAL VISIBLE IMPROVEMENTS HAVE BEEN LOCATED AND SHOWN ON THIS SURVEY.

STATE OF ILLINOIS
COUNTY OF WILL

TO: LISA JAMES, LLC
ALLIANCE FRANKFORT, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES OTHER 1/2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 10, 2017.

January 15, 2017
DATE OF PLAT

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3399
LICENSE EXPIRATION DATE: 11/30/2018
signature@geotechinc.com

RECEIVED
By aduffin at 10:14 am, Dec 07, 2022

ALTA/NSPS LAND TITLE SURVEY
PART OF LOT 2, PRESIDENTS ROW UNIT ONE,
10043 LINCOLN HIGHWAY, FRANKFORT, ILLINOIS.

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1207 CEDARWOOD DRIVE
CREST HILL, ILLINOIS 60403
815/730-1010

DATE BY REVISION

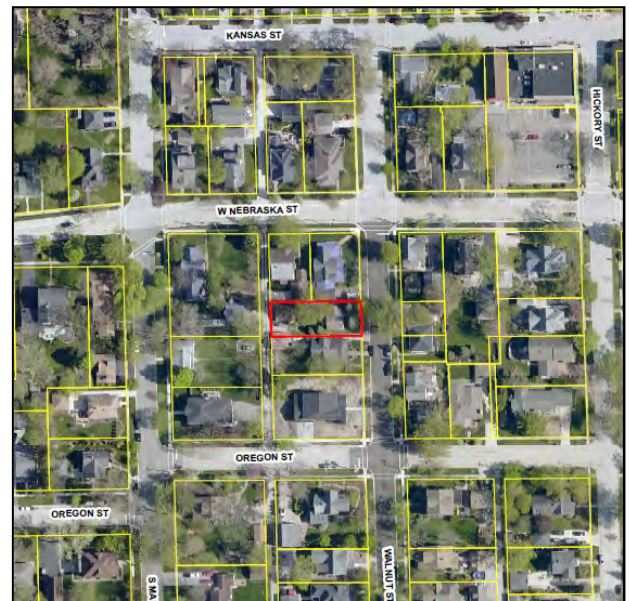
FOR: LORNE GOLDBERG & THOMPSON, LLP
450 PLAZA DRIVE
WEST, NEW YORK 10005
DRAWN BY: R.D.
CHECKED BY: C.M.P.
JOB # 19705
DATE: 1/19/17

Project: Ruzich Residence
Meeting Type: Workshop
Request: 6 Variations related to the tear down/rebuild of a single-family home
Location: 108 Walnut Street
Applicant: Jim Sleeman
Prop. Owner: Sleeman Construction, Inc.
Representative: Jim Sleeman
Staff Reviewer: Christopher Gruba, Senior Planner

Site Details

Lot Size: 6,357 sq. ft.
PIN(s): 19-09-28-211-006-0000
Existing Zoning: R-2
Proposed Zoning: N/A
Buildings / Lots: 1 house w/ attached garage
Proposed house: 3,330 sq. ft. (gross living area)
Proposed garage: 500 sq. ft.

Figure 1. Location Map



Adjacent Land Use Summary:

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

Project Summary

The applicant, Jim Sleeman, seeks to construct a new single-family home to replace the existing smaller home on the lot. The architect has described the style of the proposed house as Modern Farmhouse. The house would have a full basement. To accommodate the proposed new house, the applicant is requesting the following six (6) variations:

1. Front Yard Setback
2. Side Yard Setback (north)
3. Side Yard Setback (south)
4. Maximum Lot Coverage
5. Impervious Lot Coverage
6. 1st Floor Building Materials

Attachments

1. Location Map, prepared by staff (VOF GIS) scale 1:1,500
2. Downtown Boundary Map (excerpt from 2019 Comprehensive Plan) with subject property noted
3. Downtown Residential Guidelines (Quick Checklist excerpt)

4. Variance Findings of Fact, submitted by applicant
5. Photographs of newer homes in the immediate area, provided by applicant:
 - a. 117 Maple
 - b. 122 Walnut
 - c. 140 Walnut
6. Submittal prepared by Ideal Designs, received 4.20.23, containing the following:
 - a. Site Plan
 - b. Survey
 - c. Building Elevations
 - d. Floor Plans
 - e. 3D architectural rendering of house, with adjacent homes for comparison
 - f. Color overhead view of proposed house with lot lines

Analysis

Summary of Variation Requests

The six variations requests can be summarized in the chart below:

Variance Request	Code Requirement	Existing House	Proposed House
Front Yard Setback	30' from front property line	21.88'	21.4'
Side Yard Setback (north)	10' ea. side, total 25' both	6.4'	8.2'
Side Yard Setback (south)	10' ea. side, total 25' both	6.4'	5.5'
Maximum Lot Coverage	20% maximum (1,271 SF)	23.70% (1,507 SF)	37.3% (2,372 SF)
Impervious Lot Coverage	40% max (2,542 SF)	30.50% (1,941 SF)	47.6% (3,027 SF)
1st Floor Materials	Masonry	Wood	Wood composite

Existing, Non-Conformities

The existing home and lot have several existing non-conforming features:

1. The R-2 zone district requires a minimum lot size of 15,000 square feet, 100' width and 150' depth. The existing lot is 6,357 square feet in area, 50' wide and 129.74' deep and is therefore non-conforming regarding lot size, width and depth. Since there are no underlying lots for this property, nor is there a need to dedicate any additional right-of-way, a Plat of Resubdivision is not required and therefore a variation is not required to permit a new undersized lot.
2. The existing house is set back 21.88' from the front property line, whereas 30' is required.
3. The existing house is set back 6.4' from both the north and south side property lines, whereas at least 10' is required on each side with a total of 25' on both sides.
4. The existing house and garage result in a lot coverage of 23.7%, exceeding the maximum coverage of 20%.
5. The Village ordinance requires two-story homes within the R-2 zone district provide a minimum square footage of 2,600 square feet of floor area (1st and 2nd floor areas). The existing house is 1,308 square feet in livable area and is considered existing, non-conforming.
6. The existing detached garage is set back approximately 6' from the north side property line, whereas the minimum required setback is 10'.
7. The existing gravel driveway is located approximately 3' from the side property line, whereas at least 5' is required. Driveways must meet this setback requirement whether they are paved or gravel.
8. The existing house has wood siding, whereas the entire 1st floor is required to be wrapped in masonry.

Variation requests, enumerated

Front Yard Setback:

The applicant is proposing a 21.4' setback for the new house, whereas 30' is required. In consideration of this request, staff has calculated the *approximate* setbacks for all homes on both sides of Walnut Street, for the entire length from Kansas Street to Pacific Street. As per the chart below, the average setback of homes on the west side of Walnut Street (where 108 Walnut is located) is approximately 18.4', which is closer to the street than the requested 21.4' setback. The average for both sides of Walnut Street is even closer at 16.6'.

	Address	Front Yard Setback Approximation (feet)
West Side	16 Walnut	12
	203 Nebraska	20
	200 Nebraska	16
	108 Walnut (exist)	22
	112 Walnut	15
	122 Walnut	19
	130 Walnut	18
	140 Walnut	14
	142 Walnut	16
	150 Walnut	18
	202 Walnut	18
	210 Walnut	16
	216 Walnut	25
	228 Walnut	14
	234 Walnut	14
	236 Walnut	24
	250 Walnut	28
	256 Walnut	22
	AVERAGE WEST	18.4
East Side	144 Kansas	5
	143 Nebraska	19
	144 Nebraska	9
	115 Walnut	8
	119 Walnut	8
	133 Walnut	23
	139 Walnut	17
	143 Walnut	18
	151 Walnut	16
	142 Utah	14
	213 Walnut	19
	223 Walnut	11
	231 Walnut	12
	233 Walnut	12
	235 Walnut	10

	245 Walnut	17
	255 Walnut	34
	AVERAGE EAST	14.8
	AVERAGE BOTH	16.6

Side Yard Setbacks:

The applicant is proposing decreased side yard setbacks on both sides of the house. Staff offers the following comments:

1. The north side setback would be 8.1' (not measured to the chimney bump-out) and the south side setback would be 5.3'. A 10' side yard setback is required on both sides of the house, with a total of 25' on both sides. The total setback distance from both sides is 13.4', less than the 25' required.
2. The existing homes to the north and south do not meet the required side yard setbacks. The house to the south is set back approximately 7' from the side property line. The house to the north is set back approximately 0' from the side property line.

Maximum Lot Coverage:

The proposed lot coverage for the new house would be 37.3% (2,372 SF), whereas 20% is the maximum allowed.

1. The Zoning Ordinance permits a maximum lot coverage of 20% for a two-story home within the R-2 zoning district resulting in a permitted coverage of 1,271 square feet for the subject property. Any structures with a roof count toward lot coverage.
2. If the lot were a standard 15,000 square-foot lot, the proposed lot coverage would be 15.8%, complying with the 20% maximum lot coverage requirement.

Maximum Impervious Lot Coverage:

The proposed impervious lot coverage for the new house would be 47.6% (3,027 SF), whereas 40% is the maximum allowed.

1. The Village of Frankfort Zoning Ordinance permits a maximum impervious lot coverage of 40% for a two-story home within the R-2 zoning district resulting in a permitted coverage of 2,542 square feet for the subject property. On-site driveways, sidewalks, patios and all structures with a roof count toward lot coverage.
2. If the lot were a standard 15,000 square-foot lot, the proposed lot coverage would be 20.2%, complying with the 40% maximum impervious lot coverage requirement.

First Floor Building Materials:

The proposed house would mostly be covered with LP-Smart Siding, a wood composite. The Zoning Ordinance requires that all homes in the R-2 zone district be faced with masonry on all sides of the 1st floor.

1. There would be board & batten accent features in the roof gables on three sides. The roof over the porch and over the 1st floor bay windows would be metal. Historically, these smaller metal roofs over windows and porches have been considered decorative and permitted per code, whereas a metal roof over the primary structure would require a variance. The main roof would be shingle.

2. Building height is measured to the peak of a building roof. The proposed two-story house will measure 32' 7" to the peak, which is below the 35' maximum height permitted. The existing house is a modest two-story, measuring 22' 4" tall.
3. The two-story house to the south is fully sided with brick. The two-story house to the north is a wood or wood composite, with some stone wainscot on part of the house.
4. It should be noted that most of the homes along both sides of Walnut Street are non-masonry in construction.

Trees & Landscaping

There are currently at least 5 trees on the existing property, all of which would be removed as part of the variation requests. Staff has asked the applicant to verify the species of the existing trees to determine whether any of them are classified as preservation trees, which would require tree mitigation on-site.

Downtown Residential Design Guidelines (2019 Comp Plan) ---

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

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

Meets Guidelines:

- The house has multiple-pane windows. (B-2)
- The house employs columns around the porch. (B-2)
- The garage access is from the rear alley. (B-2)
- There is a well-defined entryway, with a front porch and columns. (B-2)
- The proposed front setback would be about the same as those along Walnut Street. (B-4)

Does not meet Guidelines:

- The garage is attached, not detached. (page B-1)
- There are no roof dormers. (page B-2)
- The driveway is not narrow. (B-2)
- The house may be oversized for the lot at 3,330 SF (total living area) on lot that is 6,357 SF. The house to the north is 2,438 SF and the house to the south is 1,819 SF, both notably smaller. (B-2)
- The house would be notably larger than other homes along Walnut Street. (B-4)
- The house does not adhere to a single, historical style from the late 1800s to early 1900s (Victorian, Colonial, Revival, Craftsman, American Foursquare). (B-5 through B-7)
- Not all design elements are found on all four sides of the house. (B-5)
- The height of the porch should be comparable to the houses on either side, which have a few steps up to their porches. (B-8, B-16)
- A full second story constructed over the same façade plane presents a boxy appearance. Building "step backs" are encouraged. (B-16)

Partial history of variations for downtown homes ---

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

adjacent to the only R-4 zoned house in the downtown to the north at 218 W. Nebraska, but this property looks and functions like a single-family home. The R-2 zone requirements are as follows:

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

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

213 Kansas (Kirsch) (PC review 1.24.19)

Lot Size: 6,183 square feet

Lot Width: 61.83'

Lot Depth: 100'

Variations granted:

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

215 Kansas (Gallagher) (PC review 8.14.08)

Lot Size: 4,950 square feet

Lot Width: 50'

Lot Depth: 100'

Variations granted:

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

140 Walnut (McLean) (PC review 1.25.18)

Lot Size: 6,275 square feet

Lot Width: 50'

Lot Depth: 125.5'

Variations granted:

1. Front yard setback: 15.67' (30' required)
2. Side yard setback: 5' (10' required)

3. Lot coverage: 33.5% (20% max permitted)
4. First floor building materials (masonry required)

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

Standard	Provided
Lot Size: 15,000 SF min	7,000
Lot Width: 100' min	70'
Lot Depth: 150' min	100'

Variations granted:

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

210 Walnut (Winters) (PC review 3.10.11)

Standard	Provided
Lot Size: 15,000 SF min	11,044
Lot Width: 100' min	90' (approximate)
Lot Depth: 150' min	130' (approximate)

Variations granted:

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

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

Standard	Provided
Lot Size: 15,000 SF min	8,720
Lot Width: 100' min	52' (approximately)
Lot Depth: 150' min	172' (approximately)

Variations granted:

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

147 White Street (Lalley) (PC review 7.8.10)

Standard	Provided
Lot Size: 15,000 SF min	21,484
Lot Width: 100' min	130'
Lot Depth: 150' min	165'

Variation granted:

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

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

Standard	Provided
Lot Size: 15,000 SF min	16,175
Lot Width: 100' min	100' (approximately)
Lot Depth: 150' min	160' (approximately)

Variation granted:

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

140 Maple (Triezenberg) (PC review 9.8.16)

Standard	Provided
Lot Size: 15,000 SF min	6,250
Lot Width: 100' min	50' (approximately)
Lot Depth: 150' min	130' (approximately)

Variation granted:

1. Driveway setback 0' (5' required)

143 Kansas Street (Brown) (PC review 3.25.21)

Standard	Provided
Lot Size: 15,000 SF min	5,000
Lot Width: 100' min	50'
Lot Depth: 150' min	100'

Variations granted:

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

213 Nebraska Street (Plantz) (PC review 10.27.22)

Standard	Provided
Lot Size: 15,000 SF min	6,687
Lot Width: 100' min	67.5'
Lot Depth: 150' min	99'

Variations granted:

1. Front Yard Setback: 12' 7" (30' required)
2. 1st Floor Building Materials (masonry required)
3. Detached Garage Setback: 5' 7" (10' required)
4. Rear Yard Coverage: 32% (30% maximum)
5. Lot Coverage: 32.8% (20% maximum)
6. Impervious Lot Coverage: 41.9% (40% maximum)
7. Garage Height: 20' 5 ½" (15' maximum)

240 Center Street (Oltman) (PC review 10.3.22)

Standard	Provided
Lot Size: 15,000 SF min	38,350
Lot Width: 100' min	100'
Lot Depth: 150' min	370.4'

Variations granted:

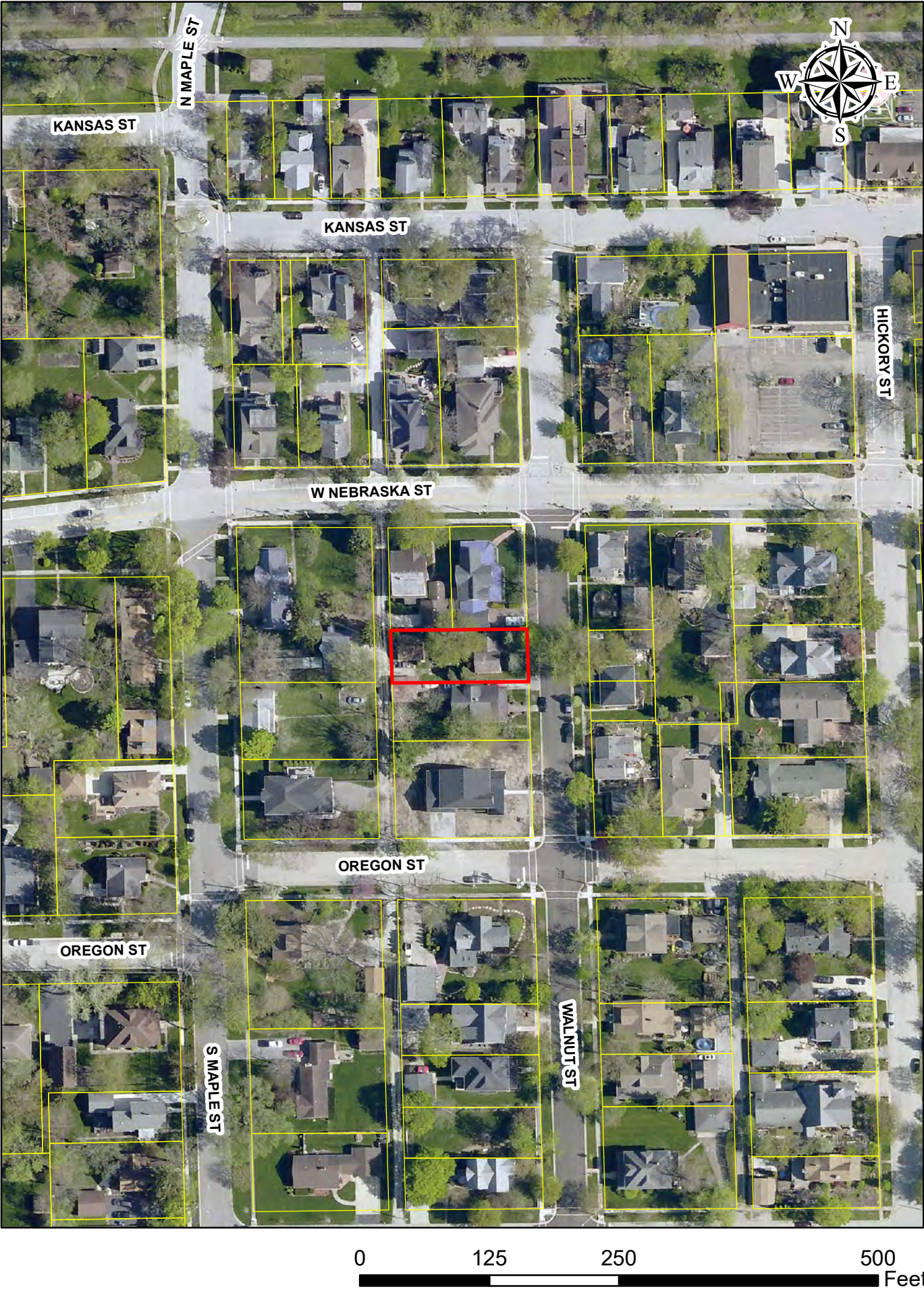
1. Side Yard Setback
2. Driveway Setback
3. 1st Floor Building Materials

Affirmative Motions (for future public hearing only)_____

1. Recommend the Village Board approve the variance request to reduce the required front yard setback for the primary structure from 30' to 21.4', on the property located at 108 Walnut Street, in accordance with the reviewed plans and public testimony.
2. Recommend the Village Board approve the variance request to reduce the required north side yard setback for the primary structure from 10' to 8.1', on the property located at 108 Walnut Street, in accordance with the reviewed plans and public testimony.
3. Recommend the Village Board approve the variance request to reduce the required south side yard setback for the primary structure from 10' to 5.3', on the property located at 108 Walnut Street, in accordance with the reviewed plans and public testimony.
4. Recommend the Village Board approve the variance request to exceed the maximum lot coverage to allow 37.3% instead of 20%, on the property located at 108 Walnut Street, in accordance with the reviewed plans and public testimony.
5. Recommend the Village Board approve the variance request to exceed the maximum impervious lot coverage to allow 47.6% instead of 40%, on the property located at 108 Walnut Street, in accordance with the reviewed plans and public testimony.

6. Recommend the Village Board approve the variance request for 1st floor building materials to allow non-masonry siding on the property located at 108 Walnut Street, in accordance with the reviewed plans and public testimony.

108 Walnut - house tear down/rebuild



Downtown Frankfort Boundary Map
(Downtown Residential Design Guidelines - 2019 Comp Plan)



B | downtown residential design guidelines

QUICK CHECKLIST

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

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

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



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;
The existing home is uninhabital as is. The tax assessor agreed and reduced the property tax due to the condition of the home.
2. That the plight of the owner is due to unique circumstances; and
Rehabbing this home is not possible due to the condition.
3. That the variation, if granted, will not alter the essential character of the locality.
We are proposing a home that is consistent with the new homes in downtown Frankfort as well as the 2 new homes on the same street.

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;
As owner, I cannot repair the home due to its current condition. For the safety and well being of the surrounding neighbors, this home should be deemed uninhabital.

2. That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
The current structure is undersized in width compared to surrounding homes and a variance is needed to bring the petitioned home to current required standards, ie., size, width, etc
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
The proposed variation(s) would improve the standard Franfort has set fourth. This has nothing to do with making more money but more to do with enhancing the area.
4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
The home was bought as is, with the possibility of rehabbing the existing structure. Due to the unsafe nature of same it is best to tear the home down and rebuild to provide a safe residence for the future homeowner.
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;
On the contrary, granting approval for the variation, will vastly improve the neighborhood
6. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood; or
The proposed variance(s) does fall within the Village specifications.
7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.
The proposed variation will not interfere with the air quality and/or increase any danger to the properties in or around the site.

122 Walnut



117 Maple



140 Walnut





Residential
Commercial
ALTA

PLAT OF SURVEY

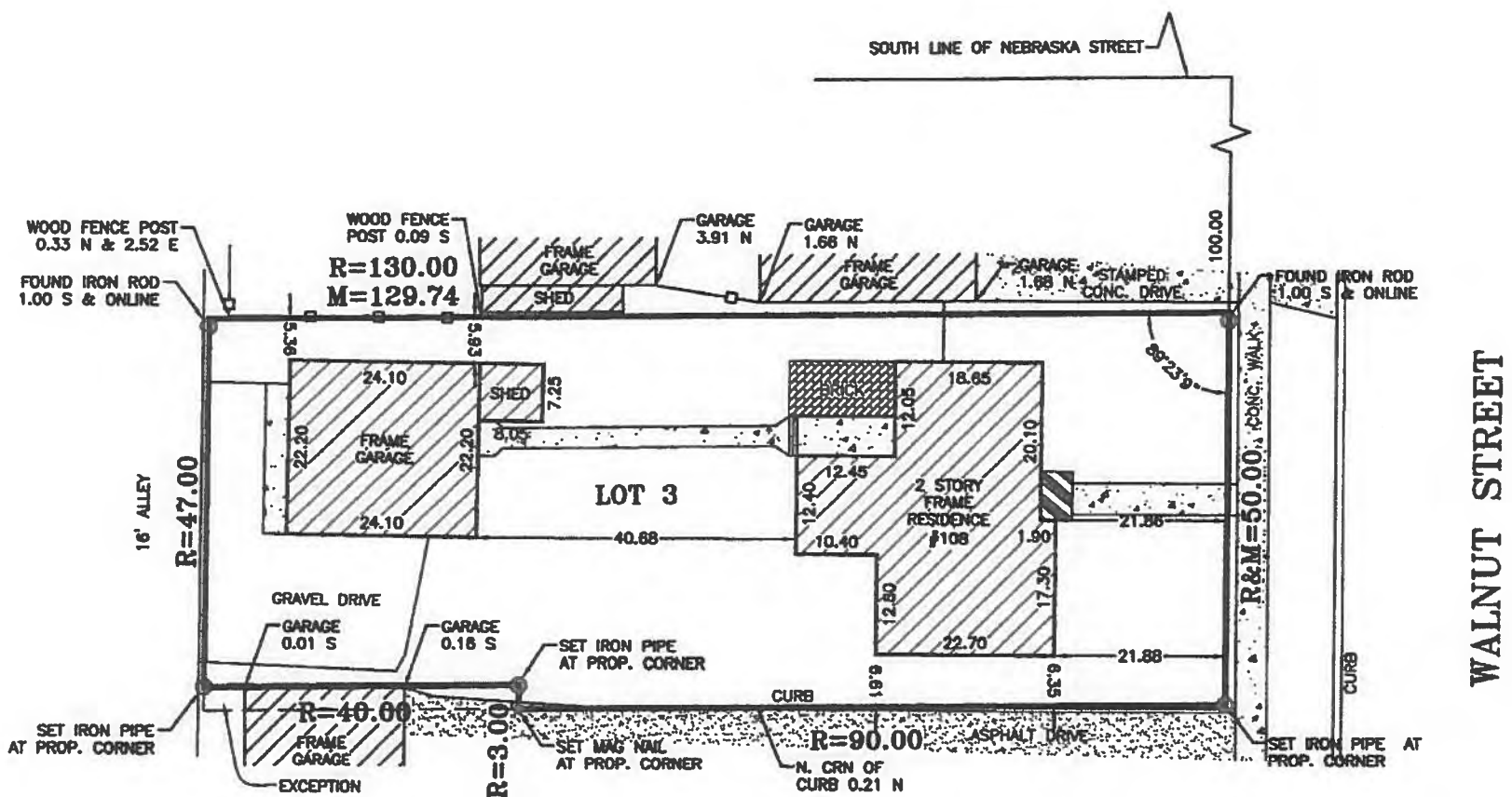
Studnicka and Associates, Ltd.
studnicka2000@gmail.com

Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

LOT 3, EXCEPT THE SOUTH 3 FEET OF THE WEST 40 FEET THEREOF, IN BLOCK 8 IN THE ORIGINAL TOWN OF FRANKFORT, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1856 IN BOOK 43, PAGE 168, AS DOCUMENT NO. 228771, IN WILL COUNTY, ILLINOIS.



Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Al Beaudreau

Order No.: 19-7-156

Compare all points before building by same and at once report any difference. For building lines, restrictions, or easements not shown hereon, refer to abstract, deed or ordinance.

Field work completed: 7/30/19

Drawn by: J.G.S.

Proofed by: T.S.

Design Firm Registration # 184-002791

STATE OF ILLINOIS }
COUNTY OF WILL } 88



Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL, July 31, A.D. 2019

by

License No. 3304 Expires 11/30/20



ideal
DESIGNS

22088



DESIGNS

22088

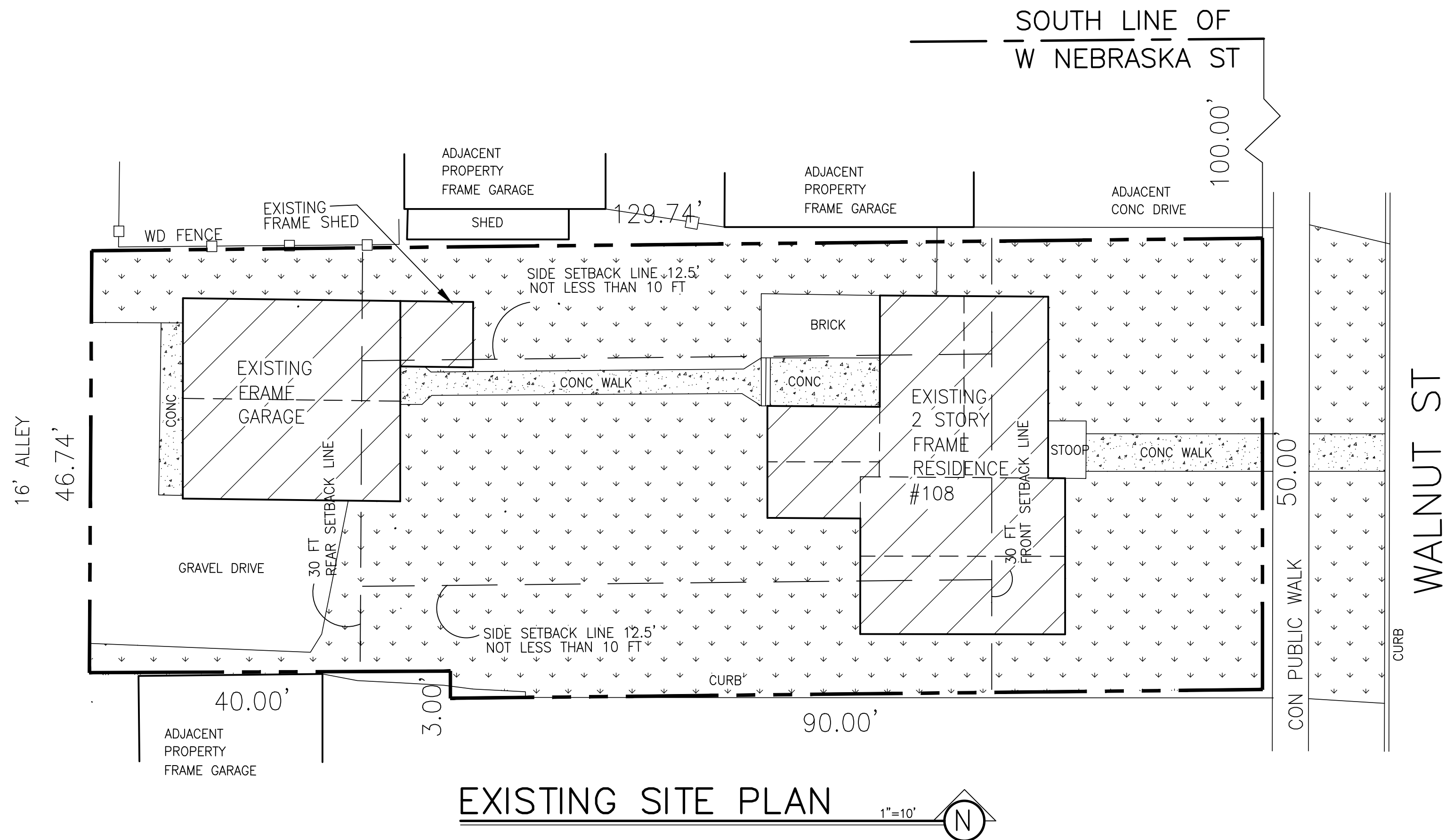
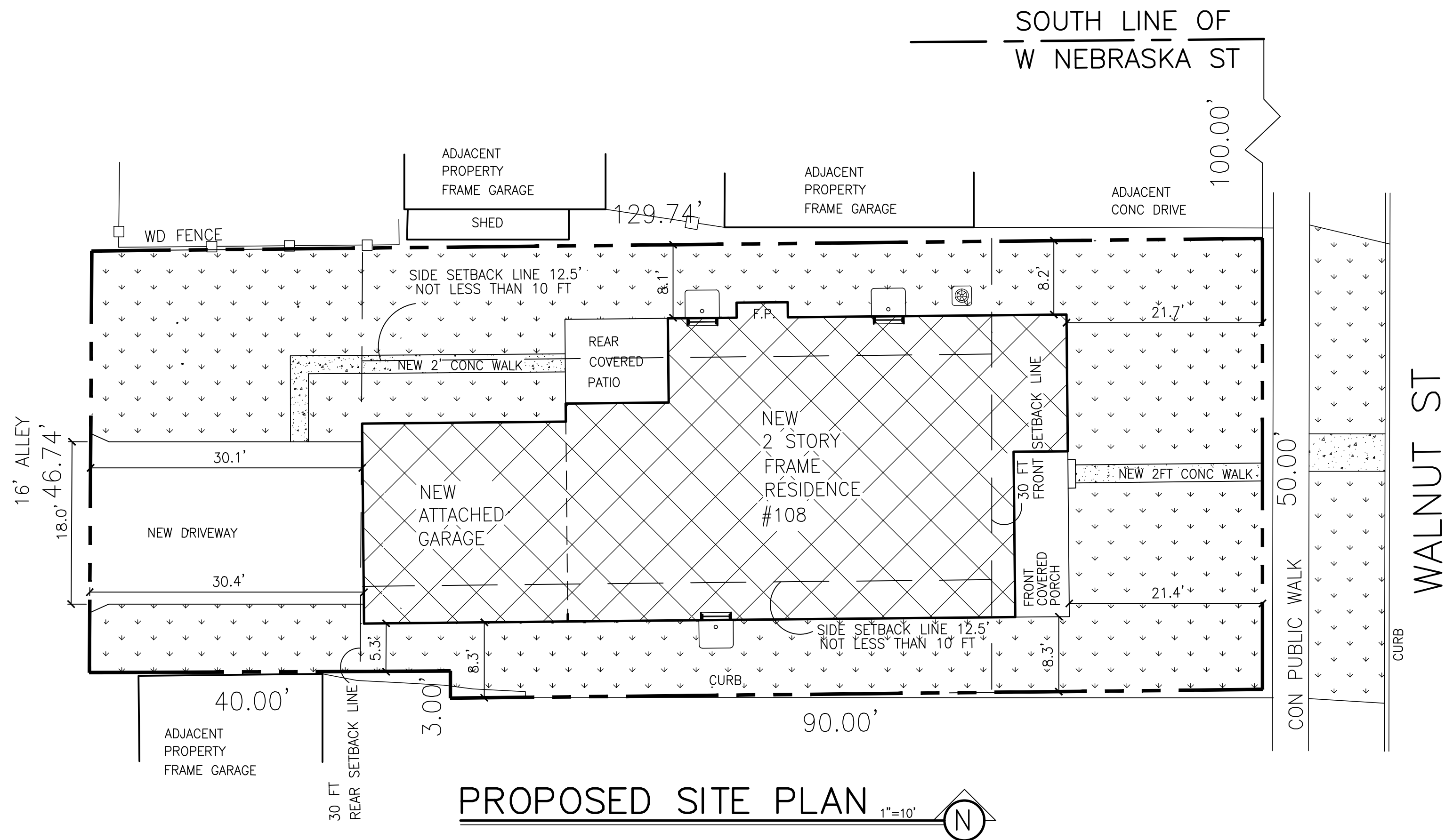


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DESIGNS

22088

WALNUT STREET



ZONING DATA	
ZONING DISTRICT:	R-2 SINGLE FAMILY RESIDENTIAL DISTRICT
USE:	SINGLE FAMILY DWELLING
DENSITY, DIMENSIONAL, AND OTHER STANDARDS	
	REQUIRED
DWELLING UNITS:	2.25 MAX.
LOT SIZE:	15,000 S.F.
LOT WIDTH:	100 FT. MIN.
LOT DEPTH:	150 FT. MIN.
MINIMUM REQUIRED YARDS:	
	REQUIRED MINIMUM
FRONT YARD	30 FT.
SIDE YARD (SOUTH)	12.5' NOT LESS THAN 10 FT. ON ANY SIDE
SIDE YARD (NORTH)	12.5' NOT LESS THAN 10 FT. ON ANY SIDE
REAR YARD	30 FT.
BULK DIMENSIONS:	
	REQUIRED
HEIGHT:	35 FT. MAX.
MAXIMUM LOT COVERAGE:	1,271 S.F. MAX. (20% MAX.)
IMPERVIOUS COVERAGE:	2,542 S.F. MAX (40% MAX.)
GROSS FLOOR AREA:	MORE THAN ONE STORY = MIN. 2,600 S.F.
BASEMENTS:	EACH DWELLING UNIT REQUIRES A BASEMENT EQUAL TO 80% OF THE GROUND FLOOR AREA OF THE FIRST STORY

HOUSE GROSS SQ. FT. AREAS			
	EXISTING	TO REMOVE	PROPOSED
BASEMENT:	770	770	1,506
FIRST FLOOR:	914	914	1,656
SECOND FLOOR:	394	394	1,674
TOTAL GROSS FLOOR AREA (1ST + 2ND):	1,308	1,308	3,330
IMPERVIOUS COVERAGE CALCULATION			
SHED	58	58	0
GARAGE	535	535	500
FRONT STOOP	27	27	0
REAR YARD CONC WALK	114	114	76
REAR BRICK PATIO	93	93	0
REAR CONC PATIO	70	70	0
CONC AT GARAGE	49	49	0
FRONT PROPERTY WALK	81	81	40
FIRST FLOOR:	914	914	1,656
FRONT COVERED PORCH:			110
REAR COVERED PATIO:			106
DRIVEWAY:			539
TOTAL:	1,941	1,941	3,027

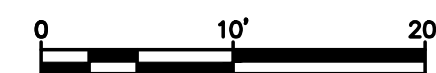


LOT 3, EXCEPT THE SOUTH 3 FEET OF THE WEST 40 FEET THEREOF, IN BLOCK 8 IN THE ORIGINAL TOWN OF FRANKFORT, BEING A SUBDIVISION OF A PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1856 IN BOOK 43, PAGE 168, AS DOCUMENT NO. 228771, IN WILL COUNTY, ILLINOIS

	REQUIRED	REQUESTED VARIANCE
MINIMUM FRONT YARD	30 FT	21 FT
MINIMUM SIDE YARD	10 FT MIN (TOTAL OF 25-FT)	8 FT
MINIMUM REAR YARD	30 FT	NONE
MINIMUM LOT AREA	15,000 SQ.FT.	6,357 SQ.FT.
MAXIMUM LOT COVERAGE	20%	2,156 / 6,357 = 34%

PERVIOUS AREA	3,330
IMPERVIOUS LOT COVERAGE	48% (40%=2,542 ALLOWABLE)

DUE TO THE UNCERTAINTY OF SEASONAL GROUND WATER TABLES AND THE GEOPHYSICAL CONDITIONS AFFECTING GROUND WATER MOVEMENT, M. GINGERICH GEREAU & 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



**CIVIL ENGINEERING
SURVEYING**

MGA²

M GINGERICH GEREUX & ASSOCIATES
MG2A WEST
Professional Design Firm License # 184-005003
F. 815-478-9685
P. 815-478-9680
25620 S. GOUGAR RD.
MANHATTAN, IL. 60442
www.mg2a.com

DESIGN:	RSR
DRAWING:	RSR
CHECKED:	BPH
APPROVED:	BPH

108 WALNUT STREET
FRANKFORT, ILLINOIS

GEOMETRIC SITE PLAN

1 OF 1

JOB NO. 23-027

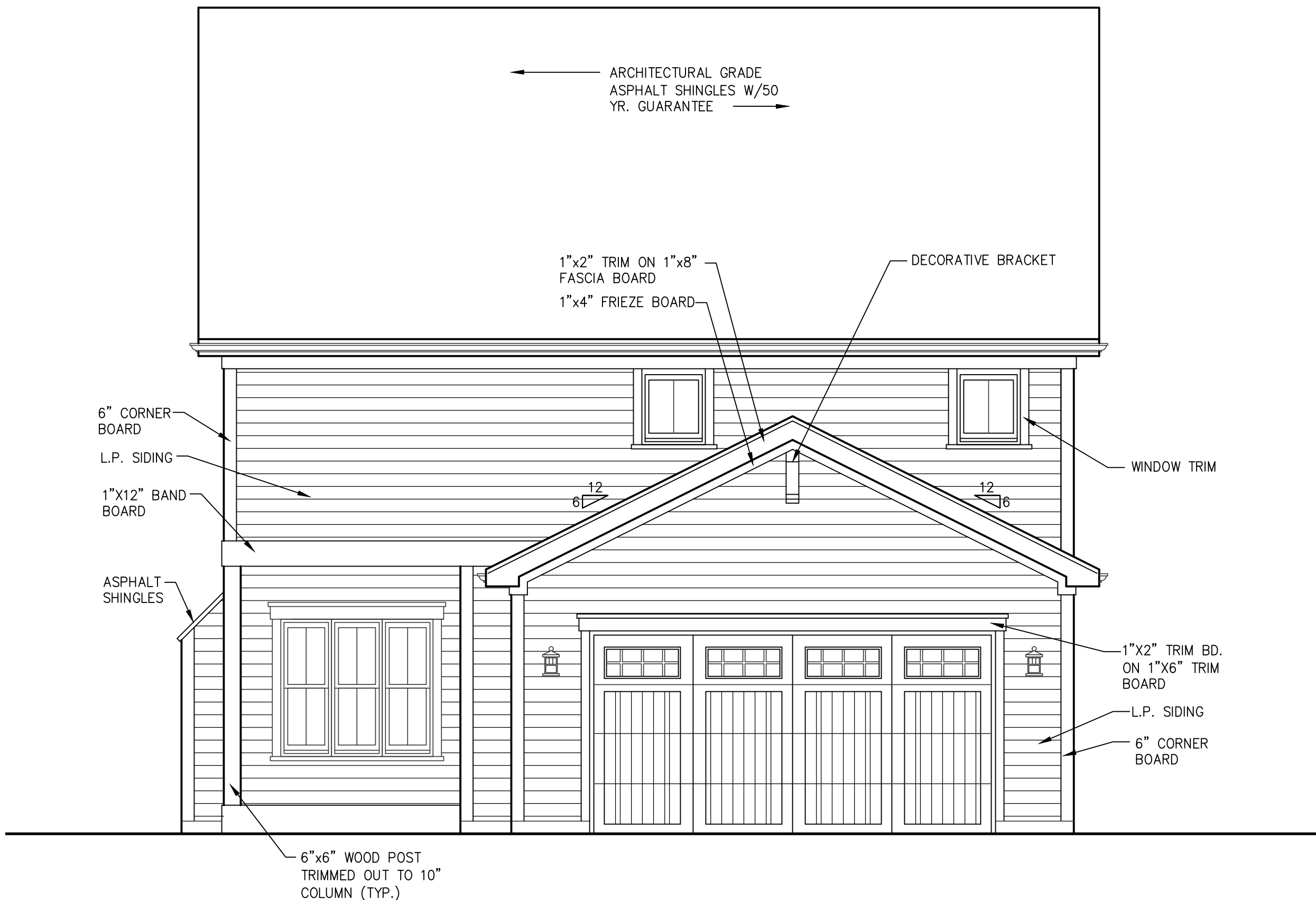
© 2020 M.GINGERICH, GERAUX & ASSOCIATES

A CUSTOM HOME FOR
SLEEMAN BUILDERS
108 WALNUT STREET
FRANKFORT, ILLINOIS



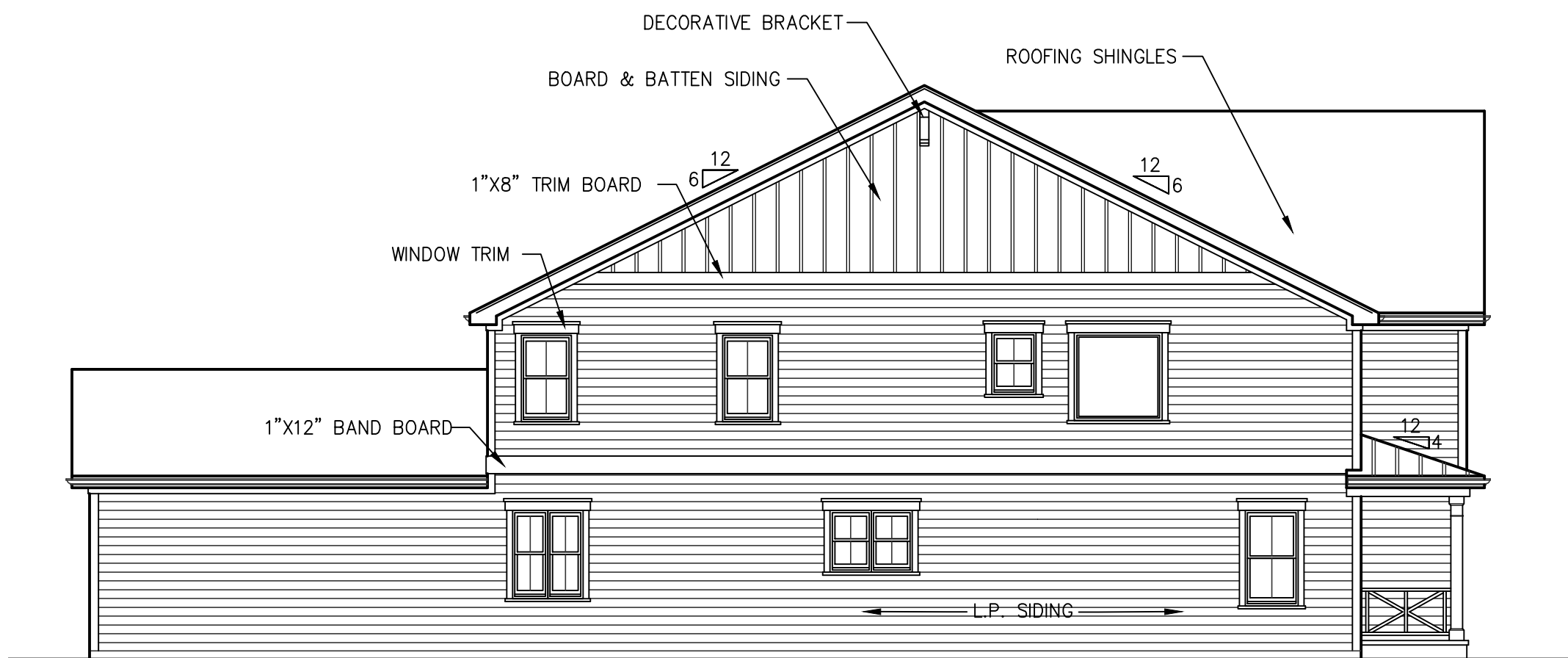
FRONT ELEVATION

1/4" = 1'-0"



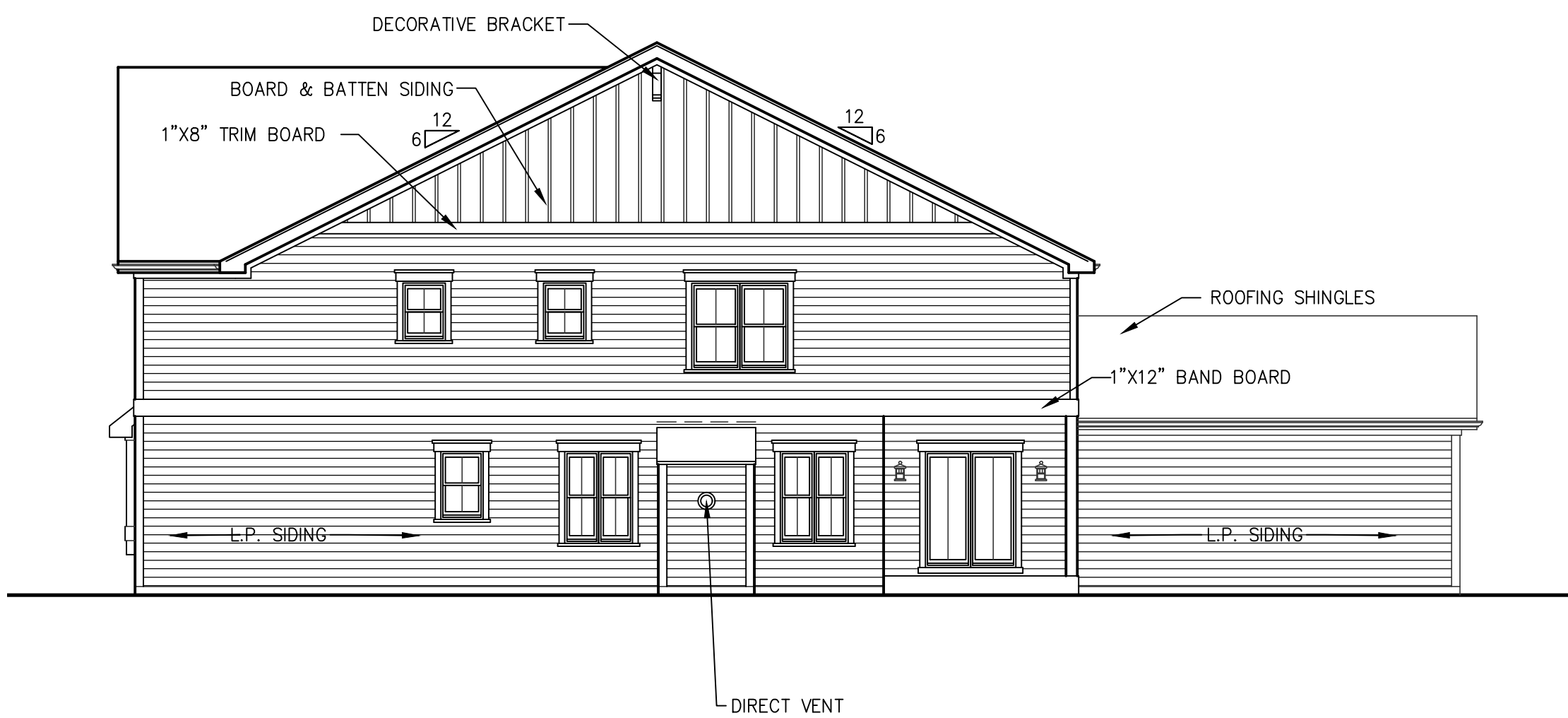
REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"



RIGHT ELEVATION

1/8" = 1'-0"

DESIGN FIRM REG. NO.

184.006972

EXP. DATE

4-30-23

REVISIONS

REV # DATE REV. PER

REV #	DATE	REV. PER

DATE:

03-29-23

DRAWN BY: PAP

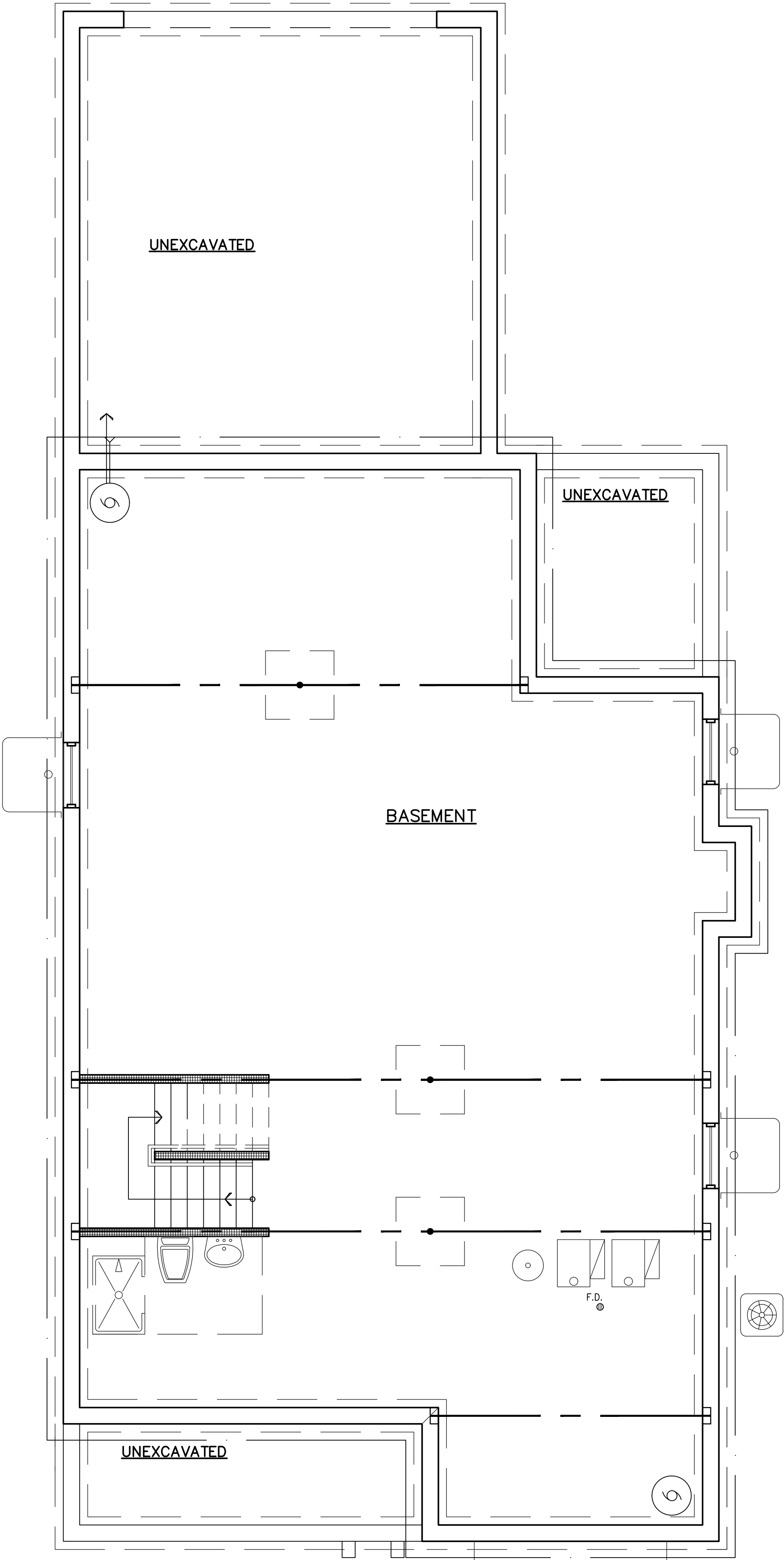
PREVIOUS NO. -

PROJECT NO.

22088

SHEET NUMBER

A-2



FOUNDATION PLAN 1/4"=1'-0"

ideal

DESIGNS

ARCHITECTS / DESIGNERS

20960 FRANKFORT SQ. RD.

SUITE A

FRANKFORT, ILLINOIS

T: (708) 407-8028

F: (779) 333-7960

gabe@idealcustomdesigns.com

www.idealcustomdesigns.com

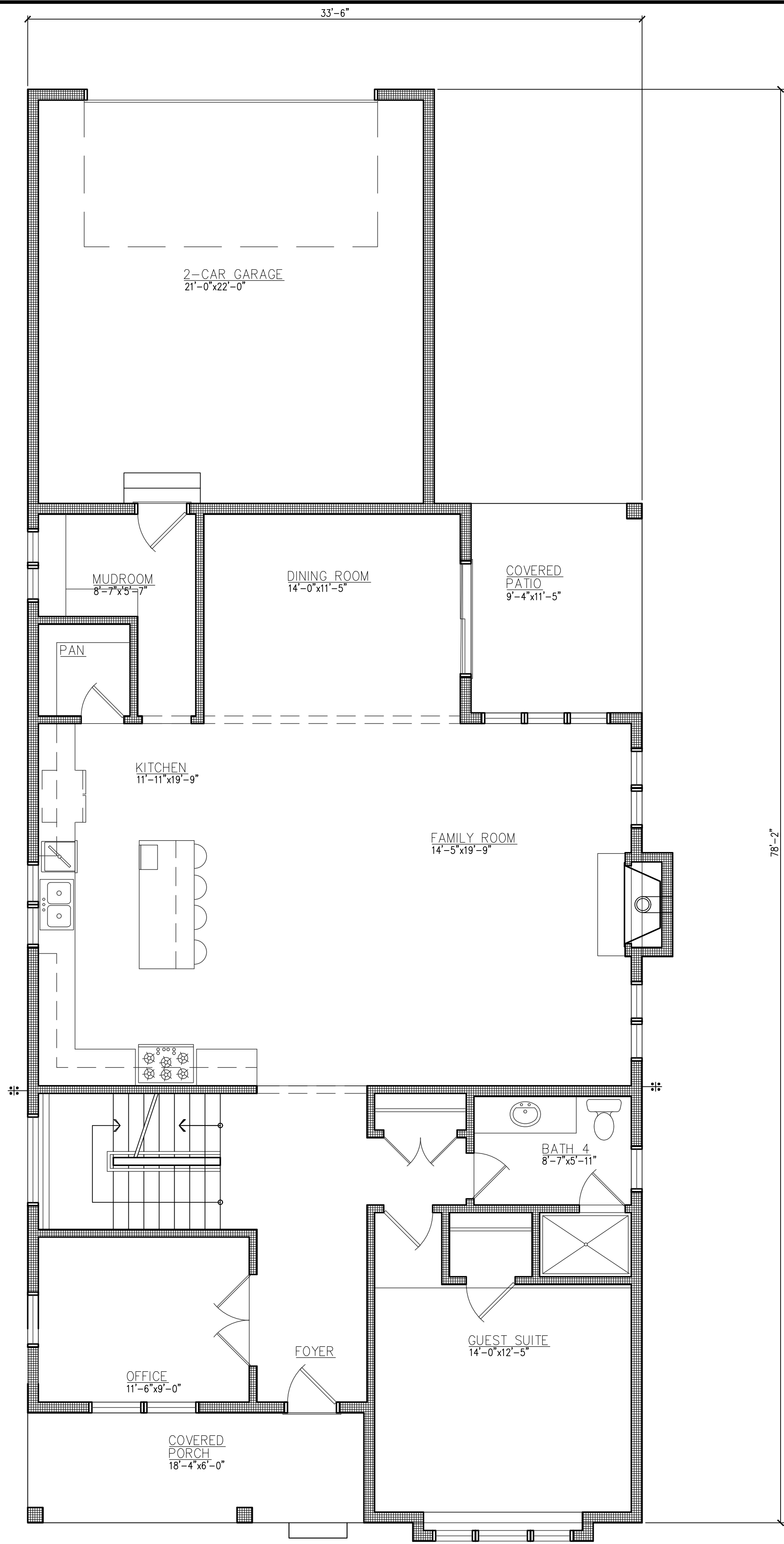
A CUSTOM HOME FOR
SLEEMAN BUILDERS
108 WALNUT STREET
FRANKFORT, ILLINOIS

DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4-30-23

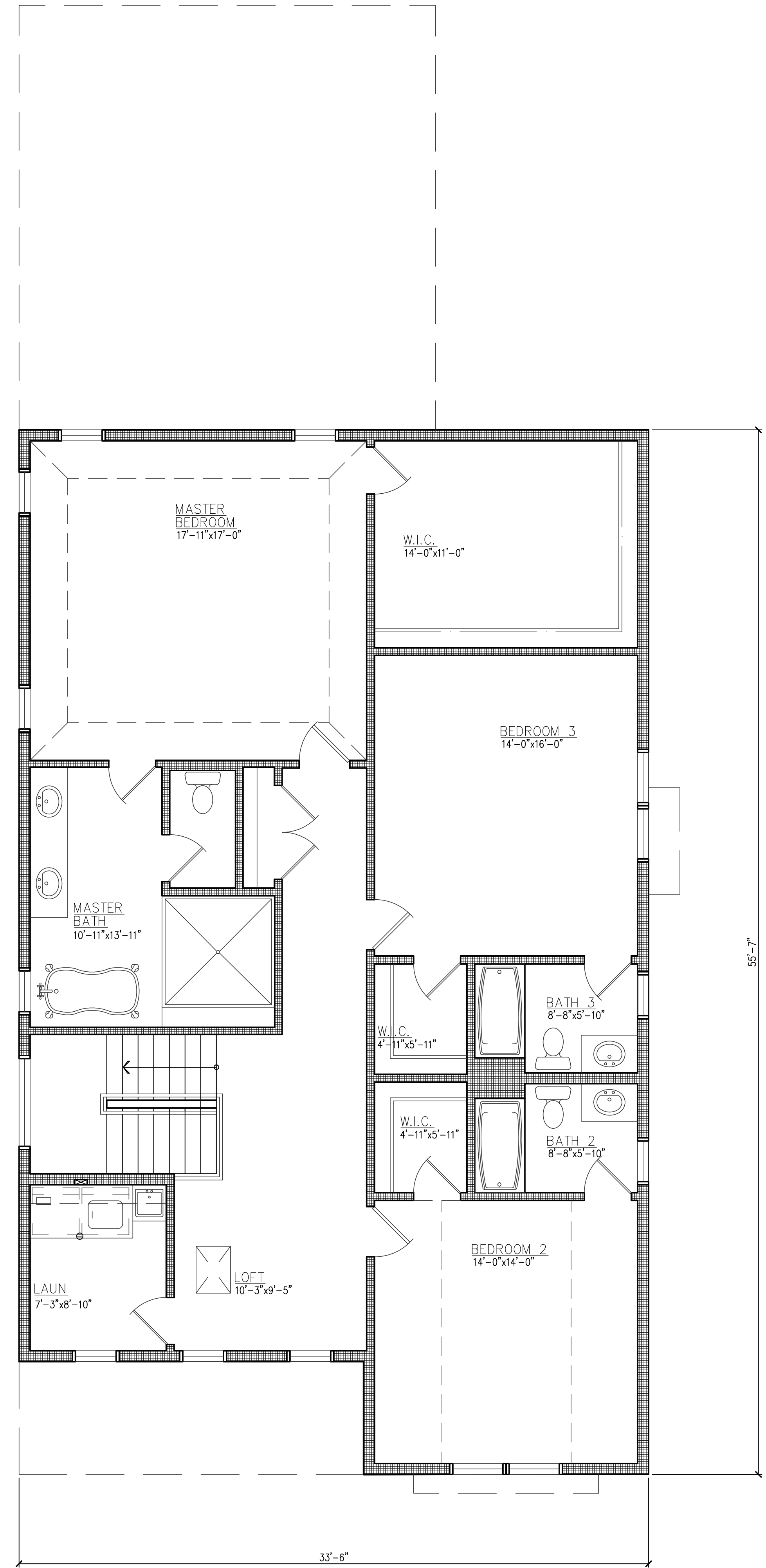
REVISIONS		
REV #	DATE:	REV. PER:
DATE:		
03-29-23		
DRAWN BY:	PAP	
PREVIOUS NO.		-
PROJECT NO.		
22088		

SHEET NUMBER

A-3



FIRST FLOOR PLAN



SECOND FLOOR PLAN

ideal
DESIGNS

ARCHITECTS / DESIGNERS

20960 FRANKFORT SQ. RD.

SUITE A

FRANKFORT, ILLINOIS

T: (708) 407-8028

F: (779) 333-7960

gabe@idealcustodesigns.com

www.idealcustodesigns.com

A CUSTOM HOME FOR
SLEEMAN BUILDERS
108 WALNUT STREET
FRANKFORT, ILLINOIS

DESIGN FIRM REG. NO.

184.006972

EXP. DATE

4-30-23

REVISIONS

REV #	DATE:	REV. PER:

DATE:

03-29-23

DRAWN BY: PAP

PREVIOUS NO. -

PROJECT NO.

22088

SHEET NUMBER

A-4