



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

**Thursday, April 28, 2022
6:30 P.M.**

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

- 1. Call to Order**
- 2. Swearing-in of New PC/ZBA Member Jessica Jakubowski**
- 3. Roll Call**
- 4. Approval of Minutes of April 14, 2022**
- 5. Public Hearing (Continued from April 14, 2022): Olde Stone Subdivision 1st Addition (Ref #108) TO BE TABLED AT REQUEST OF APPLICANT**
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.)
- 6. Public Hearing: 14 Hickory Street Unit 14B – Studio C/Frankfort Arts Association (Ref #105)**
Public Hearing Request: 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. Public Hearing: 21218 S. La Grange Road – StretchLab (Ref #106)**
Public Hearing Request: Special Use Permit for Indoor Recreation for a health/fitness club in the B-2 Community Business District, located at 21218 S. La Grange Road, Frankfort, Illinois (PIN: 19-09-21-407-007-0000).
- 8. Workshop: 19948 Lily Court – Gale Variance**
Future Public Hearing Request: To permit construction of a rear yard addition to a single-family home on Lot 29 in the La Porte Meadows Subdivision. The property is zoned R-2, which requires a 30' rear yard setback, whereas 17' 3" is proposed. (PIN: 19-09-15-205-019-0000)
- 9. Workshop: 9093 W. Fey Drive – Proposed Pickleball Building**
Future Public Hearing Request: Special Use Permit for indoor recreation use in the I-1 zone district.
- 10. Workshop: 11031 W. Lincoln Highway – Everbrook Academy Preschool/Daycare**
Future Public Hearing Request: Proposed Major Change to Planned Unit Development and a Special Use Permit for a daycare facility in the B4 Office District on Lot 1 in the New Lenox State Bank Subdivision (PIN 19-09-20-301-055-0000).
- 11. Public Comments**
- 12. Village Board & Committee Updates**
- 13. Other Business**

14. Attendance Confirmation (May 12, 2022)

15. Adjournment

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



**MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
APRIL 14, 2022–VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET**

Call to Order: Chair Rigoni called the meeting to order at 6:31 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, Trustee Rossi, Mayor Ogle

Chair Rigoni noted that there were a number of members of the public in attendance. She provided an overview of the meeting process.

A. Approval of the Minutes from March 24, 2022

Motion (#1): Approval of the minutes, as presented, from March 24, 2022

Motion by: Knieriem Seconded by: Schaeffer

Approved: (5-0)

B. Public Hearing: Olde Stone Village 1st Addition

Chair Rigoni stated that the applicant has requested that this item be tabled until the meeting of April 28, 2022.

Motion (#2): Motion to close the table to April 28, 2022.

Motion by: Markunas Seconded by: Schaeffer

Approved: (5-0)

C. Workshop: 10677 Yankee Ridge Drive – Variation for Accessory Structure Area

Senior Planner Chris Gruba presented the staff report.

Chair Rigoni invited the applicant to the podium. Todd Morgan approached the

podium. He provided some background on when he initially filed the application. He added that a neighbor was approved for a larger pool cabana around that time. He went on to explain that he measured everything on the lot and is should be accurate. He stated that he was a Village Trustee for 15 years and wrote many of the ordinances.

Chair Rigoni asked Mr. Morgan if he was seeking a height variation.

Mr. Morgan replied that his not seeking a height variation and the pool cabana will be less than 15 feet in height.

Commissioner Hogan asked what the size of the pool cabana would be.

Mr. Morgan replied it would be 16' x 18'.

Commissioner Schaeffer asked what the materials would be.

Mr. Morgan replied that the roof will have shingles to match the house and there will be brick or stone pillars.

Commissioner Markunas asked about the retaining wall.

Mr. Morgan replied that it will be stone to match the materials and colors of the house.

Commissioner Markunas asked if there is any intention to enclose the cabana and add doors and windows.

Mr. Morgan replied no.

Commissioner Knieriem asked about the measurements again as far as the impervious surface.

Mike Schwarz stated that staff estimated the impervious surface using GIS and believes that the applicant would be under the maximum percentage that is allowed.

Chair Rigoni asked staff what amount of variation was approved for the other recent application at 10650 Yankee Ridge Drive.

Chris Gruba replied that it was initially a request for 288 square feet and it was approved at 255 square feet.

Chair Rigoni stated that she is struggling with granting a variation that exceeds the 250-foot maximum that was just approved with a recent Zoning Ordinance amendment. Also, what the structure will look like is very important.

Chair Rigoni asked the applicant to provide more information for the public hearing.

D. Workshop: 14 Hickory Street Unit 14B – Bokay Flowers/Frankfort Arts Association

Mike Schwarz presented the staff report. The applicant is seeking a special use permit for indoor entertainment for an art gallery with associated art classes and a rentable event space.

Chair Rigoni invited the applicant to speak. Todd Morgan approached the podium and provided additional background. He noted that the building was formerly used as the Village of Frankfort Police Department and as Village Hall.

Mr. Morgan noted that he had been granted special event permits by Mayor Holland in the past for this location.

Mr. Morgan noted that Bokay Flowers currently operates from the building at 1 N. White Street, but that some storage of flowers and other components of the building still occur within the subject property at 14 Hickory Street/130 Kansas Street.

Chair Rigoni asked if 1,600 square feet of the space would be dedicated to the art gallery and event center and 800 square feet would be dedicated to Bokay Flowers. Mr. Morgan responded in the affirmative.

Commissioner Knieriem asked if the La Salle business owned the building, but that Mr. Morgan rented the space inside. Mr. Morgan responded in the affirmative. He noted that La Salle is a stock brokerage firm, located on the 2nd floor. There is also a tech firm on the 2nd floor called Servio Consulting.

Mr. Morgan noted that the Frankfort Arts Association will be permitted to use the space, free of charge, Mondays – Thursdays, when it is not being used for an event space on weekends. He stated that he intends to use the space on weekends for weddings and baby showers for groups of approximately 30-35 people. He noted that although Bokay flowers has some floorspace in the building, it would be in a separate room from the event space.

Commissioner Markunas asked if management would be present on-site during events. Mr. Morgan replied that there would be. He also noted that certain vendors would cater food to the site. Mr. Markunas asked if the applicant would be proposing a kitchen in the future. Mr. Morgan responded that he would not. Commissioner Markunas also asked if event goers would be able to access the Bokay portion of the building. Mr. Morgan replied that the sliding door between the two spaces would be unlocked and that if they did go into the Bokay space it would be the first time and the last time.

Commissioner Schaeffer expressed concern that the weekends events may overlap during times that the Farmer's Market is open, when the demand for parking downtown is high. She stated that on Saturdays the Farmer's Market goes until 2:00 p.m. Mr. Morgan responded that he believed that most traffic for the Farmer's Market dies down in the afternoons, whereas the proposed events would occur later in the day.

Commissioner Hogan thought it would be important to recognize the applicant's generosity in allowing the Frankfort Arts Association to use the space during the week, free of charge. He asked if the special use permit would replace the special event permits requested in the past. Mr. Morgan responded in the affirmative.

Chair Rigoni noted for the record that permits would need to be obtained for the work before the business could operate at the subject property. She noted that the Frankfort Arts Association had been operating from the space. She also noted that the existing nearby parking should be adequate for the business as proposed. She asked if there would be summer art classes during the day. A member of the Frankfort Arts Association was present and answered that the classes would occur Mondays – Thursdays, approximately one class per day and with each class lasting 1-2 hours. member noted that their largest class size is about 10 adults.

Commissioner Knieriem asked if the special use permit hours of operation should be limited. Chair Rigoni noted that the special use permit could contain a condition of approval limiting the hours of operation. There was some discussion about the hours of operation, with the Commission and applicant agreeing that they should abide by the Village's normal business hours of 7 am – 11 pm.

Chair Rigoni noted that the special use permit, if approved, would run with the land and as such should be tailored to the specific request before the Commission.

Mr. Morgan noted that he would not be seeking a liquor license for the proposed use.

Commissioner Knieriem noted that alcohol could be permitted on the property if provided by a caterer that did have a liquor license. He asked if patrons could bring their own alcohol to the site. Mr. Schwarz noted that there is no "BYOB" or "bring-you-own-beverage" liquor license classification under the Liquor regulations in Municipal Code, so that would not be an option.

E. 15 Ash Street – Old Frankfort Mall, Proposed Building Addition

Chris Gruba presented the staff report.

Grant Currier, Project Architect, and Michael Shideler, the property owner, approached the podium. Michael Shideler provided an overview of the project. He stated that he and his wife fell in love with the Frankfort area and live in Prestwick. He added that he and his partner Joe purchased this property as an investment.

Grant Currier provided an additional overview stating that they are making the existing building code compliant.

Grant Currier provided photos of other communities that have buildings that provided inspiration for this project via a slide presentation.

Chair Rigoni stated that it would be helpful to know what will be happening as far as

the existing tenants.

Grant Carrier discussed the grade change. Michael Shideler explained the internal changes to the building floorplan.

Grant Carrier stated that some existing tenants are asking for more space and he wants to keep the tenants they currently have. As far as the second and third stories he is not yet sure yet what the tenants or exact layout will be. The third story roof deck would only be for building tenants.

Commissioner Hogan asked if this is just an L-shaped addition with minor changes to the existing building.

Grant Carrier confirmed yes.

Chair Rigoni asked the Commission to provide high level feedback on the project prior to getting into the smaller details.

Commissioner Schaeffer stated that this building reminds her of the charm of her hometown in Fort Madison Iowa and it is consistent with the goals of the Comprehensive Plan.

Commissioner Hogan stated that aesthetically the building is beautiful. His only concern is the flow of traffic on Saturday nights.

Commissioner Markunas stated that the lot itself calls for some type of development. He added that after going through the details, hopefully at the end of the process we have something really special to celebrate.

Commissioner Knieriem asked Mr. Shidler if he recently purchased the property.

Michael Shideler stated that he has owned it for a while but has fallen in love with it after spending a lot of time there. But the building is old and needs everything. So they came up with the idea of an addition to bring it up to code.

Knieriem stated that he thinks it is a great project.

Chair Rigoni stated that it provides a great transition between two adjacent storefront blocks.

Chair Rigoni asked if the Commission could first focus on the Site Plan as far as setbacks, etc., and then separately discuss the height variation. She asked if anyone had an issue with the setback variations. There was no strong response.

There was some discussion about the need to reserve adequate setback for future sidewalk dining.

Commissioner Schaeffer stated that the grade change along Kansas Street from Ash

Street to White Street is a unique situation so the requested height variation is not that great.

Chair Rigoni stated that it would be helpful to know the actual height of the 3-story building for the Lockport example that Grant shared. He replied that he can provide that information.

Some discussion ensued about the height of the existing building. Project Architect Chris Tokarz responded that it is 29 feet, but they are adding some height to soften the transition from a 100-year old building to the new addition.

Commissioner Knieriem asked if the Historic Preservation Commission (HPC) should be upfront before the public hearing.

There was some discussion about the sequencing of the PC/ZBA and HPC meetings before the project is scheduled for Village Board consideration.

Mike Schwarz provided some context on why the PC/ZBA meetings will occur first in the sequence followed by the HPC and then the Village Board.

Discussion ensued regarding parking.

Commissioner Schaeffer pointed out that the lot shown on the screen behind Fat Rosie's is not public parking. It is private. Chris Gruba noted that the exhibit on the screen is from the 2016 Parking Study and noted the correction.

Commissioner Knieriem asked about the second and third floors and what Michael Shideler is thinking.

Michael Shidler responded that it might be office or residential, but he wants a true mixed-use building.

Chair Rigoni stated that she has an issue with granting a height variation for office uses with no residential density increase, but does not so much have an issue with residential uses with no density being added to the Downtown.

There was a brief discussion and consensus that knowing exactly what types of uses are proposed will be helpful.

Commissioner Hogan asked about loading needs.

Grant Currier stated that they could look at repositioning or extending the existing curb cut on White Street to align with their trash room. Additional discussion ensued about loading times in the Downtown.

Commissioner Schaffer stated that repositioning the curb cut would at least lessen the impact on traffic during loading times.

Discussion about landscaping ensued.

Grant Currier stated that they could look at planters, etc., as the building will be placed at the lot lines so any greenery other than parkway trees will need to be located in the public right-of-way.

Commissioner Markunas asked the Mr. Currier to work with staff on possible ways to add some landscaping such as planters in the right-of-way.

Commissioner Schaffer asked if there is any opportunity to relocate the existing overhead power lines underground.

Grant Currier stated that there is an opportunity and he will look into it. They want the building to look good and the existing overhead lines actually encroach into the air space where the addition is proposed. He does not yet know what will be required by ComEd.

Frankfort resident Jack Johnson raised his hand from the audience and was recognized by Chair Rigoni. She asked him to approach the podium. He stated that he could answer the question. He stated that ComEd may require a new transformer which may need to go inside the building.

Commissioner Knieriem asked the applicant and Project Architects what is the type of construction within the existing building.

Michael Shideler replied that it is a mix of pre-cast concrete, wood and other types of construction.

There was some discussion about ways to lessen the sound impacts between the tenant spaces.

Chair Rigoni summarized the remaining items for discussion including the various special uses. She reiterated that some of the Special Use Permit requests may need to come back to the PC/ZBA later when the tenants are known.

Commissioner Knieriem stated that they haven't seen a south side façade. There are a lot of holes on that side due to the existing air conditioning units.

Commissioner Markunas stated that they should provide a south building elevation.

There was some discussion about the existing south elevation and the existing roof drains that impact the neighboring properties.

Chair Rigoni stated that it will be important to know what the south elevation will look like from Nebraska Street.

There was some discussion about the roof deck.

Chair Rigoni stated that it is important to know what will be stored on the roof deck and what it will look like from street level.

At 9:12 p.m. Chair Rigoni asked if there was anyone in the audience wishing to speak even though this is not the public hearing.

Mike Cartolano approached the podium. He stated that he and his family are Frankfort residents and they own various properties in Frankfort. He stated that he is looking forward to the project but has a concern about the height variation as it related to the one-story scale of the buildings on the east side of White Street. He added that this addition is a perfect spot for a restaurant and he does not have any parking concerns. He mentioned that Sysco and other food service companies basically do what they want in terms of deliveries and loading times in the Downtown.

Jack Johnson approached the podium and stated that maybe lower internal ceiling heights can be considered to lessen the massing of the height of the tallest portion of the building at the corner of Kansas and White Streets.

There was discussion about the height of the parapet walls and the screening of rooftop mechanical units.

Jack Johnson returned to the podium for additional clarification about the parapet walls.

Chair Rigoni asked staff if they had the information and feedback that they need for now.

Chris Gruba asked for clarification on the repositioning of the curb cut for a potential loading zone within the public right-of-way along the west side of White Street.

There was a brief discussion and consensus that if there is an opportunity to create more of a loading zone to lessen impact on traffic on White Street it should be looked into.

The applicant and Project Architects thanked the Commission for its feedback and stated that they will work with staff to provide more information for the public hearing.

F. Public Comments

Chair Rigoni asked if there were any members of the audience who wished to make a public comment. There was no response.

D. Village Board & Committee Updates

Mike Schwarz stated that the following actions were taken by the Village Board at its meeting on April 4th related to matters that previously came before the Plan Commission/Zoning Board of Appeals:

1. Quinlan Residence at 247 Hickory Street: The Village Board passed an ordinance approving a variation to reduce the required minimum basement area. The Village Board also approved the Preliminary and Final Plat of Resubdivision for the lot consolidation.
2. Gracepoint Ministries located at 22660 S. Harlem Avenue: The Village Board passed an ordinance approving a Zoning Map Amendment (Rezoning) from Agricultural District to R-2 Single-Family Residential District and also passed an ordinance approving a Special Use Permit for a Planned Unit Development for a religious retreat center.
3. Gale Residence Rear Yard Setback Variation at 19948 Lily Court: The motion to approve an ordinance approving a variation to reduce the required minimum rear yard setback failed on a 3-3 vote.

E. Other Business

Chair Rigoni noted that there was no other business. She also reminded all Commissioners that the deadline to file their 2022 Statement of Economic Interests with the Will County Clerk's Office is May 1, 2022.

F. Attendance Confirmation (April 14, 2022)

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on April 28th.

Motion (#3): Adjournment 9:27 p.m.

Motion by: Markunas_____ Seconded by: Schaeffer_____

Unanimously approved by voice vote.

Approved April 28, 2022

As Presented _____ As Amended _____

_____/s/Maura Rigoni, Chair

_____ s/ Secretary

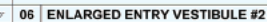
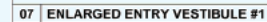
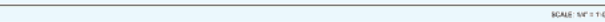
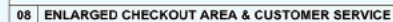
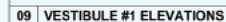
Memo

To: Plan Commission
From: Christopher Gruba, Senior Planner
Date: April 28, 2022
Re: Minor PUD change – Jewel Osco (21164 S. La Grange)

Staff received a building permit application for proposed interior and exterior remodeling efforts, located at Jewel-Osco. While the majority of work is limited to the interior of the building, minor exterior work is also proposed. These proposed changes include a small increase in the size of the northern and southern entrance doors that will result in a larger interior vestibule area. Additional exterior work includes the removal of both cart corral doors, which will be framed to allow for a new brick application, mirroring the existing materials. To complete the exterior efforts, the contractor will also make any necessary repairs to the existing EIFS and paint accordingly, prior to pressure washing and cleaning the existing brick façade. Staff has determined that these changes are minor in nature, constituting a Minor PUD change. Minor PUD changes do not require review by the Plan Commission, although the Zoning Ordinance (Article 3, Section F, Part 12 (e)) states that *“The Code Official may approve minor changes in the planned unit development which do not change the concept or intent of the development and shall convey all decisions to the Plan Commission in writing”*.

Attachments:

1. Exterior Elevations of proposed changes (Sheet A1.3)
2. Picture of the northern entrance door
3. Picture of the southern entrance door



- [illegible]

- [illegible]

- 16 EXISTING EPS TO BE INSTALLED PATCH/RAMP/ DAMAGED AREAS TO MEET NEW CONCRETE AS REQUIRED
 - 17 EXISTING STAIRWELL- NO CHANGE
 - 18 EXISTING DOOR, NO CHANGE
 - 19 EXISTING RACK BECK TO BE REMOVED AND REPAIRS
 - 20 NEW ALUMINUM SLIDING DOOR FRAME, SILL/SEAL AND TRANSLATION WITH GLASS AND INSULATION PER PLAN
 - 21 EXISTING CLOSET, NO CHANGE
 - 22 NEW BRICKS TO FILL BRICKS CAST DOOR BECK TO MATCH EXISTING
 - 23 NEW CLING TO MATCH EXISTING
 - 24 EXISTING METAL DOORS TO BE REPAIRED AND PAINTED
-
- 25 SHERRIN WILLIAMS - LINGER - DAY DR
 - 26 SHERRIN WILLIAMS - UPSTAIR ONLY - 64 TYS
 - 27 SHERRIN WILLIAMS - HALLWAY - 64 TYS
 - 28 SHERRIN WILLIAMS - POLISHED PORCELAIN - 64 TYS

1. COORDINATION TO VERIFY A COORDINATE SHEET CLIMB AND ROOF PENETRATION LOCATIONS, QUANTITIES, AND SIZES.
2. PREPARED/COORDINATE SHEET FOR ROOF PENETRATION EQUIPMENT TO BE INSTALLED BY OTHERS. COORDINATION MUST BE DONE. COORDINATE CLIMB LAUNTS FOR CHIMNEYS/PIPS WITH ROOF PENETRATION CONTRACTORS.
3. NO SCHEDULING WELDS OR EXHAUST INlets 18" OR 24" OR 30" OR 4" OF EXTERIOR.
4. FABRICATE BRISTLE PENCIL CURVE CLIMB TO ALLOW FOR "BACKCRAW" OF ROOFING PIP EXTENDING UP CLIMB FACE.
5. COORDINATE ROOF CLIMB WITH HVAC EQUIPMENT.
6. ALL PENETRATIONS THROUGH ROOF SHALL BE SEALED WITH A AIR TIGHT.
7. CONTRACTOR TO INSTALL ALL OWNER PROVIDED CURBS.
8. ALL ROOF OPENINGS GREATER THAN 12"X12" SHALL BE FRAMED WITH STEEL ANGLES 4x4-1/2x1/2.
9. OWNER WILL FURNISH THE FOLLOWING EQUIPMENT TO THE SUBSISTE:
"HEAD UP AIR UNIT" WITH CURB

Jewel-Osco North Entrance



Small increase in size to accommodate larger doors



Removal of cart corral door. Installation of brick to match existing.

Jewel-Osco South Entrance



Small increase in size to accommodate larger doors



Removal of cart corral door. Installation of brick to match existing.

Project: Frankfort Arts Association Art Gallery/Classroom and “Studio C” Event Space
Meeting Type: Public Hearing
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 BōKAY 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 BōKAY 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 BōKAY Flowers dated 10.1.14
6. Floor Plan dated 3.21.22
7. Frankfort Arts Association Spring Class Schedule received 3.11.22
8. Findings of Fact completed by applicant (to be provided separately, prior to public hearing)

Analysis

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

1. The subject building currently contains two separate businesses – BōKAY 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 BōKAY Flowers. The space is located within the rear one-story south portion of the building and was used for BōKAY 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, BōKAY 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 BōKAY 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.

Plan Commission/Zoning Board of Appeals Discussion and Action ---

The Commission/Board discussed this application at a workshop session on April 14, 2022. Various topics of discussion included the co-use of the subject space, hours of operation for each of the uses, internal access between the subject space and the former BÖKAY space on the north side of the building, potential parking conflicts during the operating hours of the Farmer's Market, the fact that the Frankfort Association is currently using the subject space, class sizes for the Frankfort Arts Association arts classes, potential limitations on hours of operation for each of the uses, and liquor license issues.

Affirmative Motion ---

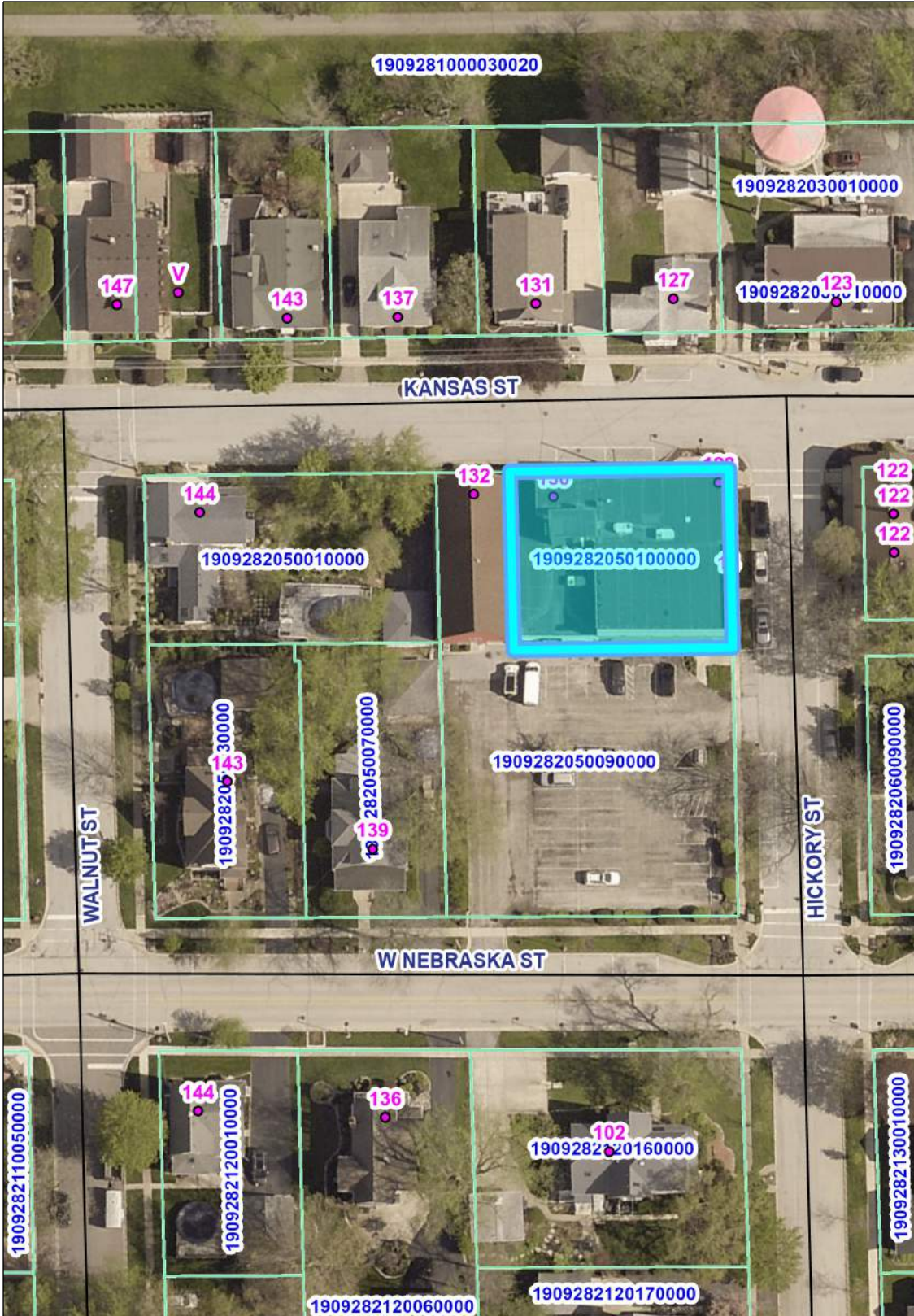
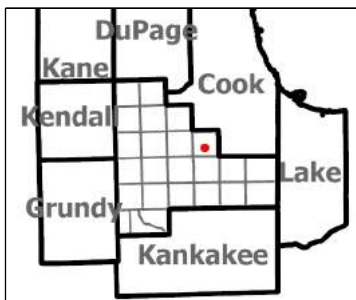
For the Commission's/Board's consideration, staff is providing the following proposed affirmative motion.

Recommend the Village Board approve 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, in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following conditions:

1. In the event that the Frankfort Arts Association ever terminates its lease or verbal agreement to utilize the subject space within 14 Hickory Street, Unit 14B, the property owner and/or applicant in this case or any subsequent entity with assignment of such rights, shall be required to apply for a change to the Special Use Permit, which shall require a new public hearing before the Plan Commission/Zoning Board of Appeals, for the purpose of reviewing the remaining use of the space for events; and
2. There shall be no performance art activities which involve musical instruments and/or theatrical performance.
3. Hours of operation for Studio C use of the space shall be 12:00 p.m. to 4:00 p.m. on Saturdays and 1:00 p.m. to 5:00 p.m. on Sundays; and
4. Hours of operation for the Frankfort Arts Association art gallery and classes shall be from 3:00 p.m. to 10:00 p.m. Monday through Thursday.



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

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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.



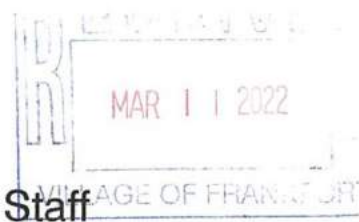
Figure 2: 14 Hickory Street, Unit 14B, and neighboring buildings as viewed looking north from public parking lot. Rear of Frankfort Area Historical Society building at 132 Kansas Street (at left) and rear of La Salle Street Securities building at 128 Kansas Street/14 Hickory Street (at right).



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:

Daniel J. Schlessor, CFO

TENANTS

Bokay Flowers
Frankfort, IL 60423

BY:

Cindy Morgan

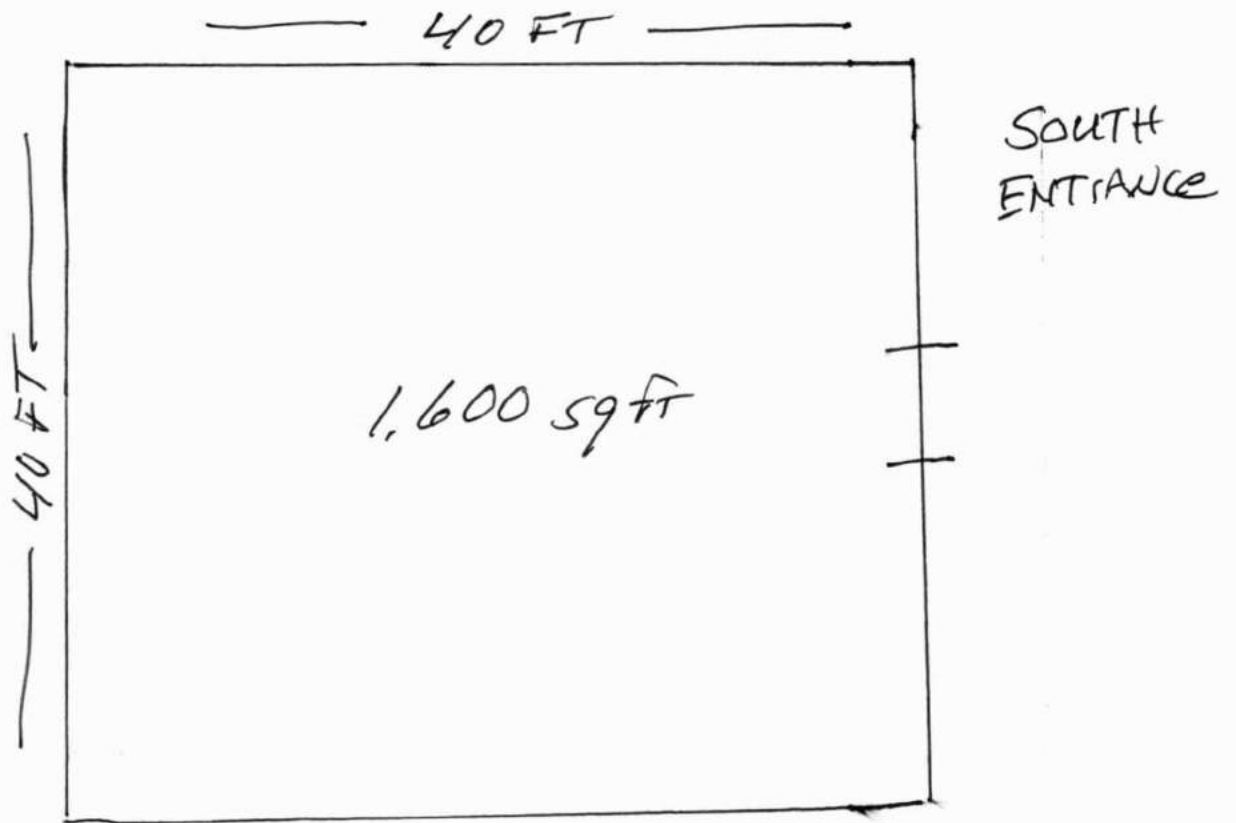
, Owner

BY:

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: StretchLab
Meeting Type: Public Hearing
Requests: Special Use Permit for Indoor Recreation
Location: 21218 S. La Grange Road
Applicant: Tonia Burns, Lessee
Prop. Owner: Frankfort Crossing, LLC and Frankfort CRG, LLC
Consultants: None
Representative: None
Report By: Michael J. Schwarz, AICP

Site Details

Lot Size: 13.06 acres
PIN(s): 19-09-21-407-007-0000
Existing Zoning: B2 Community Business District, PUD
Prop. Zoning: B2 Community Business District, PUD, with a Special Use Permit for Indoor Recreation
Building(s) / Lot(s): Multiple buildings / 1 lot
Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Commercial	General Commercial	B2 PUD
North	Commercial	General Commercial	B2
South	Single-Family Attached Residential	Single-Family Attached Residential	R4 PUD
East	Commercial (Office)	Mixed-Use	B4/H1
West	Detention Pond	Detention and Retention Pond/Env. Conservation	B2 PUD

Figure 1: Location Map



Project Summary

The applicant, Tonia Burns, Franchisee for StretchLab, a tenant/lessee, on behalf of the property owners, Frankfort Crossing, LLC, and Frankfort CRG, LLC, has filed an application requesting a Special Use Permit for Indoor Recreation for a health/fitness facility in the B-2 Community Business District, for the property located at 21218 S. La Grange Road, Frankfort, Illinois (PIN: 19-09-21-407-007-0000).

Attachments

1. 2020 Aerial Photograph from Will County GIS
2. Site Photographs taken 4.20.22
3. ALTA/NSPS Land Title Survey dated 3.4.21
4. Floor Plan dated 4.8.22
5. Findings of Fact completed by applicant received 4.22.22

Analysis

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

1. The subject property is Lot 6 in the Frankfort Crossings Subdivision, a commercial Planned Unit Development, which was subdivided and recorded in 1992.
2. Lot 6 is a 13.06-acre lot which contains the Jewel-Osco Grocery Store, the Ace Hardware Store, and numerous other smaller commercial tenant spaces in an in-line retail center.
3. The subject tenant space is 21218 S. La Grange Road, and adjacent businesses include The Dance Company to the south and Bar's Nails to the north.
4. Per the Floor Plan submitted by the applicant, the subject tenant space is 21 feet, 9 inches wide by approximately 72 feet, 7 inches deep, or approximately 1,579 square feet (1670). A leasing brochure of the shopping center found on the internet reflects a 1,700 square-foot tenant space.
5. The previous use of the subject tenant space was a Baird and Warner real estate office.
6. The applicant is requesting a Special Use Permit for Indoor Recreation for a health/fitness facility franchise called StretchLab. The business offers individual and group assisted stretching in an open studio floorplan.
7. Per the floor plan provided by the applicant, the space will be renovated to remove existing interior office walls. There will be a lobby with a reception desk and small waiting area, a "Lab" with ten (10) separate stretching benches, a breakroom, an office, men's and women's restrooms (existing), and a janitor's room (existing) with a washer and dryer to be added, and a utility room (existing).
8. The proposed use is most closely associated with a health and athletic club for comparative purposes for determining the required parking ratio. The Zoning Ordinance specifies parking for health and athletic clubs as follows: One-half (0.5) space per exercise station; plus one (1) space per 1,000 square feet of activity area; plus one (1) space per employee for the work shift with the largest number of employees.
9. Given that there are ten (10) stretching benches, and the activity area is approximately 818 square feet, and there will be at most 11 employees during the busiest times (although typically only 6-7 employees), a minimum of 17 parking spaces are required for the proposed use per the Zoning Ordinance.
10. According to the ALTA/NSPS Land Title Survey submitted by the applicant, there are 610 parking spaces on the subject property, including 591 standard spaces and 19 handicap accessible spaces. The total available parking does not include additional parking spaces that are located on the three outlots that are adjacent to the subject property but are not part of Lot 6. Given that there is shared parking within the shopping center and the fact that staff has not observed any parking deficiency near the subject tenant space and neighboring businesses, there should be adequate parking for the proposed use.
11. The proposed business hours of operation are not yet determined. However, similar StretchLab franchises open no earlier than 7:00 a.m. and close no later than 8:00 p.m. on weekdays, and open no earlier than 7:00 a.m. and close no later than 3:00 p.m. Saturdays and Sundays. The applicant is not requesting a Special Use Permit to allow hours of operation outside of the Village's normal hours of operation from 7:00 a.m. to 11:00 p.m. under Article 6, Part 2(q) of the Zoning Ordinance.

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.

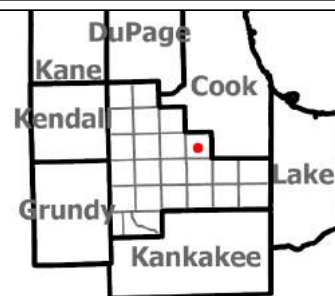
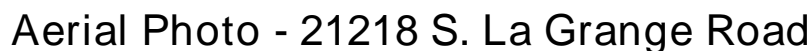
- b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- c. That the establishment of the special use will not impede the normal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

Affirmative Motion

For the Commission's/Board's consideration, staff is providing the following proposed affirmative motion:

Recommend the Village Board approve a Special Use Permit for Indoor Entertainment for Indoor Recreation for a health/fitness facility in the B-2 Community Business District, for the property located at 21218 S. La Grange Road, Frankfort, Illinois (PIN: 19-09-21-407-007-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following condition:

1. The applicant shall obtain a Business License.



Legend

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

Notes

Date: 4/21/2022

1: 4,514



Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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Site Photos – 21218 S. La Grange Road



Figure 1: 21218 S. La Grange Road, view looking southwest from parking lot.



Figure 2: 21218 S. La Grange Road, view looking southwest from parking lot.



Figure 3: Parking lot across for 21218 S. La Grange Road, view from building looking northeast.



Figure 4: Drive-aisle adjacent to 21218 S. La Grange Road, view looking northwest.



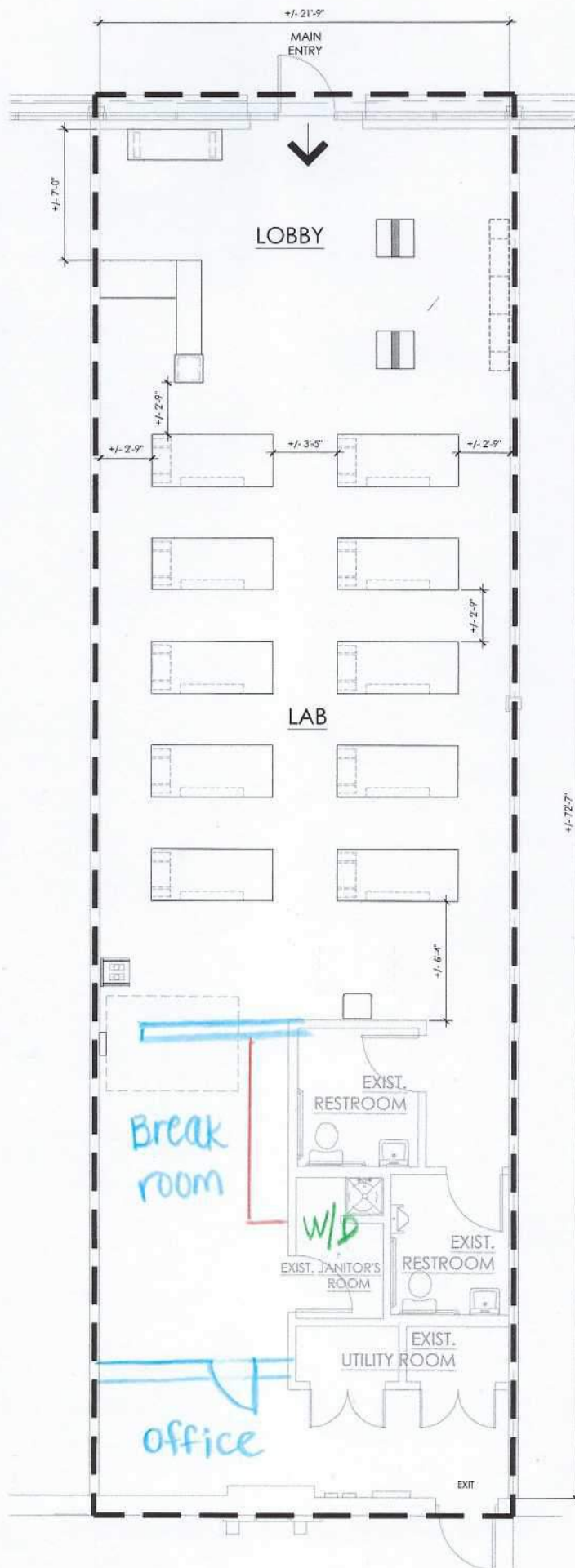
Figure 5: Drive-aisle adjacent to 21218 S. La Grange Road, view looking southeast.



Figure 6: Existing tenant space of former Baird and Warner Office, view from outside the entrance doors.

RECEIVED

By Mike Schwarz at 8:54 am, Apr 08, 2022



Proposed
3/1/22

NOT FOR CONSTRUCTION
Preliminary Test Fit used for
information purposes only.

WALL LEGEND:

- EXISTING WALL
- NEW WALL
- WALL DENOTES SPACING FOR RECOMMENDED SOUND ATTENUATION AT DEMISING WALLS

NOTES:

THIS TEST FIT FLOOR PLAN IS PROVIDED FOR THE SOLE PURPOSE OF BASIC VALIDATION FOR FURNITURE LOCATIONS AND EQUIPMENT REQUIREMENTS ONLY, AND DO NOT RELIEVE THE ARCHITECT OF THE RESPONSIBILITY OF COMPLYING WITH ALL APPLICABLE CODES.

A QUALIFIED, LICENSED ARCHITECT FROM THE XPONENTIAL FITNESS PANEL MUST BE HIRED TO CREATE A DETAILED FINAL FLOOR PLAN THAT HAS BEEN FIELD VERIFIED, HAS SOUND AND/OR STRUCTURAL CONSULTANT RECOMMENDATIONS APPLIED WHERE APPLICABLE.

STRETCHLAB

RECEIVED

By Mike Schwarz at 11:08 am, Apr 22, 2022



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

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

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

No. StretchLab is an inclusive and accessible brand that offers increased range of motion for all ages, body types and fitness levels. Our trained flexologists create a custom one on one assisted stretching routine based on each client’s need and allow our clients to work on their flexibility and work towards their goals.

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

No. StretchLab is complementary to many of the business in the vicinity and the immediate shopping center.

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

No. This is occupying an existing space.

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

No. The store signage requirements meet existing center requirements which are determined by the landlord and must be approved before installation.

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

Yes. Space in existing shopping center.

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

Yes. Space in existing shopping center which has adequate parking.

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

Agreed.

Project: Gale Residence – House Addition
Meeting Type: Workshop
Request(s): Request for a variation from Article 6, Section B, Part 1 of the Village of Frankfort Zoning Ordinance to permit an addition to the primary structure (house) located 17' 3" from the rear property line whereas 30' is required.
Location: 19948 Lily Court
Applicant: Patrick Gale
Prop. Owner: Same
Report By: Christopher Gruba, Senior Planner

Site Details

Lot Size: 0.38 Acres / 16,585 sq. ft.
PIN: 19-09-15-205-019-0000
Existing Zoning: R-2
Prop. Zoning: N/A
Gross Living Area: 2,901 S.F. (not including garage or patio)
Building footprint: 3,776 S.F. (including garage and patio)
Lot Coverage: 22.8%
Impervious Coverage: 35.8%
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	Single-family Residential	Single-Family Detached Residential	R-2
East	Single-family Residential	Single-Family Detached Residential	R-2
West	Open Space (pond)	Single-Family Detached Residential	R-2

Figure 1: Location Map



Project Summary

The applicant, Patrick Gale, is seeking to construct an addition to the rear of his house for an unenclosed, roofed patio area. The proposed unenclosed roof would project 14 feet beyond the westernmost rear wall of the house and would measure 17' 10" feet wide by 14 feet deep, or 250 square feet. The proposed rear yard building addition would be located 17' 3" from the rear property line, whereas 30' is required in the R-2 zone district, requiring a variance.

The applicant had formerly requested a variance for this project this year for a 14' 3" setback instead of the current 17' 3" setback. A public hearing for the former request was held on March 24, 2022, in which the Plan Commission unanimously recommended denial (5-0). At the Village Board meeting on April 4, 2022, the Board voted 3-3 on the variance request, resulting in a denial (4 affirmative votes were needed). The applicant is now seeking a smaller addition and increased rear yard setback, along with additional supplemental information. Variances may be reapplied for if different than the original request.

Attachments

- Location map, prepared by staff (GIS)
- Property Survey, performed by Exacta, dated 4.22.16
- Permit drawings, materials list and pictures, submitted by applicant, April 15, 2022
- Variance findings of fact, provided by applicant
- HOA approval letter from La Porte Meadows Community Architectural Committee

Analysis

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

- The existing house currently complies with the required front, side and rear yard setbacks for the R-2 zone district. The existing house is set back 30' from the front property line, which is the minimum setback for a house in this zone district. The existing house is currently set back approximately 30' from the rear property line at the closest point, which is the minimum setback permitted in this zone district.
- The maximum **lot coverage** for a one-story house in the R-2 zone district is 25%. The existing lot coverage is 3,776 square feet, or 22.8%. The open porch addition will increase the lot coverage to 4,026 square feet, or 24.3%, complying with this requirement.
- The existing **impervious lot coverage**, which includes the house, driveway, sidewalk and existing rear covered porch is approximately 35.8%, whereas a maximum of 40% is permitted. The addition would increase the impervious coverage to approximately 37.3%, still under the permitted amount.
- An arced conservation area & public utility easement exists in the rear yard of the property, adjacent to the existing detention pond. No accessory structures may be constructed within this area (although fences are permitted at the applicant's risk). The proposed building addition would be located just outside of this easement. The easement boundary loosely follows the existing faux wrought-iron fence, although the fence is mostly located within the conservation & public utility easement.
- There is an existing rear yard covered porch area measuring 8' deep by 17' 10" wide, or 143 square feet. The proposed addition would further extend the covered area by 14' (an area 14' deep and 17' 10" wide, or 250 square feet).
- The maximum size of a detached, unenclosed accessory structure such as a pool cabana, pergola or gazebo is 250 square feet (the same size that the applicant is proposing to add to the house).
- The proposed addition would match the existing home in terms of materials (shingled roof) and roof pitch.
- A detention pond exists beyond the rear yard. The closest house to the applicant's house, measured from back of house to back of house, is approximately 222'. The proposed building addition would decrease this amount to approximately 208'.
- The applicant has provided a letter of approval from the LaPorte Meadows homeowners association.

Standards of Variation

The applicants are requesting a variation from Article 6, Section B, Part 1 of the Village of Frankfort Zoning Ordinance to permit the construction of an addition that is set back less than 30' from the rear property line. The applicant has provided responses to these ten (10) findings of fact in the attached documents.

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.

19948 Lily Court



0 75 150 300 Feet



PROPERTY ADDRESS: 19948 LILY COURT FRANKFORT, ILLINOIS 60423

SURVEY NUMBER: IL1604.1989

FIELD WORK DATE: 4/20/2016
16041989

REVISION DATE(S): (REV.0 4/23/2016)

BOUNDARY SURVEY
WILL COUNTY

LOT 29 IN LAPORTE MEADOWS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2002 AS DOCUMENT NUMBER R2002223892, AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 9, 2005, AS DOCUMENT NUMBER R2005155138, IN WILL COUNTY, ILLINOIS.

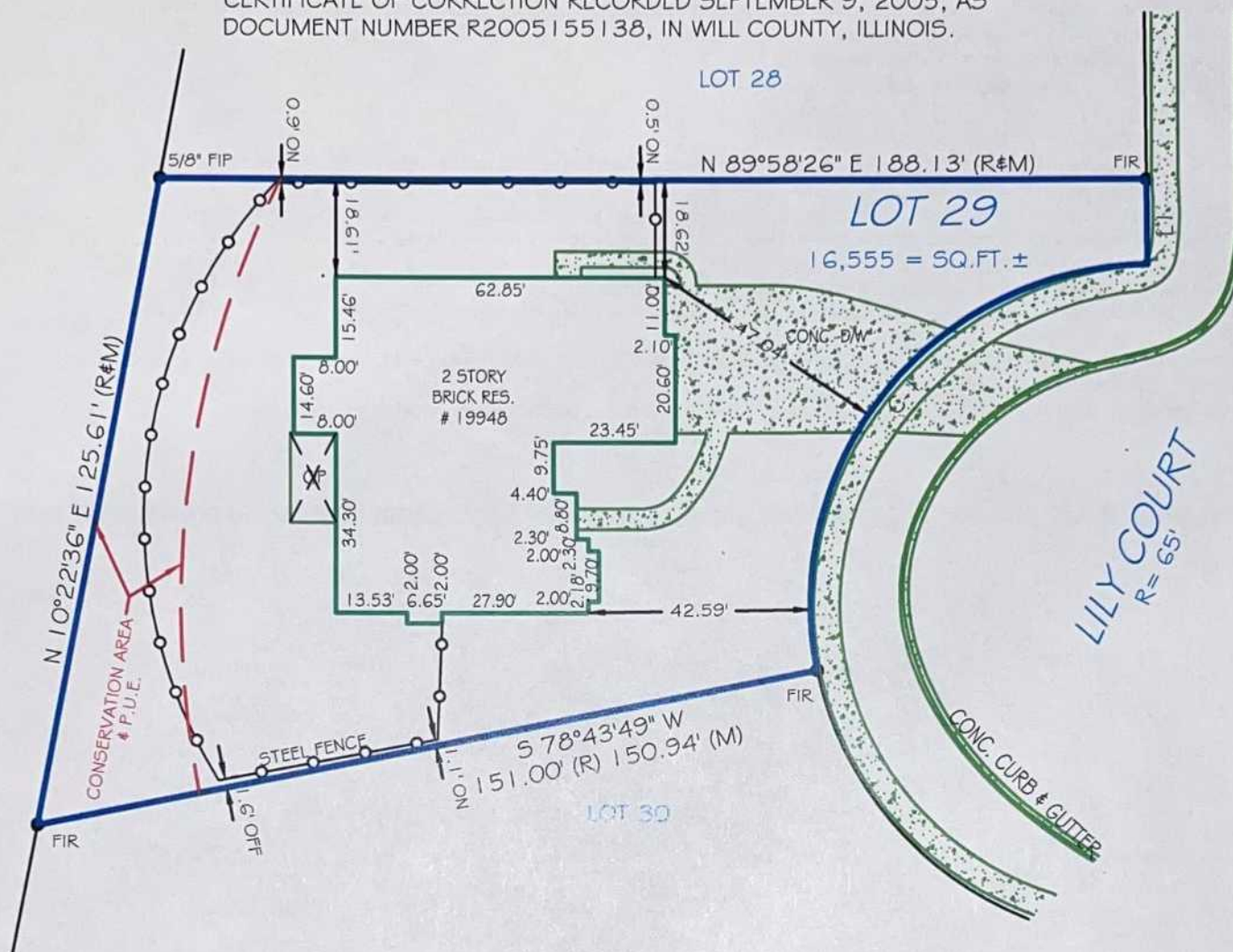


TABLE:

L1 S 0°33'16" E 16.53' (R) 16.42' (M)

C-1

R=65.00' (R)

L=113.83' (R) 114.05' (M)

Δ=100°32'01" (M)

CH=S 38°58'54" W, 99.97' (M)

STATE OF ILLINOIS } ss
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 20TH DAY OF APRIL, 2016 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2016
EXACTA LAND SURVEYORS LB# 5763



GRAPHIC SCALE (In Feet)
1 inch = 40' ft.



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER: 12113

DATE: 4/22/2016

BUYER: PATRICK GALE

SELLER: JOHN SCHWALM

CERTIFIED TO: PATRICK GALE; FIRST AMERICAN; CHASE

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST
NONE VISIBLE

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316 East Jackson Street, Morris, IL 60450

LEGAL DESCRIPTION:

LOT 29 IN LAPORTE MEADOWS, A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2002 AS DOCUMENT NUMBER R2002223892, AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 9, 2005, AS DOCUMENT NUMBER R2005155138, IN WILL COUNTY, ILLINOIS.

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any additions or deletions to this 2 page survey document are strictly prohibited.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All pins marked as set are 5/8 diameter, 18" iron rebar.
10. An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
11. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINE TYPES: (UNLESS OTHERWISE NOTED)

BOUNDARY LINE

STRUCTURE

CENTERLINE

CHAIN-LINK or WIRE FENCE

EASEMENT

EDGE OF WATER

IRON FENCE

OVERHEAD LINES

SURVEY TIE LINE

WALL OR PARTY WALL

WOOD FENCE

VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

ASPHALT

CONCRETE

WATER

WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)

BENCH MARK

CENTERLINE

CENTRAL ANGLE or DELTA

COMMON OWNERSHIP

CONTROL POINT

CONCRETE MONUMENT

CATCH BASIN

ELEVATION

FIRE HYDRANT

FND OR SET MONUMENT

GUYWIRE OR ANCHOR

MANHOLE

TREE

UTILITY OR LIGHT POLE

WELL

A/C AIR CONDITIONING

B.R. BEARING REFERENCE

B.C. BLOCK CORNER

B.F.P. BACKFLOW PREVENTOR

B.K. BLOCK

B.L.D.G. BUILDING

B.M. BENCHMARK

B.R.L. BUILDING RESTRICTION LINE

B.S.M.T. BASEMENT

B.W. BAY/BOW WINDOW

(C) CALCULATED

C. CURVE

CATV CABLE TV. RISER

C.B. CONCRETE BLOCK

CHIM. CHIMNEY

C.L.F. CHAIN LINK FENCE

C.O. CLEAN OUT

CONC. CONCRETE

COR. CORNER

CS/W CONCRETE SIDEWALK

C.V.G. CONCRETE VALLEY GUTTER

CL. CENTER LINE

C/P COVERED PORCH

C/S CONCRETE SLAB

(D) DEED

D.F. DRAIN FIELD

D.W. DRIVEWAY

ELEV. ELEVATION

ENCL. ENCLOSURE

ENT. ENTRANCE

EM. ELECTRIC METER

E.O.P. EDGE OF PAVEMENT

E.O.W. EDGE OF WATER

EUB. ELECTRIC UTILITY BOX

(F) FIELD

FCM FND. CONCRETE MONUMENT

F/DH FOUND DRILL HOLE

F.F. FINISHED FLOOR

FIF. FOUND IRON PIPE

FIFC FOUND IRON PIPE & CAP

FIR. FOUND IRON ROD

FIRC FOUND IRON ROD & CAP

FN. FOUND NAIL

FN&D FOUND NAIL & DISC

FND. FOUND

PPKN FOUND PARKER-KALON NAIL

PPKN&D FOUND PK NAIL & DISK

RRSPK FOUND RAILROAD SPIKE

GAR. GARAGE

GM. GAS METER

ID. IDENTIFICATION

ILL. ILLEGIBLE

INST. INSTRUMENT

INT. INTERSECTION

L. LENGTH

LM# LICENSE # - BUSINESS

LS# LICENSE # - SURVEYOR

(M) MEASURED

M.B. MAP BOOK

M.E.S. MITERED END SECTION

M.F. METAL FENCE

N.R. NON RADIAL

N.T.S. NOT TO SCALE

O.C.S. ON CONCRETE SLAB

O.G. ON GROUND

OP# OUTSIDE OF SUBJECT PARCEL

OH. OVERHANG

OH. OVERHEAD LINES

OH. INSIDE OF SUBJECT PARCEL

O.R.B. OFFICIAL RECORD BOOK

O.R.V. OFFICIAL RECORD VOLUME

OA. OVERALL

OS. OFFSET

(P) PLAT

P.B. PLAT BOOK

P.C. POINT OF CURVATURE

P.C.C. POINT OF COMPOUND CURVATURE

P.C.P. PERMANENT CONTROL POINT

P/E. POOL EQUIPMENT

P.G. PAGE

P.I. POINT OF INTERSECTION

PLS. PROFESSIONAL LAND SURVEYOR

PLT. PLANTER

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCEMENT

P.P. PINCHED PIPE

P.R.C. POINT OF REVERSE CURVATURE

P.R.M. PERMANENT REFERENCE MONUMENT

PSM. PROFESSIONAL SURVEYOR AND MAPPER

P.T. POINT OF TANGENCY

R. RADIUS or RADIAL

(R) RECORD

RGE. RANGE

RES. RESIDENCE

RAW. RIGHT OF WAY

(S) SURVEY

S.B.L. SETBACK LINE

S.C.L. SURVEY CLOSURE LINE

SCR. SCREEN

SEC. SECTION

SEP. SEPTIC TANK

SEW. SEWER

SGD. SET GLUE DISC

SIRC. SET IRON ROD & CAP

SN&D. SET NAIL & DISC

SQ.FT. SQUARE FEET

STY. STORY

S.T.L. SURVEY TIE LINE

SV. SEWER VALVE

SW. SIDEWALK

S.W. SEAWALL

TBM. TEMPORARY BENCHMARK

TEL. TELEPHONE FACILITIES

T.O.B. TOP OF BANK

TWP. TOWNSHIP

TX. TRANSFORMER

TYP. TYPICAL

U.R. UTILITY RISER

WC. WITNESS CORNER

WF. WATER FILTER

W.F. WOODEN FENCE

WM. WATER METER/VALVE BOX

WV. WATER VALVE

V.F. VINYL FENCE

A.E. ACCESS EASEMENT

AN.E. ANCHOR EASEMENT

C.M.E. CANAL MAINTENANCE ESMT.

C.U.E. COUNTY UTILITY ESMT.

D.E. DRAINAGE EASEMENT

D.U.E. DRAINAGE AND UTILITY ESMT.

ESMT. EASEMENT

I.E./E.E. INGRESS/EGRESS ESMT.

IRR.E. IRRIGATION EASEMENT

L.A.E. LIMITED ACCESS ESMT.

L.B.E. LANDSCAPE BUFFER ESMT.

L.E. LANDSCAPE ESMT.

L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT

M.E. MAINTENANCE EASEMENT

P.U.E. PUBLIC UTILITY EASEMENT

R.O.E. ROOF OVERHANG ESMT.

S.W.E. SIDEWALK EASEMENT

S.W.M.E. STORM WATER MANAGEMENT ESMT.

T.U.E. TECHNOLOGICAL UTILITY ESMT.

U.E. UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
 2. Select a printer with legal sized paper.
 3. Under "Print Range", click select the "All" toggle.
 4. Under the "Page Handling" section, select the number of copies that you would like to print.
 5. Under the "Page Scaling" selection drop down menu, select "None."
 6. Uncheck the "Auto Rotate and Center" checkbox.
 7. Check the "Choose Paper size by PDF" checkbox.
 8. Click OK to print.
- TO PRINT IN BLACK + WHITE:**
1. In the main print screen, choose "Properties".
 2. Choose "Quality" from the options.
 3. Change from "Auto Color" or "Full Color" to "Gray Scale".

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

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

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

The pond, adjacent to the rear property line, increases the upfront cost/value of the home, yet cannot be reasonably returned due to the extreme exposure of the sun on the rear side (west-facing) of the property during the summer months. The unique circumstances (beyond facing west), are detailed in the remaining questions below.

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

Given the rear property line is adjacent to a pond, there are no homes, nor trees to provide any shade whatsoever. Additionally, the sun's reflection off the pond, adds further heat/glaring rays to our property. The rear property line is 120' from the rear neighbor's property line, which would make the proposed structure 138' from rear neighbor's property line.

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

The variation, if granted, enables us to maintain the essential character of the locality, AND fully resolve the hardship. Without a variation, standard regulations allow for a free standing gazebo with identical square footage (249.67), closer to my fence; yet, would be more visible, covers more of my current yard, and only partially resolves the hardship. "Attachment A, page 5" compares both options on the Plat of Survey.

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

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

As described in question #1 above and #2 below, the heat in the rear of the property is extreme, and distinguished from a mere inconvenience due to the physical surroundings (no homes, nor tall trees), shape of the property (first lot when entering cul-de-sac, which positions the home closer to the rear property line), and topographical conditions (pond adjacent to rear property line).

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;

Per "Attachments A, page 6" the property's lot location is uniquely positioned; it is the first home on an "off-centered" cul-de-sac, which positions the home closer to the rear property line. Furthermore, the property's rear property line is 120' from the rear neighbor's property line due to the pond.

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

The purpose of the variation is based on hardship upon the owner, not money.

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

The hardship has not been created by any person 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;

Per "Attachment B," the currently proposed plan (requiring this variation), has been approved by the La Porte Meadows Home Owners Association (HOA), and neighbors notified. The variation will not cause damage, harm, or any other negative impact to the public welfare and neighborhood.

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

As referenced in "Attachment A" & Question #3 on pg 1 above, the proposed plan (i.e. same hip roof pitch & design) was developed to ensure that there is no variance whatsoever, with the exterior architectural appeal and functional plan of the current structure (home), immediate neighborhood, and character of the applicable district.

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.

As referenced in both question #2s above, the property's rear property line is 120' from the rear neighbor's property line. Furthermore, if granted the variation, the extended roof will not be visible from the current, adjacent side properties' structures (homes). The proposed variation will not impair adequate supply of air to adjacent properties, substantially increase the danger of fire, otherwise endanger the public safety nor substantially diminish nor impair property values within the neighborhood.

LAPORTE MEADOWS COMMUNITY
Architectural Committee Plan Approval Request Form

The Architectural Review Committee submits the attached for approval. I understand that the final approval may take at least (3) weeks from the time a complete and properly prepared submittal has been received by the committee. I am requesting permission for the construction or installation:

<input type="checkbox"/> sidewalk	<input type="checkbox"/> driveway	<input type="checkbox"/> courtyard	<input type="checkbox"/> patio
<input type="checkbox"/> wall	<input type="checkbox"/> pool	<input type="checkbox"/> fence	<input type="checkbox"/> exterior lights
<input type="checkbox"/> satellite dish	<input type="checkbox"/> hot tub	<input type="checkbox"/> flag pole	<input type="checkbox"/> deck

☒ other – describe: **Covered patio/structure**

As required, I have attached TWO (2) copies of the Plat of Survey, including “to-scale” drawings on plat, a complete listing of all materials to be used, and a picture, brochure, or conceptual drawing of the requested change.

Date **January 28, 2022**

Neighborhood: **LaPorte Meadows**

Name: **Mr. & Mrs. Gale**

Address: **19948 Lily Ct**

City/State: **Frankfort, IL**

Phone: Home: **None** Work:

The Architectural Committee has reviewed the plans submitted. Please note:

Approval has been granted for the use and location only. Approval does not constitute any review or approval as to the adequacy or sufficiency of the design of the structure itself. For your own protection, may we suggest that you obtain a certificate of insurance and contractors license number (if applicable) from your contractor. You must also comply with all other State and Local rules and regulations. A building permit may be necessary from the City of Frankfort.

The following condition shall also apply:

Obtain a permit from Frankfort Township

APPROVAL

Architectural Committee:

By: **Michael Murphy**
Michael J Murphy

Date: **January 28, 2022**

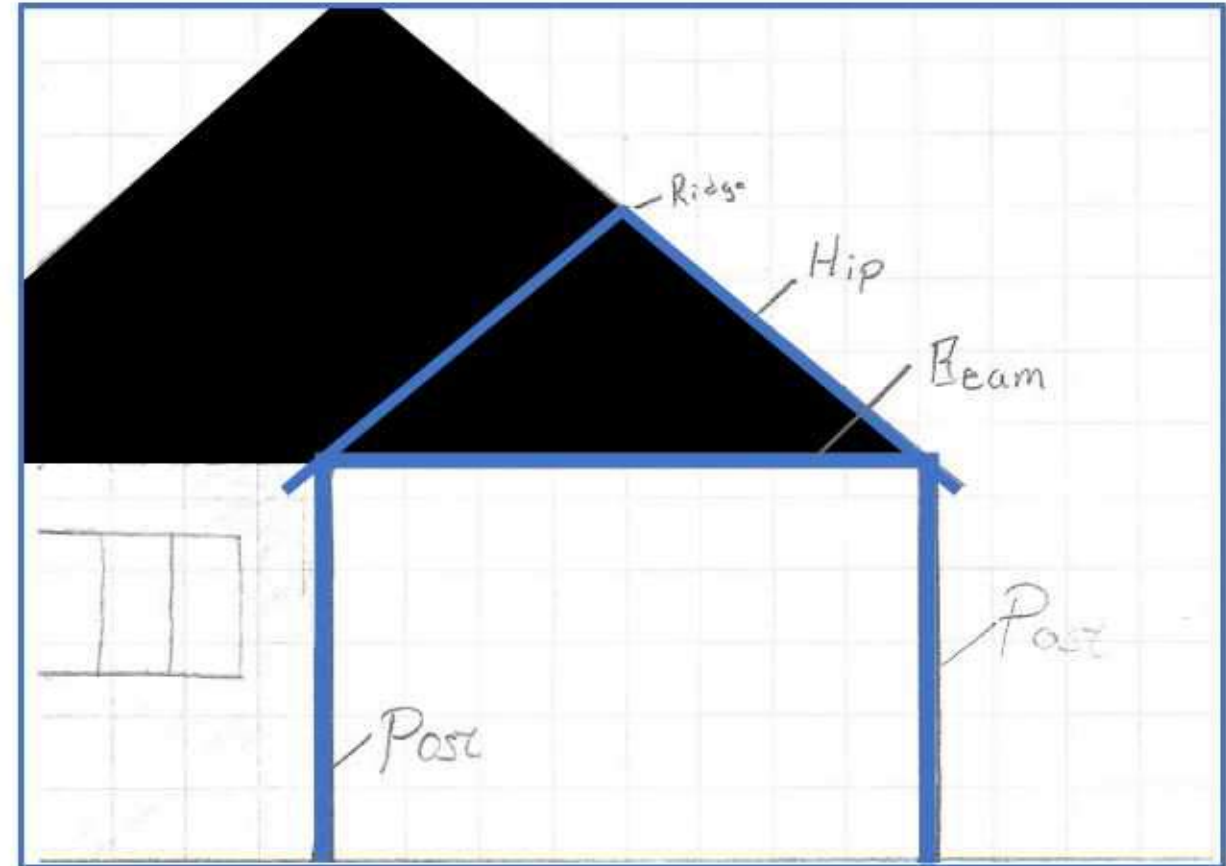
By: **Dan Lekki**
Dan Lekki

Date: **January 28, 2022**

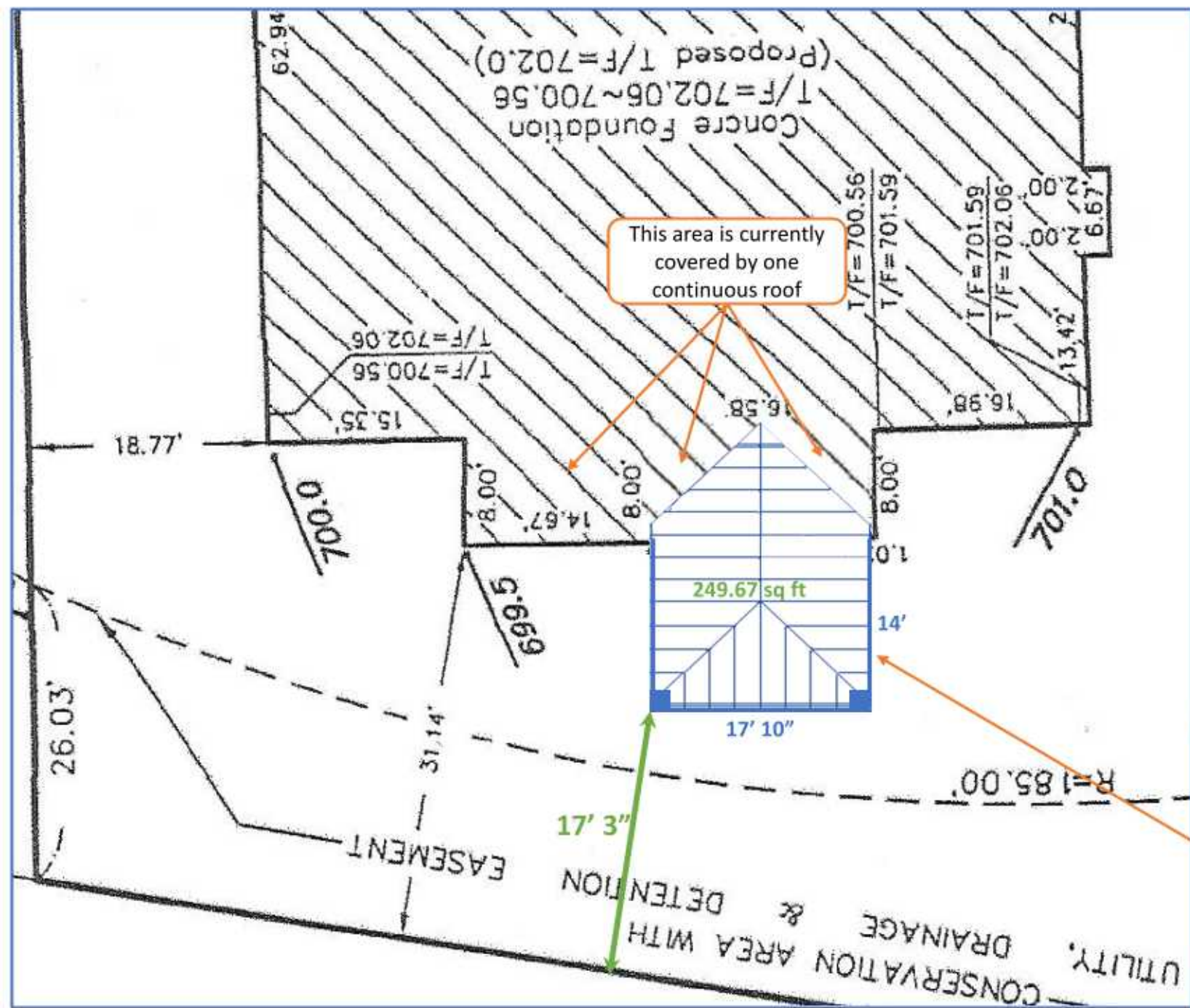
By: **Brian Williams**
Brian Williams

Date: **January 28, 2022**

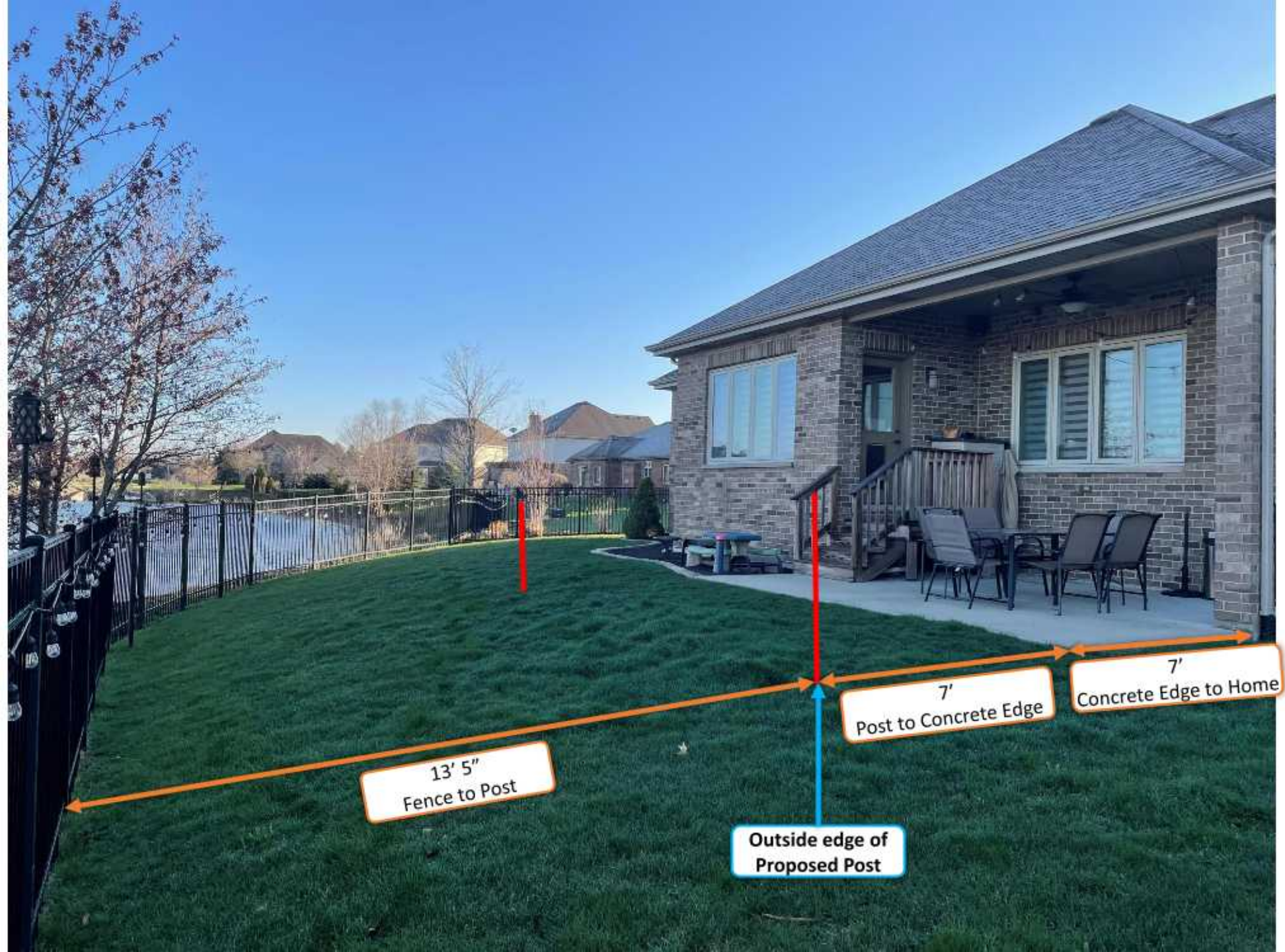
The unenclosed roof extension (attached gazebo) would extend West, off our current home. To aesthetically "blend in" and maintain the exterior architectural appeal of the current home, the "unenclosed structure" would maintain the same hip roof pitch and design. The extension will follow the current southern-most roof "hip," and create a new "hip" that begins on the north edge of the currently covered area; effectively, splitting the current "hip" in half.



As for the material/finishes, the posts will be Cedar 6x6s, and the fascia, soffit, gutters, and shingles will match the current fascia, soffit, gutters, and shingles.



The unenclosed roof extension (attached gazebo) would extend West, off our current home. To aesthetically "blend in" and maintain the exterior architectural appeal of the current home, the "unenclosed structure" would maintain the same hip roof pitch and design. The extension will follow the current southern-most roof "hip," and create a new "hip" that begins on the north edge of the currently covered area; effectively, splitting the current "hip" in half.

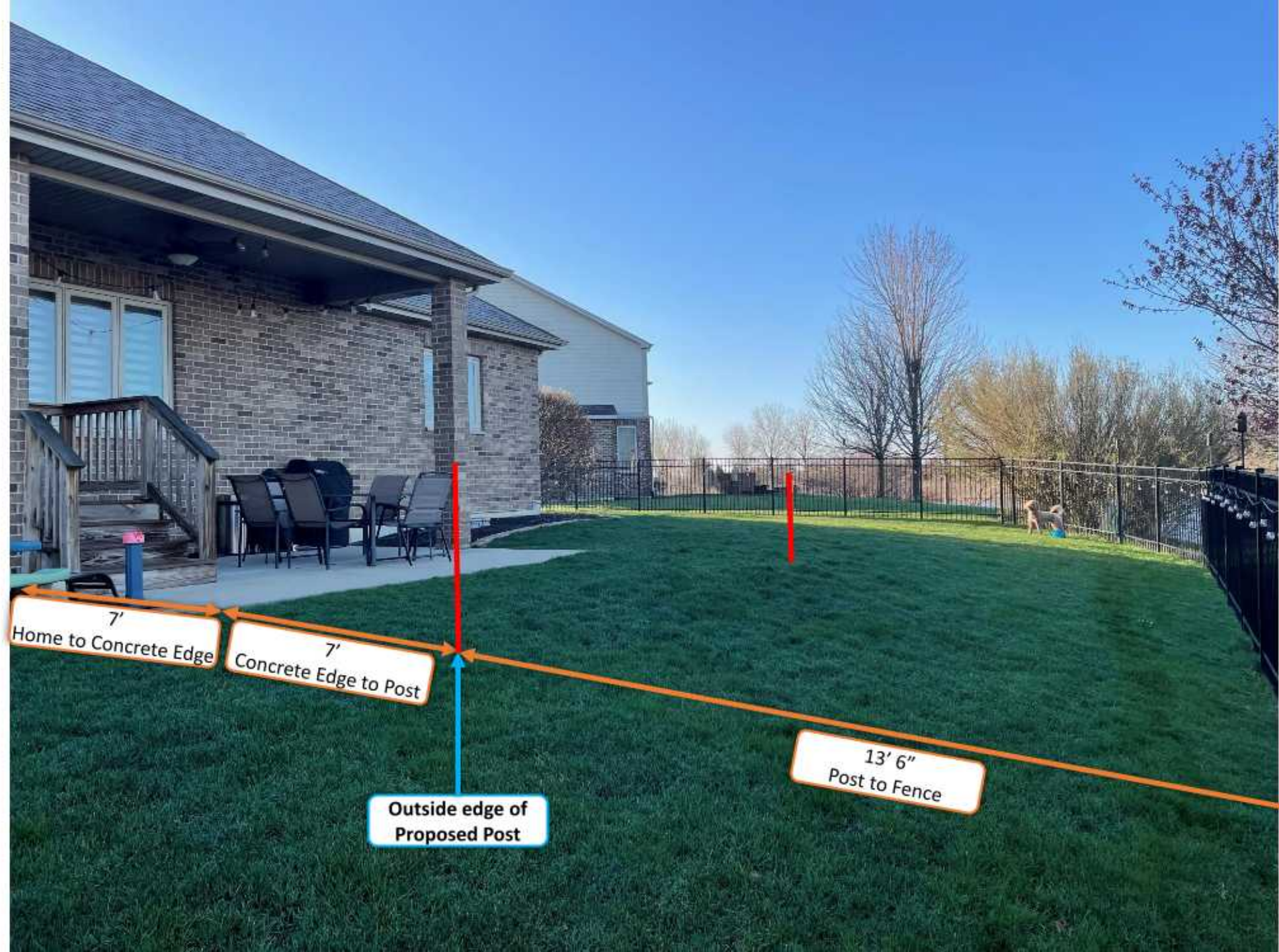


13' 5"
Fence to Post

7'
Post to Concrete Edge

7'
Concrete Edge to Home

Outside edge of
Proposed Post



7'
Home to Concrete Edge

7'
Concrete Edge to Post

Outside edge of
Proposed Post

13' 6"
Post to Fence

Neighbor #1
Professionally installed retractable awning. Does not provide shade in afternoon sun. Fell off of home in 2020 from wind; causing major damage. Exterior of home still under repair.

Neighbor #2
Screened in porch, partially enclosed. Very similar size and style to proposed structure



Appendix

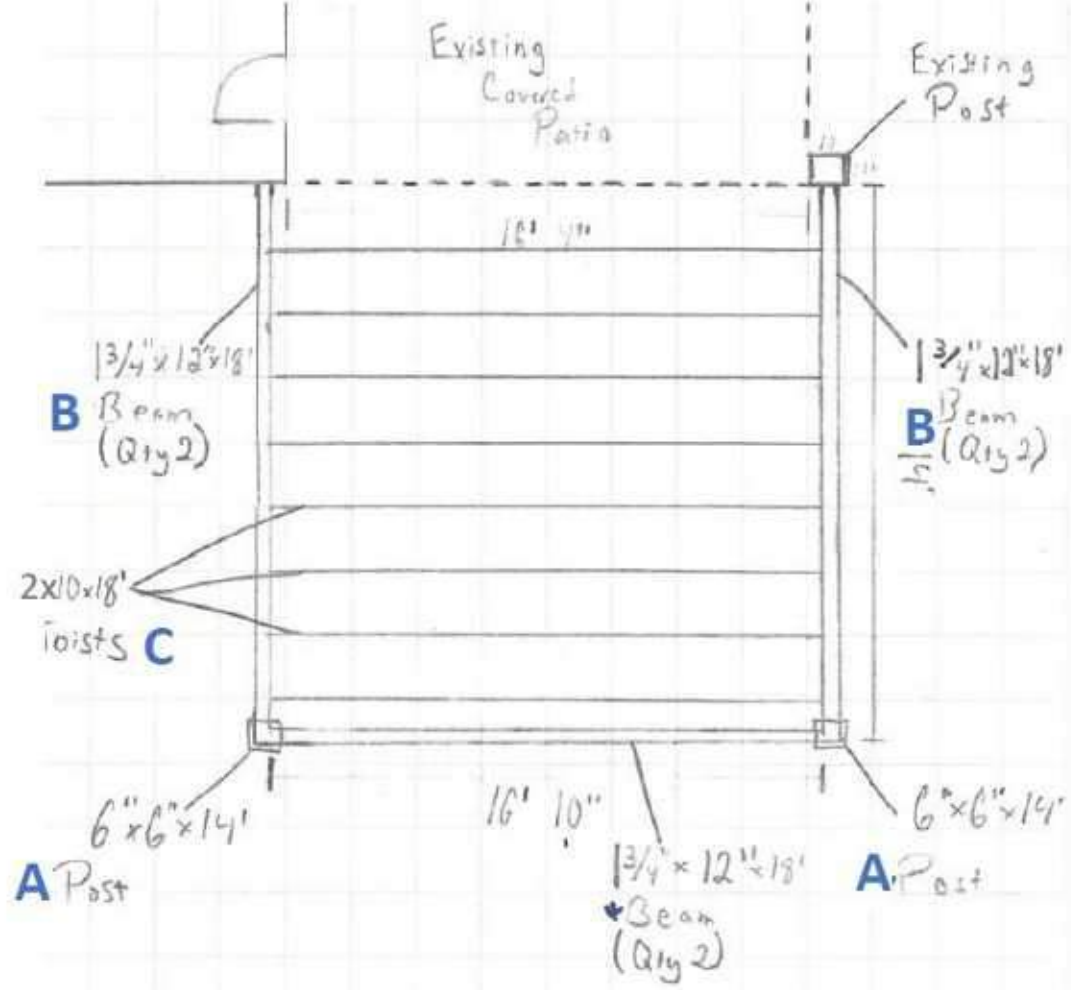




Material List

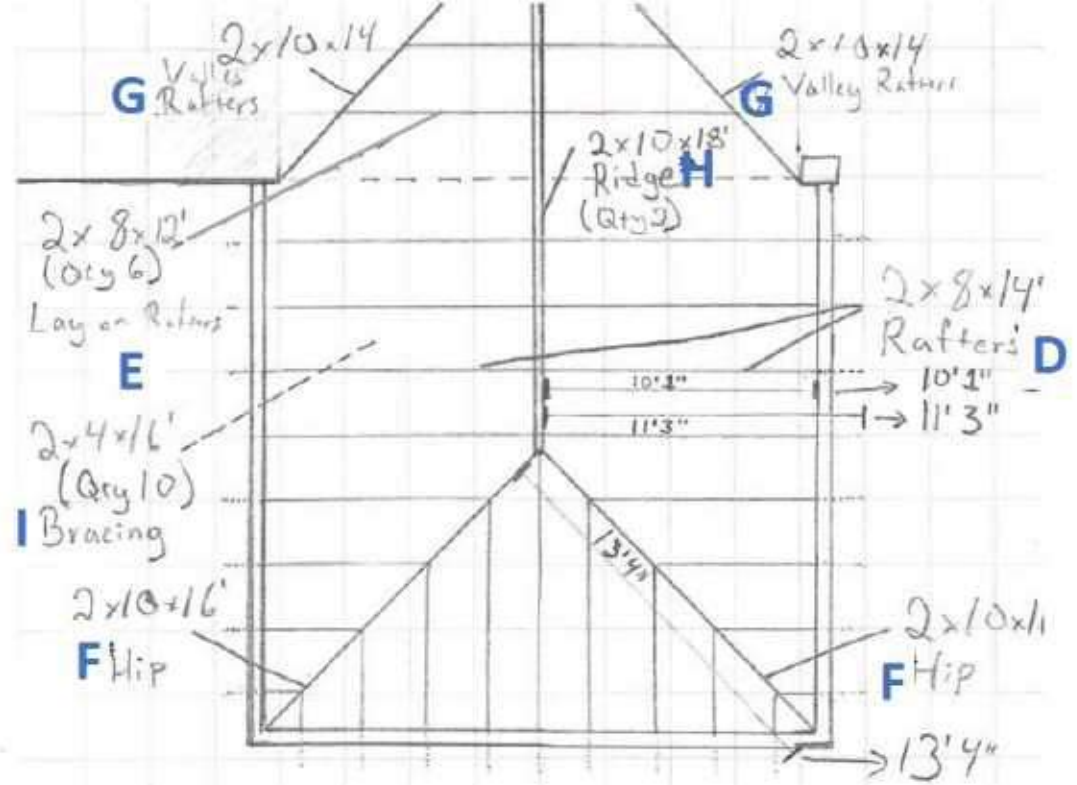
Drawing Reference	Structure	Quantity	Dimension	Notes
A	Post	2	6 x 6 x 14'	Treated 6x6, wrapped in cedar 1x8 11' 1" - 12' 1" Height Consider replacing 12" with 14"
B	Beams	6	1 3/4 x 12" x 18'	
C	Ceiling Joist	12	2 x 10 x 18'	
D	Rafters (8/12)	24	2 x 8 x 14'	
E	"Lay on" Rafters	6	2 x 8 x 12'	
F	Hips	2	2 x 10 x 16'	
G	"Lay ons" (Valley Rafters)	2	2 x 10 x 14'	
H	Ridge	2	2 x 10 x 18'	
I	Bracing	10	2 x 4 x 16'	
	OSB Plywood	24	4 x 8 x 1/2	
	Gun Nails	2	3 1/4	
	Gun Nails	2	2 1/4	
	Heavy Angle Hangers			
	Soffit (Aluminum, VARIFORM, or AZEK® Beadboard)			
	Aluminum Fascia			
	Gutters			
	Shingles			
	Tar Paper			
	Rain/Ice			
	Scaffolding Rental			
	Ladders			
	Leveling Pads			

Permit Drawings



TOP VIEW

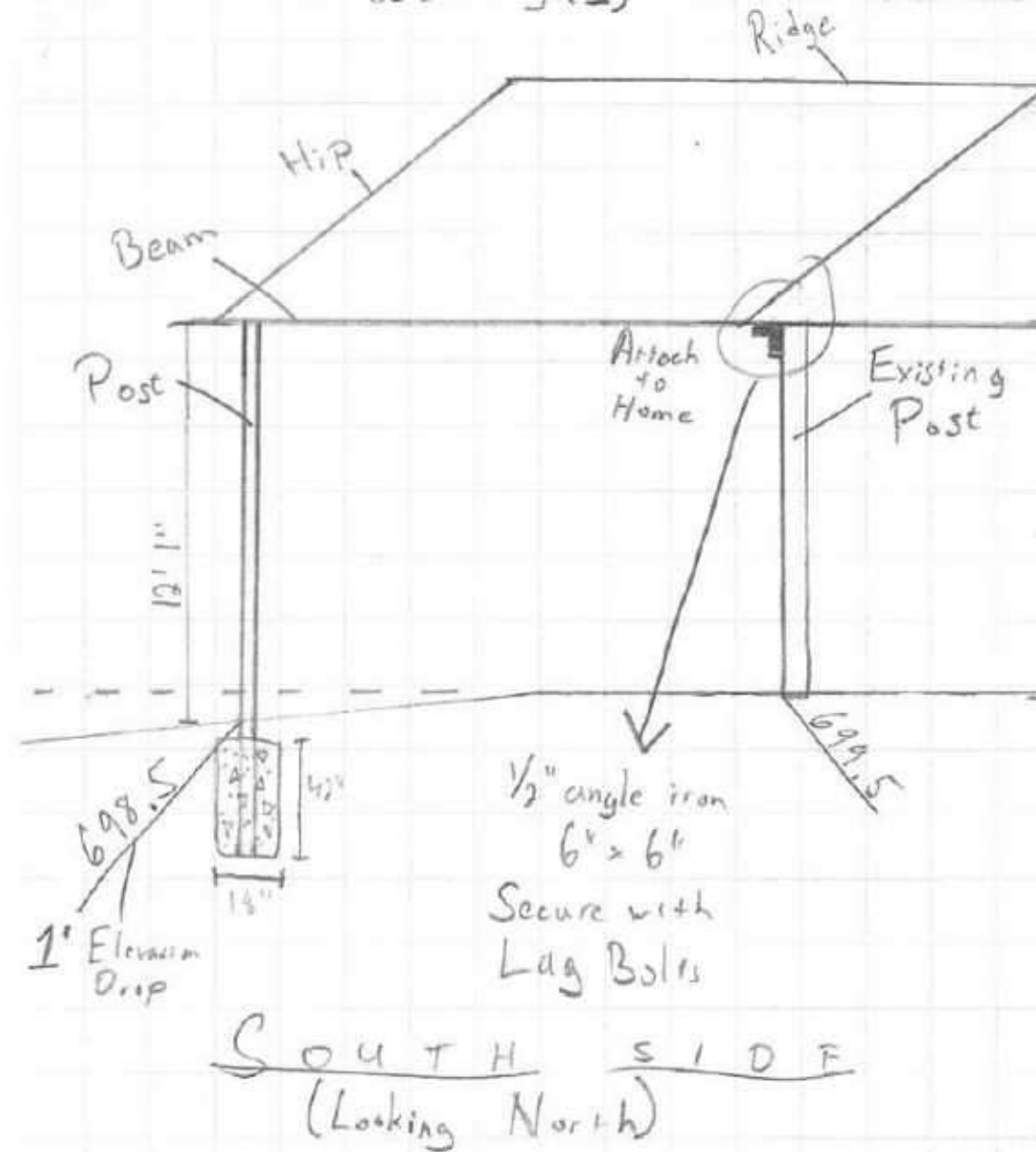
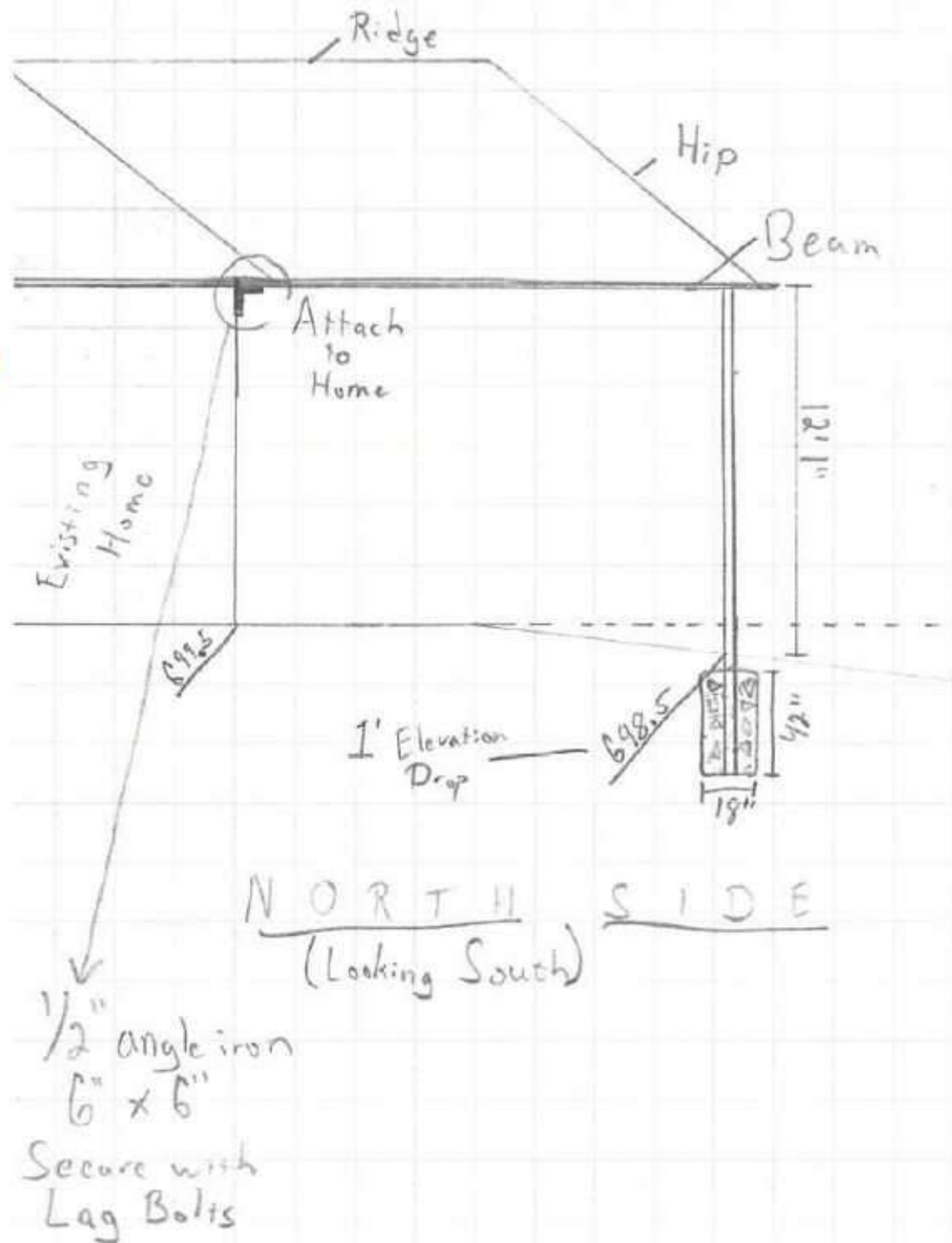
- 1) Beams (B)
- 2) Posts (A)
- 3) Joints (C)



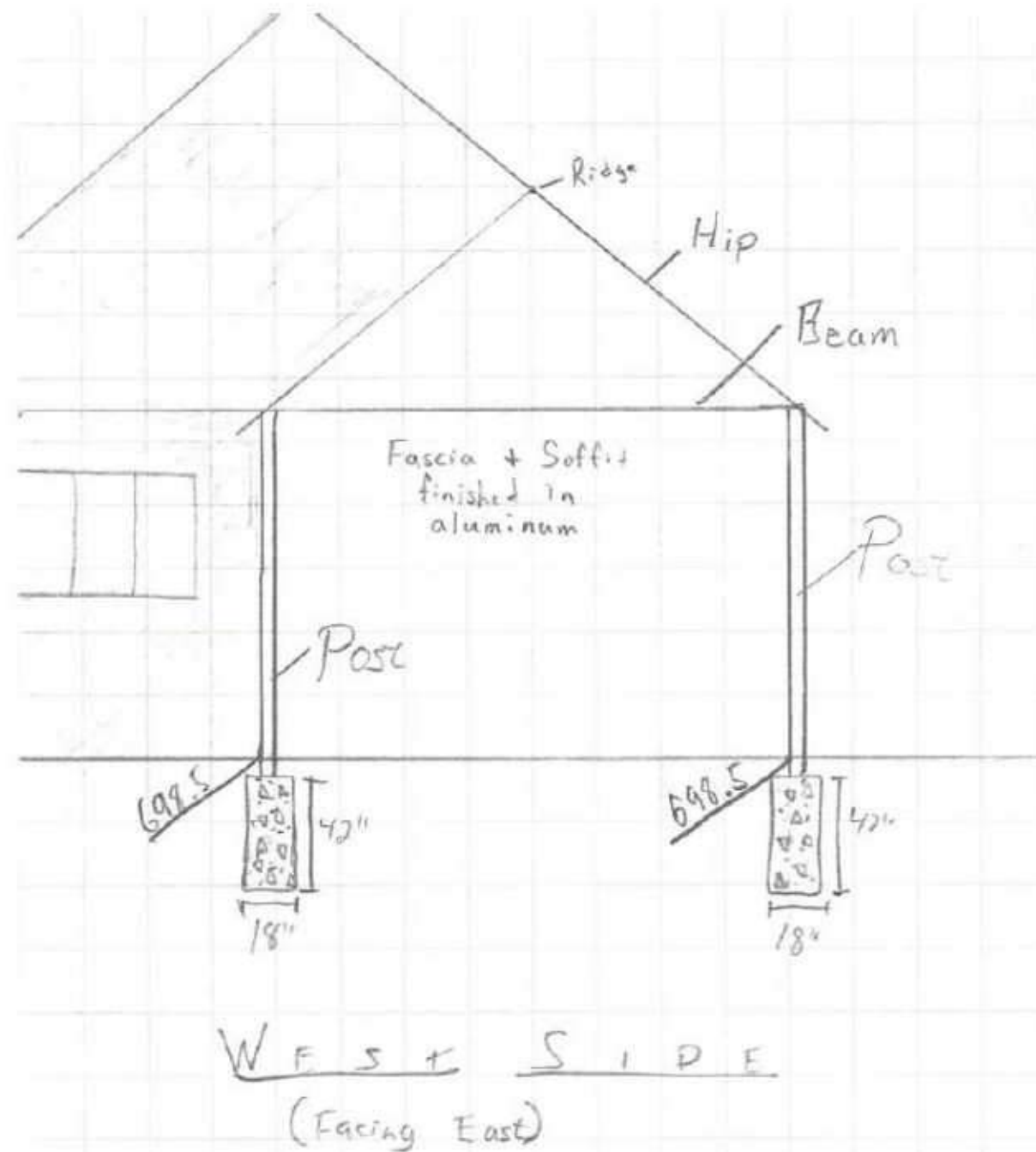
TOP VIEW 2

- 1) Ridge (H)
- 2) Hips (F)
- 3) Rafters (D)
- 4) Valley Rafters (G)
- 5) Lay on Rafters (E)
- 6) Bracing (I)

Permit Drawings



Permit Drawings



Project: Pic & Plā – Pickleball Courts Building
Meeting Type: Workshop
Requests: Special Uses for Indoor Recreation and Outdoor Recreation on properties larger than 1 acre
Location: 9093 W. Fey Drive
Applicant: Anthony Villa
Prop. Owner: Laraway Investments, LLC
Representative: Anthony Villa

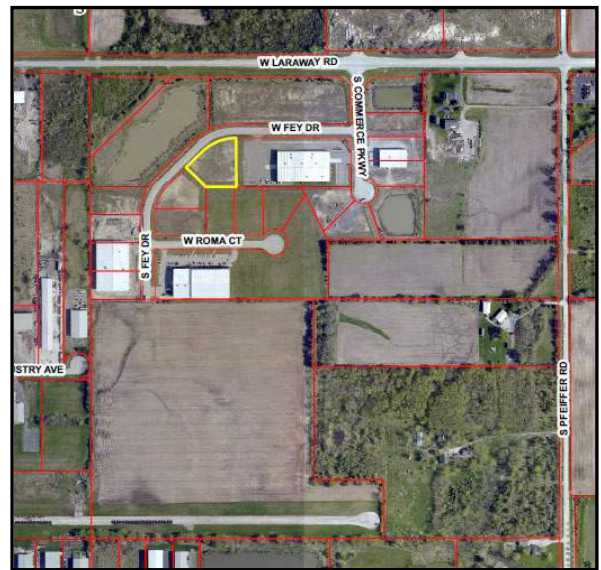
Site Details

Lot Size: 55,757 sq. ft. (1.28 acres)
PIN(s): 19-09-34-202-001-0000
Existing Zoning: I-1
Proposed Zoning: N/A
Future Land Use: Business Park
Buildings: 1
Total Sq. Ft.: 12,160 sq. ft. (bldg.)

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Undeveloped	Business Park	I-1
North	Undeveloped	Business Park	I-1
South	Undeveloped	Business Park	I-1
East	Light Manufacturing	Business Park	I-1
West	Undeveloped	Business Park	I-1

Figure 1. Location Map



Project Summary

The applicant is proposing to construct a 12,160 square foot building containing four (4) pickleball courts on Lot 13 of the East Point Park industrial subdivision. The site would also accommodate three (3) outdoor pickleball courts in the rear yard. The proposal would require two (2) special use permits, one for indoor recreation and one for outdoor recreation on properties larger than 1 acre. As currently proposed, the project will not require any variances (setbacks, lot coverage, building height, etc.). The business would be open daily from 7 am – 9 pm; normal business hours within the Village are 7 am – 11 pm. Reservations to play would be made via a mobile app.

Attachments

1. Aerial image (1:6,000 scale) – VOF GIS
2. Aerial image (1:2,500 scale) – VOF GIS
3. Alta Land Title Survey
4. Description of use – prepared by applicant
5. Special Use Permit Findings of Fact, applicant responses
6. Preliminary Site Plan, dated 4.15.22
7. Landscape Plan, dated 4.18.22
8. Photometric Plan, dated 4.12.22
9. Building Elevations, dated 4.14.22
10. Floorplan, dated 4.12.22
11. Photographs of neighboring building and other buildings within the East Point Park subdivision taken 4.21.22

Analysis

Zoning

1. The subject property is currently zoned I-1, Limited Industrial, within the East Point Park subdivision. Both indoor recreation and outdoor recreation facilities on properties larger than 1-acre require a special use permit. As such, the proposal requires two separate special use permits. Currently, there is another indoor and outdoor recreation facility within this subdivision for Roma Sports Club.

Site Design

1. No fences or retaining walls are proposed, even around the proposed outdoor pickleball courts.
2. The project does not contain any accessory structures, other than a trash enclosure, located near the southeast corner of the property in the rear yard. The enclosure is set back 10' from the side and rear property lines, complying with the code. Details have not been provided for the enclosure, although the applicant is aware that it must be constructed of materials found on the main building, per §50.07 of the Code of Ordinances. The enclosure shall be between 5'-6' tall.
3. The applicant has indicated that the mechanical units will be ground-mounted, although they have not been identified on the site plan or landscape plan. The applicant is aware that they must be screened with landscaping or walls per Article 7, Section A, Part 3 (c) of the Zoning Ordinance. This information should be provided prior to the public hearing.
4. There are no requirements in the Zoning Ordinance regarding the width of a drive aisle on a private property, unless it serves parking. As such, the drive aisle along the east property line is 10' wide.

Dimensional Table

	Required	Proposed/Existing
Minimum Lot Size	1 acre	1.28 acres
Minimum Lot Width	100'	150' +
Front Setback	50'	50'
Landscaped front yard	20'	25.25'
Side Setback (west)	20'	44.45'
Side Setback (east)	20'	20'
Rear Setback	30'	65'
Building Height	35'	23' 4"
Lot Coverage	No Max	21.8%
Impervious Lot Coverage	80%	64.3%

Parking & Loading

1. Indoor recreation facilities require *"1 parking space for every 4 patrons based upon the maximum occupancy of the facility, plus 1 parking space for each employee during the largest working shift"*. In an email from the applicant on April 13th, 2022, it was noted that the building is designed for a maximum occupancy of 50, however, the description of the use submitted by the applicant notes that the total capacity will be 25. The applicant also noted that there may be up to 2 employees during the largest working shift. Using the higher occupancy of 50 persons, the indoor use would require 15 parking spaces.

2. Outdoor recreation facilities require “1 parking space for every 10,000 square feet of gross land area”. This is regardless of the number of pickleball courts on the site. The site is 1.28 acres, requiring 6 parking spaces.
3. With both indoor and outdoor uses combined, a total of 21 parking spaces would be required per Code (15 + 6). The site plan illustrates a total of 28 parking spaces, including the required 2 ADA-accessible spaces, meeting this requirement.
4. The applicant noted that if all four indoor courts are being used at once, there may be up to 16 people playing at any one time. Other people may arrive early to wait to play.
5. The Zoning Ordinance requires a minimum drive aisle width of 24’ when serving two rows of parking. The drive aisle within the parking lot is 24’ wide, meeting this requirement.
6. All parking spaces measure 9’ x 18.5’, meeting the minimum code requirement of 9’ x 18’.
7. The Zoning Ordinance requires at least 1 loading space, measuring 12’ x 50’. A loading space with these dimensions has been striped within the paved area behind the building, meeting this requirement.
8. Concrete curbs are required for all paved areas and have been provided.

Architectural Style and Building Materials

1. The Zoning Ordinance lists regulations for new construction within the I-1 zone district:
 - a) *Exterior walls shall be of face brick, architectural steel and aluminum, stone, glass, exposed aggregate panels, textured or architecturally finished concrete, steel, or wood. Equivalent or better materials, or any combination of the above, may be used in a well-conceived or creative application.*
 - b) *Common brick and concrete block are prohibited as exterior building materials.*
 - c) *Split face block is only permitted on front and side facades where architectural features (such as columns, horizontal bands, etc.) are incorporated into said façades.*
 - d) *Corrugated metal or pre-engineered metals installed with exposed fasteners are only permitted on front facades if 50% of said front façade is masonry, and are only permitted on side facades where architectural features (such as columns, horizontal bands, etc.) are incorporated into said side façades.*

The proposed building would be primarily constructed of split face CMU block and painted metal siding with a standing seam metal roof. Accent features include scored CMU block at the building corners and sides, an awning on the north (front) façade and frosted glass transom windows on the front and rear façades. The front façade contains at least 50% masonry, as required per (d) above. Although it is not required per code, the east side elevation is also 50% masonry, which will be most visible upon approach to the site. Color renderings or a sample board have not been submitted but may be requested by the Plan Commission.

There are four (4) other existing buildings in the East Point Park subdivision. The adjacent building to the east for HB Fuller is primarily constructed of split face CMU block and corrugated metal. The other buildings for Roma Sports Club, Architectural Grilles & Sunshades, Inc. and Southwest Town Mechanical (HVAC) include construction materials such as split face CMU block, corrugated metal, brick and decorative window louvers. Photographs of these buildings have been included with the staff report.

Stormwater & Drainage

1. Robinson Engineering has performed a cursory review and has indicated that the subdivision has been pre-engineered for drainage. There are existing storm sewers that collect water from Lots 9-17 and drain into the existing detention pond immediately northwest of the site.
2. There are no wetlands or floodplains on the subject property.

Landscaping

Like many of the undeveloped lots within the East Point Park subdivision, the site is currently absent of any trees and a tree survey was not required. The proposed landscape plan complies with the Village's Landscape Ordinance. Summarized:

1. Parkway Trees (Street Trees): The Landscape Ordinance requires one 2.5" caliper *overstory* tree for every 35 lineal feet of road frontage (not including driveways). The road frontage along W. Fey Drive is approximately 300 feet, requiring 9 overstory trees. The landscape plan illustrates 9 street trees (3 different species) complying with this requirement.
2. Parking Lot Landscaping: Landscaping is required to screen the parking spaces as well as provide landscaping within parking lot islands and fingers. The landscape plan illustrates trees and low-level landscaping within and around the perimeter of the parking lot, complying with this requirement.

Lighting

1. A photometric plan has been provided by the applicant. The site will be illuminated with building-mounted wall pack lights. There will be no freestanding light poles.
2. Light levels shall not exceed 0.5 foot-candles along any property line. This brightness is slightly exceeded along the east property line. The applicant is aware of the need to revise the photometric plan to comply with this code requirement.

Other

1. There will be no bleacher-type seating provided within the building.
2. There will be no indoor food concessions inside the building.
3. The Fire District has reviewed the proposed site plan and does not have any additional comments at this time. A fire truck does not need to be able to circumnavigate the property.
4. Basements are not required for this type of development per the Zoning Ordinance or the Building Code.

Special Use Request

The following findings of fact are used to judge the merit of a special use permit request. The applicant has provided responses to these findings of fact in a separate attachment.

Findings of Fact:

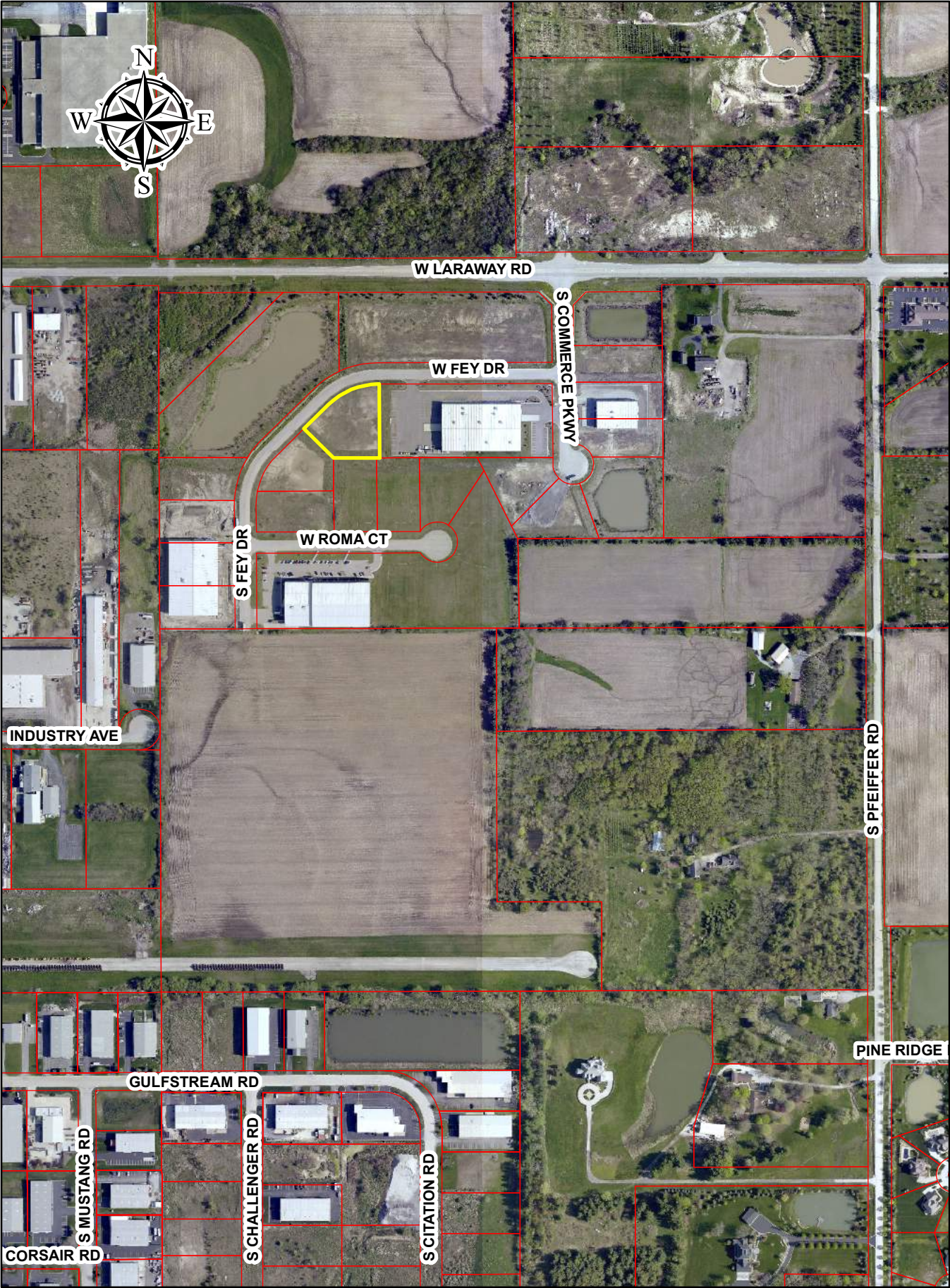
No special use shall be recommended by the Plan Commission, unless such Commission shall find:

- 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.

Affirmative Motions (for future public hearing only)

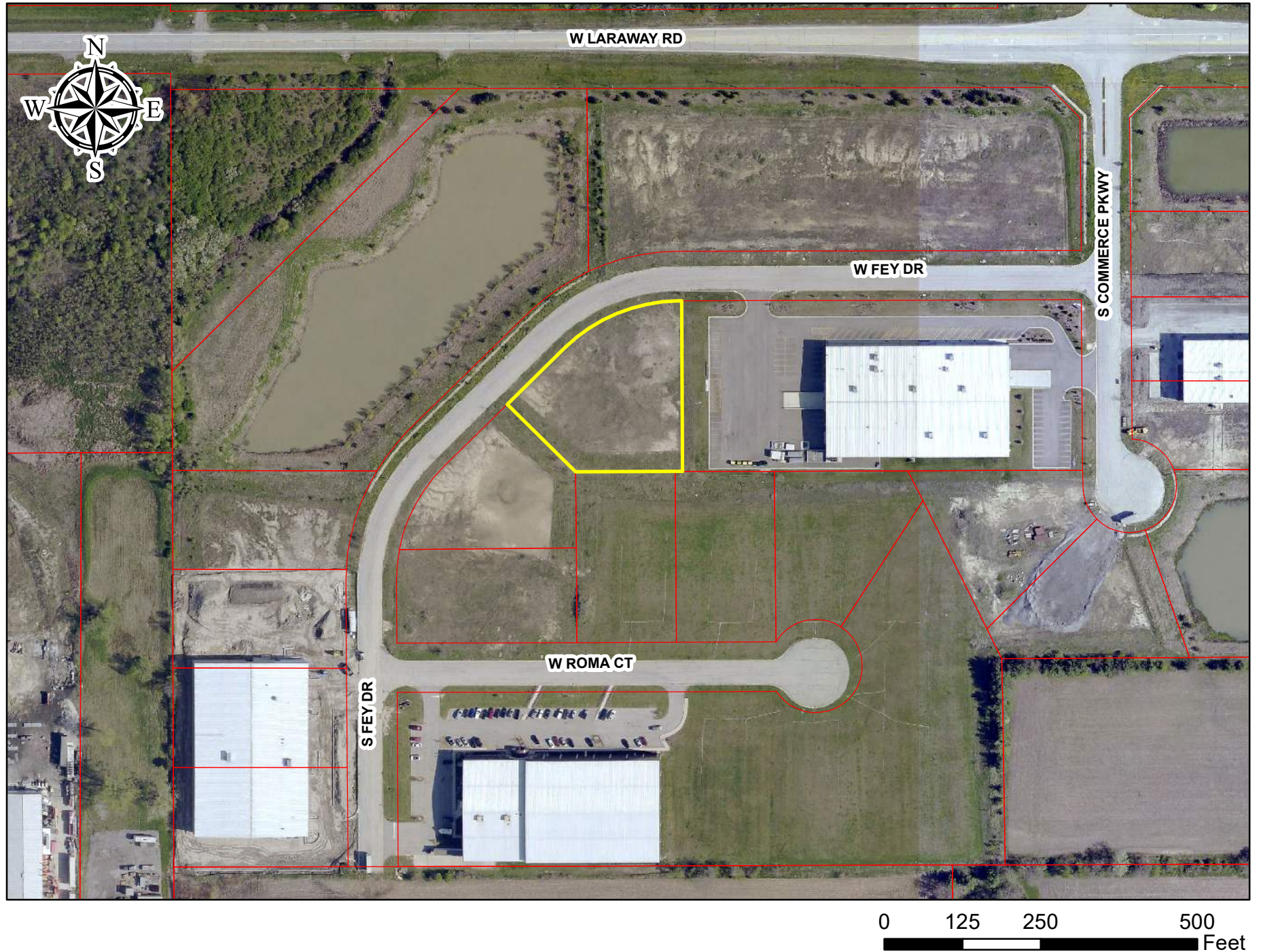
1. Recommend to the Village Board to approve the special use permit for an indoor recreation facility, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval.
2. Recommend to the Village Board to approve the special use permit for an outdoor recreation facility on a property larger than 1 acre, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval.

9093 W. Fey Drive - Proposed Pickleball Bldg.



0 250 500 1,000 Feet

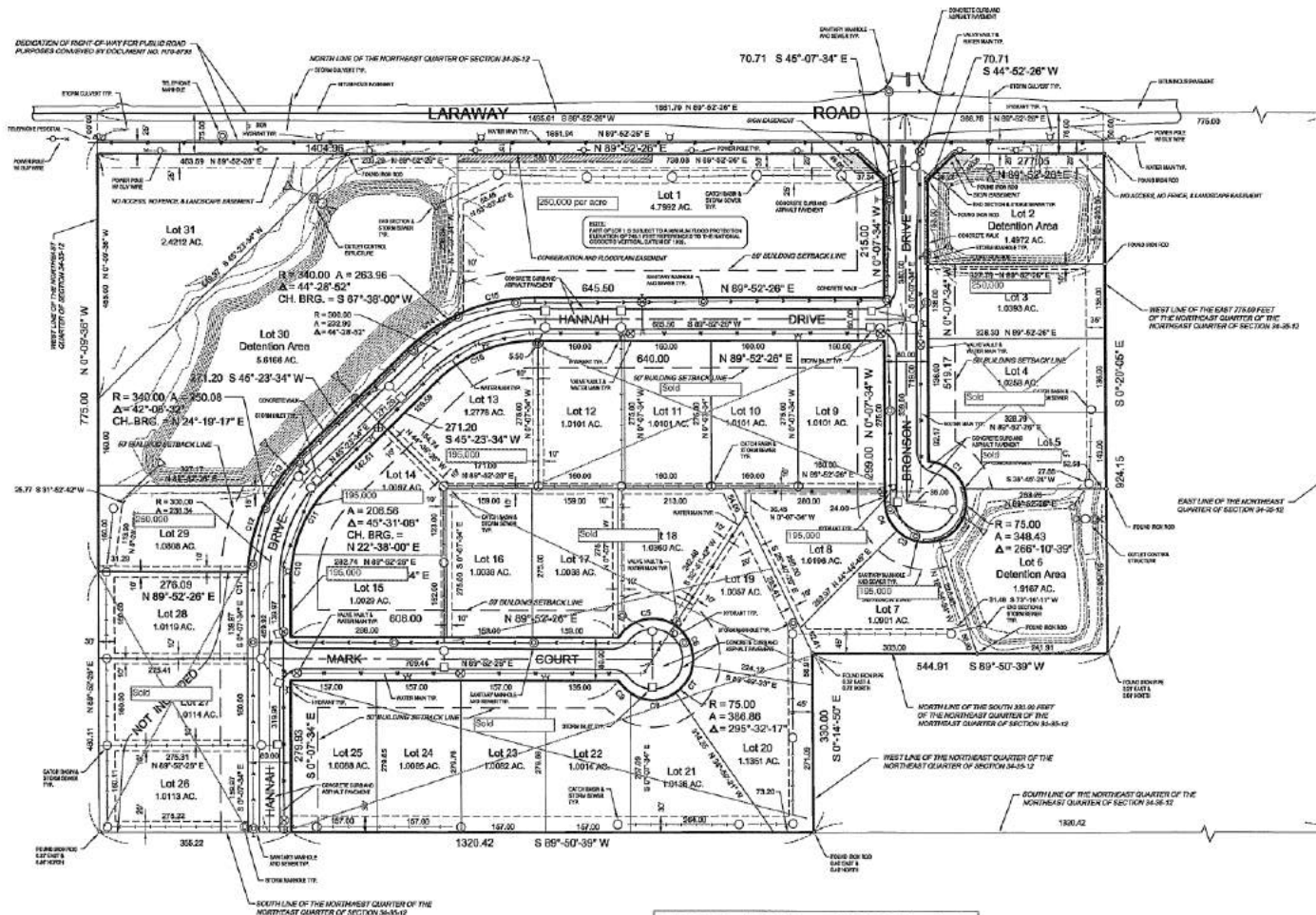
9093 W. Fey Drive - Proposed Pickleball Bldg.



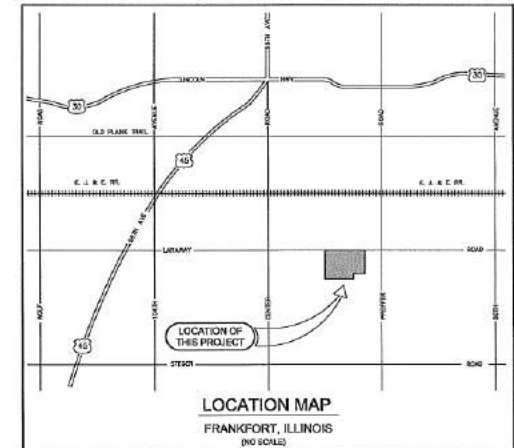
ENGINEERS **SURVEYORS**
737 West Exchange St. Crete, IL 60417
ph 708.672.4994 fax 708.672.3739

ALTA / ACSM
LAND TITLE SURVEY

LOTS 1 THROUGH 26, BOTH INCLUSIVE, AND LOTS 29, 30 AND 31 IN EAST POINT PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 2006 AS DOCUMENT NUMBER R2006-156045, IN WILL COUNTY, ILLINOIS.



TOTAL AREA = 40.0871 ± AC.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	40.38	75.00	68°59'52"	53.35	N 52°54'47"W
C2	138.09	75.00	69°32'42"	106.38	N 68°39'52"E
C3	52.69	75.00	62°39'38"	79.73	S 76°54'42"E
C4	59.47	75.00	67°47'40"	88.14	S 68°02'42"E
C5	118.82	75.00	69°02'12"	106.76	S 77°42'52"E
C6	50.50	75.00	65°18'44"	52.24	N 23°52'52"E
C7	60.09	75.00	65°59'12"	54.41	N 22°52'32"E
C8	95.54	75.00	68°24'34"	84.32	N 38°12'42"E
C9	31.71	75.00	24°15'31"	31.49	S 44°28'12"E
C10	62.38	75.00	11°32'32"	61.49	S 55°52'32"E
C11	104.10	750.00	32°58'34"	101.02	S 28°54'32"E
C12	168.68	540.00	25°25'59"	167.53	S 17°34'52"E
C13	260.79	540.00	17°52'59"	258.35	S 10°54'52"E
C14	139.93	540.00	11°41'13"	135.26	S 25°54'12"E
C15	147.39	540.00	24°47'47"	145.56	S 17°28'38"E
C16	267.85	555.00	44°48'52"	196.02	S 67°34'52"E
C17	34.24	555.00	1°37'25"	34.13	N 17°52'52"E

[illegible]

STATE OF ILLINOIS }
COUNTY OF WILL. }

TO : PORTFOLIO TILE COMPANY, LLC, LARAWAY INVESTMENTS, LLC,
AND CANNONTO ASSOCIATES, LTD.

*THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACOMA LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACOMA, AND INCLUDES ITEMS 1, 3, 4, 7(a), 8 & 11(a) OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON DECEMBER 18, 2012

DATE OF PLAT OR MAP: _____ DECEMBER 23, 2012

(SIGNED) _____ (SEAL)
WILLIAM J. STEFEN

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2439
 LICENSE EXPIRES: NOVEMBER 30, 2014

ILLINOIS PROFESSIONAL DESIGN NUM. 104-002230
LICENSE EXPIRES: APRIL 30, 2015



Pic & Plā

Indoor Pickleball

Pick a court & play!



Pic & Plā

What is it?

- A for profit business that enables individuals to reserve 1 to 4 indoor courts to play pickleball.
- **Pickleball** is a paddle sport that combines elements of badminton, table tennis and tennis. Two or four players use a paddle that's ~ 2x the size of a ping pong paddle to hit a wiffle ball over a 36" net on a 20'x44' court.

The goal is to hit the ball over the net, within the boundaries of the court and in a manner that prevents your opponent from returning the ball back over the net. Games are generally played to 11 points.



Pic & Plā

Why?

- ~5M people in the US now play pickleball. It is the country's fastest growing sport.
- Frankfort has 3 dedicated **outdoor** pickleball courts at Commissioner's Park. Mokena, New Lenox, and Frankfort Square have another ~20 **outdoor** courts. When the weather is nice (no rain, snow, cold temps or high wind – ~6 months out of the year), these courts are often filled with long wait times between games.
- **There are 0 dedicated indoor pickleball courts within a 20-mile radius of Frankfort.**



Pic & Plā

How?

- There will be 4 indoor courts that can be reserved via an app.
- Reservations will be in two-hour increments from 7am to 9pm.
- When all 4 courts are being utilized for dedicated pickleball play, ~ 8-16 people will be in the facility.



Pic & Plā

Where?

- Lot 13 East Point Park
- In the same complex as Roma Sports (indoor softball, soccer & basketball)



Pic & Plā

When?

- Goal is to break ground in May
- Estimated construction time of 8 months
- Target opening in January 2023



Pic & Plā

FAQs

- What are the hours of operation? M-Sunday, 7am – 9pm.
- Will this be membership based? No, pay per use.
- Will there be bleacher type seating? No.
- What is the estimated total capacity at any one time? 25.
- Will there be a concessions stand onsite? No.
- How many employees will there be? 1. The owner plans to be onsite most days.
- Will there be anything stored outside the building? No.

VILLAGE OF
FRANKFORT
INC • 1879

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

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

1. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
The facility will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare. The space will be used for indoor pickleball play and will promote a healthy, active lifestyle.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity nor diminish or impair property values within the neighborhood. The facility will be in close proximity to ROMA sports club which has a special use permit for indoor recreation activities.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
The establishment of the special use will not impede the normal development of the surrounding property. The establishment will be built by Graefen development, which has considerable knowledge and experience building similar buildings in the same surrounding area.
4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
The exterior architecture appeal, functional plan and course of construction will not cause depreciation in the property values within the neighborhood.

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

Adequate utilities, access roads, drainage and/or necessary facilities are already in place or will be provided as part of the construction process.

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

Adequate measures will be taken to provide ingress and egress designed to minimize traffic congestion in the public streets.

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

The special use will conform to the applicable regulations of the district in which it is located, including instances where the Village Board has modified regulations pursuant to the recommendation of the Plan Commission.

ADJACENT BUILDING, HB FULLER - 9001 W. FEY (LOTS 9-12)



ADJACENT BUILDING, HB FULLER - 9001 W. FEY (LOTS 9-12)



SOUTHWEST TOWN MECHANICAL - 22349 S. COMMERCE PARKWAY (LOTS 4 & 5)



ROMA SPORTS CLUB - 9091 W. ROMA (LOTS 19-25)



ROMA SPORTS CLUB - 9091 W. ROMA (LOTS 19-25)



ARCHITECTURAL GRILLES & SHADES, 22442 W. FEY (LOTS 26-38)

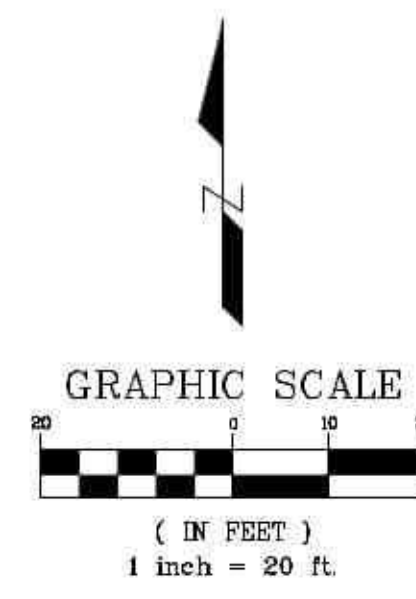


ARCHITECTURAL GRILLES & SHADES, 22442 W. FEY (LOTS 26-28)



LEGEND	
EXISTING	PROPOSED

PRELIMINARY SITE PLAN
FOR
LOT 13 EAST POINT PARK
FRANKFORT, ILLINOIS



PARKING REQUIRED	
MAXIMUM OCCUPANCY: 50/4=12.5	USE 13
MAXIMUM EMPLOYEES: 1	USE 2
OUTDOOR USE: 1 SPACE/10,000 S.F.	
= 55,660/10,000=5.6	USE 6
TOTAL STALLS REQUIRED: 21 (1 HANDI-CAP.)	
PARKING PROVIDED	
REGULAR STALLS:	28
HANDI-CAP STALLS:	2
TOTAL STALLS PROVIDED:	28

LOT AREA:	+/-55,660 S.F.
PROPOSED:	
FOUNDATION:	12,160 S.F.
CONCRETE WALK:	1,769 S.F.
TRASH ENCLOSURE AREA:	144 S.F.
ASPHALT PAVEMENT & CURB AREAS:	21,708 S.F.
TOTAL PROPOSED IMPERVIOUS:	35,782 S.F.
PROPOSED BUILDING COVERAGE:	12,160 / 55,660 = 21.85%
PROPOSED IMPERVIOUS LOT COVERAGE:	35,782 / 55,660 = 64.29%

RECEIVED
By Christopher Gruba at 12:41 pm, Apr 15, 2022

NO.	DATE	DESCRIPTION	BY
1	04-14-22	PER VILLAGE REVIEW	SDS

TONY VILLA
12934 W. BAKER ROAD
MANHATTAN, ILLINOIS 60442
(708) 254-1836

PRELIMINARY SITE PLAN
FOR
LOT #13 EAST POINT PARK
9093 WEST FEY DRIVE
FRANKFORT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION	
Project No.:	22-0014
Scale:	1" = 20'
Date:	03-31-2022
Design By:	SDS
Drawn By:	NSM
Checked By:	SDS

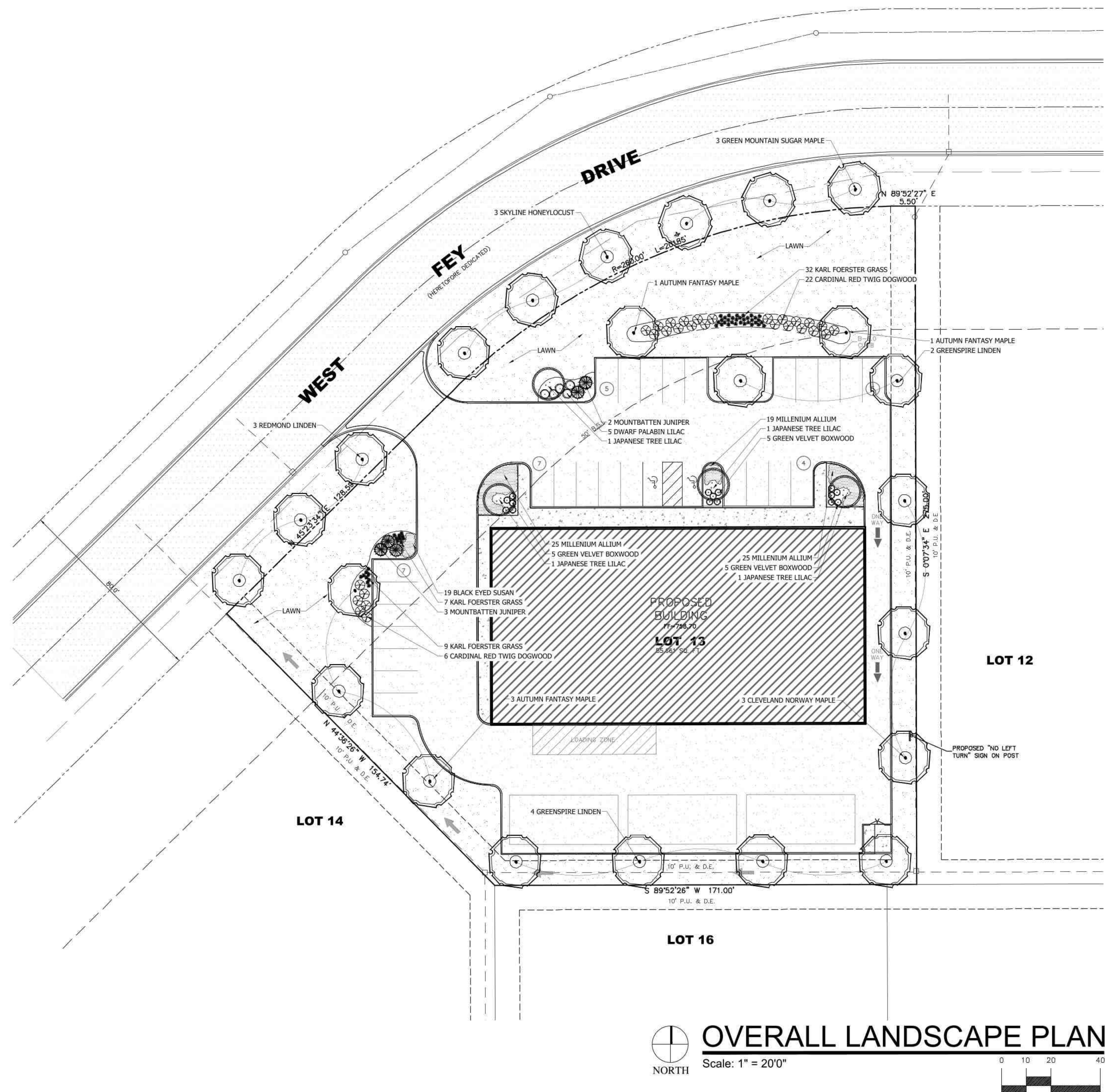
L:\Projects\2022\22-0014\Engineering\Site\Preliminary\22-0014-13 PRELIM SITE PLAN.dwg Plot Date: 4/15/2022 11:15:46 AM By: gruba

By Christopher Gruba at 2:10 pm, Apr 18, 2022

C:\Users\wdaw\Heller & Associates Dropbox\H&A Project Files\MSLA Frankfurt Lplan 20220418_2.dwg Plot Date: 4/18/2022 8:25:18 AM D:\cadd\dwg\



CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING
DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

[illegible]

TONY VILLA
12934 W. BAKER ROAD
MANHATTAN, ILLINOIS 60442
(708) 254-1836

PRELIMINARY LANDSCAPE PLAN
FOR
LOT #13 EAST POINT PARK
9093 WEST FEY DRIVE
FRANKFORT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740

IL PROF. LIC. No.: 184-003/40



PROJECT INFORMATION	PROJECT NO.	DATE	BY	FOR	BY	FOR	BY	FOR
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Project No.: 22-0014

Scale: 1" = 20'

ate: 03-31-2022

Design By: SDS

Drawn By: NSM

Checked By: SDS

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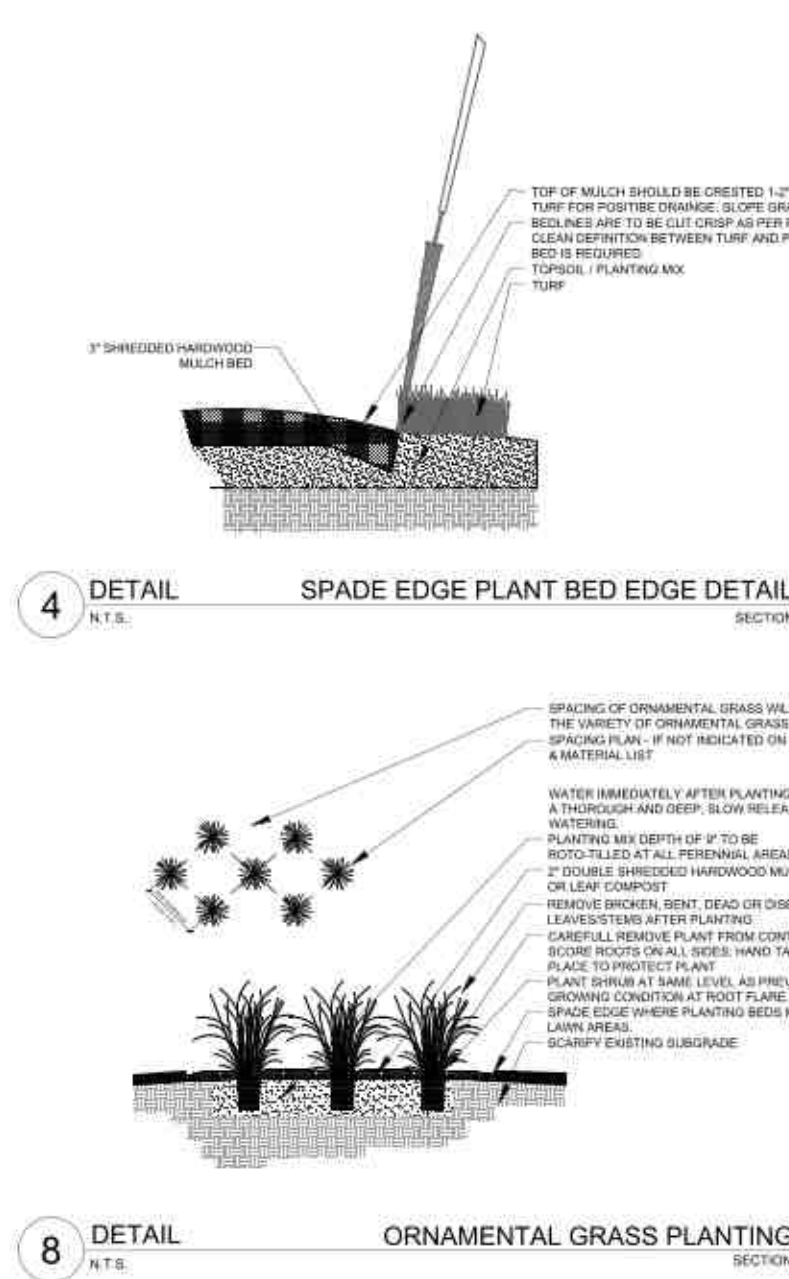
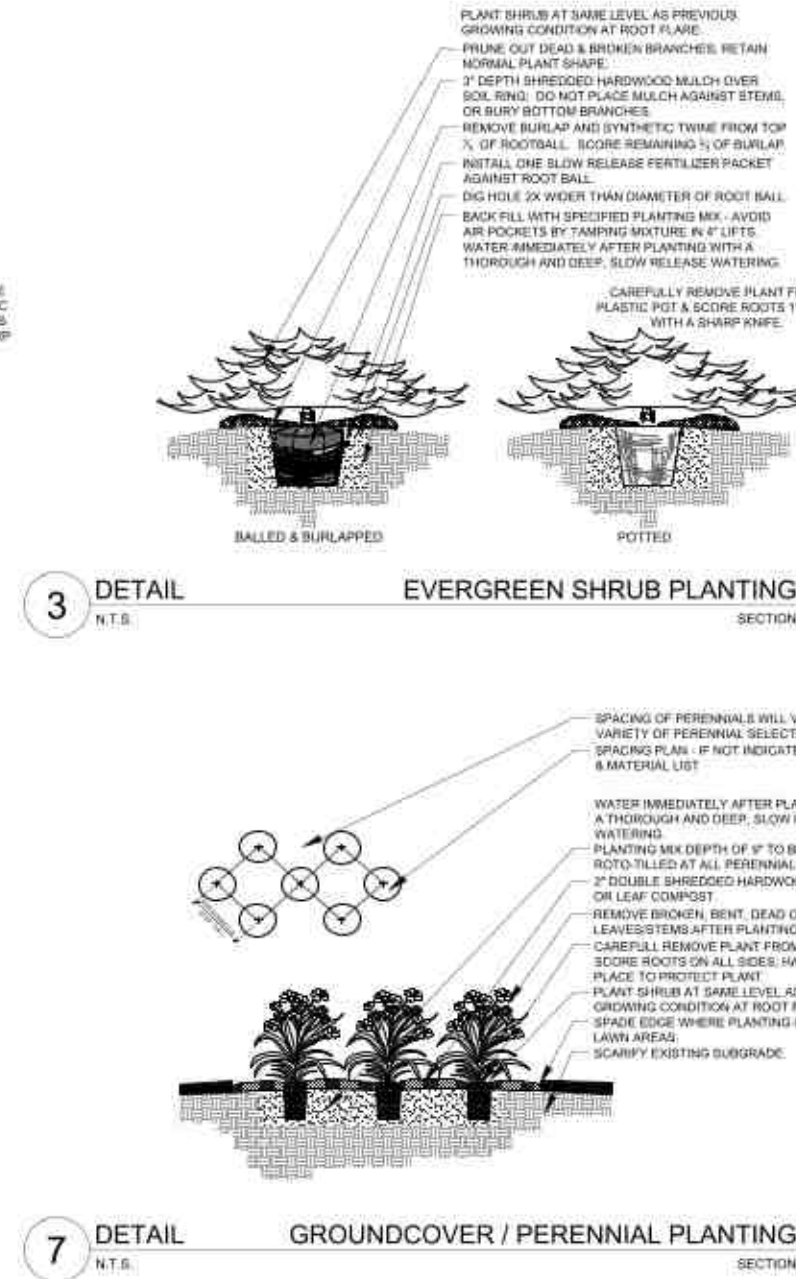
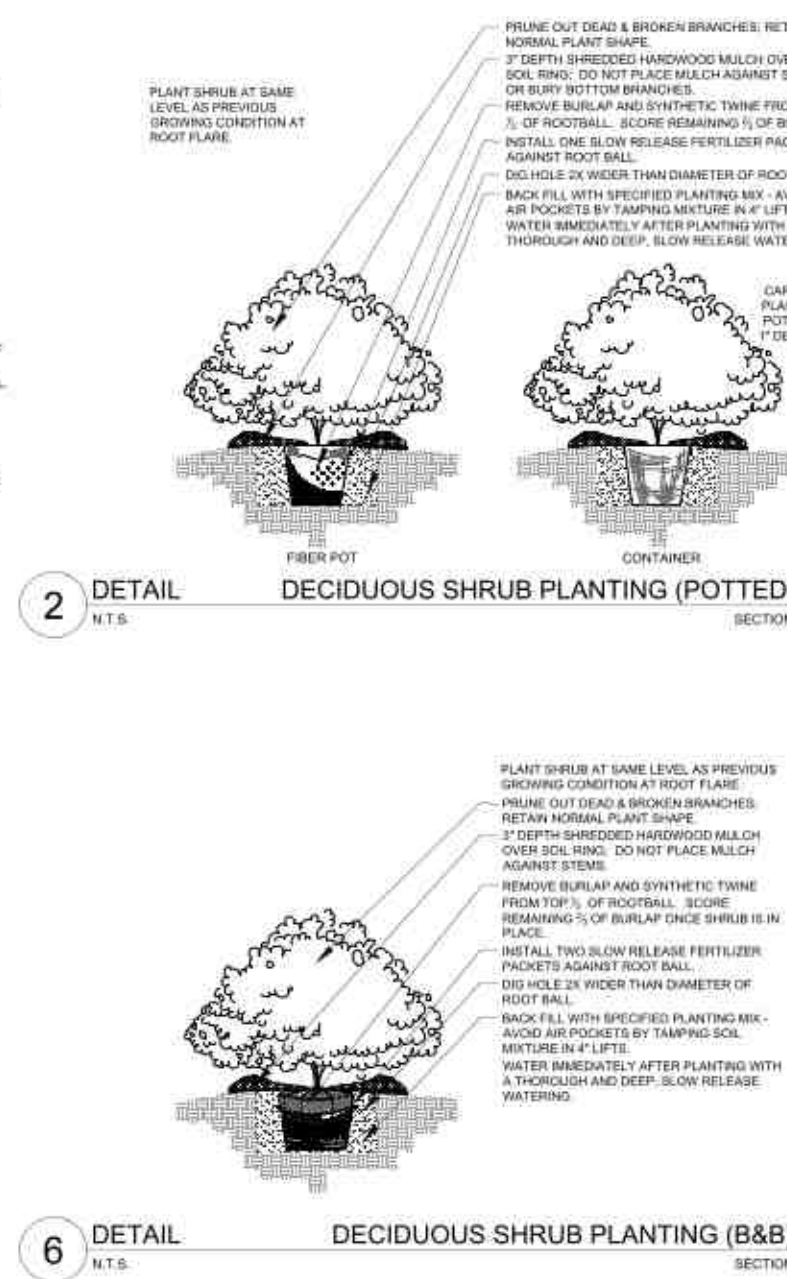
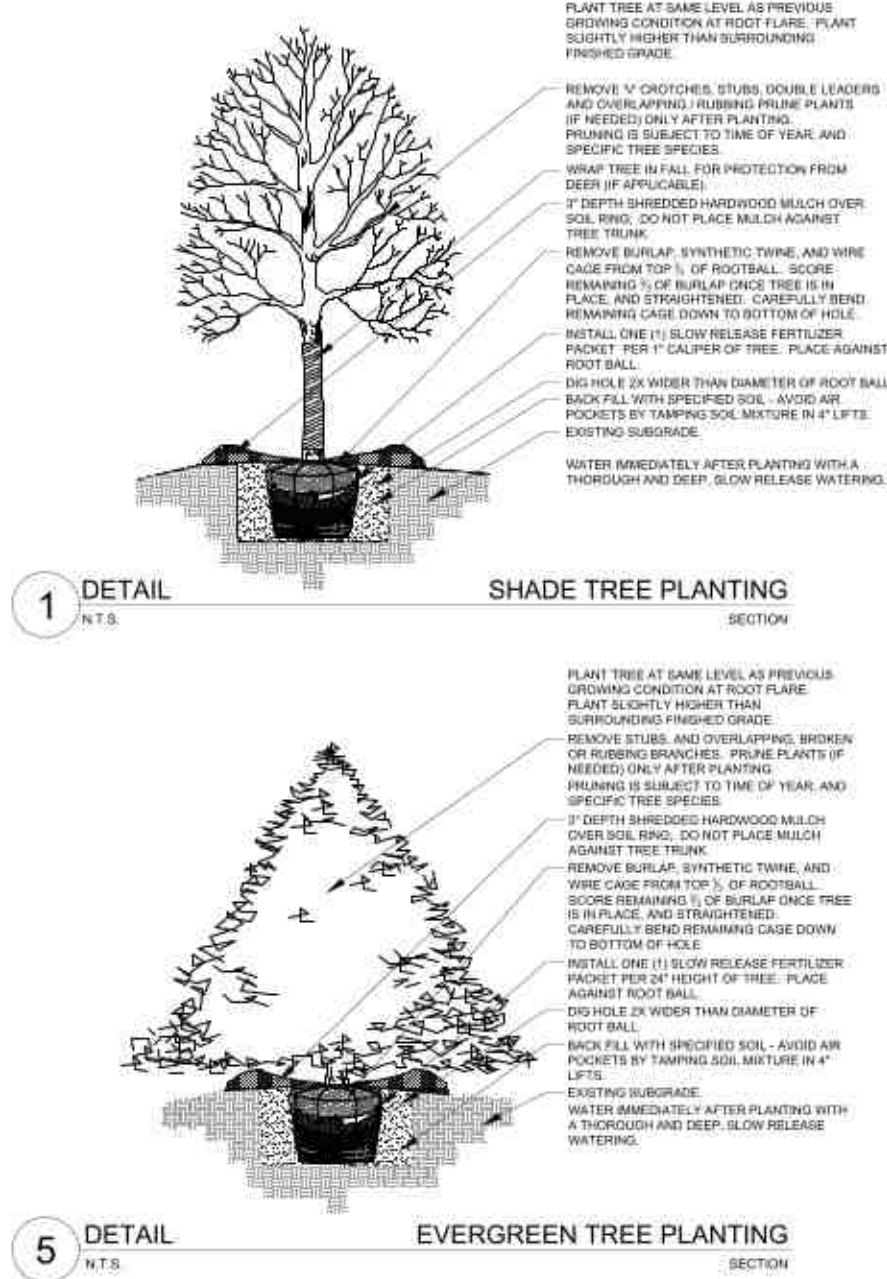
PRELIMINARY LANDSCAPE PLAN

MS Michael
Snyder
LA Landscape
Architecture
PH 847.804.6752
www.msla.biz



- Contractor responsible for contacting JULIE - Utility Locators (811 or 800-892-0123) to have site marked prior to excavation or planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings must comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 12" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 4" to provide proper drainage, unless otherwise specified.
6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable burl wrapping and support wire. Remove biodegradable burlap and wire cage (if present) from the top $\frac{3}{4}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{3}{4}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planting.
7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{3}{4}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to fill soil in the new planting. Each tree shall receive a 3" deep, 4-5" diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a $\frac{50}{50}$ mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{3}{4}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of double-shredded hardwood bark mulch, and groundcover areas a 2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clear definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
11. Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10"
- Per 100 SF of bed area:
- $\frac{1}{4}$ CY Peat Moss or Mushroom Compost
 - $\frac{1}{4}$ CY blended/pulverized Topsoil
 - 2 pounds starter fertilizer
 - $\frac{1}{4}$ CY composted manure
12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary as the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.
- An acceptable quality seed installation is defined as having:
- No bare spots larger than one (1) square foot
 - No more than 10% of the total area with bare areas larger than one (1) square foot
 - A uniform coverage through all turf areas
13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.
14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES



PLANTING & HARDSCAPE DETAILS

PLANT MATERIAL PROPOSED		CALIPER/HEIGHT		PLANT		
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPECIFICATION / NOTES	SPACING
SHADE TREES (DECIDUOUS)						
5	Acer xfreemani 'DTR 102' PP7655	Autumn Fantasy Maple	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
3	Acer platanoides 'Cleveland'	Cleveland Norway Maple	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
3	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
3	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
3	Tilia americana 'Redmond'	Redmond Linden	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
6	Tilia cordata 'Greenspire'	Greenspire Linden	3.0"	B&B	Straight central leader, full and even crown. Prune only after planting	
ORNAMENTAL TREES (DECIDUOUS)						
4	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	7'	B&B	Well balanced multi-stemmed tree with minimum four canes, and full appearance	
EVERGREEN TREES						
5	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper	8'	B&B	Evenly shaped tree with branching to the ground	15'
EVERGREEN SHRUBS						
10	Buxus 'Chicagoland Green'	Chicagoland Green Boxwood	18"	B&B	Full rounded well branched shrub	24-30"
DECIDUOUS SHRUBS						
28	Cornus sericea 'Cardinal'	Cardinal Redtwig Dogwood	36"	Cont.	Full, well rooted plant, evenly shaped	48"
5	Syringa meyeri 'Palabin'	Palabin Dwarf Lilac	30"	Cont.	Full, well rooted plant, evenly shaped	60"
ORNAMENTAL GRASSES						
48	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
HERBACEOUS PERENNIALS						
44	Allium 'Millenium'	Ornamental Onion	#1	Cont.	Full, well rooted plant, evenly shaped	18"
19	Rudbeckia fulgida 'Goldsturm'	Black-eyed Susan	#1	Cont.	Full, well rooted plant, evenly shaped	18"
EROSION CONTROL						
2625	Lawn Establishment Area / Grading Area			SY	Reinder's Deluxe 50 Seed Mix (800-785-3301)	
23550	Erosion Matting for sloped seeded areas	see plan for area delineation		SF	EroTex D575 Erosion Control Blanket (or approved equal)	
28	Shredded Hardwood Mulch (3" depth)	Area: 3,100 SF		CY	Bark Mulch; apply Preemergent after installation of mulch	
18.5	Soil Amendments (2" depth)	Area: 3,100 SF		CY		
74	Pulverized Topsoil (Lawn Area)	Area: 23,550 SF		CY		
18.5	Pulverized Topsoil (2" over bed areas)	Area: 3,100 SF		CY		
*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.						

Seed Compositions:
Reinder's Deluxe 50 Seed Mix (800-785-3301)
 20% Kentucky Bluegrass (Sod Quality)
 15% Newport Kentucky Bluegrass
 15% Ken Blue Kentucky Bluegrass
 25% Creeping Red Fescue

Seed at rate of 150-200# per acre

PLANT & MATERIAL SCHEDULE

[illegible]

TONY VILLA
12934 W. BAKER ROAD
MANHATTAN, ILLINOIS 60442
(708) 254-1836

RELIQUARY LANDSCAPE PLAN
FOR
LOT #13 EAST POINT PARK
9093 WEST FEY DRIVE
FRANKFORT, ILLINOIS

FAX: (708) 326-4962

IL PROF. LIC. No: 184-003740

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9930 W. 190TH STREET, SUITE L

MOKENA, ILLINOIS 60448
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II PROF I IC No.: 184-003740

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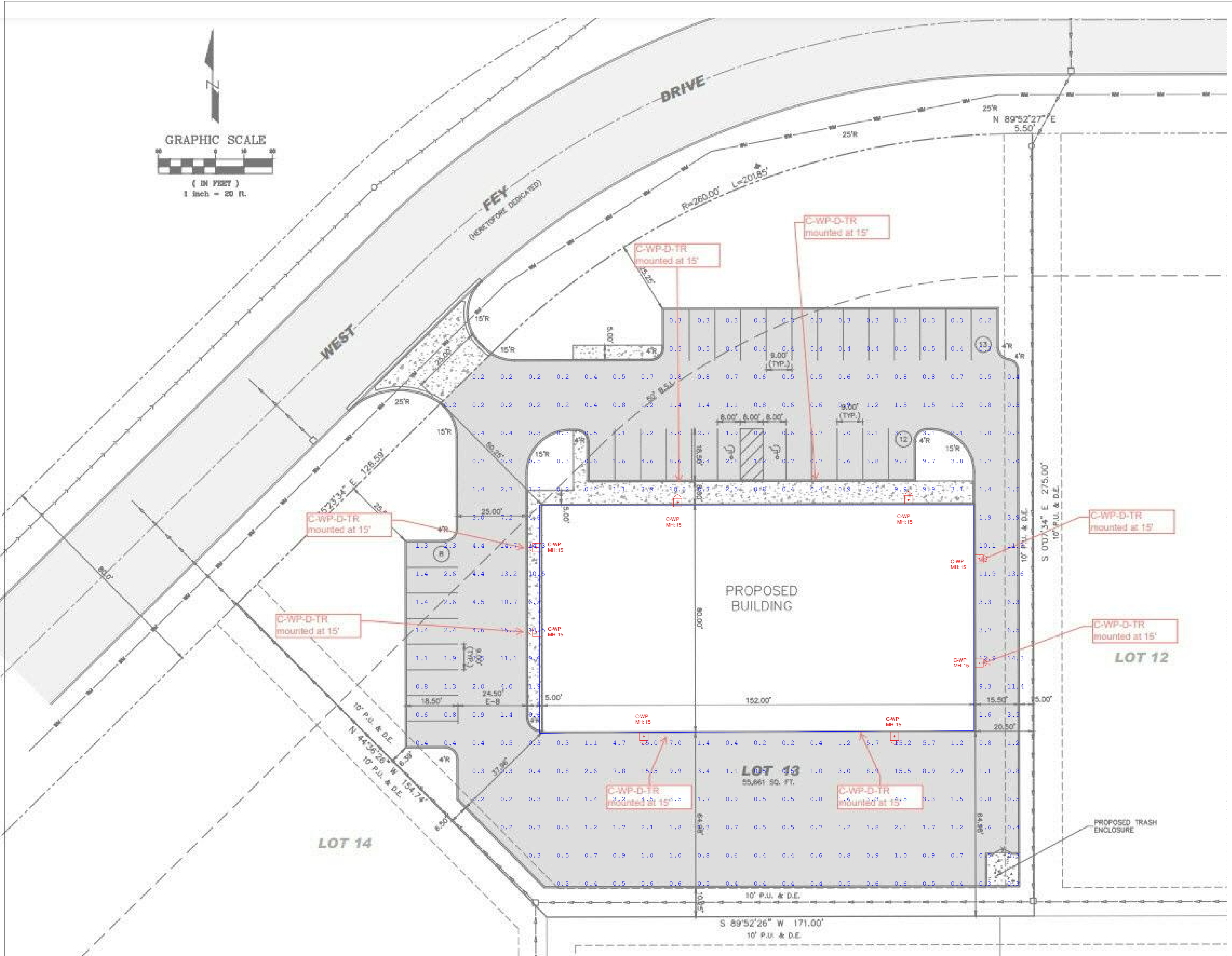
PROJECT INFORMATION
Project No.: 22-0014
Scale: 1" = 20'
Date: 03-31-2022
Design By: SDS
Drawn By: NSM
Checked By: SDS

(2)

OF

3

PRELIMINARY LANDSCAPE DETAILS NOTES



Fixture Mounting Height: As shown

Customer to verify Color, Mounting, Fixture Location and Voltage prior to ordering.

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Paved Area	2.47	15.5	0.2	12.35	77.50

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
➤	8	C-WP	SINGLE	16385.4	1.000	954.48	C-WP-A-TR-15L-40K-DB

e-conolight®

1501 96th Street
Sturtevant, Wisconsin 53177
PH: (888) 243-9445
FX: (262) 504-5409
***e-conolight.com

Customer responsible to verify ordering information/
catalogue number prior to placing order.

Date: 4/12/2022Scale: 1"=20'Layout by: Jim Blair

Project Name: Lot 13 East Point ParkSalesforce: 490884

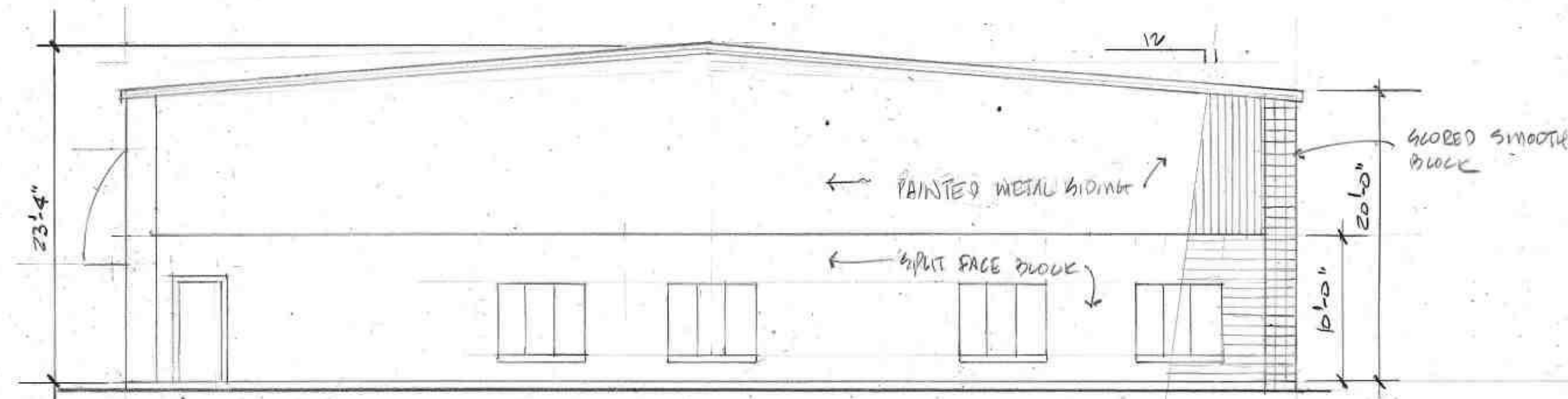
Filename: C:\Users\jblair\OneDrive - Cree Lighting, Inc\Desktop\220412EC1JRB.AGI

Footcandles calculated at grade using initial lumen values

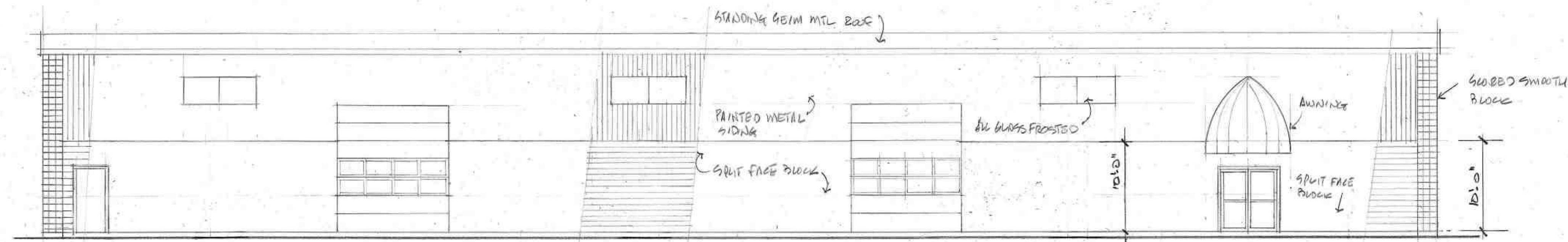
Illumination results shown on this lighting design are based on project parameters provided to E-conolight
used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project
conditions differing from these design parameters may affect field results. The customer is responsible for
verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

RECEIVED

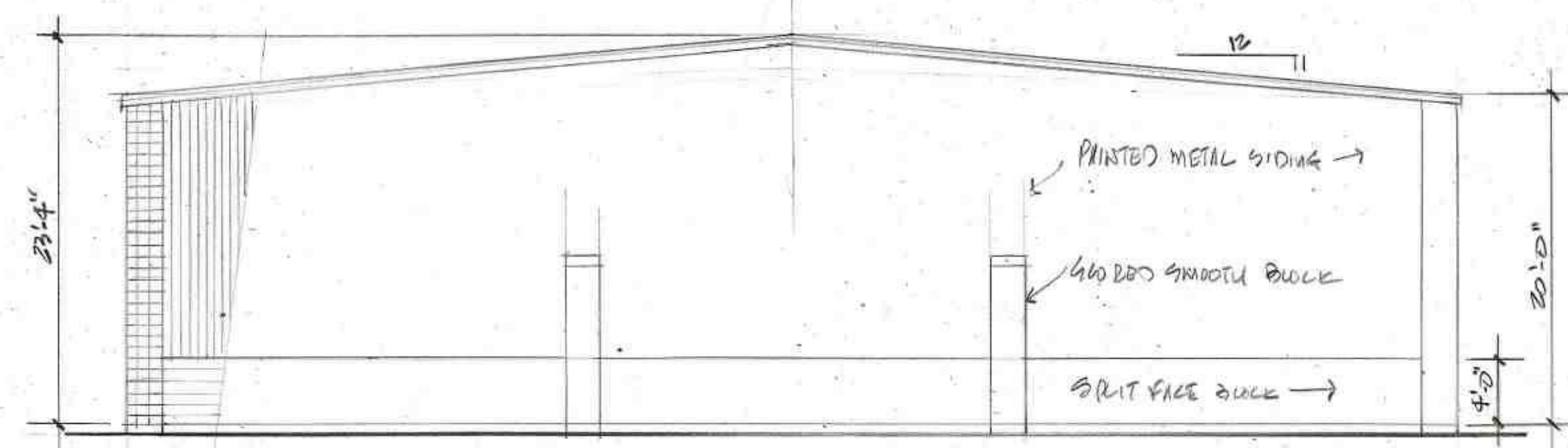
By Christopher Gruba at 8:49 am, Apr 14, 2022



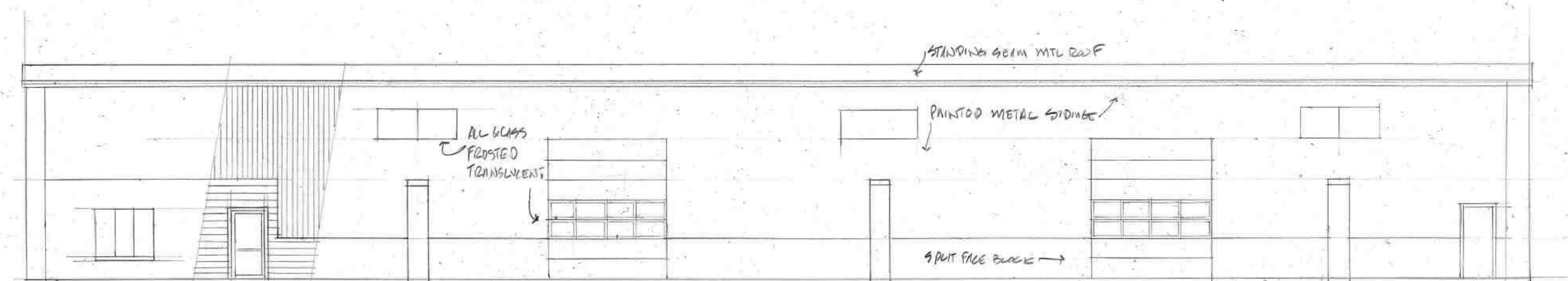
EAST ELEVATION SCALE 1/8" = 1'-0"



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

	NEW BUILDING FOR	DATE
	PICK & PLAY	APRIL 7, 2022
	10013 WEST PEY DRIVE FRANKFORT, ILLINOIS	REVISED
	m.j.root • architect	APRIL 13, 2022
324 center rd. Frankfort, Illinois 60423	815-464-0777	DRAWING
		2 OF 2

By Christopher Gruba at 9:11 am, Apr 12, 2022



Workshop: 11031 W. Lincoln Highway – Everbrook Academy Preschool/Daycare

Future Public Hearing Request: Proposed Major Change to Planned Unit Development and a Special Use Permit for a daycare facility in the B4 Office District on Lot 1 in the New Lenox State Bank Subdivision (PIN 19-09-20-301-055-0000).

STAFF REPORT AND DOCUMENTATION TO BE EMAILED OUT THE WEEK OF APRIL 24TH