



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

**Thursday, April 14, 2022
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 March 24, 2022**
- 4. Public Hearing (Continued from March 28, 2022): Olde Stone Subdivision 1st Addition (Ref #108)**
Public Hearing Request: Zoning Map Amendment (Rezoning) upon annexation from E-R (Estate Residential) to R-2 (Single Family Residential). Other: Plat of Annexation, Final Plat of Subdivision and Plat of Dedication to create a 15 buildable-lot addition to the Olde Stone Subdivision. (PINs: 19-09-31-400-013-0000, 19-09-31-400-016-0010, 19-09-31-400-016-0020). TO BE TABLED AT REQUEST OF APPLICANT
- 5. Workshop: 10677 Yankee Ridge Drive – Variation for Accessory Structure Area**
Future Public Hearing Request: Variation from Article 5, Section D, Part 2(b)(1) of the Zoning Ordinance to increase the allowable area of an accessory structure from 250 square feet to 288 square feet for a proposed pergola located at 10677 Yankee Ridge Drive, Frankfort, Illinois (PIN: 19-09-20-452-013-0000).
- 6. Workshop: 14 Hickory Street Unit 14B – Bokay Flowers/Frankfort Arts Association**
Future Public Hearing Request on April 28th: Special Use Permit for Indoor Entertainment for an art gallery with associated art classes and a rentable event space, in the H-1 Historic District, located at 14 Hickory Street, Unit 14B, Frankfort, Illinois (PIN: 19-09-28-205-010-0000).
- 7. Workshop: 15 Ash Street – Old Frankfort Mall, Proposed Building Addition**
Future Public Hearing Request: Several variance requests associated with a proposed building addition for building height, parking, loading, building setbacks and landscape setbacks and special use permit requests for restaurant use and outdoor dining associated with restaurant located at 15 Ash Street, Frankfort, Illinois. Other: Plat of Resubdivision to combine a portion of Lot 3 and all of Lot 4 in Bowen's Subdivision of Blocks 1, 12 & 13 in the original Town of Frankfort (PIN: 19-09-28-208-003-0000).
- 8. Public Comments**
- 9. Village Board & Committee Updates**
- 10. Other Business**
- 11. Attendance Confirmation (April 28, 2022)**
- 12. Adjournment**

All applicants are advised to be present when the meeting is called to order. Agenda items are generally reviewed in the order shown on the agenda, however, the Plan Commission/Zoning Board of Appeals reserves the right to amend the agenda and consider items in a different order. The Commission may adjourn its meeting to another day prior to consideration of all agenda items. All

persons interested in providing public testimony are encouraged to do so. If you wish to provide public testimony, please come forward to the podium and state your name for the record and address your comments and questions to the Chairperson.



**MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
MARCH 24, 2022–VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET**

Call to Order: Chair Rigoni called the meeting to order at 6:30 P.M.

Commissioners Present: Chair Maura Rigoni, Dan Knieriem, Will Markunas, Nichole Schaeffer, David Hogan

Commissioners Absent: Ken Guevara

Staff Present: Director of Community and Economic Development
Mike Schwarz, Senior Planner, Christopher Gruba

Elected Officials Present: Trustee Borrelli

Chair Rigoni noted that there were a number of members of the public in attendance. She provided an overview of the meeting process and swore in members of the public who wished to speak.

A. Approval of the Minutes from March 10, 2022

Motion (#1): Approval of the minutes, as presented, from March 10, 2022

Motion by: Knieriem Seconded by: Schaeffer

Approved: (5-0)

B. Public Hearing: 247 Hickory Street – Quinlan Residence Variation and Plat of Resubdivision (Ref #105)

Gruba presented the staff report.

Chair Rigoni asked the applicants to come forward.

Arthur and Gail Quinlan approached the podium. Mr. Quinlan explained the need for the variation and gave examples of basement sizes in other houses in the neighborhood.

Chair Rigoni asked the applicants to clarify what specific variation is being requested.

Mr. Quinlan stated that they are requesting Option 1, which is a variation to reduce the required minimum basement size from 80% to 48% of the ground floor area of the first

story, or 1,385 square feet instead of the required 2,808.8 square feet.

Chair Rigoni asked if there was anyone in the audience wanting to speak on this request.

Jack Johnson, a resident of Frankfort, approached the podium and stated that he is in support of the request. He added that he would have also been in favor of Option 2.

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

Motion by: Markunas

Seconded by: Schaeffer

Approved: (5-0)

Chair Rigoni asked if there were any comments from the Commission.

Commissioner Knieriem stated that many people desire basement storage and it may be the case for a buyer in the future. You cannot go back and add it later. He asked the applicants if they are open to Option 2.

Mr. Quinlan responded that the minimum 80% code requirement is a detriment to people who want to build a ranch style house. He added that Option 1 is still a large basement at 48% of the first floor area. Mrs. Quinlan added that at 48% of the first floor area is more than 1,300 square feet. She added that Option 2 at 68.3% of the first floor area the basement would be 1,971 square feet.

Discussion ensued regarding some other examples of houses in the neighborhood.

Commissioner Knieriem asked again if the applicants would consider Option 2.

The applicants responded that they are requesting Option 1.

Commissioner Markunas asked the applicants where is the hardship since they are building new.

There was some discussion.

Commissioner Schaeffer asked if this is a financial situation.

Mrs. Quinlan responded that it wasn't a financial consideration three years ago when they started planning for this project, but now it is.

Commissioner Schaeffer stated that she understood their concerns.

Commissioner Hogan stated that he did not have anything to add.

Mr. Quinlan stated that a nearby neighbor has a smaller basement.

Chair Rigoni asked staff when this requirement was adopted. She then recalled that it was adopted in 2013. She stated that she wasn't sure why this type of regulation was included in the Zoning Ordinance and not the Building Code and asked staff to look into this.

Chair Rigoni asked the applicants which option they would like the Plan Commission/Zoning Board of Appeals to vote on.

There was additional discussion among the members of the Plan Commission/Zoning Board of Appeals and Senior Planner Chris Gruba about whether or not the garage was included in calculating the requirement.

Chris Gruba stated that only the habitable area of the first floor, not the garage or the front porch, is included in the calculation.

Chair Rigoni again asked the applicants to confirm their request.

There was no immediate response.

Chair Rigoni explained the process for the vote and the waiting period should this not pass.

Mr. Quinlan stated that after further thought they are requesting Option 2, which is 68.3% of the first floor area, or a basement size of slightly more than 1,971 square feet.

Chair Rigoni read and called for a motion on the applicants' amended variation request.

Motion (#3): Recommend the Village Board approve a variation from Article 6, Section B, Part 2(l) of the Village of Frankfort Zoning Ordinance to reduce the required minimum basement size from 80% to 68.3% of the ground floor area of the first story, or 1,971.14 square feet instead of the required 2,308.8 square feet (Option 2), for a proposed new house in the R-2 Single-Family Residential District located at 247 Hickory Avenue in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Markunas

Seconded by: Knieriem

Approved: (5-0)

Motion (#4): Recommend the Village Board approve the Quinlan Plat of Resubdivision, which is a consolidation of Lot 45, Lot 46 and half of Lot 47 in the McDonald Subdivision, subject to any necessary technical revisions prior to recording

Motion by: Schaeffer

Seconded by: Markunas

Approved: (5-0)

C. Public Hearing: 19948 Lily Court – Gale Variation (Ref #106)

Gruba presented the staff report.

Chair Rigoni asked the applicant to come forward.

Patrick Gale, the applicant, approached the podium. He stated that they purchased the home in 2014 and they now have two kids. There is no shade in the backyard.

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

Commissioner Markunas asked if the Building Department has approved the plans.

Patrick Gale responded that he spoke with someone in the Building Department and they have received the plans for review.

Schaffer asked the applicant if he built the fence.

Patrick Gale responded no, it was there when they purchased the house.

Chair Rigoni asked if there was anyone in the audience wishing to comment.

There was no response.

Commissioner Hogan asked the applicant if he has received any feedback from the neighbors.

Patrick Gale responded no other than waving across the pond at his neighbors.

Commissioner Schaeffer stated that she is struggling with this one. The lots are very tight.

Patrick Gale stated that this addition is just two pillars with a roof. It will not impact the wildlife in the conservation easement.

Commissioner Markunas asked about the distance from the fence to the addition.

Patrick Gale responded that he did not have that number.

Commissioner Markunas stated that it seems really tight back there.

Patrick Gale stated that he looked up many designs to accommodate their one year old and three year old. They cannot even play in the back yard. They play in the front yard. His house is also the entrance to the cul-de-sac.

Commissioner Knieriem stated that he believes the neighbors looking down the pond will see his structure sticking out. He asked if they looked into motorized sun shades

Patrick Gale responded that they did research these, but they will not provide enough shade. His brick wall is literally hot to the touch. He added that his neighbor had one of these and when a storm came through it was ripped from the wall and his neighbor is still dealing with that issue.

Chair Rigoni stated the reason for zoning regulations such as this. All of the nearby houses have the same shallow setback and the fence makes it even more of a concern.

Patrick Gale stated that he could actually build a larger detached structure within the zoning regulations. His goal is to match the house. He stated that the sun hitting the water makes the rear wall of his house very hot to the touch.

Chair Rigoni stated that there are many houses in the community that back to water and have a similar situation.

Commissioner Hogan stated that as an option, adding some trees could help provide some shade.

Patrick Gale responded that they would need to be very tall trees and he has not seen such large trees being an option for installation.

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

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (5-0)

Motion (#6): Motion to recommend approval of a variation from Article 6, Section B, Part 1 of the Village of Frankfort Zoning Ordinance to permit the construction of a rear yard addition set back 14' 3" from the rear property line, whereas 30' is required in the R-2 zone district, for the property located at 19948 Lily Court in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Markunas

Seconded by: Schaeffer

Denied: (0-5)

D. Public Hearing: 22660 S. Harlem Avenue – Zoning Map Amendment (Rezoning) and Special Use Permit for a PUD (Gracepoint Ministries) (Ref #107)

Mike Schwarz presented the staff report. Briefly summarized, he stated:

- An application has been received to allow a religious retreat center, requiring a special use permit for a Planned Unit Development (PUD).
- The property is currently split-zoned, including AG (Agricultural) and R-2, (Single Family Residential). The entirety of the property would be rezoned to R-2.
- The property is 22.66 acres.
- There are five (5) existing buildings on the property.
- The religious retreat center would not be open to the public.
- PUD's are not permitted in the A-G zone district. A rezoning to R-2 would match the existing zoning to the south (Crystalbrook Subdivision) and allow for the approval of a PUD as a special use.
- There are some existing non-conforming buildings on the site, including a 10,000 square foot accessory structure gym, whereas the ordinance permits accessory structures up to 250 square feet for pool cabanas, pergolas and gazebos and up to 144 square feet for sheds.
- The use would require 1 parking space for every 4 seats.
- Approximately 3-4 times per year, the site may host up to 150 people on the property.
- The proposed parking lot would satisfy the Zoning Ordinance requirement for parking and, according to the applicant, be more spaces than they will realistically need.
- The buildings are heavily buffered by existing trees on all sides, both on the subject property and on the Forest Preserve District lands.
- The applicant would need to secure a permit from the Cook County Department of Transportation and Highways for a driveway onto Harlem Avenue, due to the change in use from single-family residential to a religious retreat center.
- Two motions have been provided for the Plan Commission: A Zoning Map Amendment (rezoning) from the current split zoning of AG and R-2 to all R-2, and a special use permit for a Planned Unit Development to allow the proposed religious retreat center.

Chair Rigoni asked the applicant to come forward. Jonathan Lee and attorney Richard Kavanagh. Mr. Kavanagh noted the uniqueness of the property and that the retreat center would be used by the various ministers of Gracepoint Ministries, who would visit the site during the week and weekends. Mr. Lee stated that the retreat center would only be used by team members and not the public and only for occasional visits. He believed that even when the site would host up to 150 people, that only 33 vehicle parking spaces would be used because most trips will be made by carpooling. The proposed parking lot would provide 43 regular spaces and 2 handicap accessible spaces, meeting their specific needs and the code requirement.

Chair Rigoni asked if there were any initial questions from the Plan Commission. There were none.

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

Mike Prising approached the podium. He stated that his backyard borders the back of the subject property. He asked if the people visiting the retreat center would be university students. Mr. Lee responded that Gracepoint is a collegiate ministry and that the people that would primarily visit the retreat are ministers at various colleges. Most of the attendees would be aged 50 and above, some with families and children, while some attendees would be aged 30-50. Mr. Prising noted that the ministries' website has a lot of pictures with college students and that he is concerned about noise generated during events. He reiterated the applicant's intention to only occasionally have up to 150 people, but asked what would prevent every weekend from becoming a very large gathering. He also asked what physical changes would be made to the site to accommodate the large number of attendees. Mr. Lee responded that their typical college retreats take place in California and involve cabins. The subject property would not be used for college retreats, but rather for ministers who would visit on occasion. Mr. Lee offered his personal cell phone number to Mr. Prising, in the event that there was excessive noise at the property. Mr. Lee noted that several modifications will need to be made to the site to accommodate the change in use, including new fire protection sprinklers and other building permits as needed.

Chair Rigoni noted that if the owners ever intended to construct a new building on site, that it would require a Major Change to the Planned Unit Development, which would require another Plan Commission public hearing and subsequent Village Board approval prior to the issuance of any building permits.

Chair Rigoni asked if anyone else wished to speak. There were none.

Motion (#7): Motion to close the public hearing.

Motion by: Schaeffer

Seconded by: Markunas

Approved: (5-0)

Chair Rigoni asked if the Plan Commission wished to discuss the rezoning of the property from AG and R-2 to all R-2. There was no discussion.

Chair Rigoni asked if the Plan Commission wished to discuss the special use permit for the Planned Unit Development.

Commissioner Schaeffer said that the topic of drainage from the proposed parking lot was covered at the workshop meeting.

Commissioner Markunas asked if the suggested conditions of approval (A-F) are required. Schwarz responded that it would be preferred to have conditions A-F approved as part of the record. Schwarz stated that final engineering plans for the site

had not been completed, because if the rezoning and the special use permit were denied, there would be no need for the applicant to proceed with preparing final engineering plans. He noted that final engineering plans would be required as a condition of any final approval. Schwarz asked if Condition C could be refined, such as implementing a 75' buffer around the perimeter of the subject property in which existing trees would not be removed, in order to maintain the landscape buffer.

Chair Rigoni asked if the landscaping requirements for the parking lot was met. Schwarz responded in the affirmative and that no variances were being sought. Chair Rigoni asked if the number of events held per year could be limited. She asked if the Village limited the number of events for other churches. Schwarz responded that he was not aware of any such conditions on other churches in the Village.

Chair Rigoni stated that the proposed use was unique in that it borders a subdivision to the south, particularly bordering a future public right-of-way once Granton Place is constructed. She recommended a condition that parking be prohibited along Granton Place.

The Commission discussed the topic of tree preservation on the subject property. Richard Kavanagh stated that the applicant is not intending to remove any trees along the south and west property lines. The Commission discussed adding a condition that all trees on the property, except those within 100' of the three main buildings, shall not be removed unless they are dead or diseased.

Motion (#8): Recommend that the Village Board approve a Zoning Map Amendment (Rezoning) from AG and R-2 to all R-2 for the property located at 22660 S. Harlem Avenue, in accordance with the public testimony and Findings of Fact.

Motion by: Schaeffer

Seconded by: Markunas

Approved: (5-0)

Markunas recommended adding a condition that parking be prohibited along Granton Place. Schwarz recommended a condition of "no offsite parking" instead. The Commission agreed.

Motion (#9): Recommend that the Village Board approve a Special Use Permit for a Planned Unit Development (PUD), including an exception from Article 6, Section B, Part 1 of the Village of Frankfort Zoning Ordinance which requires a minimum 100-foot lot width standard, and from Article IX, Section 9.5 of the Village of Frankfort Land Subdivision Regulations, which requires lot dimensions to conform to the requirements of the Village of Frankfort Zoning Ordinance, to allow continuation of a lot which has zero street frontage, as well as any other exceptions as may be necessary, to accommodate a proposed religious retreat center, for the property located at 22660 S. Harlem Avenue, in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following conditions:

- a. Subject to Village approval of the required final engineering plans for the proposed parking area;

- b. Subject to Village approval of the required landscape plan/tree preservation plan;
- c. Subject to preservation of the existing trees and vegetation around the perimeter of the property, specifically that all trees, except those within 100' of the three main buildings, shall not be removed unless they are dead or diseased;
- d. Subject to Village approval of the required site lighting photometric plans for any proposed exterior lighting;
- e. Subject to Cook County Department of Transportation and Highways approval of any necessary permits related to the driveway entrance on Harlem Avenue
- f. The submitted Plat of Survey and Site Sketch Plan shall be the approved site plan for the Planned Unit Development.
- g. There shall be no off-site parking.

Motion by: Markunas

Seconded by: Schaeffer

Approved: (5-0)

E. Public Hearing: Olde Stone Subdivision 1st Addition (Ref #108)

Chris Gruba presented the staff report.

Chair Rigoni asked the applicant to come forward.

Mark Berardelli and John Garcia approached the podium.

Chair Rigoni asked the Commission if they have any initial questions for staff or the applicant.

Knieriem asked the applicant if there is any detention.

Mark Berardelli responded that it is shown on the screen as Outlot A.

Knieriem asked why the overall parcel is a flag lot.

Mark Berardelli responded that it has always been there.

Knieriem added that it is just an odd shape and wondered if it was there for some reason. What is the plan for it? Will anything go on it? Drain tile, etc.

Mark B. responded no.

Knieriem asked if there is any provision for park or recreation land.

Mark B. responded no, the Park District is requesting cash-in-lieu for this project.

John Garcia added that there is a small park in the existing Old Stone Village.

Chair Rigoni asked if there were any other comments or questions from the Commission.

There were none.

Jack Johnson, a nearby resident, approached the podium. He asked if there could be use of recapture or eminent domain to make the road connection to Wolf Road through the church property.

Mark B. responded that they have reached out to the church and the request needs to go through the national church. They are still working on it.

Jack Johnson stated that these new homes will add to the existing traffic already in the neighborhood. He added that he was surprised that the Fire District has not objected to the single point of access. Someone in the neighborhood shared a flyer with him that suggested that the flag portion of the overall parcel should be used to provide a second point of access to Wolf Road.

Chair Rigoni asked who shared the flyer.

He responded that he did not know. It was a tri-fold flyer.

Chair Rigoni asked staff if they have seen this flyer.

Mike Schwarz indicated that they have not.

Jack Johnson stated that he had concerns about the average lot size and came up with 17,995 sf. He stated that there is a big disparity when coming in past the recent lot consolidations. He stated that the back of some of the proposed lots within the public utility and drainage easement should not be used in the average lot size calculation. He suggests that the lots should follow the shape of the drainage easement. The pond on Outlot A should be elongated. He has an issue with an existing easement. He stated that there is nowhere in Olde Stone that has a straight run. There are no hard ninety-degree intersections in Olde Stone. The character is lacking. This is not very unique. There must be a requirement that every provision of the Olde Stone CCR's should be mirrored. Along the FAA tower, the neighborhood has a berm. He did not see a berm along this project. When we met three years ago, Commissioner Petrow suggested to the applicant that maybe they should go for an R-1 zoning. He believes that if this addition goes through, it will negatively affect Olde Stone Village.

Karen Kolovitz, an unincorporated property owner who has lived there 30 years can provide some background on why the flag is there. It was there when they purchased the property. Over the creek the road must accommodate the largest fire trucks. That flag portion of the overall property often floods and it would not be feasible to use it for ingress and egress. The person with the flyer had a good idea but it is not feasible.

Knieriem asked if she is south of the flag.

She stated that is correct. It is a 5 acres parcel.

Vincent Ferro, lives on Vienna Way. He had previously tried to purchase this parcel and works in the construction business. He estimates that the cost to build that bridge along the flag to Wolf Road would cost more than one million dollars and would be cost prohibitive. He estimates there will be hundreds of loads of dirt to raise the site, up to 3,000 cubic yards to bring fill into the site. If there are going to use their existing roads, are they going to pay for the repairs?

Victoria Atkins, president of the HOA, stated that she immediately contacted the HOA management company and they did not know about the proposed subdivision. She requested that there be a tabling in order to allow the attorneys time to review this.

Ms. Gazino stated that she lives on the bend and has three kids. It will not be safe.

They pay a lot of money to maintain their entrances and why should their HOA be able to join them.

Jeff Buric, nearby residents are concerned about construction traffic and pollution. Concerned for safety of kids. Wants to enjoy their homes with dust. Agrees with Jack Johnson that you don't see a straight run of homes in Olde Stone.

Chair Rigoni asked if there were any other members of the audience wishing to make a comment.

There was no response.

Schaeffer made a motion, seconded by Hogan to close the public hearing.

Motion (#10): Motion to close the public hearing.

Motion by: Schaeffer

Seconded by: Hogan

Approved: (5-0)

Chair Rigoni asked the applicant and representatives to approach the podium and begin answering the questions that came up, in no particular order.

Brain Hertz, of MG2A explained the drainage swale and berm along the rear of Lots 5-8.

There was some discussion about whether or not the areas along Lots 5-8 beyond the broken line shown on the plat is usable.

Brian Hertz responded that the Village does not allow any improvements in drainage easements.

There was discussion about the rear of those lots being included in the average lot size calculation.

Commissioner Schaeffer asked if the squares shown within each lot are just the buildable area where a house could sit.

Brian Hertz responded yes.

Chair Rigoni asked if they could respond to the construction traffic.

There was some discussion about whether or not Olde Stone streets have their final top coat or are just binder.

Mike Schwarz stated that staff can review the original Olde Stone annexation agreement to see if there is any language about the timing of the final top coat based on a percentage of homes being built, etc.

Chair Rigoni explained to the audience members that this proposed HOA will be paying for its own detention pond. The Village maintains the Olde Stone Village detention ponds.

Commissioner Knieriem asked the applicant if they are not able to work out an agreement with the church, where do you go from there?

Mark Berardelli stated that the Comprehensive Plan and the original Olde Stone Village Subdivision call for the development of this property. The Village also did a good job with the annexation agreement for the church, which requires the construction of a roadway connection to Wolf Road if the church property is ever developed.

There was some discussion about how the original Olde Stone Village Subdivision was developed without a second point of access and if there were options for achieving a second point of access for the proposed addition, possibly by approaching the county for use of the FAA tower parcel.

Commissioner Hogan commented on the existing situation.

Commissioner Schaeffer stated it would be nice to have another access point, but maybe this can be addressed with a future phase.

Mike Schwarz explained that the annexation agreement will include a provision that addresses Lot 16 being held open for the cul-de-sac until such time that Vienna Way can be extended to Wolf Road through the church property. He added that a note can be added to the plat stating this as well and the plat itself shows that the right-of-way touches the north property line.

Commissioner Markunas stated that he has a problem with the lack of a second point of access. That needs to be in place before anything can happen on this property.

Chair Rigoni stated her concerns with not having a second point of access. She stated that all options need to be explored and exhausted including discussions with the county for use of the FAA tower parcel for emergency access.

Chair Rigoni stated that she has a concern about Outlot D for potential future pedestrian access to the west which runs between Lots 9 and 10.

Mike Schwarz explained the rationale for staff having it on the plat. There was consensus that this be removed as it is only 10 feet wide and the owners of Lots 9 and 10 will claim this area as their own.

Mark Berardelli stated that he supports removal of Outlot D which will allow slightly larger Lots 9 and 10.

Chair Rigoni asked for comments regarding lot sizes.

There was some discussion about the inclusion of the drainage easements along the rear of Lots 5-8 being used in the lot area calculation.

Commissioner Hogan asked the applicant if they considered slightly larger lots.

Mark Berardelli responded that even with slightly larger lots there is not much they can do with the alignment of the street.

There was some discussion about possibly meandering the road or maybe adding an elongated boulevard section that divides the lanes of traffic to lessen the visual impact of the straight alignment.

Mike Schwarz added that a boulevard would need to be vetted with the Department of Public Works.

Chair Rigoni stated that the CCR's must match the original Olde Stone Village CCR's. These should state that all common area maintenance will be the responsibility of the HOA.

There was discussion about the various motions and re-opening the public hearing so that a new notification is not necessary.

Motion (#11): Motion to reopen the public hearing.

Motion by: Schaeffer

Seconded by: Markunas

Approved: (5-0)

Motion (#12): Motion to table the public hearing until April 14, 2022.

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (5-0)

F. Public Comments

Chair Rigoni noted that there were no members of the public remaining in attendance so there are no public comments.

G. Village Board & Committee Updates

Schwarz noted that no matters that previously came before the PC/ZBA were acted upon by the Village Board at its meeting on March 21.

H. Other Business

Chair Rigoni noted that there was no other business.

I. Attendance Confirmation (April 14, 2022)

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on April 14th.

Motion (#13): Adjournment 10:25 p.m.

Motion by: Markunas

Seconded by: Schaeffer

Unanimously approved by voice vote.

Approved April 14, 2022

As Presented _____ As Amended _____

_____/s/Maura Rigoni, Chair

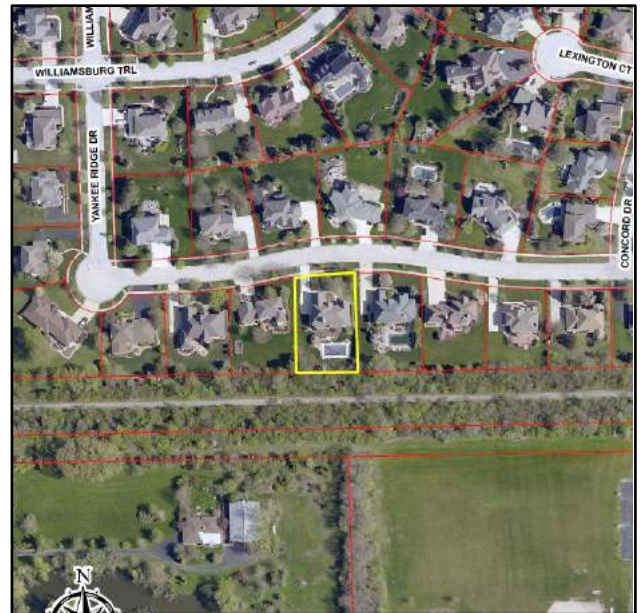
_____ s/ Secretary

Project: Morgan Residence – Accessory Structure (pergola w/ fireplace)
Meeting Type: Workshop
Request(s): Request for a variation from Article 5, Section D, Part 2 (b)(1) of the Village of Frankfort Zoning Ordinance to permit the construction of an accessory structure that is larger than 250 square feet
Location: 10677 Yankee Ridge
Applicant: Todd Morgan
Prop. Owner: Same
Report By: Christopher Gruba, Senior Planner

Site Details

Lot Size: 0.46 Acres / 20,024 sq. ft.
PIN(s): 19-09-20-452-013-0000
Existing Zoning: R-2
Prop. Zoning: N/A
Building(s) / Lot(s): 1 building/1 lot

Figure 1: Location Map



Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Single-family Residential	Single-Family Detached Residential	R-2
North	Single-family Residential	Single-Family Detached Residential	R-2
South	Forest Preserve	Old Plank Trail	N/A
East	Single-family Residential	Single-Family Detached Residential	R-2
West	Single-family Residential	Single-Family Detached Residential	R-2

Project Summary

The applicant, Todd Morgan, is seeking to construct a new 16' x 18' (288 square foot) pool pergola with fireplace for his existing residence. The Zoning Ordinance states that accessory structures, including arbors, trellises, pergolas, gazebos and pool cabanas shall not exceed 250 square feet in size. A variance for size is required for the proposed pergola. The rear yard currently contains a patio, below-ground pool with concrete decking and a shed.

Attachments

- Aerial map, Village of Frankfort GIS
- Plat of Survey, prepared by Rogina & Associates
- Site Plan, illustrating proposed location of pergola
- Rendering of Pergola (isometric view)
- Applicant responses to Findings of Fact for variance request

Analysis

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

1. The minimum lot size for the R-2 zone district is 15,000 square feet. The subject property is 20,024 square feet, meeting this requirement. The existing parcel also meets the minimum lot width and depth requirements of 100' and 150', respectively.
2. The maximum size of a detached arbors, trellises, pergolas, gazebos and pool cabanas shall not exceed 250 square feet in size. This regulation was recently part of a Zoning Ordinance text amendment adopted on March 7, 2022. The maximum size for detached sheds remained unchanged at 144 square feet.
3. The maximum height of a pergola, or most accessory structures, is 15' measured to the highest point of the structure. Architectural elevations were not provided with the application, although if the overall height exceeds 15', a variation would be required.
4. The maximum lot coverage for a 2-story home in the R-2 zone district is 20%. The subject property is 20,024 square feet, allowing a maximum lot coverage of 4,005 square feet. Although the site plan is not to scale, staff performed a rough calculation and determined that there is approximately 3,257 square feet of lot coverage, or 16.3%. This calculation does not include pools and other non-roofed structures. With the addition of the 288 square foot pergola, the lot coverage would increase to 3,545 square feet, or 17.7%, still below the 20% maximum. A scaled site plan would be required to provide exact measurements.
5. The maximum impervious lot coverage in the R-2 zone district is 40%. The subject property is 20,024 square feet, allowing a maximum impervious lot coverage of 8,010 square feet. Although the site plan is not to scale, staff performed a rough calculation and determined that there is approximately 7,726 square feet of impervious area, or 38.5%. The proposed 288 square foot pergola would increase this amount to 8,014, exceeding the 8,010 square feet permitted, requiring a variation. A scaled site plan would be required to provide exact measurements.
6. The exact setback distances from the proposed pergola to the side and rear property lines are undefined, although it appears to meet the minimum 10' setback from either property line. A scaled site plan would be required to provide exact measurements.
7. Both the pool and the proposed pergola appear to be located outside of the 30' required rear yard. As such, the 30% maximum rear yard coverage does not apply.

Standards of Variation

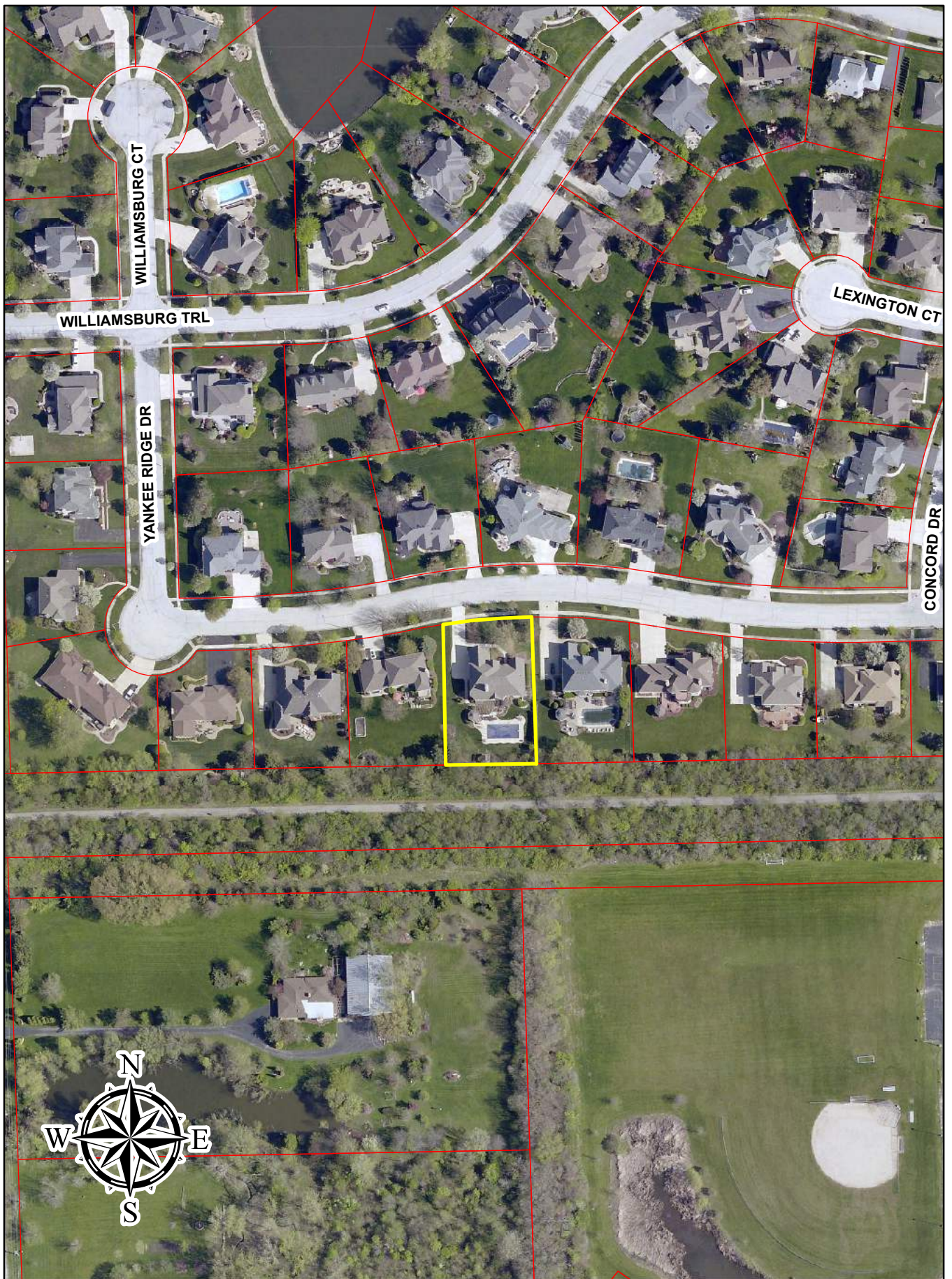
The applicant is requesting a variation from Article 5, Section D, Part 2 (b)(1) of the Village of Frankfort Zoning Ordinance to permit the construction of a 288 square foot pergola, whereas 250 square feet is permitted in the R-2 Single-Family Residential District.

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

- a. The Zoning Board of Appeals shall not vary the provisions of this Ordinance as authorized in this Article 3, Section B, unless they have made findings based upon the evidence presented to it in the following cases:
 1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;
 2. That the plight of the owner is due to unique circumstances;

3. That the variation, if granted, will not alter the essential character of the locality.
- b. For the purpose of supplementing the above standards, the Zoning Board of Appeals, in making this determination, whenever there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:
1. That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;
 2. That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
 3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
 4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
 5. That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;
 6. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood;
 7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

10677 Yankee Ridge



0 125 250 500 Feet

PLAT OF SURVEY

LOT 76 IN YANKEE RIDGE, UNIT NO. 4, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 1992 AS DOCUMENT NO. R92-73325, IN FRANKFORT TOWNSHIP, WILL COUNTY, ILLINOIS.



SCALE: 1"=30'

YANKEE RIDGE DRIVE

C=115.26'
R=710.72'
N 86°53'05"E

IRON

IRON

30' BLDG. LINE

LOT 75

LOT 76

LOT 77

00°42'00" E
176.53'

184.20'
00°42'00" W

15' P.U. & DRG. ESMT.

115.00'
N 89°18'00" W

IRON

IRON

STATE OF ILLINOIS)
COUNTY OF WILL)
I, ROBERT A. ROGINA, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2017, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION THEREOF.

DATED THIS 25th DAY OF MAY 19 93

ROBERT A. ROGINA

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
REFER TO DEED OR GUARANTEE TITLE POLICY FOR BUILDING LINE RESTRICTIONS OR EASEMENTS NOT SHOWN ON PLAT OF SURVEY.
TO INSURE AUTHENTICITY OF ANY COPIES, THEY MUST BEAR THE SURVEYOR'S IMPRESSED SEAL.

LOT 76, YANKEE RIDGE UNIT 4

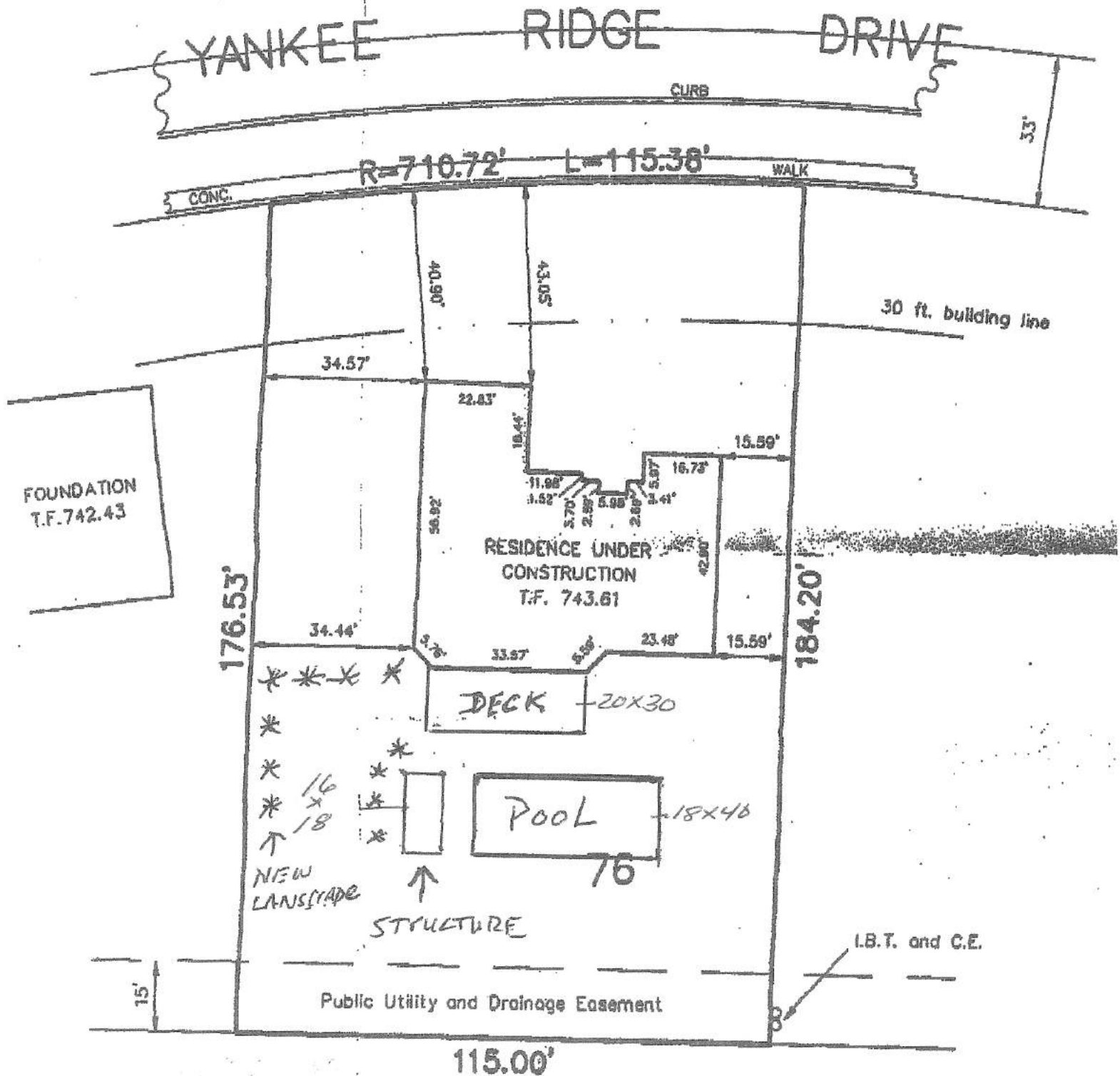
SCALE: 1"=30' DATE: 5/25/93 REVISED: DRAWN BY: ARN

ROGINA
& ASSOCIATES, LTD.
ENGINEERS • SURVEYORS • PLANNERS

93 Caterpillar Drive • Joliet, Illinois 60436 • 815/729-0777 • FAX 815/729-0782

BUTTERNUT CREEK SURVEY

FILE NO:
0223.03







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;

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

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

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;

2. That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
5. That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;
6. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood; or
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.

1. We believe that the limits of ordinance for accessory structure in this application are harmful and inconsistent with the current residence in comparison to the subdivisions material requirements, HOA requirements and subdivision brand.

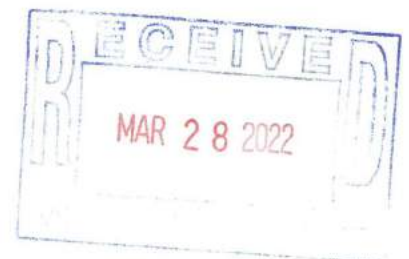
Yankee Ridge subdivision has always maintained the highest requirement for lot size, unique architecture, premium building materials, etc. In the construction of our home we have only used the highest degree of materials, i.e. Roofing, masonry, windows, concrete drive, one-of-a-kind architecture, etc. In addition to the exterior, we have used throughout the interior only the finest finishes and appointments.

The requested variance is designed to stay consistent with the entire home by matching the size of the proposed structure with the surrounding structures, pool, deck, lot size, home in order to maintain a uniform look.

A smaller structure of less than 16 by 18 would produce an outcome that wouldn't match the surrounding home or its desired functionality thus producing a negative affect much like not putting in granite counter tops, installing an asphalt driveway, cheap windows or hollow core door would be in a premium home.

2. Due to the size of the lot and the surrounding uses, pool, deck, etc., we feel the the proposed structure best suits the consistency of the home.

3. We believe that not only will the variance add character but will match/ elevate the locality and have no harmful effects.



1. N/A

2. N/A

3. The purpose of the variance request is to maintain consistency with the existing residence and subdivision qualities.

4. None

5. The variance request will not have any impact on the surrounding residences or neighborhood.

6. No impact.

7. No impact to air.

Project: Frankfort Arts Association Art Gallery/Classroom and “Studio C” Event Space
Meeting Type: Workshop
Requests: Special Use Permit for Indoor Entertainment for an art gallery with associated art classes and a rentable event space
Location: 14 Hickory Street, Unit 14B
Applicant: Todd Morgan, on behalf of Bokay Flowers, Lessee
Prop. Owner: LaSalle St. Services, LLC VIII
Consultants: None
Representative: None
Report By: Michael J. Schwarz, AICP

Site Details

Lot Size: 8,147 square feet (+/-)
PIN(s): 19-09-28-205-010-0000
Existing Zoning: H1 Historic District
Prop. Zoning: H1 Historic District with a Special Use Permit for Indoor Entertainment
Building(s) / Lot(s): 1 building / 1 lot
Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Commercial	Mixed-Use	H1
North	Single-Family Residential	Single-Family Detached Residential	H1
South	Parking Lot	Mixed-Use	H1
East	Commercial (Office)	Mixed-Use	H1
West	Institutional (Museum)	Mixed-Use	H1

Figure 1: Location Map



Project Summary

The applicant, Todd Morgan, is requesting a Special Use Permit for Indoor Entertainment for an art gallery with associated art classes and a rentable event space to be named “Studio C” located at 14 Hickory Street, Unit 14B. The owner of the property is LaSalle St. Services, LLC VIII, which, according to the applicant, has an open-ended lease agreement with Bokay Flowers for use of space within the building. The requested Special Use Permit would allow the Frankfort Arts Association to hold regular art classes in the space, typically Monday through Thursday. The walls of the space would also serve as an art gallery for items that are for display and/or for purchase. The applicant intends to provide the space to the Frankfort Arts Association at no charge. For those days when the Frankfort Arts Association is not using the space for classes, the applicant desires to rent the space for private events such as baby and bridal showers, typically on Saturdays and Sundays.

Attachments

1. 2020 Aerial Photograph from Will County GIS
2. Site Photographs taken 4.8.22
3. Applicant’s Cover Letter dated 3.11.22
4. Applicant’s Project Narrative dated 3.11.22

5. Lease Agreement between LaSalle St. Services, LLC VIII and Bokay Flowers dated 10.1.14
6. Floor Plan dated 3.21.22
7. Frankfort Arts Association Spring Class Schedule received 3.11.22

Analysis

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

1. The subject building currently contains two separate businesses – Bokay Flowers and La Salle Street Securities, LLC. According to a Phase I Environmental Site Assessment prepared by Eldertree, Inc., which is on file in the Village records, the building was constructed in 1911 to house a car dealership, then the building had itinerant uses from the 1930's until it became a police station and meeting hall in the 1950's. For many years the building was referred to as Heritage Hall (housing the Frankfort Police Department and a public meeting hall). In 2008, the property was sold by the Village to La Salle Street Securities, LLC pursuant to Resolution No. 08-14 and a subsequent addendum to the purchase and sale contract pursuant to Resolution No. 08-25.
2. The subject space has an address of 14 Hickory Street, Unit 14B, and was most recently occupied by Bokay Flowers. The space is located within the rear one-story south portion of the building and was used for Bokay private events. There is no documentation that an Ordinance granting a Special Use Permit was ever approved for such previous private event use, but the retail sales portion of the business was/is a permitted use in the H1 District.
3. Following a pause during the Pandemic, Bokay Flowers will resume retail operations within a separate space located at 130 Kansas Street (north side of the building) which is connected to the subject space via an interior barn door.
4. Per the floor plan provided by the applicant, the space to be used by the Frankfort Arts Association and shared with Bokay for private events is 40 feet by 40 feet, or 1,600 square feet.
5. The shared space is accessible from a door located on the south side of the building as well as from a door located on the north side of the building (130 Kansas Street address).
6. The Zoning Ordinance specifies parking for auditoriums, theatres and other places of assembly as follows: One (1) space per four (4) seats based upon maximum capacity of the facility. According to the Chapter 10, Section 104 of the International Fire Code (used by the Frankfort Fire Protection District), the maximum capacity of the subject space is estimated to be 106 persons (15 net square feet per person). Therefore 27 parking spaces are required per the Zoning Ordinance. This estimate may change depending on the final interior layout of the space and whether or not there will be a fixed serving area which would reduce the net seating area of the space.
7. There are no on-site (located on the same parcel) parking spaces for the subject building. However, there are 27 marked parking spaces located in the adjacent public parking lot located on the south side of the building. The applicant's cover letter states that 10 exclusive parking spaces were reserved for LaSalle Street Securities as part of their redevelopment in 2009.
8. There are 3 on-street parking spaces located on the north side of Nebraska Street immediately south of the public parking lot; there are 13 on-street parking spaces located on the east and west sides of Hickory Street adjacent to the block; and there are 3 on-street parking spaces located on the north and south sides of Kansas Street adjacent to the block. There are additional unmarked parking spaces located along the east and west sides of Walnut Street adjacent to the block, as well as additional on-street parking spaces along Kansas Street to the east of the block.
9. Article 6, Section C, Part 3 (g)(6) states, *"The Village Board has determined that it may be unreasonable and impractical for individual building uses within the historic district to provide auxiliary parking facilities on site. Parking facilities to accommodate the requirements of the uses within the designated area may best be provided by the Village in public parking areas developed in compliance with a general plan of parking facilities. Therefore, any new building or structure, or any expansion to an existing building, or any change in use to a use which requires additional parking as compared to the original use, may be relieved from providing the normally required off-site parking through the approval of a variation. The Village Board may require, as a condition of the variation approval, compensation toward a public parking area. Shared parking is also encouraged in this district"*.

10. Article 7, Section B, Part 5(b) of the Zoning Ordinance refers to adjustments to required parking. It states in part:

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.)*
 - 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.*
11. Apart from signage (which will require a Certificate of Appropriateness from the Historic Preservation Commission), no exterior changes to the building are proposed.
12. Article 6, Part 2(q) of the Zoning Ordinance refers to hours of operation and states that non-residential uses may be open for business between the hours of 7 am and 11 pm. Establishments with operating hours outside of these normal operating hours must be approved as a special use according to the regulations of Article 3, Section E. The applicant is not proposing hours of operation that are outside of normal hours of operation.
13. At this time the applicant is not seeking a Liquor License in conjunction with the proposed Special Use Permit for Indoor Entertainment for an art gallery with associated art classes and a rentable event space. Private events which include alcohol would require a Class N (private banquet event facilities) Liquor License.

Standards for Special Uses

For reference during the workshop, Article 3, Section B, Part 6 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Plan Commission must use to evaluate every special use request.

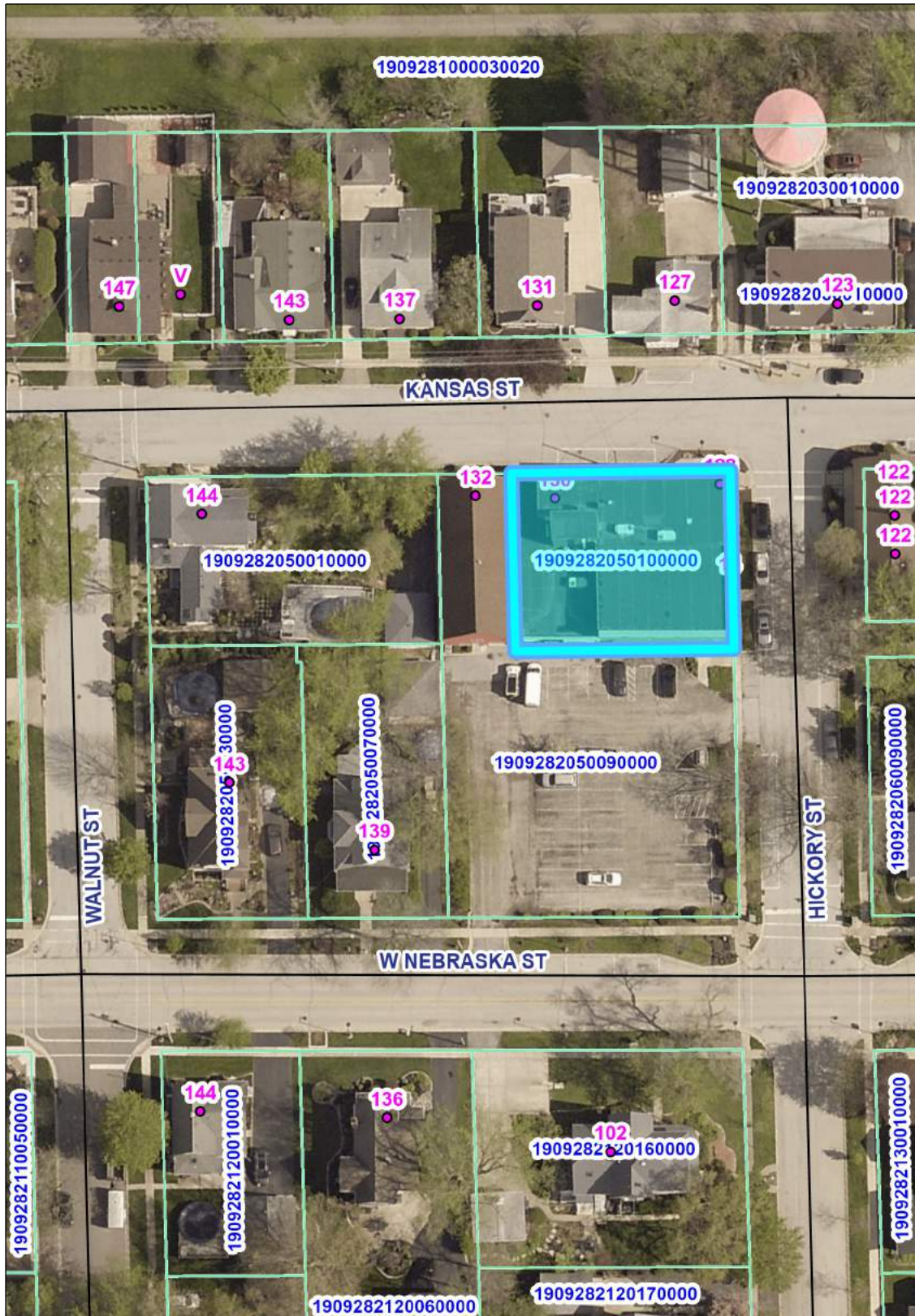
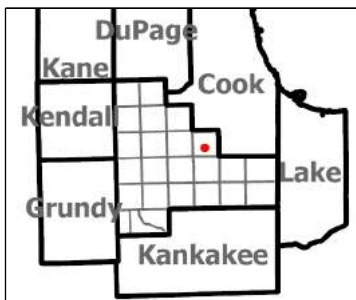
The Plan Commission shall make written findings of fact and shall refer to any exhibits containing plans and specifications for the proposed special use, which shall remain a part of the permanent record of the Plan Commission. The Plan Commission shall submit same, together with its recommendation to the Village Board for final action. No special use shall be recommended by the Plan Commission, unless such Commission shall find:

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

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



14 Hickory Street



Legend

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

Notes

Date: 4/7/2022

1: 1,128

0 0.02 0.04 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Site Photos – 14 Hickory Street, Unit 14B, and Neighboring Buildings



Figure 1: 14 Hickory Street, Unit 14B, viewed looking north from adjacent public parking lot.



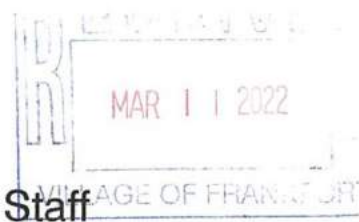
Figure 2: 14 Hickory Street, Unit 14B, and neighboring buildings as viewed looking north from public parking lot. Rear of Frankfort Area Historical Society building at 132 Kansas Street (at left) and rear of La Salle Street Securities building at 128 Kansas Street/14 Hickory Street (at right).



Figure 3: 130 Kansas Street (Bokay Flowers) as viewed from Kansas Street.



Figure 4: 128 Kansas Street (La Salle Street Securities), 130 Kansas Street (Bokay Flowers), and 132 Kansas Street (Frankfort Area Historical Museum) as viewed from Kansas Street looking southwest.



Dear Mayor, Trustees, Planning Commission Members, Staff

As part of the process in reviewing our application, I feel it important to include some background history on the building and its uses over the years for reference to our request.

For approximately 20 years prior to 2006 the buildings (14 S Hickory) lower level served as the VOF police department and the upper level served as both a Civic Room/ VOF board room. The attached property (130 Kansas St) served as the VOF police garage.

It is important to note that under those previous uses, the police department operated 24 hours a day, the parking lot was not 100% public but was used for the 20 police vehicles it stored.

The added use by the VOF on the second floor (14 S Hickory) for both a civic room and as the VOF board room many times was occupied by as many as 25 to 100 people who parked in the surrounding area without complaint.

In 2009 LaSalle Street Securities redeveloped the site bringing new vibrant uses to the building which previously sat vacant for the previous 3 years with both new office and Retail (Bokay Flowers) tenants to the downtown.

As part of our redevelopment proposal, LaSalle Street Securities was provided by the VOF 10 exclusive parking spaces in the Public Parking lot and we were extended business protection use to make sure we could operate.

During the past 12 years we have operated both a financial services company in (14 S Hickory) and Bokay Flowers/events in (130 Kansas St).

Over the past 12 years Bokay Flowers has rented out their studio for Bridal/baby showers in which we received "Special use permits" from the Mayor when needed.

In the 12 years of operation, Bokay Flowers averaged 1 to 2 events a month with the average size of approximately 30 people and during that time never received one complaint or any issues pertaining to their operation.

Our use of available parking consisted of the 30 parking places in the lot adjacent to our building and the additional 30 public street spaces that touch our property on Hickory/Nebraska Streets.

Due to the pandemic, we suspended operations and now are moving forward with restarting our businesses with the same previous uses and the addition of the FAA (Frankfort Arts Association) sharing space.

Other than the new use by the FAA to sell/display their work and hold classes, mostly for children, we don't feel our request to sell floral or small private events is anything new but understand the process.

We are very excited to again bring more vibrancy to the west end of Downtown that is so underserved and appreciate your consideration to our proposal.



Stated purpose:

The stated use is for the continued operation of Bokay Flowers, which has been temporarily closed due to the pandemic as a retail Flower shop operating out of the 900 sq ft space located at 131 W Kansas. The business will offer retail fresh floral arrangements and decor consulting employing two employees.

The adjacent space located on the South side of the building located in unit 14b of 14 S Hickory St will continue to be used, as it had for the previous 12 years for small private use venues like baby showers/bridal showers. In addition, our proposal calls for a sharing opportunity for the space to be used by the Frankfort Arts Association to display/sell their art and hold small instructional art classes.

The planned hours of operation are as follows:

- The private room rental for Baby and Bridal showers, operated by Bokay Flowers times of use are proposed for Sat 12 pm to 4 pm and Sundays 1pm to 5 pm.
- The Frankfort's Arts Association hours of operation and use are attached.

Use Demographic's:

- The private room rental will accommodate small groups of between 20/35 people
- The FAA use will be a combination of children and adults, class sizes will average between 6 and 12 people, one instructor.

Available parking:

Currently the business is located in unit 14b at 14 S Hickory and are adjacent to 30 public parking places and an additional 30 parking places on two public streets, Nebraska St/ Hickory St which side the building at 14 S Hickory

Uses:

In the proposed uses only one, the FAA is new the other two uses (1) private room rental and (2) flower shop have been operating in their location for over 10 years prior to the pandemic and have always had the approval from the VOF for their operation as started.



COMMERCIAL NET LEASE FOR PART OF BUILDING

1. Names. This lease is made by LaSalle St. Services, LLC VII, Landlord, and Bokay Flowers, Tenant.

2. Premises Being Leased. Landlord is leasing to Tenant and Tenant is leasing from Landlord a portion of the following premises: 1656 sq. ft. of 14 S. Hickory St., Frankfort, IL 60423.

3. Term of Lease. This lease begins on 9/1/2014 and ends on 8/31/2017. *open ended*

4. Rent. Tenant will pay rent in advance on the 1st of each month. Tenant's first rent payment will be on 9/1/2014 according to the following schedule:

9/1/2014-8/31/2015	██████████	per month
9/1/2015-8/31/2016	██████████	per month
9/1/2016-8/31/2017	██████████	per month

5. Option to Extend Lease. At this time, there will be an option to extend the lease.

6. Security Deposit. Tenant has deposited ██████████ with Landlord as security for Tenant's performance of this lease. Landlord will refund the full security deposit to Tenant within 14 days following the end of the lease if Tenant returns the premises to Landlord in good condition (except for reasonable wear and tear) and Tenant has paid Landlord all sums due under this lease. Otherwise, Landlord may deduct any amounts required to place the premises in good condition and to pay for any money owed to Landlord under the lease.

7. Improvements by Landlord. Tenant accepts the premises in "as is" condition. No such failure to give possession shall affect the obligations of Tenant under this lease.

8. Improvements by Tenant. Tenant may make alterations and improvements to the premises after obtaining the Landlord's written consent. At any time before this lease ends, Tenant may remove any of Tenant's alterations and improvements, as long as Tenant repairs any damage caused by attaching the items to or removing them from the premises.

9. Tenant's Use of Premises. Tenant will use the premises for the following business purposes: general retail. Tenant may also use the premises for purposes reasonably related to the main use.

10. Landlord's Representations. Landlord represents that:

- A. At the beginning of the lease term, the premises will be properly zoned for Tenant's stated use and will be in compliance with all applicable laws and regulations.
- B. The premises have not been used for the storage or disposal of any toxic or hazardous substance, and Landlord has received no notice from any government authority concerning removal of any toxic or hazardous substance from the property.

11. Utilities and Services. Tenant will pay their proportionate share of the following utilities and services that are not separately metered to Tenant:

- Water
- Electricity
- Gas

12. Maintenance and Repair of Common Areas. Landlord will maintain and make all necessary repairs to the common areas of the building and adjacent premises and keep these areas safe and free of trash.

13. Maintenance and Repair of Leased Premises. Landlord will maintain and make all necessary repairs to the building in which the leased premises are located. Tenant will maintain and repair the leased premises and keep the leased premises in good repair.

14. Insurance.

A. Landlord will carry fire and extended coverage insurance on the building.

B. Tenant will carry public liability insurance, which will include Landlord as a party insured. The public liability coverage for personal injury will be in at least the following amounts:

- \$_____ per occurrence.
- \$_____ in any one year.

C. Landlord and Tenant release each other from any liability to the other for any property loss, property damage, or personal injury to the extent covered by insurance carried by the party suffering the loss, damage, or injury.

D. Tenant will give Landlord a copy of all insurance policies that this lease requires Tenant to obtain.

15. Taxes.

A. Tenant will pay all personal property taxes levied and assessed against Tenant's personal property.

16. Subletting and Assignment. Tenant will not assign this lease or sublet any part of the premises without the written consent of Landlord. Landlord will not unreasonably withhold such consent.

17. Damage to Premises.

A. If the premises are damaged through fire or other cause not the fault of the Tenant, Tenant will owe no rent for any period during which Tenant is substantially deprived of the use of the premises.

B. If Tenant is substantially deprived of the use of the premises for more than 90 days because of such damage, Tenant may terminate this lease by delivering written notice of termination to Landlord.

18. Notice of Default. Before starting a legal action to recover possession of the premises based on Tenant's default, Landlord will notify Tenant in writing of the default. Landlord will take legal action only if Tenant does not correct the default within ten days after written notice is given or mailed to the Tenant.

19. Quiet Enjoyment. As long as Tenant is not in default under the terms of this lease, Tenant will have the right to occupy the premises peacefully and without interference.

20. Eminent Domain. This lease will become void if any part of the leased premises or the building in which the leased premises are located are taken by eminent domain. Tenant has the right to receive and keep any amount of money that the agency taking the premises by eminent domain pays for the value of Tenant's lease, its loss of business, and for moving and relocation expenses.

21. Holding Over. If Tenant remains in possession after this lease ends, the continuing tenancy will be from month to month.

22. Mediation and Possible Litigation. If a dispute arises, the parties will try in good faith to settle it through mediation conducted by a mediator to be mutually selected.

The parties will share the costs of the mediator equally. Each party will cooperate fully and fairly with the mediator and will attempt to reach a mutually satisfactory compromise to the dispute. If the dispute is not resolved within 30 days after it is referred to the mediator, either party may take the matter to court.

23. Entire Agreement. This is the entire agreement between the parties. It replaces and supersedes any and all oral agreements between the parties, as well as any prior writings.

24. Successors and Assignees. This lease binds and benefits the heirs, successors, and assignees of the parties.

25. Notices. All notices must be in writing. A notice may be delivered to a party at the address that follows a party's signature or to a new address that a party designates in writing. A notice may be delivered:

- (1) in person
- (2) by certified mail, or
- (3) by overnight courier.

26. Governing Law. This lease will be governed by and construed in accordance with the laws of the state of Illinois.

27. Counterparts. The parties may sign several identical counterparts of this lease. Any fully signed counterpart shall be treated as an original.

28. Modification. This lease may be modified only by a writing signed by the party against whom such modification is sought to be enforced.

29. Waiver. If one party waives any term or provision of this lease at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this lease, that party retains the right to enforce that term or provision at a later time.

30. Severability. If any court determines that any provision of this lease is invalid or unenforceable, any invalidity or unenforceability will affect only that provision and will not make any other provision of this lease invalid or unenforceable, and shall be modified, amended, or limited only to the extent necessary to render it valid and enforceable.

Dated 10/1/14

LANDLORD

LaSalle St. Services, LLC VIII
at 940 N. Industrial Drive
Elmhurst, IL 60126

BY: [Signature]
Daniel J. Schlosser, CFO

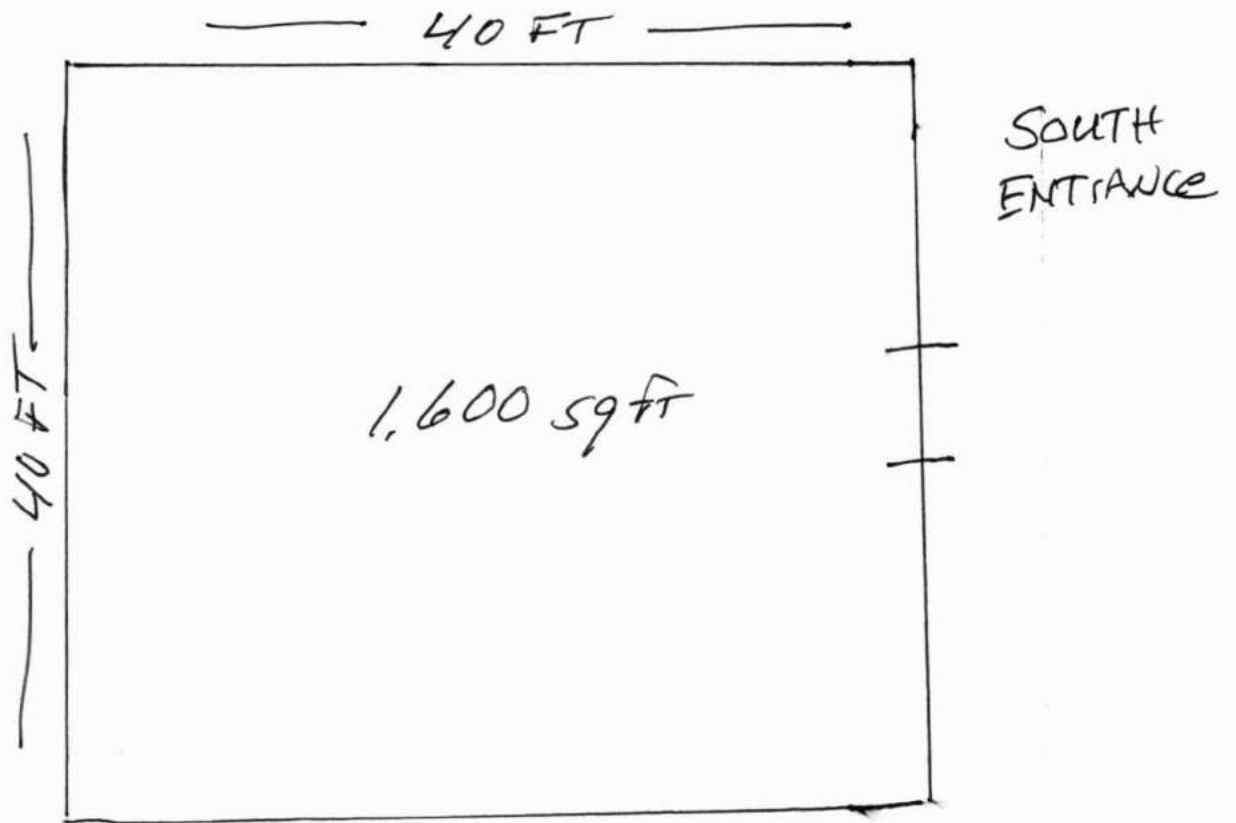
TENANTS

Bokay Flowers
Frankfort, IL 60423

BY: [Signature]
Cindy Morgan, Owner

BY: [Signature]
Becky Dees, Owner

STUDIO C & FAA SPACE



RECEIVED

By Mike Schwarz at 12:58 pm, Mar 21, 2022



PROCESS ART MONDAYS

Instructor: Katie Stempniak

Every Monday
starting March 7

6:00—7:30 pm

6th—12th grade

Free for Members



DRAWING BASICS FOR KIDS

Instructor: Lisa Podlesak

Tuesdays : April 5,
12 and 19

5:00—6:00 pm

5th - 8th Grade

\$60.00 (FAA Members get 5% off)



INTRO TO WATERCOLOR—ADULTS

Instructor: Barb Stevens

Wednesdays: April 6, 13, 20, 27

1:00—2:30 pm

\$25.00 per class (FAA Members get 5% off)



PAINT LAB FOR KIDS

Instructor: Lisa Podlesak

Wednesdays : April 6, 13, 20

5:00—6:00 pm

3rd - 8th Grade

\$60.00

(FAA Members get 5% off)



RELAXING RHYTHMS DRUM CIRCLE

Instructor: Dawn Wrobel

Thursday, April 14
and May 12

3:00—4:00 pm &
6:30—7:30 pm

(both options offered on both dates)

Ages 16+

\$15.00 (FAA Members get 5% off)



TRUSELF EMPOWERMENT NATURE SERIES

Instructor: Gina Marie Slager

Tuesdays starting May 3 for ten weeks

4:30—5:45 pm

Ages 10-14

\$260.00 (FAA \$260.00 (Members get 5% off)



Register at
www.frankfortarts.org

Classes held at Studio C—NW corner of
Nebraska & Hickory, Downtown Frankfort

Project: Olde Frankfort Mall – Building Addition
Meeting Type: Workshop
Requests: Variations, Special Uses, Final Plat of Re-subdivision
Location: 15 Ash Street
Subdivision: Bowen’s Subdivision of Blocks 1, 12 & 13
Applicant: SHI NAPS, LLC
Prop. Owner: same
Representative: Joe Napoli

Site Details

Parcel Size: 12,565.3 square feet (0.29 acres)
PIN(s): 19-09-28-208-003-0000
Existing Zoning: H-1 (Historic District)
Prop. Zoning: N/A
Buildings / Lots: 1 building, 2 lots

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Bowling Alley/Retail	Mixed Use	H-1
North	Park	Parks/Open Space	H-1
South	Commercial	Mixed Use	H-1
East	Commercial	Mixed Use	H-1
West	Commercial	Mixed Use	H-1

Figure 1. Location Map



Project Summary

The owner of the property located at 15 Ash Street, commonly known as the Olde Frankfort Mall or the Frankfort Bowl building, seeks to construct a building addition. The building addition would be added to the east and north façades of the building (White Street and Kansas Street, respectively), leaving the rest of the existing building intact, except for removing the exterior blue/green staircase on the north façade that serves the bowling alley. The 1st floor interior layout of the existing building would be reconfigured slightly to create more “usable” tenant spaces in terms of tenant space size and configuration. The 2nd floor layout for the bowling alley would remain largely unchanged. The proposed “L-shaped” building addition would be three (3) stories tall, measuring 45’ 4” at its highest, exceeding the maximum permitted building height of 35’ and thus requiring a variation. There is a basement beneath the existing building that would remain in place. The proposed building addition would not have a basement, although some new subgrade staircases and ramps would be provided. The total gross floor area of the *existing* building (2 floors) is approximately 13,746 square feet, not including the basement which is an additional 6,873 square feet. Each floor of the proposed addition would measure approximately 5,260 square feet, adding a total gross floor area of 15,780 square feet to the building. The resulting building after the addition would have a combined gross floor area of 29,526 square feet (not including the existing basement). The existing

building is situated on two underlying lots, which must be combined as part of the proposed building addition, thus requiring a Preliminary and Final Plat of Resubdivision. As currently proposed, several other variations would be required for the building addition, listed within this report. The total variations needed may increase or decrease as the plans evolve. The project will require review by the Plan Commission as a workshop (or several workshops) and then as a public hearing. Since the property is located within the H-1 zone district, the project would subsequently require review by the Historic Preservation Commission, to obtain a Certificate of Appropriateness for the architecture and building materials. Finally, the project would require final action by the Village Board.

Attachments

1. 2019 Aerial Photograph, Village of Frankfort GIS (1:1,500)
2. Zoning Map (surrounding area)
3. Aerial Photograph, isometric image (Google Maps)
4. County tax map
5. Applicant responses to variation Findings of Fact, received 3.30.22
6. 2016 Downtown Parking Evaluation, prepared by Sam Schwartz, Transportation Consultants
7. Pictures of site, taken by staff 3.17.22
8. Plat of Survey, received 1.26.22
9. Plat of Resubdivision, received 1.26.22
10. Concept Presentation (Site Plan, Floor Plans, Building Elevation Drawings), received 3.30.22

Analysis

Land Use

1. The property is zoned H-1, Historic District. This zone district is primarily intended to “preserve and enhance the historic downtown commercial area”. Although mostly a commercial district by nature, residential dwelling units may be permitted above the first floor by-right. The applicant has listed the permitted and special uses available in the H-1 zone district on Sheet 3 of the Concept Presentation.
2. The existing building and proposed addition would contain multiple uses, including restaurant, retail and possibly residential uses. The floorplan for the 1st floor illustrates a restaurant use, which would require a special use permit in the H-1 zone district. The other uses for tenants A-D are not specified but are assumed at this point to be used for general retail. However, it’s also possible that these tenant spaces might also be used for carry-out restaurants, salon/spa/massage or other personal service establishments. Depending on the specific uses proposed, additional special use permits may be required. The 2nd and 3rd floor floorplans illustrate 5 tenants on each floor; the applicant has not indicated whether these tenants would be retail, office or residential uses.
3. The existing uses within the Olde Frankfort Mall include the bowling alley and a mix of retail uses, including a coffee shop. The bowling alley utilizes the entire second floor of the existing building. Bowling alleys are considered “indoor entertainment” uses, which require a special use permit in the H-1 zone district. The historic bowling alley predates the Zoning Ordinance requirement of a special use permit. As part of the proposed addition, the Village may wish to retroactively approve a special use permit for the existing bowling alley. In 2019, a special use permit was granted for the coffee shop (now Grounded Coffee Bar), which is classified as a carry-out restaurant (Ord-3185).

Site Plan

The proposed building addition maximizes the use of the property. The size of the parcel is 12,565.3 square feet (0.29 acres). The footprint of the existing building is 6,873 square feet and the footprint of the proposed addition is 5,260 square feet. The total building footprint would be 12,133 square feet, resulting in a lot coverage of 96.6%. There is no maximum building coverage or maximum impervious lot coverage in the H-1 zone district. Since the property has three (3) road frontages, Kansas Street is considered the *front yard*, Ash and White streets are considered *corner side yards* and the south property line is considered a *side yard*.

A summary of the dimensional standards is as follows. Red text denotes the requirement of a variation.

Table of Density, Dimensions and other Standards Chart (excerpt)							
H-1 Zone	Lot Size (min SF)	Front Yard Setback (Kansas)	Front Yard Landscaping (Kansas)	Corner Side Yard Setback (Ash & White)	Corner Side Yard Landscaping (Ash & White)	Side Yard Setback (south)	Max Bldg. Height
Requirement	5,000.0	0'	Required	10'	Required	5'	35'
Existing	12,565.3	12'	None	3' 11" & 29'	None	0'	27'10"
Proposed	12,565.3	0'	None	5' 1 3/4" & 0'	None	0'	45'4"

1. A 10' corner side yard setback is required along the frontages of both Ash Street and White Street. The existing building is set back 3' 10" from the property line along Ash Street and approximately 29' from the property line along White Street. The proposed addition will be constructed 5' 1 3/4" from Ash Street and 0' from White Street, requiring a variation for each.
2. A 5' side yard setback is required along the south property line. The existing building is set back 0' from this side property line. However, the proposed addition would be constructed approximately 1' from the side property line, requiring a variation.
3. There is an existing trash enclosure with PVC fencing and a slatted chain link fence gate located on the east side of the building adjacent to White Street. This enclosure would be removed as part of the proposed building addition. The proposed building would contain an indoor trash/receiving room in approximately the same location as the existing outdoor trash enclosure.
4. Sheet 3 of the site plan illustrates a general area of outdoor dining, located on the sidewalk near the northeast corner of the building, within the Kansas Street right-of-way. Outdoor dining within the public right-of-way has been permitted in other areas of the Downtown. Recent examples include Fat Rosie's, Francesca's and Trails Edge. Outdoor dining within the right-of-way would require a special use permit as well as a lease agreement with the Village. Outdoor seating areas must be enclosed by a fence or wall at least 3' in height and must leave at least a 5' wide portion of sidewalk unobstructed (Page 86 of the Zoning Ordinance).

Building Materials/Architecture

Building materials and architecture is regulated by the Zoning Ordinance, under the purview of the Plan Commission, and by the Historic Preservation Ordinance (Ord-3261), under the purview of the Historic Preservation Commission (HPC). The Plan Commission shall first offer architectural comments during the workshop and public hearing, and changes to the building elevations may be required. The proposal will then subsequently be reviewed by the HPC, which may require additional changes prior to issuing a Certificate of Appropriateness. Finally, the proposal will proceed to the Village Board for final action. Staff offers the following comments:

1. The architecture for the proposed building addition can be described as Italianate. The addition employs the following Italianate features: two-three stories tall, overhanging eaves, tall narrow windows with arches above, brick construction, wide cornices, a raised one-story porch, decorative pediments and decorative woodwork.
2. The primary building material is brick, using three different types/colors of brick for the addition. There are several accents of various materials, including cast stone sills and medallions, a cast stone pediment, LP Smartside panel (a durable wood composite), wood-stained doors and abundant window area. The building is varied in height to break up the massing on all three new façades and is further articulated with projecting elements such as masonry piers and an entry canopy facing Kansas Street. Decorative wall sconces provide accent lighting.

3. New façades would be added to the east (White Street) and north (Kansas Street) sides of the building as part of the proposed building addition. The west façade (Ash Street) would have newer materials for the building addition, while the façade of the existing building would be refurbished, retaining some of the original elements & materials.
4. The southern rear (technically side yard) façade would not be changed, although the applicant is considering removing the projecting A/C wall units and relocating them on the rooftop. If so, the wall unit holes would be re-bricked.
5. The proposed new façades, or changes to the existing façade, are intended to complement the original building and the surrounding buildings in the historic downtown.
6. The exterior stairway serving the 2nd floor bowling alley would be removed and replaced with the building addition. The stairway would be replaced by two new interior stairways and an elevator, which would also serve the 3rd floor of the building addition.
7. The proposed building addition shall be compatible with other adjacent properties, regarding texture, massing and scale (Article 7, Section A, Part 8). A comparison drawing has been included with the building elevation drawings, comparing the height of the proposed building addition with the existing Trail's Edge building and Wright building, both located on Kansas Street. Kansas Street climbs slightly when traveling from east to west, which helps balance the visual appearance of the proposed 3-story building addition, since the building addition would be located on lower ground than the existing buildings to the west.
8. The H-1 zone district allows a maximum building height of 35', when measured from the building top of foundation to the highest part of the roof. The proposed building addition would measure approximately 45' 4" tall, requiring a variation.
9. Mechanical units have not been identified on the building elevation drawings or on the site plan, although it is assumed that the units will be mounted on the rooftop. Rooftop mechanical units must be screened from view of the public right-of-way using parapet walls (Article 7, Section A, Part 3, (c)).

Parking

1. Article 6, Section C, Part 3 (g)(6) states, *"The Village Board has determined that it may be unreasonable and impractical for individual building uses within the historic district to provide auxiliary parking facilities on site. Parking facilities to accommodate the requirements of the uses within the designated area may best be provided by the Village in public parking areas developed in compliance with a general plan of parking facilities. Therefore, any new building or structure, or any expansion to an existing building, or any change in use to a use which requires additional parking as compared to the original use, may be relieved from providing the normally required off-site parking through the approval of a variation. The Village Board may require, as a condition of the variation approval, compensation toward a public parking area. Shared parking is also encouraged in this district"*. Since most of the proposed tenants are undefined, the required parking for the property cannot be calculated. However, the absence of any off-street parking spaces would require a variation from the parking requirements when they are determined.
2. As noted, the proposed tenants have not all been identified at this time. At a minimum, the building would contain the existing bowling alley, a restaurant and retail uses. It may also contain residential uses, personal services establishments and other uses as listed on page 3 of the Concept Presentation. Some of the proposed uses would be permitted by-right, such as residential uses above the 1st floor. Other uses would require a special use permit, which would be applied for later. To assess the future parking demands of the building as noted on page 3, staff lists the following potential permitted uses and special uses and their parking requirements:

Use	Parking Requirement	Permitted or Special Use
Bakery (grocery store)	1 space for every 200 square feet of gross floor area plus 1 space for each employee during the largest working shift.	Special Use
Bed and Breakfast	1 parking space for each guest room.	Special Use
Bowling Alleys	5 spaces for each lane, plus 1 space for each employee during the largest working shift.	Special Use
Convenience store	1 space for every 150 square feet of gross floor area.	Special Use
Dry Cleaners	1 space for every 200 square feet of gross floor area, plus 1 space for each employee during the largest working shift.	Permitted
Dwelling units above the 1st floor	2 spaces per dwelling unit, plus 0.5 spaces for each 1,200 square feet of dwelling unit.	Permitted
Hotel/Motel	1 space for each room, plus 2 spaces for each 3 employees, plus 1 space for each 3 persons of maximum capacity of each meeting/banquet room.	Special Use
Indoor recreation and entertainment	1 space for every 4 patrons based upon the maximum occupancy of the facility, plus 1 space for each employee during the largest working shift.	Special Use
Massage Establishment	1 space for each 200 square feet of gross floor area, plus 1 space for each employee during the largest working shift.	Special Use
Microbrewery/Distillery/Winery with sampling area	1 space for every 500 square feet of gross floor area dedicated to brewing & operations, plus 1 space for each 1,000 square feet of gross floor area dedicated to sampling area, retail display, customer seating and other non-production areas.	Special Use
Office, Business/professional	1 space for every 200 square feet of gross floor area.	Permitted
Office, Healthcare	3 spaces for each exam room, plus 1 space for each employee during the largest working shift.	Permitted
Personal Service (salon, etc.)	1 space for each 200 square feet of gross floor area, plus 1 space for each employee during the largest working shift.	Permitted
Restaurant (full service)	1 space for each 100 square feet of gross floor area, plus 1 space for each employee during the largest working shift.	Special Use
Restaurant (carry out)	1 space for each 75 square feet of gross floor area, plus 1 for each 2 employees during the largest working shift.	Special Use
Restaurant (outdoor seating area)	Same as the type of restaurant/tavern it serves.	Special Use
Retail sales under 5,000 SF	1 space for every 250 square feet of gross floor area, plus 1 space for each employee during the largest working shift.	Permitted
Retail sales over 5,000 SF	1 space for every 250 square feet of gross floor area, plus 1 space for each employee during the largest working shift.	Special Use
Tavern	1 space for every 100 square feet of gross floor area, plus 1 space for each employee during the largest working shift.	Special Use
Vacation Rental	1 space for each guest room	Special Use

3. As noted under #1 above, any new building or expansion to an existing building in the H-1 zone district may be relieved from providing the required on-site parking through the approval of a variation the Zoning Ordinance. The variation for the required parking should be based upon several factors, including:
 - a. The availability of nearby public parking lots
 - b. The availability of nearby private parking lots
 - c. The availability of nearby on-street parking
 - d. The viability of shared parking between uses
 - e. Use of alternative transportation, such as bicycles
4. The site is currently served by a combination of on-site parking, on-street parking and nearby public parking lots. The subject property contains 4 on-site parking spaces near White Street, which would be removed upon completion of the building addition. There are 10 angled parking spaces within the right-of-way of Kansas Street and 3 parallel parking spaces within the right-of-way of Ash Street; these spaces would remain in-place.
5. In 2016, a parking analysis was performed of the downtown by Sam Schwartz, Transportation Consultants. The report (attached) provides the location of on-street parking, public parking lots and private parking lots, with the total number of parking spaces noted for each. The parking analysis concluded that there is no shortage of parking within the downtown. In particular, the public parking lots east of White Street between Elwood Street and Kansas Street are underutilized.
6. Parking for the site would be provided within the right-of-way of nearby streets and several nearby public parking lots. Within 300' of the subject property, there are five public parking lots, containing a total of 358 public parking spaces (page 3 of the Schwartz parking analysis). Also within 300', there are a total of 76 on-street public parking spaces provided along Kansas, Ash, Nebraska and White streets.
7. The Village retains the right to request a traffic study (Article 7, Section A, Part 3, (b)(4), if desired.
8. In the event that a variation is granted for relief of the parking requirements, staff recommends including a condition of approval requiring the installation of several decorative bicycle racks on or near the subject property.

Loading

1. Loading spaces are required for the proposed development and is calculated using the gross floor area of each use (Article 7, Section B, Part 4). However, because all uses within the building are not yet defined, it is impossible to calculate the required number of loading spaces. Loading spaces must measure at least 12' x 50' and be located on the subject property. There are no loading spaces illustrated on the site plan, nor on any adjacent public right-of-way, which would require a variation.
2. It should be noted that loading for many, if not most, of the existing businesses within the downtown occurs within downtown street rights-of-way between 7 am and 9 am. Most businesses within the downtown are not open before 9 am.
3. There is an existing parking/loading space located within the existing asphalt drive at the northwest corner of the site, with access to Ash Street. This parking/loading area would be removed upon completion of the building addition.
4. Upon completion of the building addition, a remnant curb cut would be left within the right-of-way of White Street, measuring approximately 45' long by 7' wide. Discussion is encouraged as to whether this curb cut should be removed and restored to provide landscaping/street trees or possibly left in place and used as a loading area for the building. The receiving/trash room within the building is located directly adjacent to the existing curb cut and it may be convenient to leave it in place for trash removal and/or loading.

Landscaping

1. There are no existing trees or landscaping on the subject property itself. The Landscape Ordinance requires parkway (street) tree plantings at a rate of 1 tree for every 35' feet of lineal frontage. Street trees, by definition, shall be located within the road right-of-way, between the curb/shoulder of the road and the private property line. The street tree requirement is activated for redevelopment projects that increase the footprint of the building by more than 25%, as in this case. The Kansas Street frontage is 145.6', requiring 5 street trees, whereas there are 4 existing. The Ash and White Street frontages are both 86.3' long, requiring 3 street trees each, whereas only 1 is provided on each frontage. As the Landscape Ordinance is not part of the Zoning Ordinance, a variation cannot grant relief. The two mature street trees along Kansas Street should be preserved as part of the proposed development. At least one of these trees (a sycamore) is a "preservation tree", as defined in Appendix E of the Landscape Ordinance. If preservation trees are removed, they must be mitigated on-site. Alternatively, the Village may require a cash-in-lieu based on the caliper of the tree(s) being removed per §158.07 D (7)(a) of the Landscape Ordinance.
2. The Zoning Ordinance requires that the front and corner side yard setbacks in the H-1 zone district be "...devoted to living landscape materials". The applicant is not proposing landscaping within any of the setbacks, requiring three variations for the two corner side yards and one front yard.

Lighting

1. A lighting plan has not been submitted, although the project would only include wall-mounted lights and not freestanding light poles. A photometric plan will eventually be required, along with manufacturer specifications of the wall-mounted lights to evaluate brightness.

Preliminary Engineering

1. The site is currently served by Village water, sanitary and storm utilities. Per a cursory review by Robinson Engineering, on-site stormwater detention would not be required. Any engineering review work is expected to be minor. The existing water, sanitary and stormwater mains around this block have the capacity to serve the demand from the proposed building addition.

2019 Comprehensive Plan

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

Chapter 3: Social & Cultural Vibrancy

Goal 3.1 (Priority C): Strengthen Frankfort's social capital by engaging with and connecting a diverse network of citizens to maintain a strong sense of community. It could be argued that a significant investment within the downtown would enforce a strong sense of community, by increasing foot traffic and attracting more Village residents and non-residents to the downtown.

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

Chapter 4: Green Initiatives

Goal 4.8 (Priority A): Where possible, encourage infill development and adaptive reuse. The proposed building addition would be considered infill development, being placed on underutilized space currently paved with asphalt and surrounded by development. The existing portion of the building containing the historic bowling alley would

remain in place, while the ground floor would be reconfigured for a restaurant and other commercial tenants, thereby “reusing” the existing building.

Chapter 7: Economic Prosperity

Goal: Maintain and enhance downtown Frankfort as a successful and vibrant corridor for residents, local business and visitors. The proposed building addition would add commercial real estate to the heart of the downtown, creating momentum for more development in the area. If all or a portion of the 2nd and 3rd floors of the addition are developed for residential, these residents would be more likely to shop at the local businesses within walking distance.

Chapter 9: Downtown Frankfort

Downtown Commercial Core Recommendations:

- *Maintain the Village’s strong architectural and design standards to retain the areas charm and character. Within the Historic Core Business District, maintain the existing scale (two-stories, three stories maximum), character (use quality building materials) and style (traditional but diverse).*
- *Seek qualified mixed-use developers to build on or renovate existing structures on key opportunity sites within the downtown core.*

The subject property is specifically highlighted on page 91 of the Comprehensive Plan as an “opportunity site” for renovation/redevelopment. The proposed infill development would maintain the downtown’s architectural design standards and complement other older and newer buildings within the downtown. As proposed, the building would house a mix of uses, one of the recommendations listed above. It’s worth noting that the Comprehensive Plan stated that 3-story buildings would be appropriate in the downtown, although a 3-story building would likely require a variation to exceed the 35’ height maximum in the H-1 zone district.

Requests – Summarized

Variations:

The nine (9) variations, summarized, are as follows:

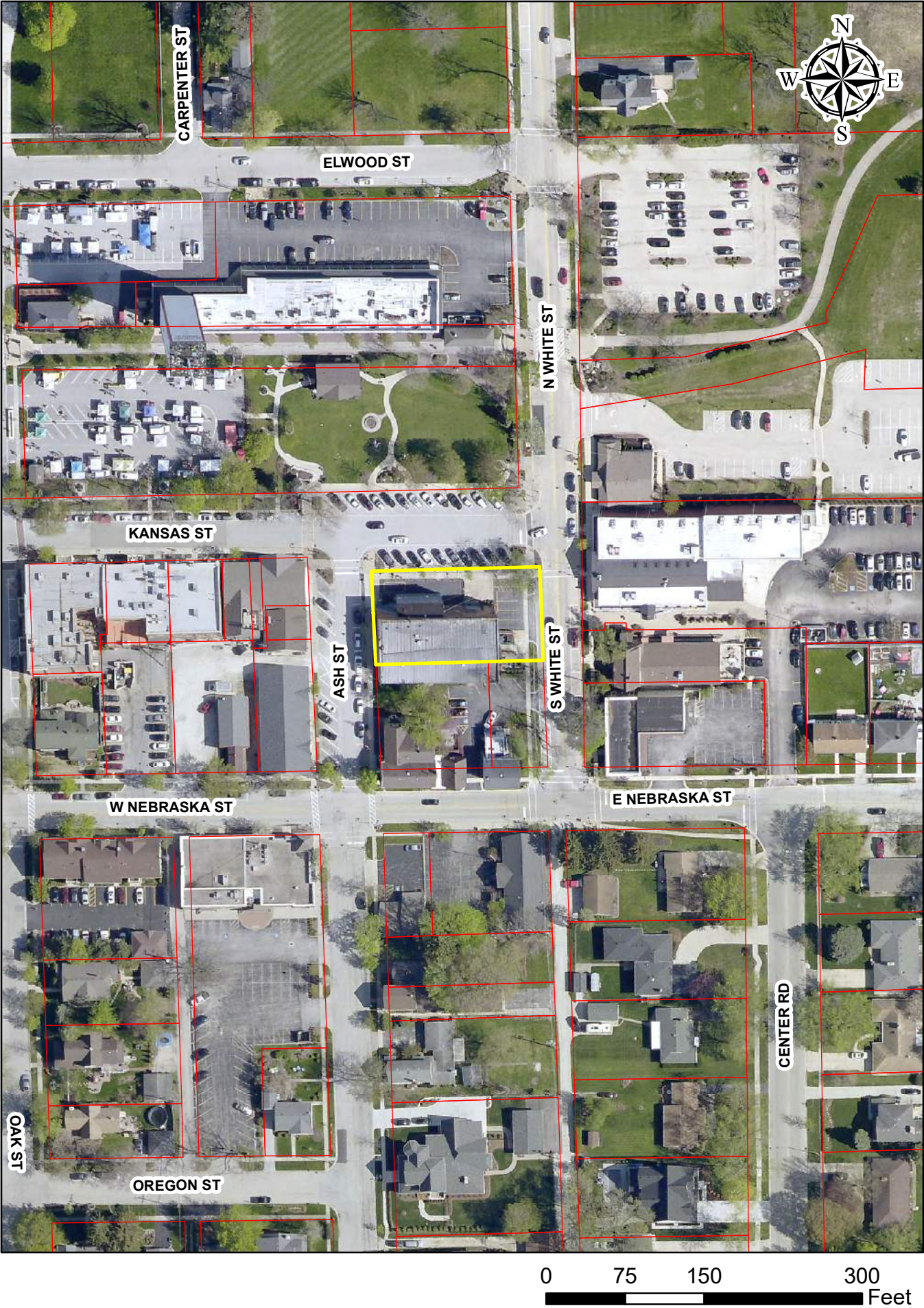
1. Front Yard of Kansas Street shall be landscaped; none proposed (Article 6, Section C, Part 3 (g)(1))
2. Corner Side Yard of Ash Street shall be landscaped; none proposed (Article 6, Section C, Part 3 (g)(2)).
3. Corner Side Yard of White Street shall be landscaped; none proposed (Article 6, Section C, Part 3 (g)(2)).
4. Minimum 10’ Corner Side Yard setback required from Ash Street, with 3’ 11” proposed (Article 6, Section C, Part 1).
5. Minimum 10’ Corner Side Yard setback required from White Street, with 0’ proposed (Article 6, Section C, Part 1).
6. Minimum 5’ Side Yard setback required from the south property line, with 0’ proposed (Article 6, Section C, Part 1).
7. Maximum building height of 35’ is permitted, with 45’ 4” proposed (Article 6, Section C, Part 1).
8. Relief of all required parking for a building within the H-1 zone district (Article 6, Section C, Part 3 (g)(6)).
9. Relief of all required loading (Article 7, Section B, Part 4).

Special Use Permits:

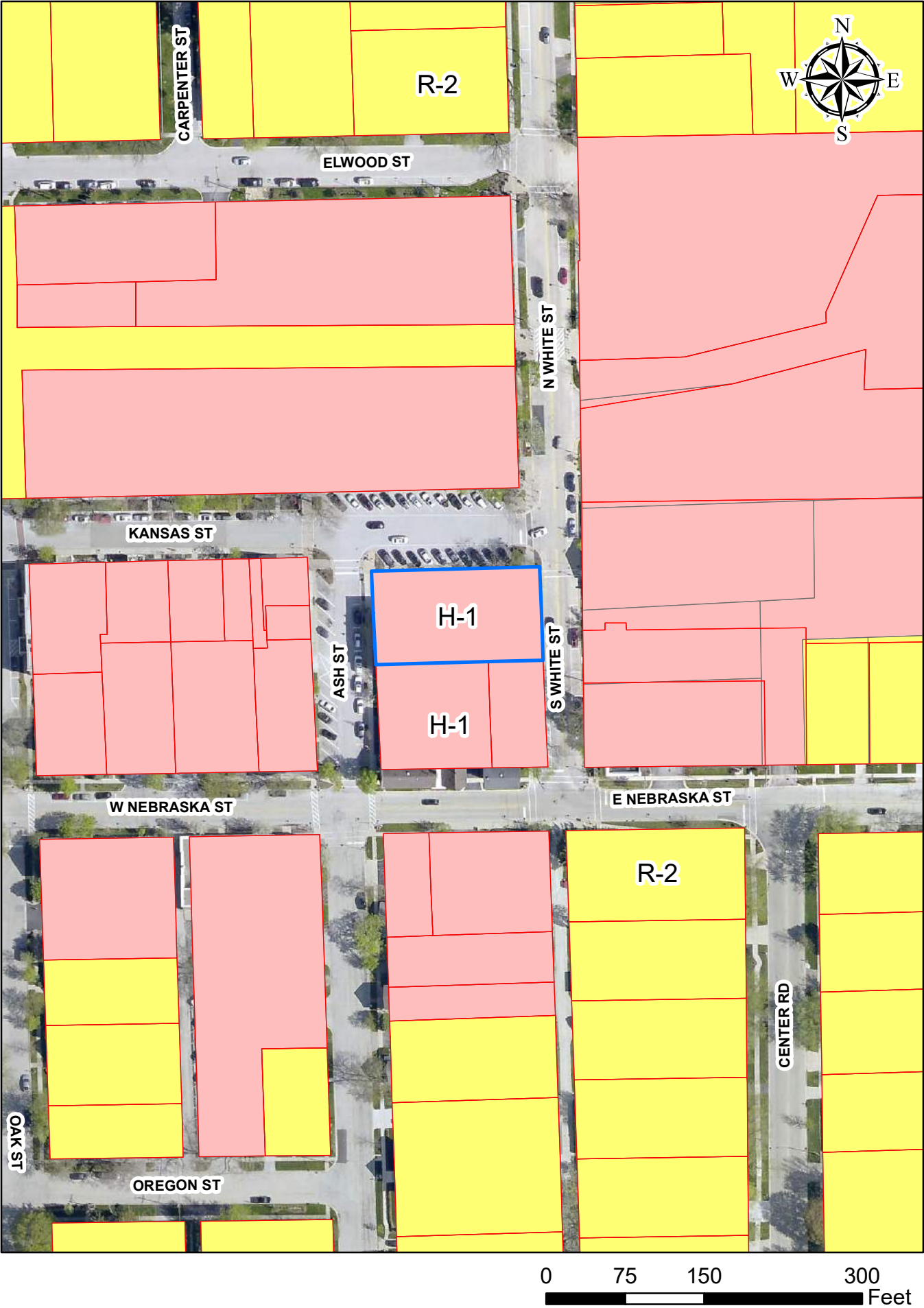
The two (2) special use permits, summarized, are as follows:

1. Restaurant (full-service) in the H-1 zone district.
2. Outdoor seating associated with a full-service restaurant within the right-of-way.

15 Ash Street - Olde Frankfort Mall



Zoning Map







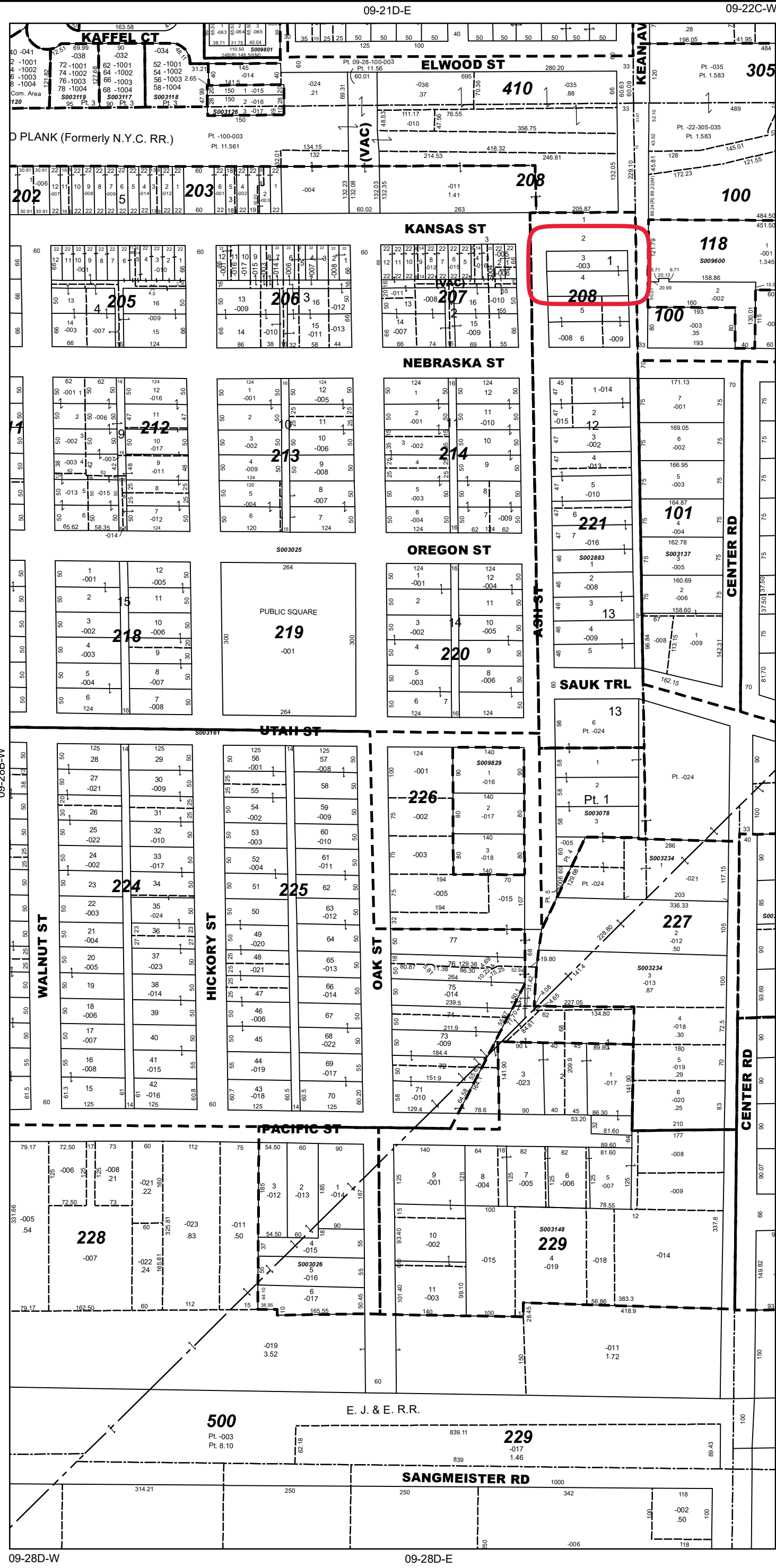
Jennifer Bertino-Tarrant
County Executive
Rhonda R. Novak
Supervisor of Assessments

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Will County, Illinois

Tax Assessment Map
Revised for the 2021 Assessment
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Map Page 09-28B-E
Frankfort Township
E. 1/2 N.E. 1/4 Sec. 28 T.35N. R.12E.



- Subdivision List
- S002883
Bowen's Sub of Blks. 1, 12 & 13
 - 2-69
 - S003025
Original Town of Frankfort
 - 2-45
 - S003026
R. W. Fredin's Sub
 - 27-50
 - S003078
Holden's Addn. - Pt. Vacated - 2-88
 - S003126
Klepper's Sub
 - 12-47
 - S003148
Lankenaus Addn.
 - 27-54
 - S003161
Mc Donald's Sub
 - 10-43
 - S003234
Proprietors Sub
 - 36-6
 - S009829
Ash Street Sub
 - R2019-066753

1 inch = 200 feet
Plot Date: Jul 08 2021



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

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

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

This Location is a focal point for the Downtown and provides an opportunity to enhance the District. The current exterior of the building does not match the design presence or quality of neighboring structures. The structure needs to be brought up to current standards and requirements for life safety and accessibility.

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

This property was recently purchased by a new Owner who desires to make a significant investment in improving the site and its ability to attract business to the Downtown. The physical state of the current building needs improvement to attract and retain tenants.

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

The essential character of the locality will be enhanced and further the quality of projects in the Community.

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;

Limiting the height of the Building's addition will diminish the opportunities to provide an aesthetically pleasing mixed-use development to this focal block in the District. Further there is a precedent for + 3story buildings in the H-1 District.

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

The conditions for this petition for variation are not directly applicable to other properties in the same zoning classification.

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

The purpose for this variation is not based exclusively upon a desire to make more money, but to the contrary is a significant financial investment by a Frankfort resident interested in improving a long neglected piece of real estate on a prime corner in the Village's Downtown.

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

The alleged difficulty or hardship has not been created by any person or entity. The Owners have an interest in improving their property.

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

Granting this 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. This development is consistent with the Village's vision for having a vibrant, attractive downtown.

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 architectural designer/architect of record has been involved in numerous projects in this locale and is committed to providing: unique structures with site-specific architectural appeal, functional planning, character and value to the Community.

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 impair an adequate supply of air to adjacent property or increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

FRANKFORT DOWNTOWN PARKING EVALUATION

Analysis and Strategies

**Sam
Schwartz**

Transportation
Consultants

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Project Summary

Sam Schwartz Engineering (Sam Schwartz) has conducted a parking study of Downtown Frankfort for the Village of Frankfort, IL. This report represents the methodologies, findings, and recommendations of the study and includes an evaluation of on- and off-street parking conditions, as well as the traffic and pedestrian environment. The process included field surveys for parking supply and demand, online survey, and analyses using statistical data, survey feedback and standards developed by the Institute of Transportation Engineers.

The project focuses on two areas within Downtown Frankfort. The north study area is located north of Old Frankfort Way, and includes a mix of residential and commercial use. The south study area is located south of Elwood Street, and includes the pedestrian core of the community with most of the Village's boutiques and restaurants. Family-friendly events are held in public parking lots or at the Breidert Green Park located within the south study area.

South Study Area

The south study area includes what most would consider the downtown core of historic Frankfort. Included within the study area are several village-owned properties, purchased for commercial redevelopment but previously occupied by residential uses.

Parking in the south study area includes public on-street parking, public off-street parking, and private off-street parking. There are a total of 841 parking spaces in the study area, of which, 639 are public spaces. Included in the 639 public spaces are 449 off-street spaces and 190 on-street spaces. While not located within the study area boundaries, additional on-street parking is located immediately adjacent to the study area and also serves the downtown area.

As a percent, public parking makes up 76 percent of the parking supply in the South Study Area. By industry standard, at least 50 percent of a Downtown parking supply should be public. The Village's effort to provide ample public parking opportunities has resulted in not only a high percentage of public parking spaces, but a generally well-distributed allocation of parking spaces throughout the South Study Area.

Time restricted parking is limited in Downtown, and mostly concentrated on Ash Street. The public parking lots have no time restrictions.

Table 2 shows a summary of the off-street parking supply in the south study area.

TABLE 2: OFF-STREET CAPACITY- SOUTH STUDY AREA

Public Lot	Capacity	Regular Space Capacity	Handicap Space Capacity
Hickory & Nebraska (LaSalle Street Securities Building)	28	26	2
35 W Nebraska (unimproved lot)	34	34	0
Breidert Green Lot (Kansas & Oak)	58	56	2
Chamber Lot (Elwood & Oak)	38	38	0
Trolley Barn Lot (11 S White)	100	97	3
1 N White Street Lot (Former Fox Lumber)	93	88	5
Prairie Lot (7 N White)	73	71	2
Fra-Milco Lot (2 Smith St)	25	25	0
Subtotal	449	435	14
Private Lot/ Owner			
106 W Nebraska	11	10	1
Luscombe Gtl Co (106 Kansas St)	16	16	0
28 W Nebraska St	49	47	2
32 W Nebraska St	20	19	1
3 N Oak St	4	4	0
105 Ash St	4	4	0
Star Vision (4 W Nebraska St)	8	8	0
3 W Nebraska	10	10	0
22 N White St	4	4	0
The Grainery Shops (SWC Elwood & White)	62	61	1
3 E Nebraska St	14	13	1
Subtotal	202	196	6
TOTAL	651	633	18

Parking Occupancy

Parking occupancy surveys of the on-street spaces and off-street parking facilities were conducted throughout the day on four (4) weekdays and a Saturday in March and April 2016. The following lists the days in which parking data is available:

- Tuesday, March 1, 2016
- Wednesday, March 2, 2016
- Thursday, March 3, 2016
- Tuesday, March 22, 2016
- Saturday, April 16, 2016

Our study approach follows the Institute of Transportation Engineer's (ITE) Manual of Transportation Engineering Studies, 2nd Edition. The occupancy surveys were conducted at least once an hour for various time periods between 10:00 AM to 10:00 PM. The objective of the parking counts was to capture typical weekday and weekend parking conditions. Afternoon peak occupancy occurred around the midday lunch period at 1:00 PM, while evening peak occupancy occurred between 6:00 and 8:00 PM.

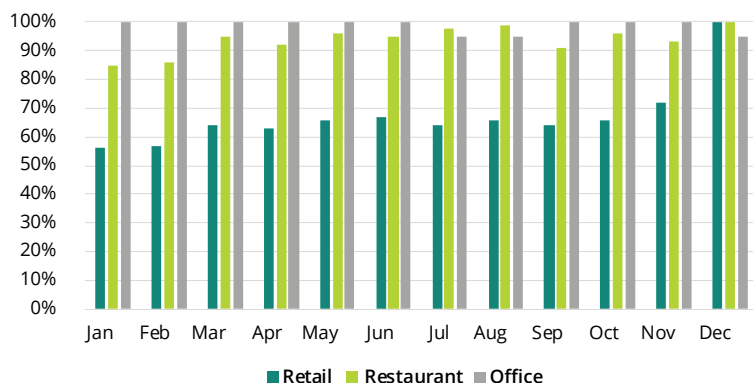
In general, we find only small seasonal variations in typical peak parking demand in a Central Business District. The graph shows monthly demand over a year. Parking in the South Study Area is impacted by weather as it relates to trail and recreational usage, however, so we were sure to capture parking occupancy on a very pleasant warm spring day (April 16, 2016).

Sam Schwartz also compared 2016 parking levels to eight (8) data sets collected from May and June 2015. Generally, peak parking demand occurred at the same times, however, overall demand increased by approximately 7 percent since Spring 2015. The increase in parking demand is likely attributable to the new retail and restaurant space opened in the "Sangmeister Building" at 28 W Kansas Street.

North Study Area

The north study area consists of mostly private parking lots including Frankfort Place, The Square 219 N. White Street Condos, GNC Consulting and Kurtz Funeral Home, as well as some on-street parking along White Street. Any commercial parking lot with access from LaGrange Road only was not included

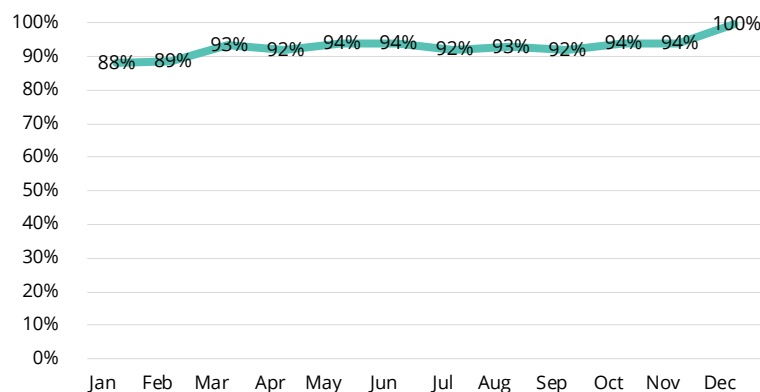
MONTHLY VARIATION IN TYPICAL PARKING DEMAND



Source: Shared Parking, Second Edition, ULI

The graph shows the monthly parking variation estimates in Downtown Frankfort based on weighted factors accounting for the existing land mix in the study area. This would account for development generated parking demand and not event or recreational demands.

ESTIMATED PARKING VARIATIONS IN DOWNTOWN



in the study area. The peak overall parking demand in the study area, occurs between 5:00 and 6:00 PM with 42 percent parking spaces occupied.

Figure 4 (following page) show maps of parking demand during the peak hour of parking usage in the study area on a weekday and weekend.

As the map shows, The Square is the most occupied lot in the area, followed by Frankfort Place, Kurtz Funeral Home, GNC Consulting, and 219 N White Street Condos.

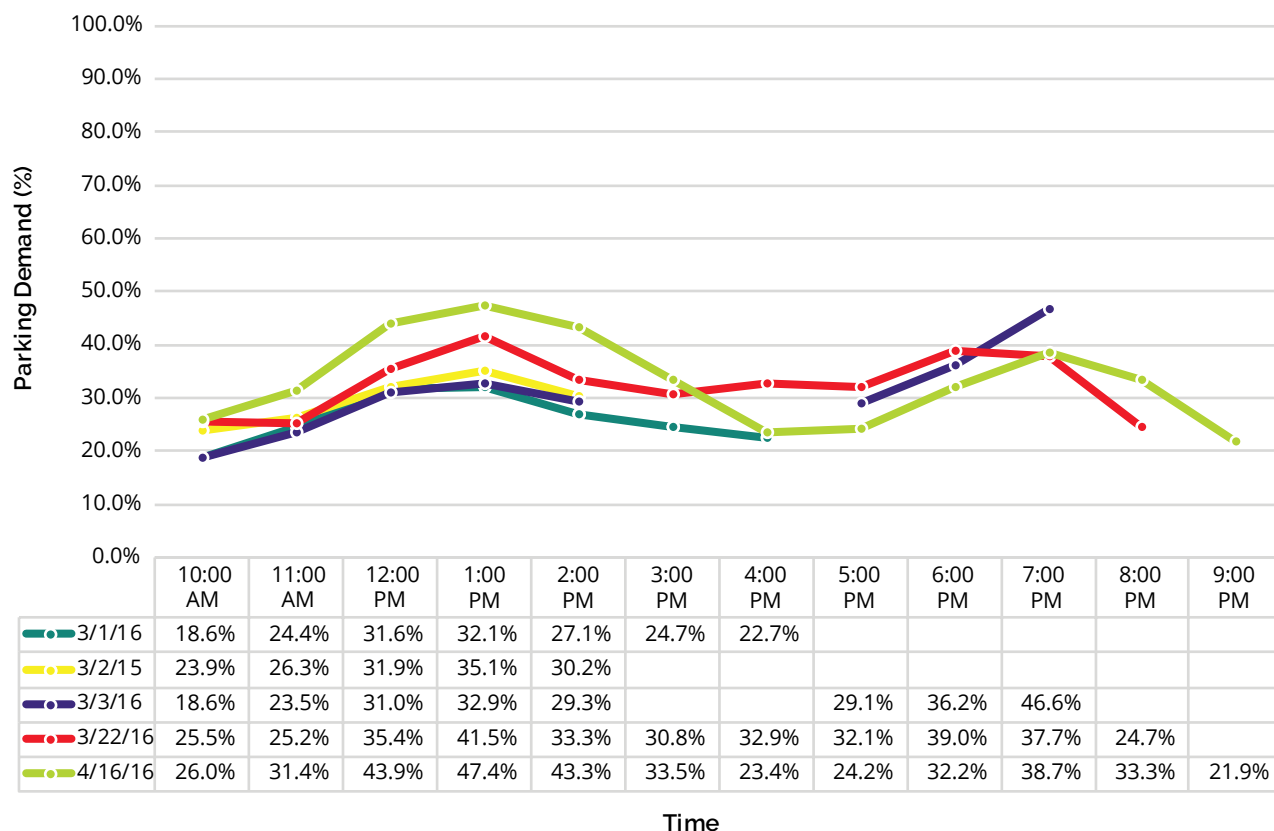
On-street parking demand along White Street between Bowen and South LaGrange Road is low throughout the day. With 13 available parking spaces, peak overall parking demand

was observed to be between 11:00 AM and 12:00 PM with 23 percent parking occupancy. The results of the parking counts show that the individual buildings/sites follow the traditional suburban model with each site providing adequate on-site parking to serve their own parking demand with little usage of any on-street spaces that are available. As such, no further analysis or projections are warranted in the North Study Area.

South Study Area

On-street and off-street public parking occupancies were analyzed together to obtain an overall peak period. Midday peak occupancy occurs at 1:00 PM in the south study area, with an overall public parking demand ranging from 32 percent to 47 percent. During this

DOWNTOWN FRANKFORT PARKING DEMAND SOUTH STUDY AREA



time, the most occupied public lot is Breidert Green Lot at Kansas and Oak. The least occupied lot during the midday peak hour is the Fra-Milco Lot at 2 Smith Street.

Evening peak occupancy in the south study area occurs between 7:00 PM and 8:00 PM, with a public parking demand ranging from 38 percent to 47 percent. The graph on the next page represents public parking demand in the south study area observed throughout the day.

Off-street private parking demands are consistent between 10:00 AM and 2:00 PM, averaging 31 percent occupied parking spaces. When the public parking facilities peak in the evening at 7:00 PM, private parking demand is lower with an average of 22 percent parking spaces occupied.

Figures 5 and 6 on Page 9 spatially illustrate public and private parking demand, respectively, throughout the study area during the overall peak hour.

According to the map, the most occupied public lot in the area is the Breidert Green Lot at Kansas and Oak (+100%), followed by the 35 W Nebraska lot (81%). The least occupied lot is 1 N White Street Lot (Former Fox Lumber site) (5.7%). On-street parking occupancy during the evening peak hour is on average 59 percent occupied over the entire south study area.

Table 3 compares the peak occupancy of weekdays versus weekends.

TABLE 3: DAILY PUBLIC PARKING OCCUPANCY COMPARISON

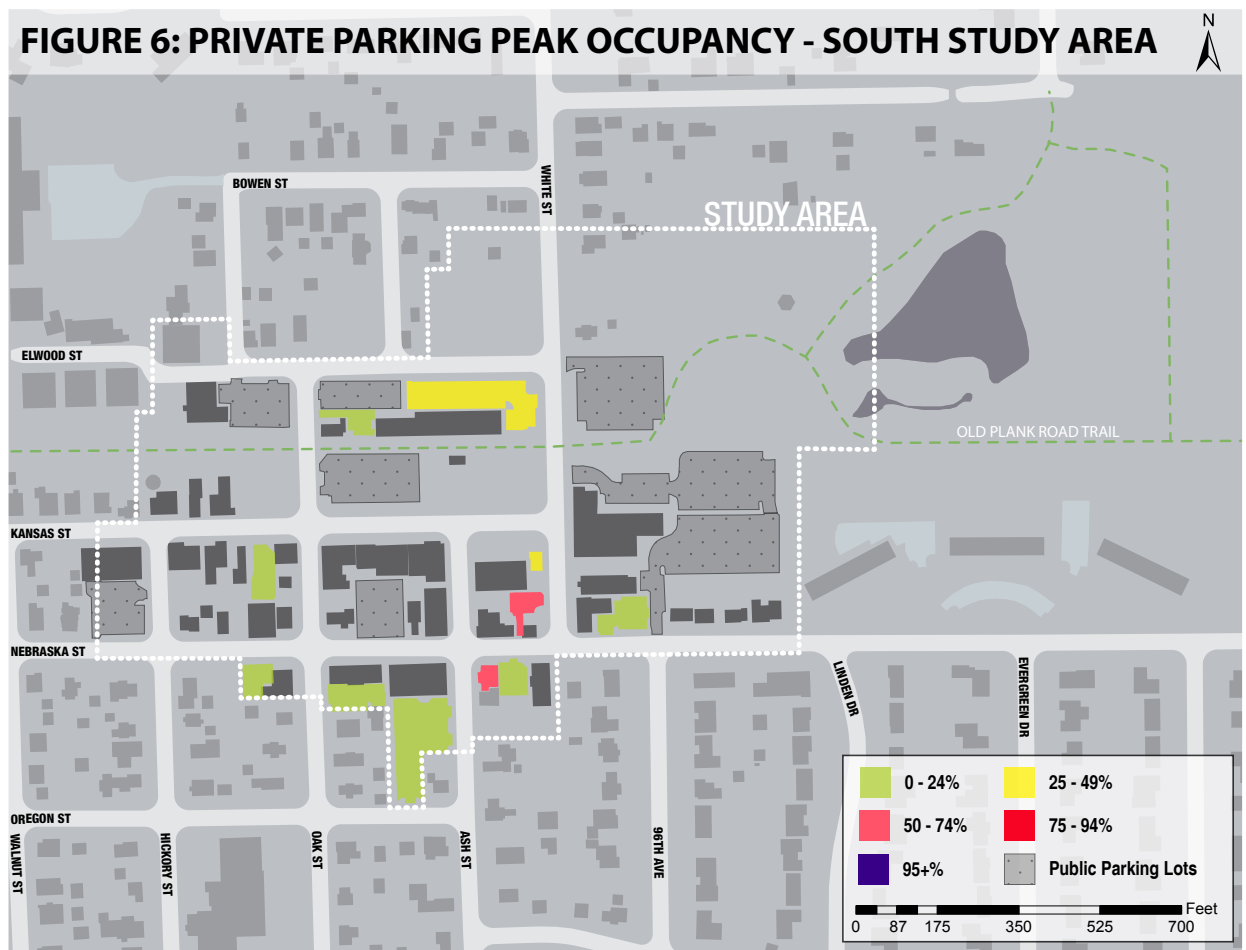
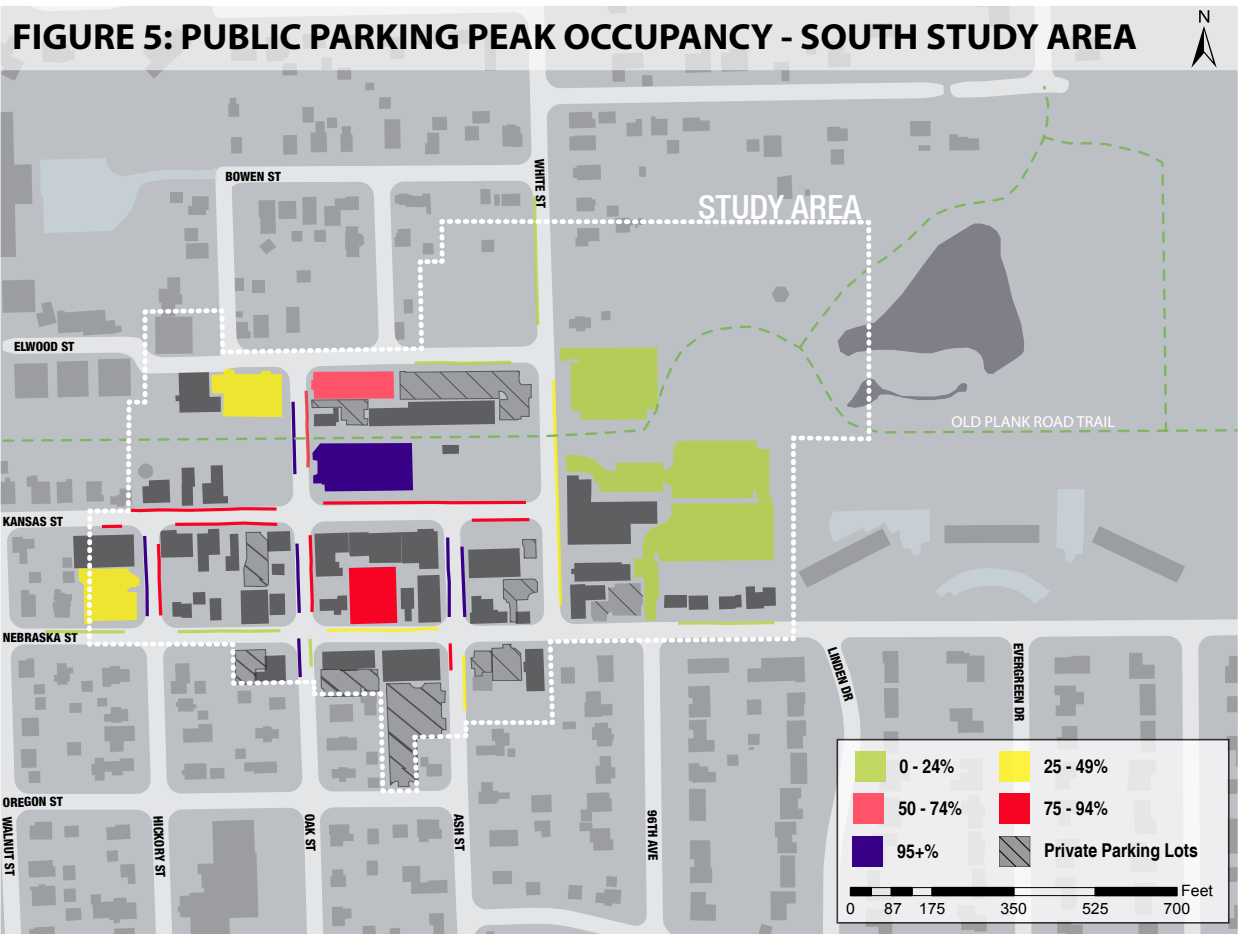
	Weekday (M-Th)	Weekend (F-Sun)
Off-Street		
Percent Occupied	38%	45%
On-Street		
Percent Occupied	68%	60%
On and Off-Street Total		
	47%	47%

The South Study Area has an excellent public parking pool with 76 percent of all parking resources dedicated as shared public parking, allowing for an efficient use of parking resources. At most, 47 percent of these public parking spaces in the study area are used during typical conditions which indicates more than ample parking is available to meet development-driven demand.

On-Street Parking Turnover

A parking duration and turnover study was conducted along Kansas Street, White Street, and Oak and Ash Street between Kansas Street and Nebraska Street, as well as the Breidert Green Lot. The seven block faces included 77 on-street parking spaces marked by pavement markings, and were selected for the turnover study because of their higher observed occupancy rates. Each block face was observed over the course of the survey on Tuesday March 22, 2016 from 10:00 AM to 9:00 PM. The Breidert Green Lot was observed over the course of the survey on Saturday, April 16, 2016 from 10:00 AM to 9:00 PM. License plates of all vehicles parked were observed and noted each hour to determine parking duration.

Parking duration is the length of time vehicles are parked in a given space. Of the total 310 vehicles that were observed parked on-street from 10:00 AM to 8:00 PM, 57 percent stayed for less than an hour, 24 percent stayed between one to two hours, 9 percent stayed two to three hours, and 10 percent stayed three or more. While 81 percent of the parkers in this sample area parked two hours or less, only 53 percent of survey respondents said they typically park two hours or less, with the majority of the remaining respondents selecting the option of two to four hours. The difference between the observed condition and the summary of survey



respondents could be due to chance, but it is probable that the difference is due to an over-representation of longer-term parkers in the survey results.

Of the total parked vehicles in the Breidert Green lot during our survey, 39 percent stayed for less than an hour while 12 percent stayed over six hours. An analysis of the survey responses naturally show a correlation of employees to longer typical visits downtown - approximately 34 respondents say they typically stay downtown over 6 hours, while many of the same respondents answered that they own a business or work downtown. This comparison indicates those parking over six hours are likely employees and that they are utilizing about 12 percent (7 spaces) of the Breidert Green lot.

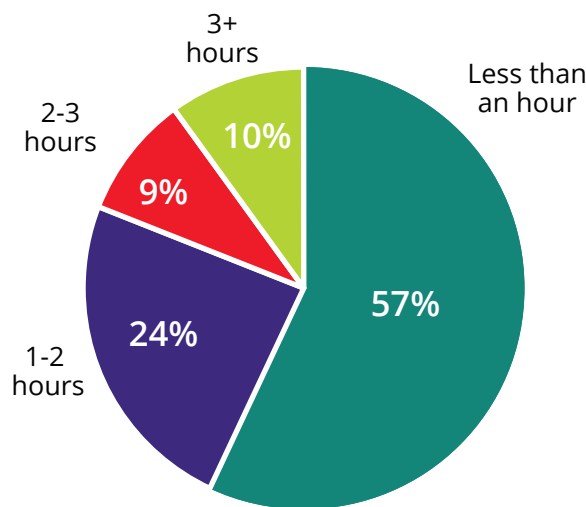
Parking turnover is an indicator of the rate of use of a parking space and the average number of vehicles using a given space during a specified time period. The turnover rate is determined by dividing the total number of vehicles parked in a given location by the capacity. The studied areas overall had a turnover of 4.0. A turnover rate of 1.0 means a parking space is only being used by one vehicle all day and is appropriate only for long-term parking. Typically, a turnover rate of 4.0 indicates a very healthy turnover condition and is preferred for an area's most convenient spaces.

The turnover of the on-street spaces occurs at a very healthy frequency downtown. Turnover is lower in the Breidert Green lot than the on-street spaces, though at 2.7, the turnover rate remains fairly high. Lower turnover in off-street lots is generally preferred as compared to on-street because on-street spaces are typically the most convenient, highly coveted spaces and should have the highest turnover to be available as customers search for a space. That being said, the prime location of the Breidert Green

lot, and the determination that employees are using the lot, indicate potential opportunities exist to increase the turnover rate by limiting use by longer-term parkers.

Existing Land Use Mix

ON- STREET PARKING TURNOVER



The Village of Frankfort provided data on existing buildings in the South Study Area for use in projecting growth over the next five to ten years.

Table 4 shows a summary of the existing building area in the South Study Area.

Currently, there are approximately 4.67 public parking spaces supplied per 1,000 square feet of commercial space in the

**TABLE 4: EXISTING
DOWNTOWN
LAND USE MIX**

Land Use	Size (SF)
Restaurant	19,967
Retail	40,320
Office	49,036
Vacant	3,502
Other*	24,198
TOTAL	137,023

*Other includes uses such as the children's museum, bowling alley/pool hall, periodic assembly space, meeting rooms, photo studio and massage space.

South Study Area. Typically, we advise that downtown areas should provide at least 2.0 to 2.5 parking spaces per 1,000 square feet to ensure adequate parking opportunities are available to support a successful downtown.

Walkability

An active pedestrian environment supports a walkable, vibrant downtown. The needs of a walkable downtown are closely related to a successful parking strategy. Good walking conditions, like safe roadway crossings, adequate sidewalk width, adequate lighting and slow traffic, work together to reduce parking demand and distribute that demand across the system more efficiently as people walk more and further. It is the concept of a “Park Once” environment where those arriving by car can easily park their car one time and stroll to several destinations on foot before returning to their car. On-street parking has been shown to slow traffic through an area which provides the benefit of increasing pedestrian safety and increased business visibility.

The study of walkability focused on the South Study Area as its layout follows that of a traditional walkable downtown. Frankfort’s historic core has excellent pedestrian connections provided by a low volume street grid and continuous sidewalk network. Generally, crossing distances are minimized with narrow streets and curb extensions at intersections. In addition, the Old Plank Road Trail passes through the middle of Downtown and provides direct connections to White and Oak Street, as well as several public parking lots.

Survey respondents identified a lack of lighting to the west parking lot as a barrier to Downtown walkability, as well as the Old Plank Road Trail crossings on White Street and Oak Street.

Downtown Event Conditions

Downtown Frankfort has established a successful event and festival program that utilizes Breidert Green, in particular, and the surrounding area as a community and regional draw to Downtown. This parking study focuses on typical development-driven conditions because those conditions occur every day of the year and are produced by long-term assets in the downtown. However, since survey respondents clearly indicate parking demand is at its highest during popular community events, the study does not ignore event conditions.

Conducting formal parking counts during events is not included in the scope of this study, however it is our opinion that formal parking counts are not necessary to draw conclusions about how future development affects parking during peak event conditions. Anecdotal evidence makes it clear that parking demand can be very high on a nice warm day during the Frankfort Country Market, Cruisin Frankfort, or any other popular Frankfort event. As such, *Sam Schwartz* reviewed the Village event calendar and existing parking data collected during certain events in 2015.

Table 5 is a list of regularly scheduled events Downtown that occur at least once per year from April to October.

In total, of the 214 days from April through October, approximately 80 events occur Downtown on approximately 69 days, most of which are Thursday evenings and Sundays for Crusin' Frankfort and Country Market, respectively. That equates to occurrences on approximately one-third of the days April to October.

While this existing conditions analysis shows more than an ample amount of parking is available to meet development-driven demand, it is undisputed that highly successful events in the Downtown require the majority of parking resources in the area. The approach, discussed more in the following sections, should not be to build more parking that will remain underutilized much of the year, but rather look at pairing new development with an event management plan.

Stakeholder Survey Results

An online 15-question survey was distributed by the Village and open to the public from March 30 to April 28, 2016. The survey was publicized in many forms, including discussion at Board and committee meetings, website links, email blasts, print ads, social media posts and general word of mouth. A total of 576 responses were received. Following are key highlights that Sam Schwartz used to inform the parking analysis and develop parking management strategies.

- Parking is overwhelmingly found to be most difficult during events evident by the number of respondents that chose events as a specific time when parking is most difficult. Friday and Saturday evenings is a close second. All other time periods were chosen by survey respondents significantly less often.

TABLE 5: DOWNTOWN EVENT SUMMARY – APRIL TO OCTOBER

Day of Week	Event	Month	Time	Approximate Occurrences per Year
Saturday	Frankfort Half Marathon	April	7:00 AM to 12:00 PM	1
Saturday	Fine Arts Fair	June	10:00 AM to 3:00 PM	1
Saturday	Fishing Derby	June	8:00 to 11:00 AM	1
Saturday	Rib Cook Off	August	1:00 to 3:00 PM	1
Saturday	Bike the Trail	September	10:00 AM to 1:00 PM	1
Saturday/Sunday	Bluegrass Fest	July	10:00 AM to 8/10:00 PM	1
n/a	Fourth of July Celebration	July 4	5:00 to 9:30 PM	1
Sunday	Country Market	April to October	10:00 AM to 2:00 PM	27
Sunday	Concerts on the Green	June to September	6:30 to 8:00 PM	14
Tuesday	Night Out Against Crime	August	6:00 to 8:00 PM	1
Wednesday	Picnic on the Green	July, August	11:30 AM to 1:00 PM	4
Wednesday	Movies on the Green	June, July, August	begin at dusk	3
Thursday	Crusin Frankfort	May to September	5:00 to 9:00 PM or dusk	19
Friday	Library on the Green	June, July	10:00 to 11:00 AM	4
Thursday– Monday	Frankfort Fall Fest	September	Varies	1

- Dining downtown and attending an event downtown were the most popular choices describing the primary reasons for going Downtown. Unsurprisingly as much, most open comments about parking where related to dining and events.
- Several comments on the allocation/ signage of spaces - time limits, handicap, etc. – indicate this is an element of the parking system to explore further.
- Respondents indicate employees using prime parking spaces in the central Breidert Green area is an issue that warrants consideration as parking management strategies are explored.
- Several comments that parking demand seems to be increasing was substantiated through a comparison of 2015 and 2016 data.
- The Old Plank Road Trail crossings on White and Oak Streets are clearly a concern of respondents apparent by the number of times mentioned in the open response sections.
- Several respondents cited a desire for more bike connections to and bike parking within Downtown.

Parking Scenario Analysis

Existing Needs Analysis

This section summarizes the south study area's existing parking needs. Because analysis of the entire Downtown south study area as a whole does not represent spatial differences in use of the system, this analysis summarizes the existing and future parking needs Downtown by subarea that generally reflect a walkable area where parking is "shared." Downtown was broken into five zones (A-E) that represent a walk shed in which a Downtown visitor would park and visit a destination without having to walk more than one block, and visit a second destination without moving their vehicle. Typically, we conduct walk shed analysis on a three block basis since three blocks is often perceived as a reasonable distance to walk without moving a vehicle. However in Frankfort's case, using a three block walk shed would aggregate most of the parking in a single downtown zone. Recognizing the walk sheds are unusually small and parking can easily be shared between the zones, we combined our analysis into an overall East/West zone to address reasonable cross-zone parking opportunities.

FIGURE 7: SUBAREAS AND EXISTING PARKING NEEDS

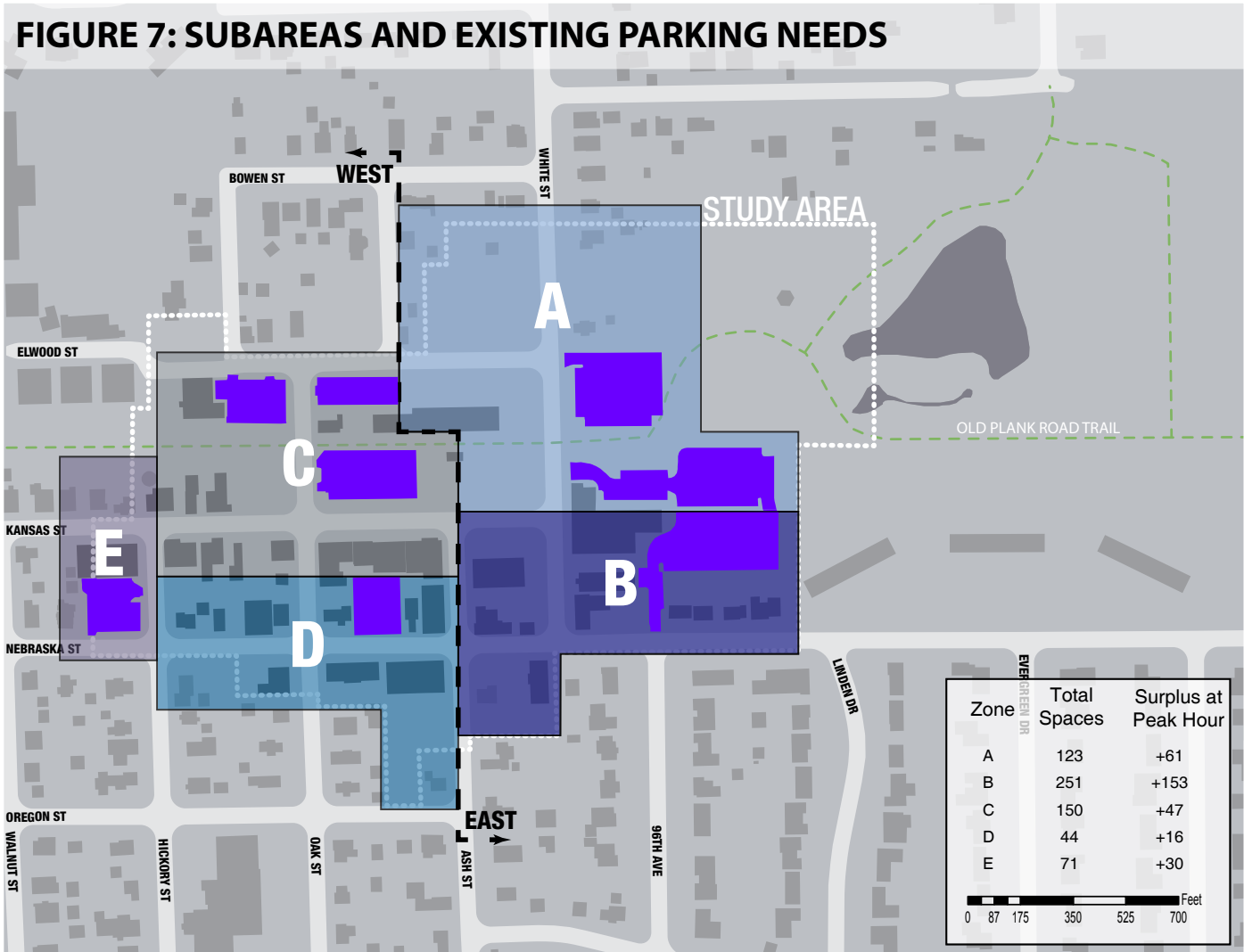


Figure 7 shows the study area broken down into the zones.

TABLE 6: EXISTING PARKING NEEDS SUMMARY

ZONE	EAST		WEST		
	A	B	C	D	E
No. of Parking Spaces	216	158	150	44	71
Parking Demand by Hour					
10 AM	28	52	62	15	27
11 AM	37	52	67	19	30
12 PM	76	55	81	18	36
1 PM	87	73	86	20	41
2 PM	75	64	73	10	39
3 PM	40	69	56	10	39
4 PM	39	54	33	11	33
5 PM	43	45	37	26	25
6 PM	45	44	88	28	35
7 PM	45	44	103	28	41
8 PM	34	26	91	27	31
9 PM	12	10	55	24	9
Surplus/Deficit at Peak of Day	+129	+85	+47	+16	+30
Surplus/Deficit by E/W zone	+214		+93		

Table 6 illustrates the existing parking needs of downtown broken down by these zones. The results show there is no area Downtown with less than 16 unoccupied parking spaces within a block walk during typical peak conditions on non-event days.

Future Needs Analysis

This section of the report estimates future parking demands and assesses the adequacy of the future public parking supply. Assumptions were developed for potential redevelopment scenarios in Downtown categorized as Near-Term (0-5 years), Mid-Term (5-10 years) and Long-Term (10-15 years) development opportunities. Sam Schwartz performed an analysis to determine future parking adequacy in each of these three development scenarios.

Parking adequacy is the difference between the parking supply provided and the projected parking demand generated by the future development scenarios. To determine the future

parking demand, published parking generation standards were referenced and added to the existing utilization including Institute of Transportation Engineers Parking Generation, 4th Edition and the Urban Land Institute's Shared Parking, 2nd Edition. Parking supply was adjusted to account for possible changes to parking lots in the Downtown. For example, a property intended for commercial redevelopment might have the opportunity to add on-site or on-street parking supply to offset their demand generation. Alternatively, another site could be developed that would reduce the existing supply. The following tables show future projected parking demand for each development scenario throughout the day for each Walk Zone compared to parking supply.

TABLE 7: FUTURE PARKING NEEDS SUMMARY

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

Surplus at peak of day

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

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

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

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

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

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

Findings

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

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

demand.

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

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

Parking Strategy Options

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

Increase on-street parking.

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

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

White Street to Oak Street and introduce on-street parallel parking along the south side of the street. As an alternate or in addition, evaluate the cost/benefit of introducing diagonal parking to the north side of Kansas Street between Ash and Oak Streets

- Oak Street: stripe parallel parking stalls on the west side of the street between Elwood Street and Kansas Street to clarify use.
- Oak Street: introduce diagonal parking between Kansas and Nebraska Streets
- Elwood Street: incorporate additional on-street parking with new development along Elwood

Explore the feasibility of introducing valet parking.

Valet parking or attended parking is a process that involves a parker dropping their vehicle at a station and an attendant parks and retrieves the vehicle. Options include the attendant parking the vehicle in a regular space, parking vehicles in tandem to increase supply or parking in remote parking lots. A shared valet parking program has been successfully implemented in nearby La Grange, IL where the Village budgets approximately \$50,000 per year for the program. The service may include more than one drop-off and pick-up station within a district. The service should be offered free to customers.

Develop an event parking management plan.

The Village has staff dedicated to organizing and coordinating Downtown events. This coordination should include an event parking management plan. Elements of this plan may include increased shared parking coordination. For example, more unused private parking could be used for overflow parking for event days during the year, rather

than building to peak parking needs which will remain empty for most of the year. It may also include elements such as a parking lot "Fill" strategy; a traffic management strategy; coordination strategies for police, Village staff, and volunteer staff; public communication; variable sign locations, as necessary; and valet parking options to increase parking density (stack vehicles) in certain lots during peak demand times.

Strengthen pedestrian connections to parking and destinations.

Improve the trail crossing on White Street and Oak Street with enhancements including signage and pavement enhancements at both locations and curb extensions on Oak Street. It is recommended that at both crossing locations Bicycle/Pedestrian Warning should be placed in advance of and at the crosswalk. Guidance for sign W11-15 in the Manual on Uniform Traffic Control Devices is provided in Section 9. It is also recommended that high-visibility crosswalk striping is installed at both crossings to bring more attention to the crosswalk for passing motorists. Traditional white-bar, continental-style striping is recommended as a low cost, long-lasting treatment, but other pavement treatments are effective. The existing concrete does not currently offer enough contrast for the motorist. The stop sign facing the trail users should remain.

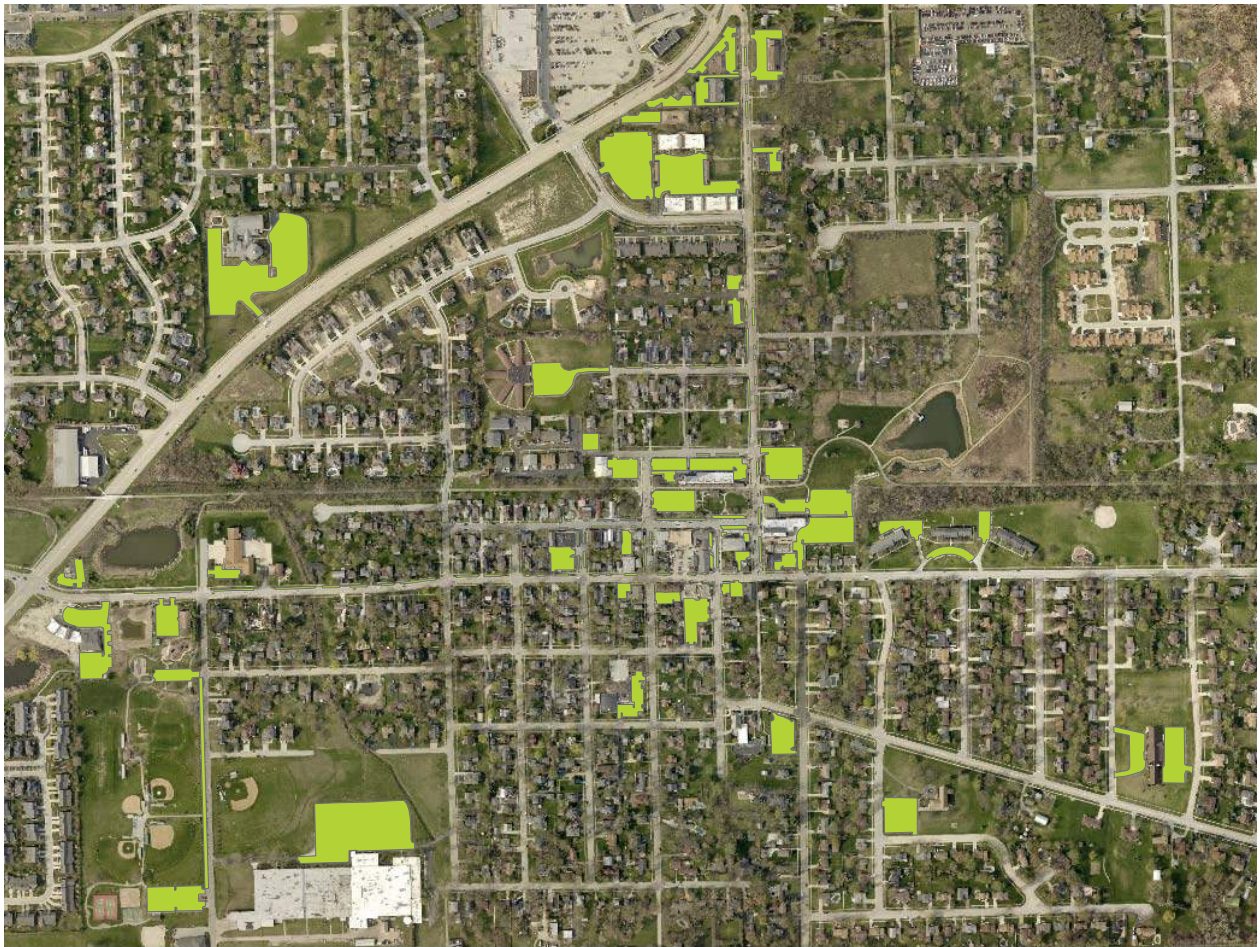
In addition, explore the feasibility of strengthening the pedestrian path connecting the two public parking lots on Oak Street to each other across the trail to provide connectivity. And add pedestrian lighting to the west parking lots.

Introduce more bike parking Downtown.



Pedestrian warning signage at trail crossing.

FIGURE 8: VILLAGE PUBLIC AND PRIVATE PARKING



Providing more bike parking was requested by many survey respondents and is a key, low-cost improvement that cross promotes the Old Plank Road Trail and Downtown destinations.

Consider eliminating the Breidert Green parking lot.

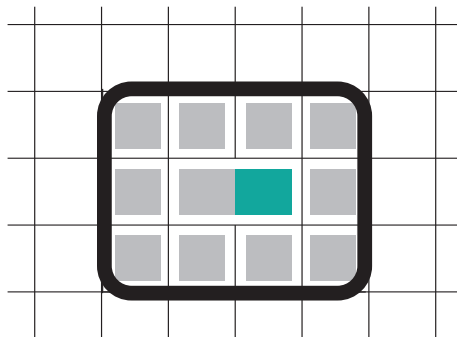
From a land use perspective, the Breidert Green parking lot is inappropriately located within the true pedestrian core of Downtown Frankfort. The appropriate approach to parking planning in a small central business district is to maximize on-street parking and maintain off-street parking around the periphery of a pedestrian-oriented core, leaving the most desirable land for development or community space. Observations and survey input also indicates the location

of Breidert Green impacts, in a way, the psychology of parking Downtown - setting an unrealistic expectation that everyone should be able to park immediately adjacent to some of Downtown's primary destinations. Elimination of the parking lot creates a prime development parcel or the opportunity to expand the popular Breidert Green.

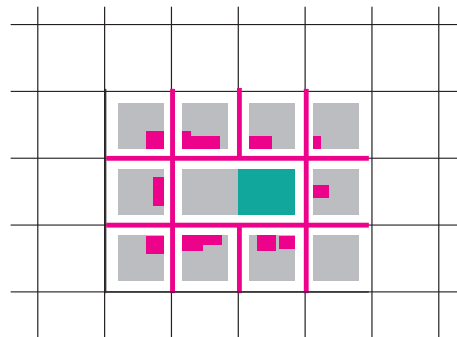
The graphic below illustrates the objectives of parking in a Downtown district like Frankfort.

Removal of the lot was not included in the future needs analyses presented previously but should be considered as future development proposals are evaluated.

Downtown District

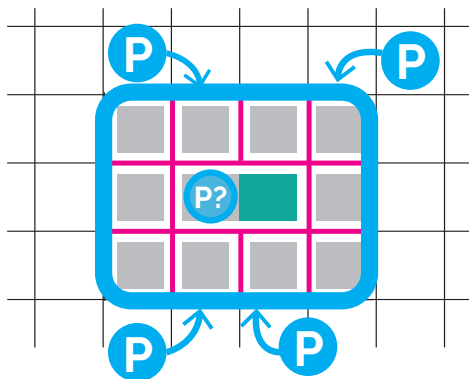


Multi-block downtown district with central gathering space



On-Street Parking

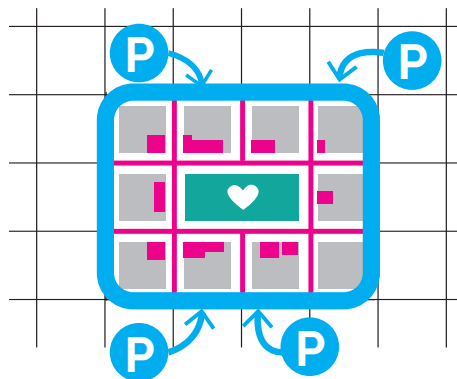
On-Street parking serving individual blocks, shorter stays



Ring Parking Lots

Off-street parking lots serve the entire district, encouraging multiple-stop trips and longer stays

Central parking lot undermines logic and simplicity of parking



Expanded Central Gathering Space

By removing land dedicated to off-street parking in the central district, that land use can be used to expand public amenity or for new development

Consider expanding time restrictions.

Many downtown areas use time restrictions to manage parking supply, often limiting the best spaces to a maximum of two to three hours. Such restrictions force longer-term parkers to locate their vehicles in lots further away from popular parking areas. To be effective, manageable and understandable, the Village should avoid establishing too many different time restrictions. A three hour limitation is recommended for all on-street spaces and in the prime Breidert Green parking lot.

Exercise caution if/when considering construction of new parking facilities.

When planning for parking, the village should recognize the source of parking demands and the impact parking lots can have on a vibrant downtown area. For example, Frankfort's very successful event program currently stresses parking resources at certain times and may lead some to conclude more parking should be provided to accommodate peak event conditions. If considering such a question, the village should recognize event conditions tend to be variable over time, they're often correlated with weather and seasonality and they have the ability to shift, change and relocate based on changing needs or level of public interest. On the other hand, parking infrastructure is both costly** and permanent and is best developed to serve demands that are also permanent in nature. Otherwise, if permanent parking infrastructure is built to support intermittent or event-driven demand, the Village should expect it will create underutilized parking areas that typically detract from, rather than enhance, the more urbanized feel of a downtown area.

****Surface parking = \$4,000 per space;
Structure parking (above grade) =
\$25,000 per space; Underground
parking = \$35,000-45,000**

Table 8: Parking Strategy Option Matrix

Option	Description	Advantages	Disadvantages	Cost
Infrastructure				
A	Introduce on-street parking to west side of White between Elwood and Kansas	• Increase parking supply by 3	• Caution should be used in determining trail crossing sight lines	\$
B	Convert Kansas to one-way westbound in order to introduce on-street parking to the south side of the street between Ash and Oak	• Increase parking supply by 10-11 spaces	• Changes traffic pattern through Downtown	\$\$
C	Introduce diagonal parking to the north side of White between Ash and Oak	• Net increase of 8 spaces	• Lose green parkway space along park	\$\$\$\$
D	Stripe parallel parking stalls on the west side of Oak between Elwood and Kansas	• Clarify use of existing underused parking spaces	• Needs clearer signage	\$
E	Widen Oak between Kansas and Nebraska to introduce diagonal parking	• Net increase of approximately 3 spaces	• Limited cost/benefit	\$\$\$\$
F	Incorporate additional on-street parking with new development	• Require as part of development process	• Should be used in conjunction with curb extensions to minimize crossing distances	\$
G	Increased pedestrian lighting	• Walkability		\$\$\$
Pedestrian/ Bike Enhancements				
H	Trail crossing warning signage on White and Oak	• Standard safety design		\$
I	Curb extensions at trail crossing on Oak	• Shorten crossing distance and define parking lane	• Maintenance	\$\$
J	High-visibility crosswalk striping on White and Oak	• Standard safety design and low maintenance	• Visual appeal	\$
K	Continue to increase bike parking supply	• Cross promotion of OPR trail and Downtown destinations	• Good placement must be ensured to maintain ped space	\$
Policy				
L	Explore the feasibility of a valet parking program	• Customer benefit and maximizes shared parking	• Implementation	\$\$\$\$
M	Develop an event management plan	• Maximizes use of existing parking resources	• Staff intensive coordination	\$
N	Consider eliminating the Breidert Green parking lot	• Protects pedestrian core and introduces land use opportunity	• Reduction in prime parking supply	\$\$\$\$
O	Consider expanding time restrictions	• Can increase turnover and limit employee abuse	• Requires enforcement	\$\$

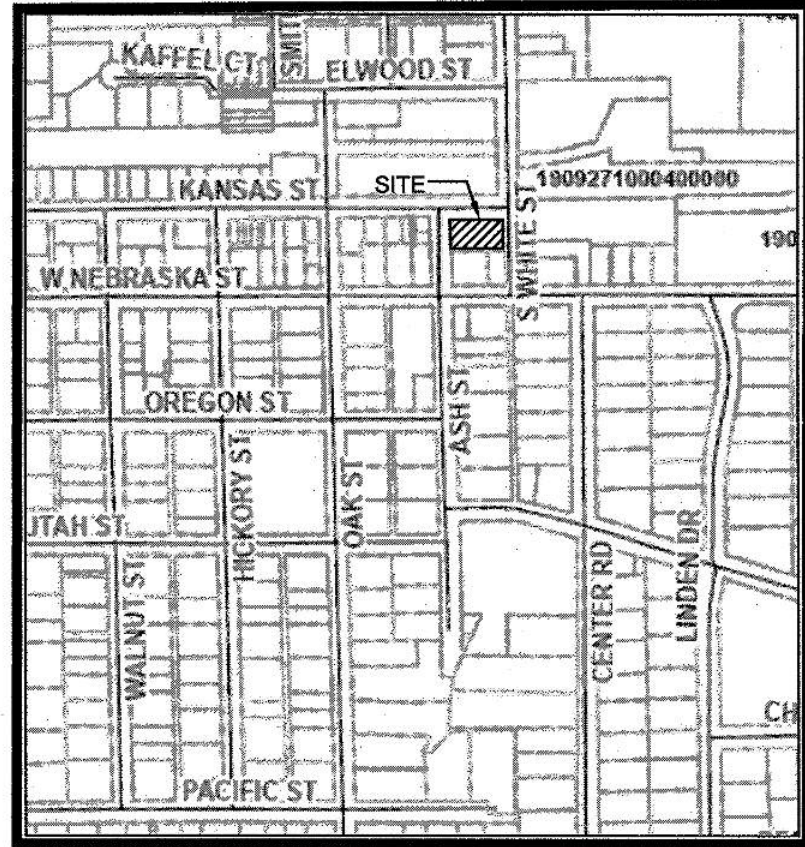
\$- Under \$5,000
 \$\$- \$5,000 – 15,000
 \$\$\$- \$15,000 – 25,000
 \$\$\$\$- Over \$25,000





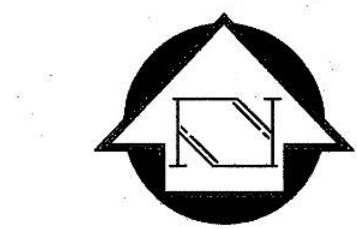






VICINITY MAP
(NOT TO SCALE)

INDICATES SITE LOCATION



GRAPHIC SCALE

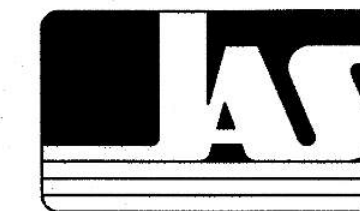
(IN FEET)
1 inch = 10 ft.

RECEIVED
By Christopher Gruba at 1:35 pm, Jan 26, 2022

PLAT of SURVEY

THE SOUTH 36 1/2 FEET OF LOT 3, AND ALL OF LOT 4, IN BLOCK 1 IN BOWEN'S SUBDIVISION OF BLOCKS 1, 12 AND 13, IN THE ORIGINAL TOWN OF FRANKFORT, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 1857, AS DOCUMENT NUMBER 27610, IN WILL COUNTY, ILLINOIS.

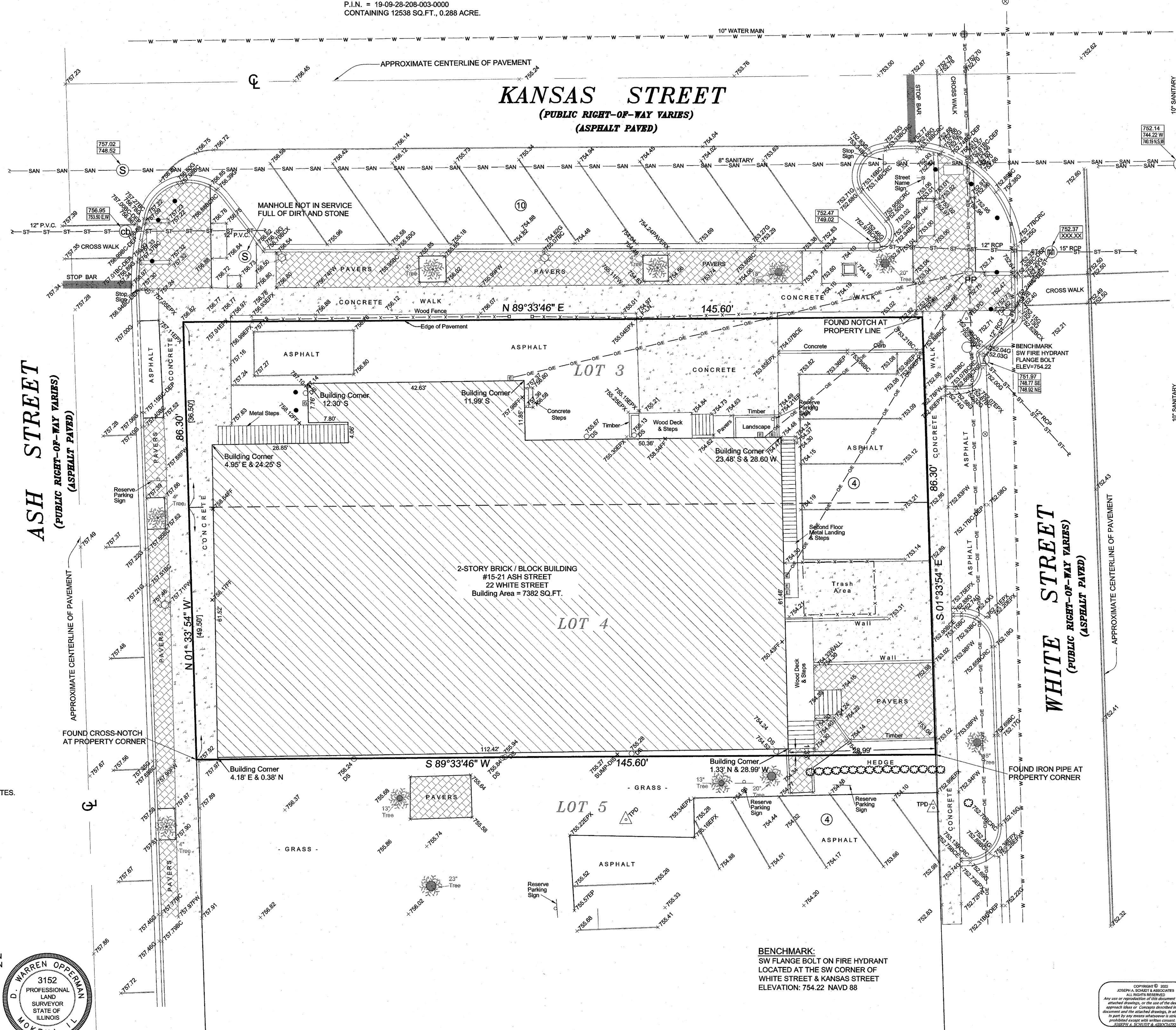
P.I.N. = 19-09-28-208-003-0000
CONTAINING 12538 SQ.FT., 0.288 ACRE.



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE, MOKENA, ILLINOIS
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES



LEGEND	
SAN	SANITARY SEWER LINE (Flow)
ST	STORM SEWER LINE (Flow)
W	WATER LINE
T	UNDERGROUND TELEPHONE CABLE
E	UNDERGROUND ELECTRIC CABLE
G	UNDERGROUND GAS LINE
L	UNDERGROUND LIGHT CABLE
F/O	UNDERGROUND FIBER OPTICS LINE
O/E	OVERHEAD ELECTRIC LINE
X	FENCE LINE
CONCRETE CURB & GUTTER	
DEPRESSED CURB	
SM	SANITARY SEWER MANHOLE
EC	EXISTING COMBINED SANITARY/STORM MANHOLE
EM	ELECTRIC MANHOLE
TM	TELEPHONE MANHOLE
SMH	STORM SEWER MANHOLE
WMH	WATER MANHOLE
TRM	TRAFFIC MANHOLE
WV	WATER VALVE IN VAULT
WV	WATER VALVE
SSI	STORM SEWER INLET
SSCB	STORM SEWER CATCH BASIN
FH	FIRE HYDRANT
TBP	TRANSFORMER BOX/PAD
TS	TRAFFIC SIGNAL
GLM	GAS LINE MARKER
GM	GAS METER
GA	GUY ANCHOR
EM	ELECTRIC METER
BB	BUFFALO BOX
L	LIGHT
PP	POWER POLE
HH	HAND HOLE
SB	SOIL BORING
TBP	TELEPHONE BOX / PAD
GV	GAS VALVE
S	SIGN
HP	HANDICAP PARKING SPACE
DT	DECIDUOUS TREE
EG	EVERGREEN
BH	BUSH/HEDGE
PT	PINE TREES
GE	EXISTING GROUND ELEVATION
CG	EXISTING CONTOUR GRADE
253.00'	RECORDED DISTANCE

NOTES:
1. BASIS OF BEARINGS IS BASED ON ILLINOIS WEST STATE PLANE COORDINATES.
2. PLAT REPRESENTS EXISTING CONDITIONS BASED ON FIELD WORK PERFORMED ON DECEMBER 23, 2021.
3. PROPERTY CORNER MONUMENTS AS LOCATED IN FIELD.

STATE OF ILLINOIS }
COUNTY OF WILL } SS.

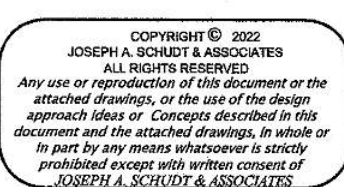
JOSEPH A. SCHUDT AND ASSOCIATES HEREBY CERTIFY THAT THEY HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS IN FEET AND DECIMAL PARTS THEREOF.

MOKENA, ILLINOIS
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)



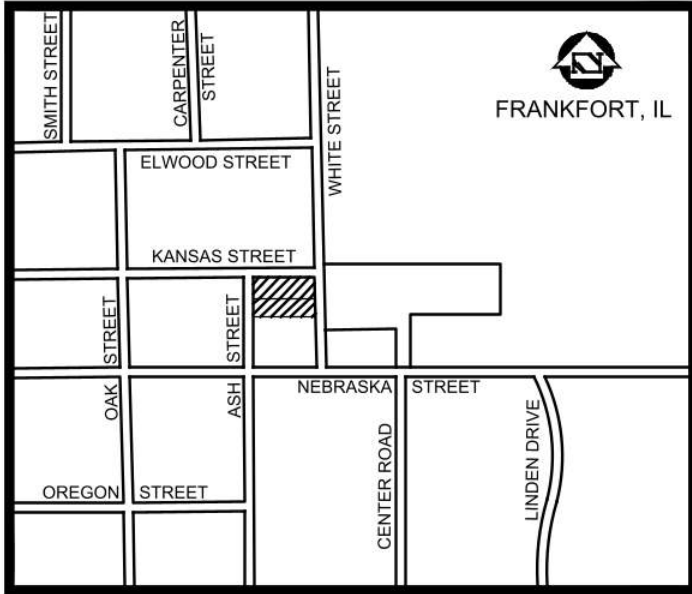
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152 (EXP. 11-30-22)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
VERIFY ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCIES. CONSULT DEED OR TITLE REPORT FOR EASEMENTS AND RESTRICTIONS.



ORDERED BY: LINDEN GROUP
ADDRESS: 22 WHITE STREET
FRANKFORT, ILLINOIS
ORDER NO.: 21-070

PRELIMINARY and FINAL PLAT
of
22 WHITE STREET RESUBDIVISION



VICINITY MAP
(NOT TO SCALE)
INDICATES SITE LOCATION

Easement Provisions

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

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

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

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

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

An easement is hereby reserved for and granted to

Ni-Cor Gas Company

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

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

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

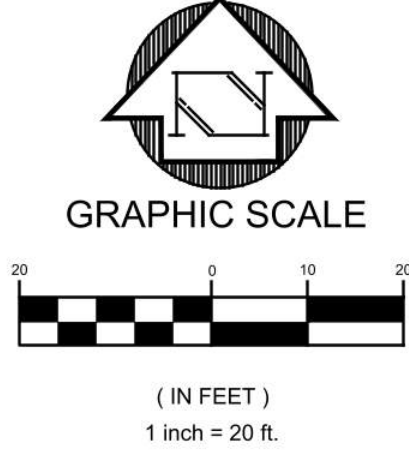
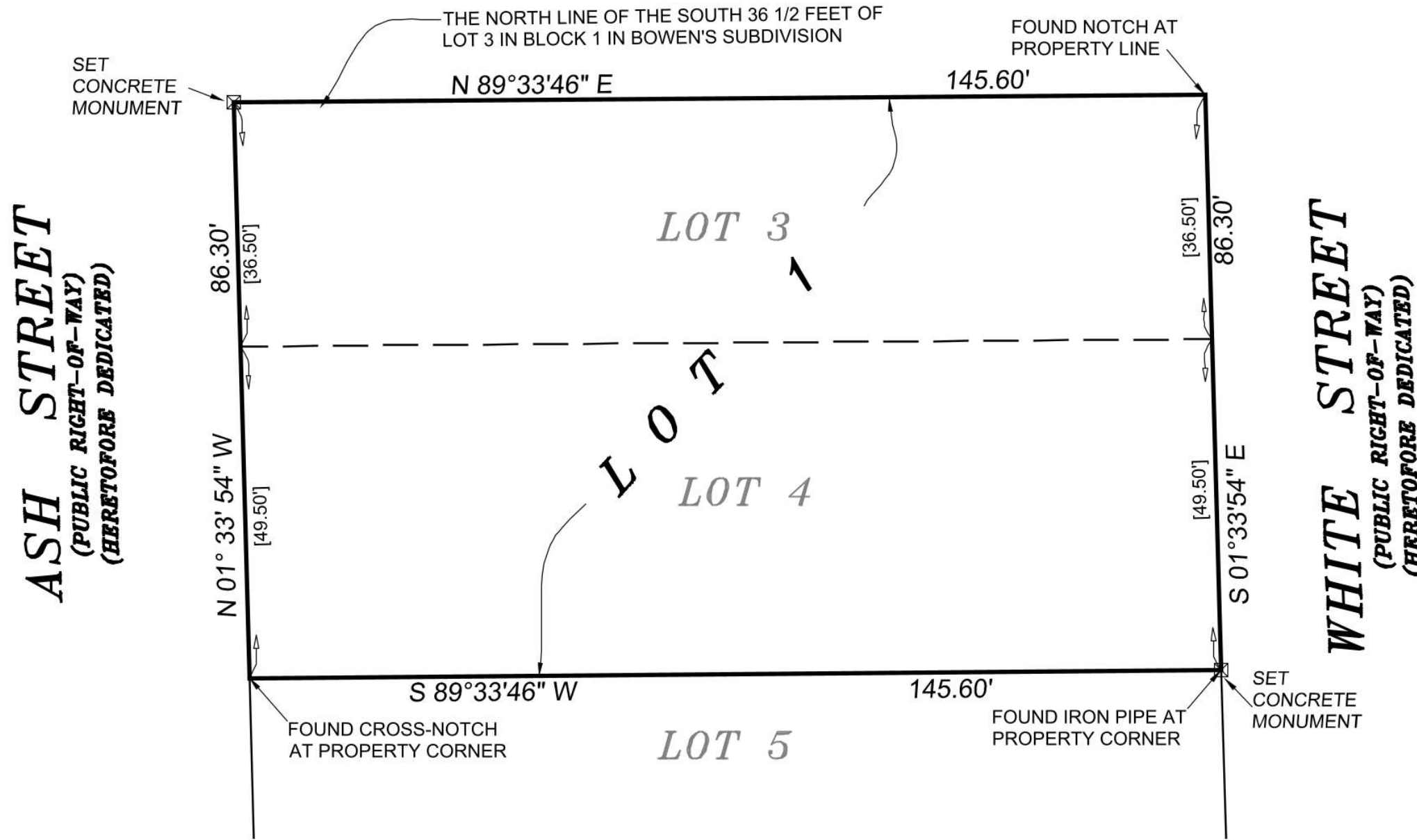
PUBLIC UTILITY AND DRAINAGE EASEMENTS

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

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

P.I.N. = 19-09-28-208-003-0000
CONTAINING 12,538 SQ.FT., 0.288 ACRE.

KANSAS STREET
(PUBLIC RIGHT-OF-WAY)
(HERETOFORE DEDICATED)



OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT SHI NAPS, LLC - SERIES 1 - OLDE FRANKFORT MALL, A SERIES LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND RESUBDIVIDED, AS INDICATED ON THE PLAT. FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT THE SAME ABOVE DESCRIBED PROPERTY IS LOCATED IN SCHOOL DISTRICTS: FRANKFORT SCHOOL DISTRICT 157C AND LINCOLN-WAY SCHOOL DISTRICT 210, AND THAT THEY HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED.

DATED THIS _____ DAY OF _____, A.D. 2022.

MANAGER

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____, OF SHI NAPS, LLC - SERIES 1 - OLDE FRANKFORT MALL, DID PERSONALLY APPEAR BEFORE ME THIS DAY AND ACKNOWLEDGE THAT THEY DID SIGN THE HEREON DRAWN PLAT AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY.

GIVEN MY SIGNATURE AND SEAL.

DATED THIS _____ DAY OF _____, A.D. 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TAX MAPPING AND PLATTING CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, DIRECTOR OF THE TAXING MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIBED ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP NO. _____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) 19-09-28-208-003-0000.

DATED THIS _____ DAY OF _____, 2022, A.D..

BY: _____
DIRECTOR

COUNTY CLERK CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS _____ DAY OF _____, 2022, A.D.

COUNTY CLERK (SEAL)

COUNTY RECORDER CERTIFICATION

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

_____ DAY OF _____, 2022, A.D. AT _____ O'CLOCK ____ M.

COUNTY RECORDER

PLANNING AND ZONING COMMISSION APPROVAL

STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, _____, CHAIRMAN OF THE VILLAGE OF FRANKFORT PLANNING AND ZONING COMMISSION, DO CERTIFY THIS _____ DAY OF _____, 2022 A.D., THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF FRANKFORT.

ATTEST: _____
CHAIRMAN

BY: _____

VILLAGE BOARD APPROVAL

STATE OF ILLINOIS)
COUNTY OF WILL) SS

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2022 A.D.

ATTEST: _____
VILLAGE CLERK

BY: _____
VILLAGE PRESIDENT

(SEAL)

PLAT PREPARED BY
AND RETURN TO:



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE, MOKENA, ILLINOIS 60448
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

SURVEYORS CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

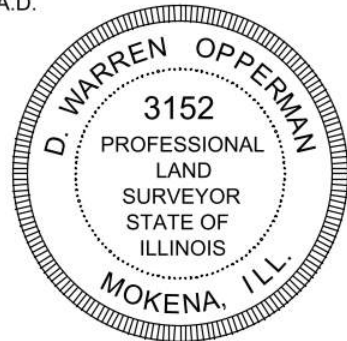
I, D. WARREN OPPERMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED, RESUBDIVIDED AND PLATTED SAID PROPERTY INTO ONE LOTS ALL OF WHICH IS REPRESENTED ON THE PLAT HEREON DRAWN, THAT PART OF THE NORTHEAST 1/4 OF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

THE SOUTH 36 1/2 FEET OF LOT 3, AND ALL OF LOT 4, IN BLOCK 1 IN BOWEN'S SUBDIVISION OF BLOCKS 1, 12 AND 13, IN THE ORIGINAL TOWN OF FRANKFORT, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 1857, AS DOCUMENT NUMBER 27610, IN WILL COUNTY, ILLINOIS.

- I DO FURTHER CERTIFY THAT:
1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.
 2. THIS IS TO CERTIFY THAT WE HAVE EXAMINED FIRM MAP NUMBER 17197C0326 G, WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 15, 2019, AS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR WILL COUNTY, WITH REFERENCE TO THE ABOVE NAMED TRACT, AND FIND THE PROPERTY TO BE IN ZONE "X" UNSHADED WHICH IS AN AREA DETERMINED TO BE AREA OF MINIMAL FLOOD HAZARD. THIS STATEMENT IS FOR FLOOD INSURANCE PURPOSES ONLY AND DOES NOT NECESSARILY INDICATE ALL AREAS SUBJECT TO FLOODING.
 3. THE PROPERTY OR PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FRANKFORT.
 4. TO THE BEST OF OUR KNOWLEDGE, ALL REGULATIONS ENACTED BY THE VILLAGE OF FRANKFORT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
 5. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL.
 6. EXTERIOR CORNERS HAVE BEEN MONUMENTED WITH CONCRETE, NOT LESS THAN SIX INCHES (6") IN DIAMETER AND THIRTY-SIX INCHES (36") DEEP, WITH A CENTER COPPER DOWEL THREE INCHES (3") LONG CAST IN PLACE, AND ALL INTERIOR CORNERS ARE TO BE SET WITH 9/16" X 30" IRON RODS WITHIN ONE YEAR FROM DATE OF RECORDED.
 7. BASIS OF BEARING IS ASSUMED.
 8. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMAL STANDARDS FOR A BOUNDARY SURVEY.

DATED AT _____, ILLINOIS THIS _____ DAY OF _____, 2022, A.D.
ILLINOIS REGISTERED LAND SURVEYOR NO. 3152

BY: **DRAFT**
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152 (EXP. 11-30-22)



01-26-2022

21-070-012

RECEIVED

By Christopher Gruba at 8:17 am, Mar 30, 2022



CONCEPT PRESENTATION 01

Olde Frankfort Mall

22 WHITE STREET FRANKFORT, ILLINOIS



No. 2021-0226 03.25.2022
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1/11

PLAT of SURVEY

THE SOUTH 36 1/2 FEET OF LOT 3, AND ALL OF LOT 4, IN BLOCK 1 IN BOWEN'S SUBDIVISION OF BLOCKS 1, 12 AND 13, IN THE ORIGINAL TOWN OF FRANKFORT, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 1857, AS DOCUMENT NUMBER 27610, IN WILL COUNTY, ILLINOIS.

P.L.N. = 19-09-28-208-003-0000
CONTAINING 12538 SQ.FT., 0.288 ACRE.



Joseph A. Schudt & Associates

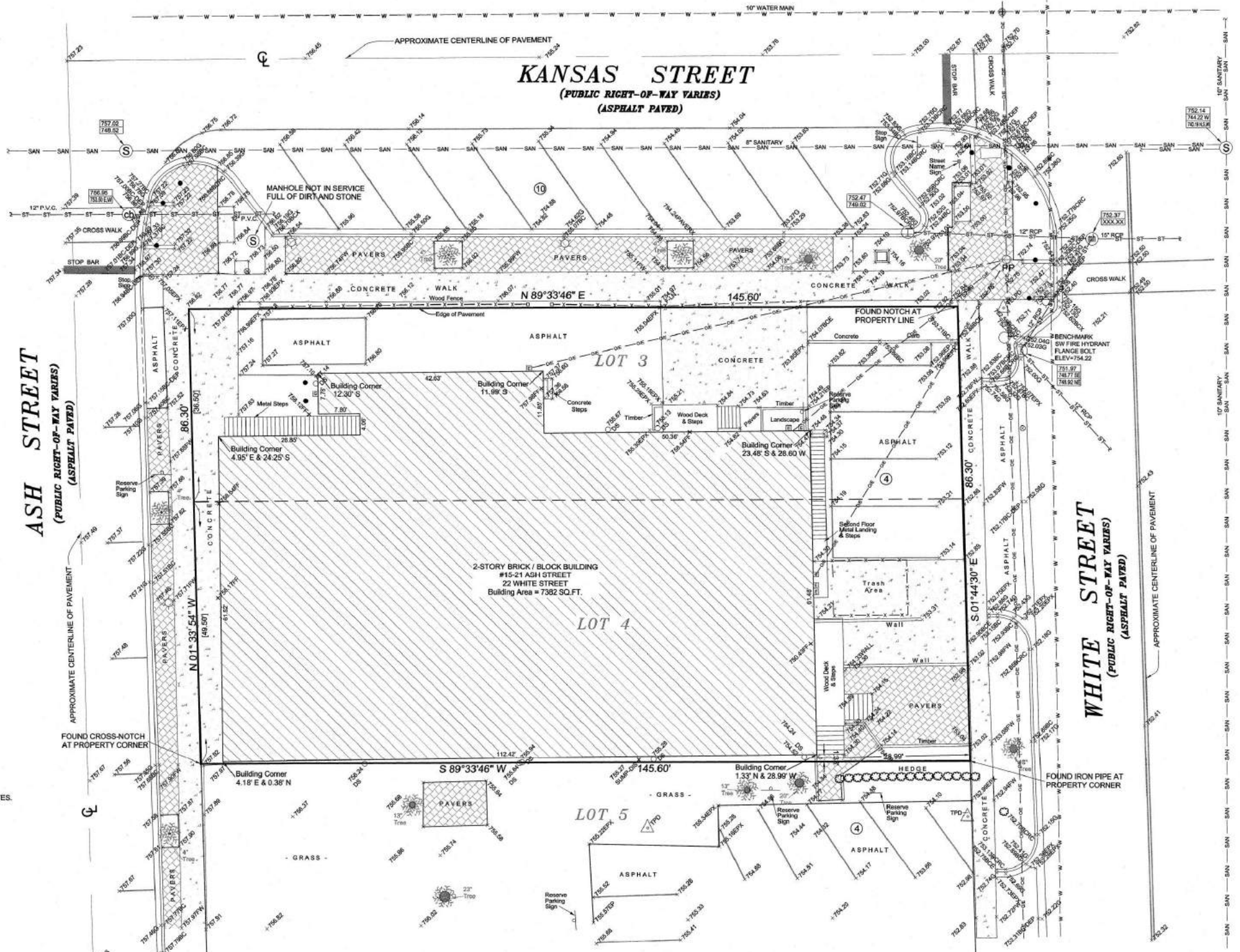
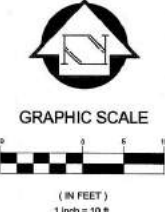
9455 ENTERPRISE DRIVE, MOKENA, ILLINOIS
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES



VICINITY MAP
(NOT TO SCALE)

INDICATES SITE LOCATION



LEGEND	
SAN	SANITARY SEWER LINE (Flow)
ST	STORM SEWER LINE (Flow)
W	WATER LINE
T	UNDERGROUND TELEPHONE CABLE
E	UNDERGROUND ELECTRIC CABLE
G	UNDERGROUND GAS LINE
L	UNDERGROUND LIGHT CABLE
F/O	UNDERGROUND FIBER OPTICS LINE
O/E	OVERHEAD ELECTRIC LINE
X	FENCE LINE
	CONCRETE CURB & GUTTER
	DEPRESSED CURB
	SANITARY SEWER MANHOLE
	EXISTING COMBINED SANITARY/STORM MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	STORM SEWER MANHOLE
	WATER MANHOLE
	TRAFFIC MANHOLE
	WATER VALVE IN VAULT
	WATER VALVE
	STORM SEWER INLET
	STORM SEWER CATCH BASIN
	FIRE HYDRANT
	TRANSFORMER BOX/PAD
	TRAFFIC SIGNAL
	GAS LINE MARKER
	GAS METER
	GUY ANCHOR
	ELECTRIC METER
	BUFFALO BOX
	LIGHT
	POWER POLE
	HAND HOLE
	SOIL BORING
	TELEPHONE BOX / PAD
	GAS VALVE
	SIGN
	HANDICAP PARKING SPACE
	DECIDUOUS TREE
	EVERGREEN
	BUSH/HEDGE
	PINE TREES
	EXISTING GROUND ELEVATION
	EXISTING CONTOUR GRADE
(253.07)	RECORDED DISTANCE

- NOTES:
1. BASIS OF BEARINGS IS BASED ON ILLINOIS WEST STATE PLANE COORDINATES.
 2. PLAT REPRESENTS EXISTING CONDITIONS BASED ON FIELD WORK PERFORMED ON DECEMBER 23, 2021.
 3. PROPERTY CORNER MONUMENTS AS LOCATED IN FIELD.

STATE OF ILLINOIS }
COUNTY OF WILL } ss.

JOSEPH A. SCHUDT AND ASSOCIATES HEREBY CERTIFY THAT THEY HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS IN FEET AND DECIMAL PARTS THEREOF.

MOKENA, ILLINOIS JANUARY 11TH, A.D. 2022.
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

Joseph A. Schudt
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152 (EXP. 11-30-22)



BENCHMARK:
SW FLANGE BOLT ON FIRE HYDRANT
LOCATED AT THE SW CORNER OF
WHITE STREET & KANSAS STREET
ELEVATION: 754.22 NAVD 88

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ORDERED BY: LINDEN GROUP
ADDRESS: 22 WHITE STREET
FRANKFORT, ILLINOIS
ORDER NO.: 21-070

PLAT OF SURVEY
Olde Frankfort Mall

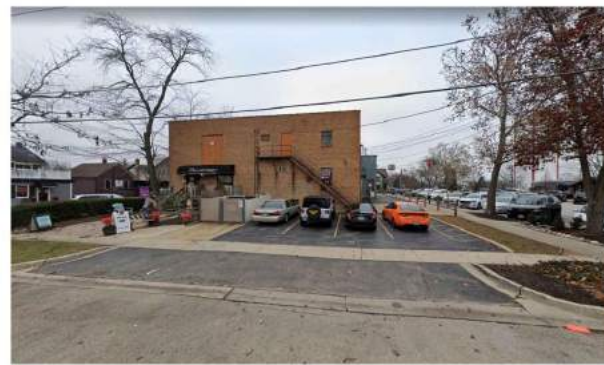




EXISTING VIEW OF ASH STREET



EXISTING VIEW OF KANSAS STREET



EXISTING VIEW OF WHITE STREET

ZONING DATA - 22 WHITE STREET

22 WHITE STREET, FRANKFORT, ILLINOIS (OLDE FRANKFORT MALL)

PER VILLAGE OF FRANKFORT ZONING ORDINANCE (LAST REV SEPTEMBER 20, 2021) AND ZONING MAP (ADOPTED DECEMBER 21, 2020)

H-1

HISTORIC DISTRICT - THE H-1 HISTORIC DISTRICT IS INTENDED TO PRESERVE AND ENHANCE THE HISTORIC DOWNTOWN COMMERCIAL AREA IN THE VILLAGE OF FRANKFORT, THE MOVEMENTS AND SHIFTS OF POPULATION AND THE CHANGES IN RESIDENTIAL, COMMERCIAL AND INDUSTRIAL USES THREATEN THE DISAPPEARANCE OF AREAS, PLACES, BUILDINGS, COMMUNITY AND AESTHETIC INTERESTS, VALUES AND CUSTOMS OF HISTORICAL SIGNIFICANCE TO THE VILLAGE. THEIR PRESERVATION AND CONTINUED UTILIZATION ARE NECESSARY AND DESIRABLE TO SOUND DEVELOPMENT OF THE VILLAGE OF FRANKFORT, AND TO THE WELFARE OF ITS RESIDENTS.

USES PERMITTED PER TABLE IN ARTICLE 5

PERMITTED	DWELLING UNITS ABOVE 1ST FLOOR HEALTHCARE/OFFICE INDOOR BUSINESS/RETAIL SALES (UNDER 5,000 SF) OFFICE/ PROFESSIONAL SERVICE PERSONAL SERVICE
SPECIAL USE	BED AND BREAKFAST HOTEL/ MOTEL VACATION RENTAL INDOOR CIVIC AND CULTURAL INDOOR RECREATION AND ENTERTAINMENT OUTDOOR RECREATION AND ENTERTAINMENT BAKERY CONVENIENCE STORE DAYCARE DRY CLEANING INDOOR BUSINESS/RETAIL SALES (5,000-100,000 SF) MASSAGE ESTABLISHMENT MICROBREWERY/ DISTILLERY/ WINERY ACCESSORY LIQUOR SALES RESTAURANT TAVERN OUTDOOR SEATING ASSOCIATED WITH RESTAURANT PLANNED UNIT DEVELOPMENT

LOT STANDARDS (PER ARTICLE 6 YARD AND BULK REG. TABLE)

	ALLOWED	ACTUAL/PROPOSED
FRONT YARD	0 FT	PER PLAN
CORNER SIDE YARD	10 FT	PER PLAN
INTERIOR SIDE YARD	5 FT	PER PLAN
SIDE YARD (ADJACENT TO R-USE)	10 FT	PER PLAN
REAR YARD	10 FT	PER PLAN
REAR YARD (ADJACENT TO R-USE)	20 FT	PER PLAN
MAX. BUILDING HEIGHT	35 FT	PER ELEVATION
MAX. IMPERVIOUS LOT COVERAGE	N/A	
MIN LOT AREA	5,000 SF	PER SURVEY
MIN LOT WIDTH	50 FT	PER SURVEY
FLOOR AREA RATIO	N/A	

OFF-STREET PARKING REQUIREMENTS (PER ARTICLE 1)

RESTAURANTS (DINING) =	1/250 SF OF GROSS AREA (PER DOWNTOWN OVERLAY)
PARKING LOT SETBACKS =	PERMITTED WITHIN SETBACKS, EXCEPT NOT PERMITTED IN LANDSCAPED FRONT YARD; NOT WITHIN 5FT OF LOT LINE
SIZE=	9 FT WIDE X 18 FT LENGTH 24 FT AISLES; 22 FT LENGTH FOR PARALLEL PARKING

OFF-STREET PARKING CALCULATIONS (PER ARTICLE 1)

USE OF PUBLIC PARKING LOTS PERMITTED IN H-1 DISTRICT PER ARTICLE 6, C.3.6.
APPROVAL OF VARIATION REQUIRED

CIVIC & CULTURE	3 PER 1,000 SF GFA
BOWLING ALLEY	5 PER ALLEY + 1 PER EMPLOYEE
BUSINESS/ PROFESSIONAL OFFICES	1 PER 200 GFA
PERSONAL SERVICE	1 PER 200 GFA + 1 PER EMPLOYEE
RESTAURANTS (FULL-SERVICE)	1 PER 100 GFA + 1 PER EMPLOYEE
TAVERNS	1 PER 100 GFA + 1 PER EMPLOYEE
HEALTH CLINIC	3 PER PATRON + 1 PER EMPLOYEE

(NOT ALL USES LISTED ABOVE, GFA = GROSS FLOOR AREA)

OFF-STREET LOADING REQUIREMENTS (PER ARTICLE 1)

REQUIREMENT	1 BERTH PER 10,000-100,000 GFA
SIZE	12 FT WIDE X 50 FT LENGTH X 14 FT HEIGHT

SCREENING (PER ARTICLE 1)

REQUIRED AT ALL SERVICE/UTILITY AREAS INCLUDING LOADING DOCKS, STORAGE AREAS, TRASH DUMPSTER, MECHANICAL/ELECTRICAL/PLUMBING EQUIPMENT

GROSS BUILDING AREA			
	EXISTING	ADDITION	TOTAL
BASEMENT FLOOR	6,873 SF	800 SF	EXCLUDED
FIRST FLOOR	6,873 SF	5,260 SF	12,133 SF
SECOND FLOOR	6,873 SF	5,260 SF	12,133 SF
THIRD FLOOR	0 SF *	5,260 SF	5,260 SF
TOTAL FLOOR AREA			24,526 SF
* STRUCTURAL ANALYSIS IS NEEDED FOR POSSIBLE ADDITION OF ROOF DECK/ TENANT AMENITY SPACE ON THE EXISTING BUILDING.			
FLOOR AREA RATIO (FAR) =	24,526 SF / 12,550 SF = 2.35		



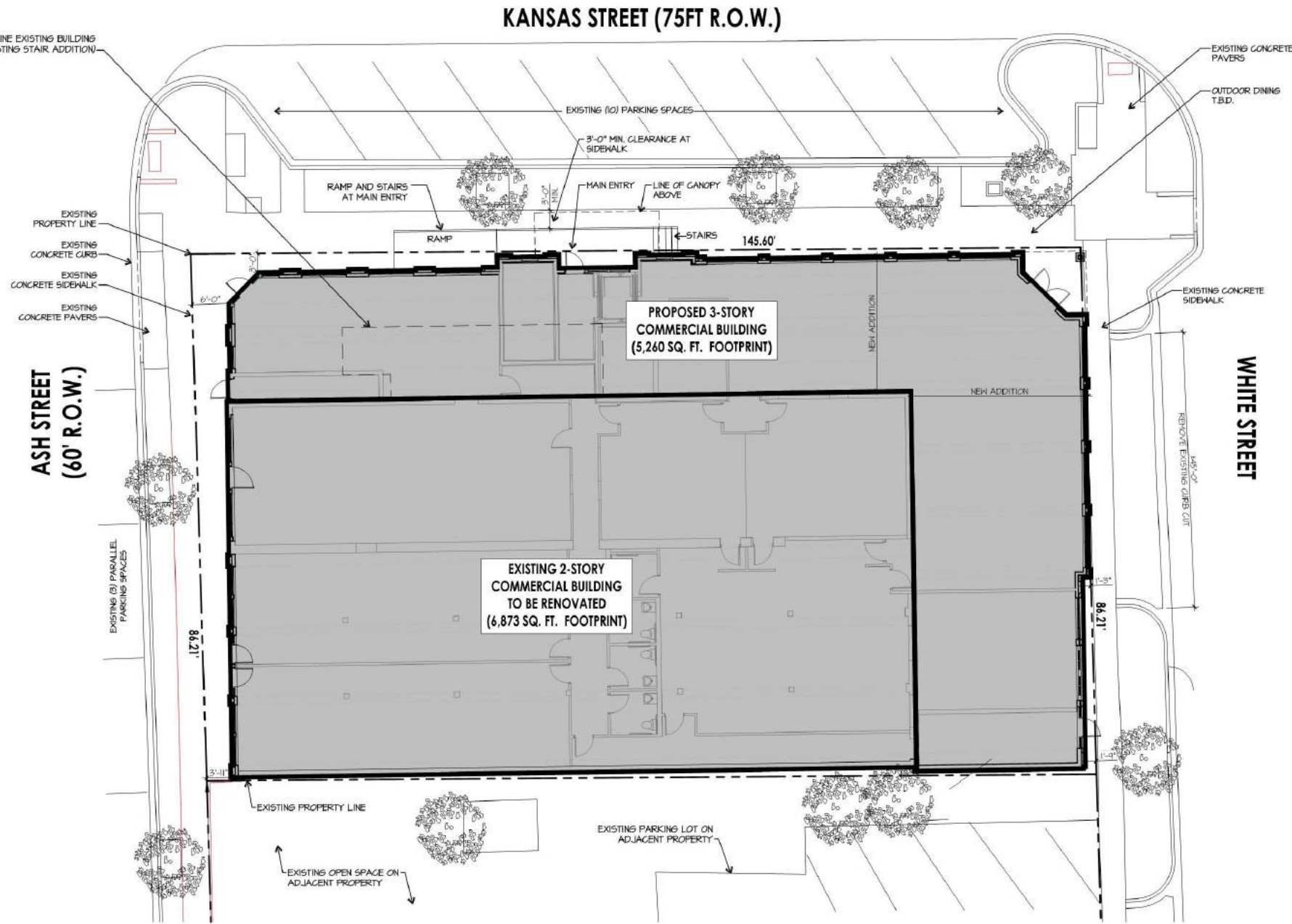
EXISTING VIEW OF SOUTH FACADE



EXISTING VIEW OF SOUTH FACADE



EXISTING VIEW SOUTH-EAST CORNER

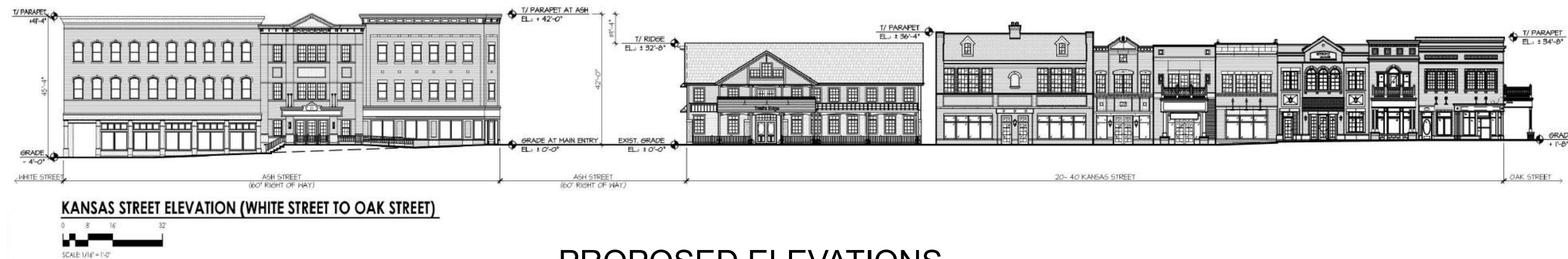
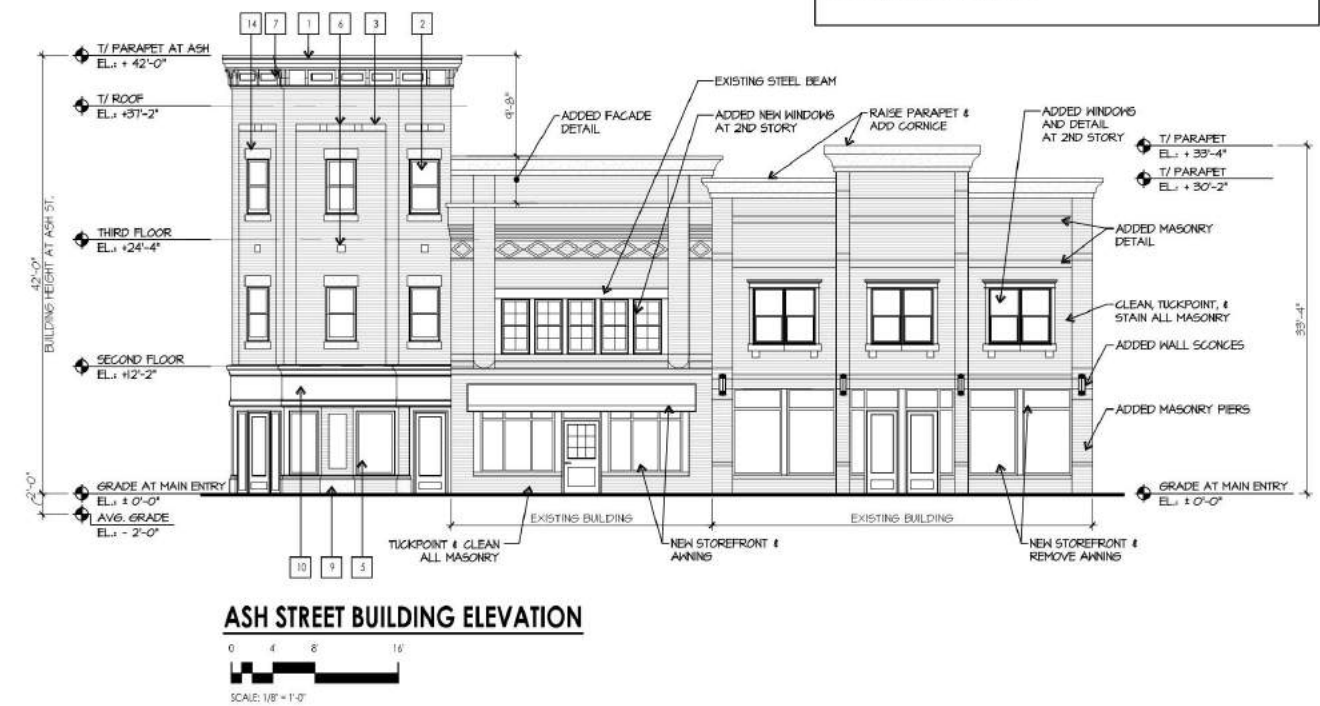


SITE PLAN / PROPOSED EXPANSION

Olde Frankfort Mall



NEW CONSTRUCTION ELEVATION TAG KEY	
1	ALUM. COPING W/ TOP SLOPED FOR POSITIVE DRAINAGE
2	ALUM. GLAD WOOD DOUBLE HUNG/PICTURE WINDOWS W/ OR W/O TRANSOMS (TYP.)
3	CAST STONE SILL / BAND (PROJECT 1" W/ TOP WASH) (TYP.)
4	BRICK MASONRY DETAIL (1/4" INLAY)
5	ALUMINUM STOREFRONT WINDOW / ENTRANCE SYSTEM ON THERMALLY BROKEN FRAMES W/ 1" SOLARBAN 60 (2) INSULATED GLAZING UNITS (VERIFY GLASS TINT AND FINISH WITH ARCHITECT AND OWNER)
6	STONE MEDALLION
7	PAINTED WOOD HEAD AND DETAIL COURSING
8	CAST STONE HEAD AND DETAIL COURSING
9	CAST STONE PANELS
10	PAINTED LP SMARTSIDE PANEL AND TRIM AND/OR POLYMER (FYRON) TYPE TRIMS
11	FYPON 12" SQ. COLUMN COVER (CHKT&6030) VERIFY W/ OWNER
12	SURFACE MOUNTED LIGHT FIXTURE
13	CAST STONE PEDIMENT, HEAD, AND DETAILS
14	CAST STONE HEAD AND SILL
15	CAST STONE DETAIL INLAY IN FACE BRICK
16	TURN BUCKLE AND ROD CANOPY SUPPORT
17	PAINTED STEEL GUARDRAIL W/ VERTICAL PICKETS
18	STAINED WOOD DOOR WITH PARTIAL LITE
19	DECORATIVE OVERHEAD DOOR (TO ACCESS BASEMENT FOR MAINTENANCE)
20	PROJECTED BRICK MASONRY PIER
21	ENTRY CANOPY WITH PAINTED LP SMARTSIDE PANEL AND TRIM AND/OR POLYMER (FYRON) TYPE TRIMS



PROPOSED ELEVATIONS

Olde Frankfort Mall





NEW HISTORIC FOCAL FAÇADE
(Grade Slopes)



ROBINSON DARTMOUTH MODULAR BRICK



WINDOW
FRAMES



ROBINSON BALLPARK MODULAR BRICK



WINDOW
FRAMES



ROBINSON OLD CHARLESTON MODULAR BRICK



WINDOW
FRAMES

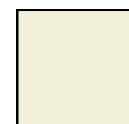
KANSAS STREET ELEVATION Olde Frankfort Mall





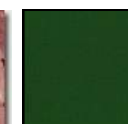
NEW HISTORIC FACADE

NEW HISTORIC FAÇADE / CORNER ENTRANCE



WINDOW
FRAMES

ROBINSON WATERTON MODULAR BRICK



WINDOW
FRAMES

ROBINSON DARTMOUTH MODULAR BRICK

WHITE STREET ELEVATION Olde Frankfort Mall



NEW ADDITION / CORNER ENTRANCE

RESTORE FAÇADE / NEW WINDOWS

CREATE NEW FAÇADE FACELIFT, NEW WINDOW OPENINGS

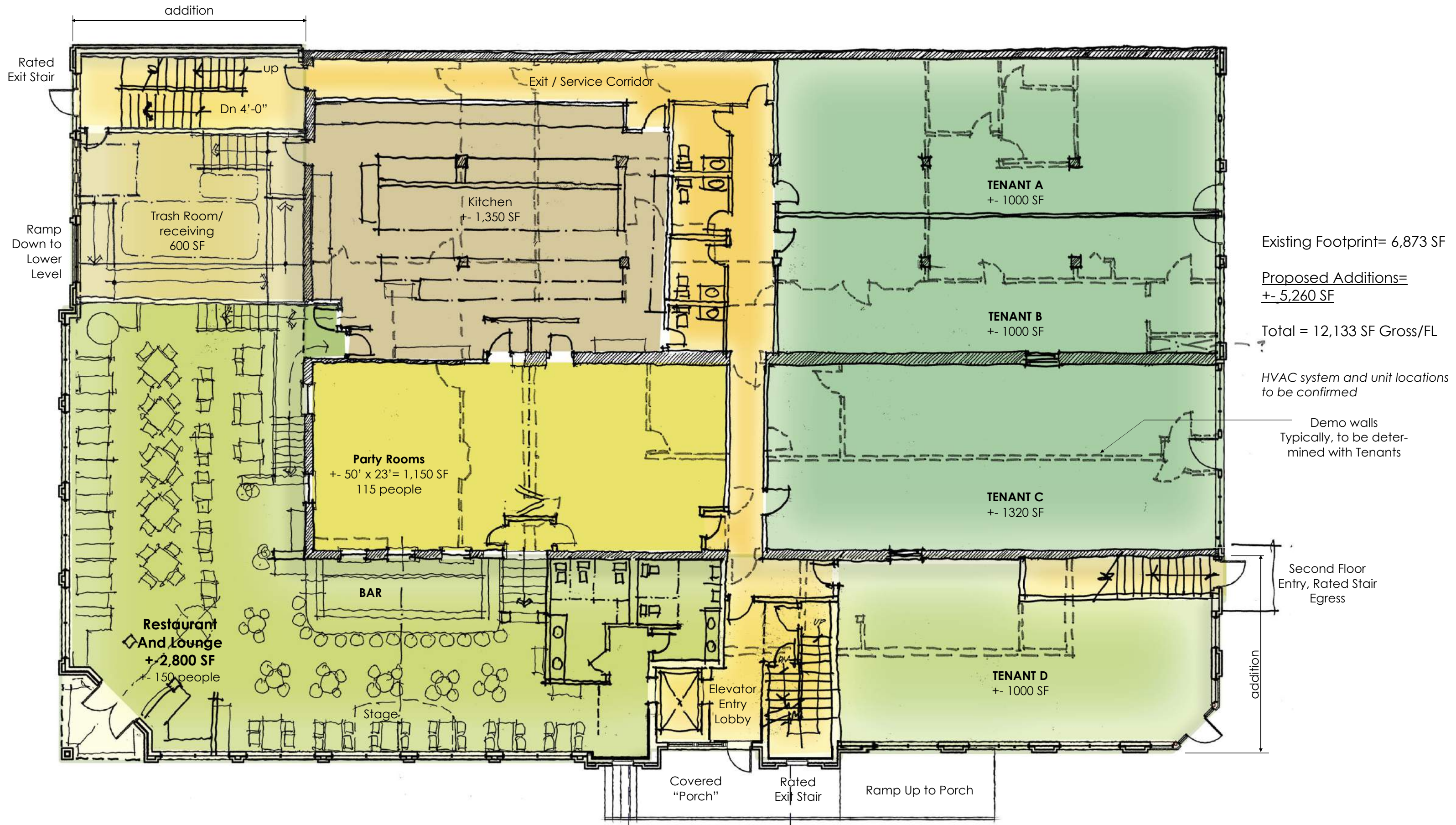


WINDOW
FRAMES

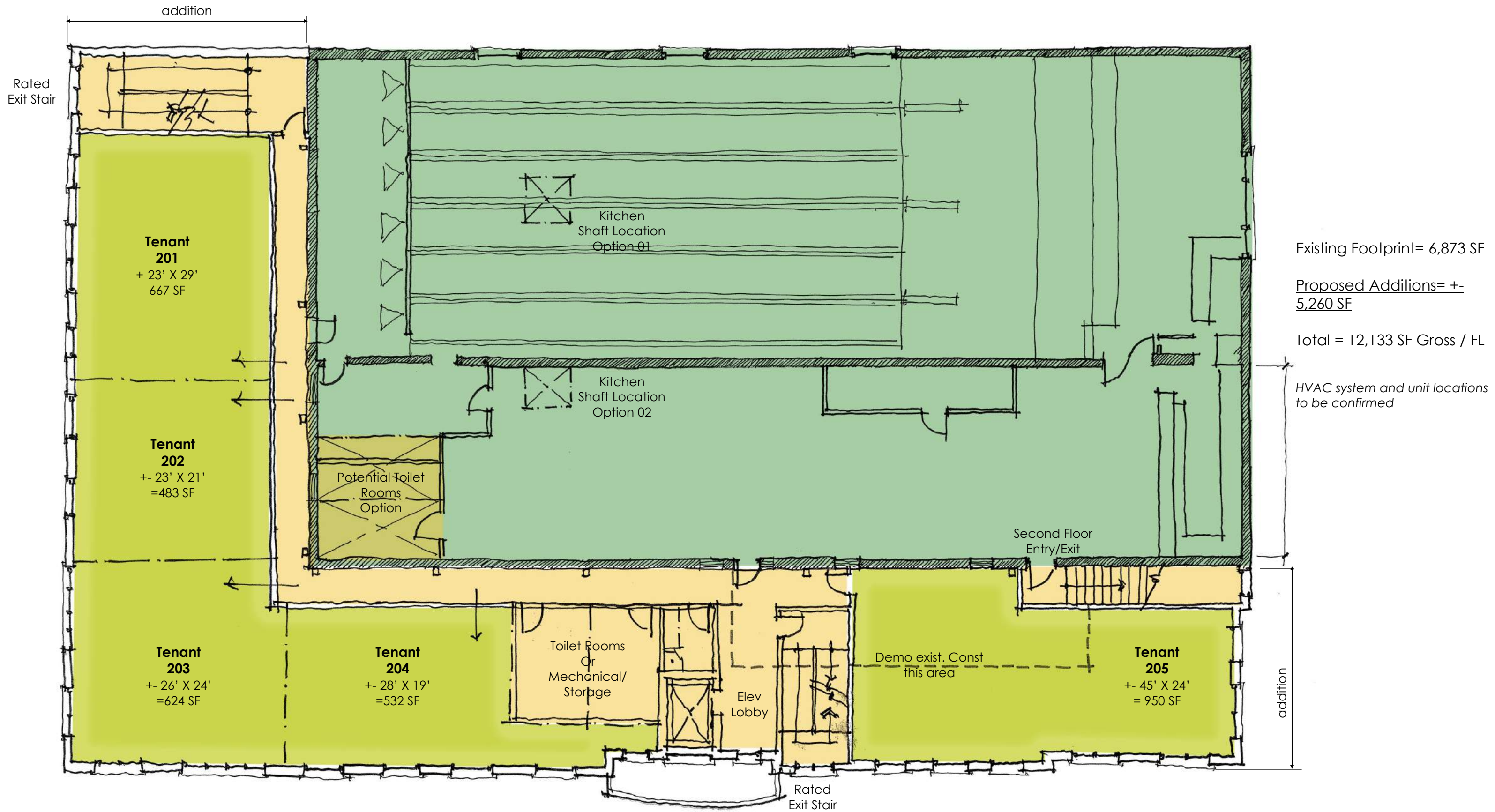
ROBINSON OLD CHARLESTON MODULAR BRICK

ASH STREET ELEVATION Olde Frankfort Mall





FIRST FLOOR PLAN / PROPOSED EXPANSION
Olde Frankfort Mall



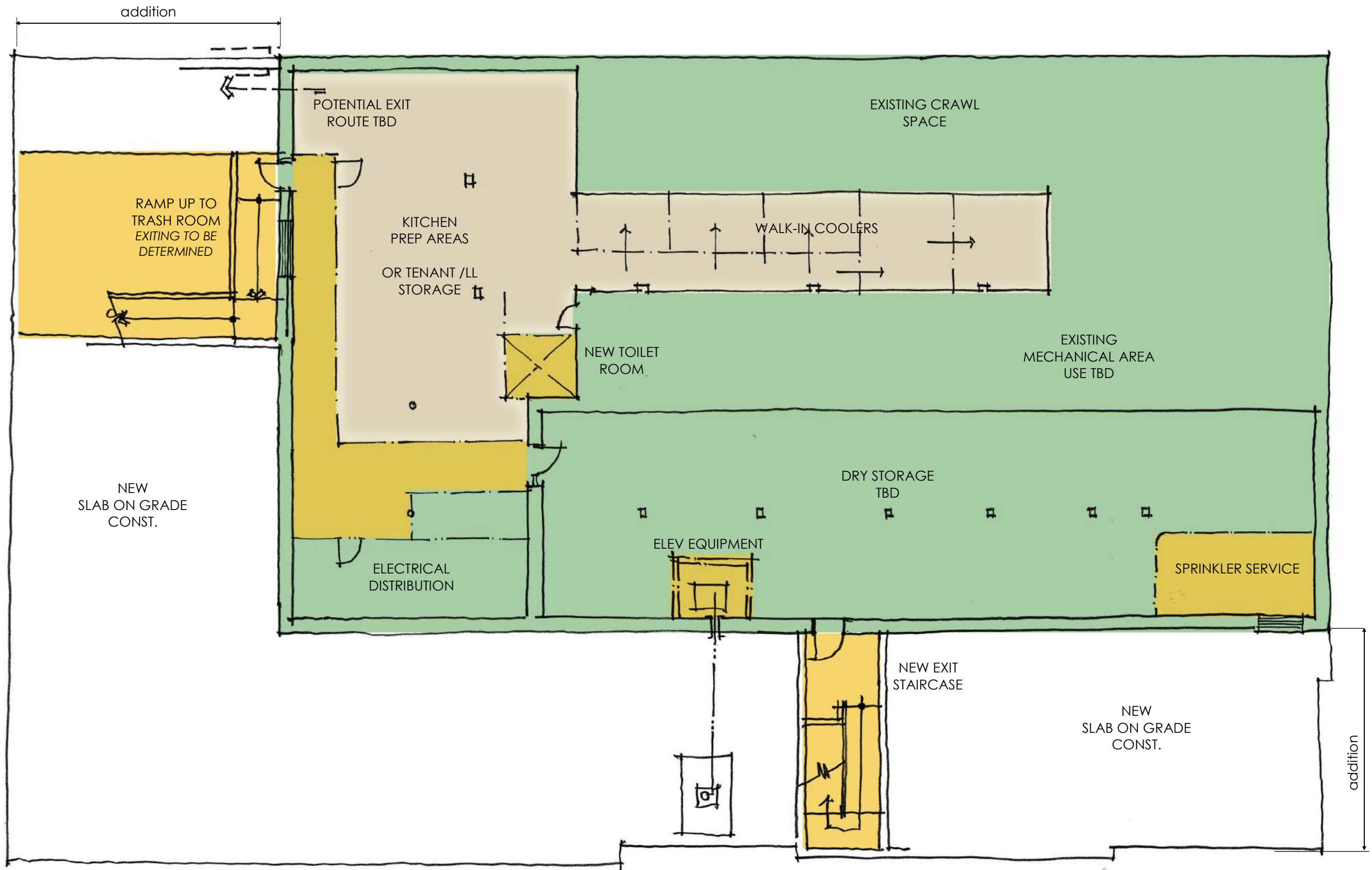
SECOND FLOOR PLAN / PROPOSED EXPANSION Olde Frankfort Mall





THIRD FLOOR PLAN / PROPOSED EXPANSION Olde Frankfort Mall





EXISTING BASEMENT PLANNING
Olde Frankfort Mall