



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

**Thursday, December 8, 2022
6:30 P.M.**

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes of November 10, 2022**
- 4. Public Hearing: 22793 Citation Road, Unit B – Big Bear Barbell Club (Ref. #104)**
Proposed Special Use Permits for (1) Indoor Recreation and (2) Extended Hours of Operation (earlier than 7:00 a.m.) to operate a strength and conditioning fitness facility in the I-1 Limited Industrial District (PIN: 19-09-34-401-008-0000).
- 5. Public Hearing: 20815 S. La Grange Road – Tiny Tots Play Café (Ref. #105)**
Proposed Special Use Permit for Indoor Recreation for a children's indoor playroom business in the B-2 Community Business District (PIN: 19-09-22-100-051-0000).
- 6. East Point Park Preliminary and Final Plat of Resubdivision – 22413 and 22445 S. Fey Drive**
Request for approval of Graefen's East Point Park 1st Resubdivision, which is a consolidation of lots 14 and 15 in the East Point Park Subdivision for the purpose of creating a larger lot for a future building in the I-1, Limited Industrial District (PINs: 19-09-34-202-006-0000 and 19-09-34-202-007-0000).
- 7. Public Comments**
- 8. Village Board & Committee Updates**
- 9. Other Business – Proposed Text Amendment for Parking Regulations**
- 10. Attendance Confirmation (December 22, 2022)**
- 11. 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

November 10, 2022–VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

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

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

Commissioners Absent: Jessica Jakubowski, David Hogan

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

Elected Officials Present: None

A. Approval of the Minutes from October 27th, 2022

Motion (#1): To approve the minutes from October 27th, 2022.

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (4-0, Commissioner Markunas Abstained)

B. Workshop: Drive Through Coffee Shop – Hickory Creek Marketplace Subdivision

Chris Gruba gave the staff report.

The applicant and the architect approached the stand. The architect explained that their civil engineer could not make it to the meeting. Neither person had anything more to add.

Chair Rigoni asked for comments on the proposed use.

Commissioner Knieriem asked if the proposed restaurant was part of a larger chain or an independent restaurant.

The applicant our responded that the proposed building would be their first location, but that their short-term goal was to open ten locations in total.

Commissioner Knieriem asked if the applicant was in the restaurant business.

The applicant stated that restaurants were a family business.

Commissioner Knieriem asked if the applicant was from the Frankfort area.

The applicant stated she was from the area.

Commissioner Knieriem said he thought the location was a good spot for this use, especially given the other coffee uses nearby were always busy. It was a good location. He asked how their concept differed from other coffee shops.

The applicant explained that they would utilize a double drive-through lane, which would help to manage throughput. There would also be runners delivering orders to car windows, similar to Chick-fil-A or Portillo's.

Commissioner Knieriem asked if there would be an app for preordering from the restaurant, since there were no proposed order boards.

The applicant said that there might be in the future.

Commissioner Knieriem asked whether the proposed basement would be used for storage.

The applicant responded that it would.

Commissioner Knieriem thanked the applicant for their work to align color scheme of the proposed building with the surrounding buildings in the PUD. He believed it looked good.

Commissioner Schaeffer agreed with Commissioner Knieriem. She asked if there would be any indoor seating.

The applicant said there would not be, and that the inside would be employees only.

Commissioner Schaeffer asked where the applicant would source the business' coffee from.

The app explained they were looking at different roasters at the moment. Ideally, they would pick someone local, but no decision had been made yet.

Commissioner Markunas asked how runners would take orders.

The applicant responded that runners would use tablets.

Commissioner Markunas asked if those same runners would deliver orders to cars.

The applicant said they would.

Commissioner Markunas asked the applicant if they were looking to eliminate the drive-through chokepoint by allowing people to pull out of the line once they received their orders.

The applicant said that was the case.

Commissioner James expressed his concern for the safety of people moving through the site, both pedestrians and drivers, based on the proposed layout.

The applicant noted that it was a priority for her as well.

The architect noted that there was striping on the site plan to alert drivers to areas which would be frequented by pedestrians.

Commissioner James noted that the proposed building was a relatively niche design. He thought the Plan Commission should consider how the proposed structure could be used by a future occupant. It was a good location, and the Plan Commission should consider that when deciding on their recommendation.

Chair Rigoni noted that the uses seemed appropriate. She also said that she was struggling to understand how the drive-through would work, since it was an uncommon approach to handling drive-through traffic. She asked for comments on the list of exceptions developed by staff which might be requested at a future public hearing.

Commissioner Markunas asked why the applicant did not redesign the northern entrance to be a two-way entrance, rather than an exit-only driveway.

The applicant explained that they wanted all cars entering the site to enter the drive through line. Having an entrance on the north side of the property could result in people cutting into line.

Commissioner Markunas asked if the applicant would consider changing the north driveway into a two-way driveway. From a safety perspective, he believed that some people would turn in through there anyway.

The applicant said she was open to making that change.

The architect stated that they could change the design to make it clear that driveway was not an entrance.

Commissioner Markunas explained that people could still use it as an entrance anyway.

Commissioner Knieriem agreed. Widening north entrance would make the property friendlier to patrons. He could see the applicant's concern, but believed it would be better to make it a two-way entrance.

Chair Rigoni noted that, given parking was proposed along the south property line, there ought to be a way to access that parking without needing to drive all the way around the building. She thought the building should be reoriented, and be laid out similar to the Steak n' Shake to the south. Most drive-throughs in Frankfort were not build so close to La Grange Road, and flipping the proposed design so the drive-through was on the east side of the property would be consistent with other development, and would eliminate the need for the exception to reduce the required building setback from the centerline of La Grange Road.

Commissioner James added that it could also provide the applicant an opportunity to better utilize their proposed signage.

Chair Rigoni made clear that she was not trying to change the applicant's design, but asked the applicant to consider what the Plan Commission was suggesting.

The architect noted that the proposed drive-through was oriented a certain way, and changing it would be inconvenient to drivers.

Chair Rigoni clarified that she was asking the applicant to consider reorienting the site plan so that a drive-through would work as normal. She noted that the proposed canopy was larger than normal for a restaurant, and that the proposed canopy appeared more like a bank drive-through.

Commissioner Markunas added that reorienting the building would help with parking too, since a patron would not need to drive all the way around the drive through line to access parking.

The architect asked for the Plan Commission for clarity on their suggested reorientation. He noted that reorienting the building the way they suggested would push the building back further from La Grange Road.

Chair Rigoni noted that the building would be a fixed point. She asked staff to make sure the setbacks of the proposed building were aligned with nearby buildings rather than focus on following the letter of the Zoning Ordinance.

Commissioner Knieriem asked if the Plan Commission's suggestion was clear to the applicant.

The applicant said it was, and that they had considered a similar design before. They wanted to be closer to the road, however.

Chair Rigoni said she understood that desire, but that they would still have to meet setback requirements. She suggested the applicant look at how Steak n' Shake laid out their building so the drive-through was away from La Grange Road.

Commissioner Schaeffer asked if the exceptions related to the setback from La Grange Road would be unneeded if the building was reoriented.

Chair Rigoni said it was possible.

An aerial view of the nearby Steak n' Shake was displayed on the screen.

The architect stated that the Steak n' Shake layout was a potential option. He thought the Plan Commission was suggesting relocating the proposed parking on the east side of the property to the west side, close to La Grange Road.

Commissioner Schaeffer said that they applicant should also keep in mind that there would be landscaping between their building and La Grange Road. People drove fast along that road, and may not clearly see your building when passing. She understood their desire to get as close to La Grange Road as possible, but it might not be as advantageous as they were thinking.

Commissioner Markunas noted that reorienting the building would also mean the large proposed sign on the east façade would face La Grange Road.

The architect agreed.

Chair Rigoni asked for comments relating to the proposed building and building materials.

Commissioner Markunas stated he thought they were good. He was glad the applicant had worked with staff. The current proposal gave the building an individual character but still tried to match surrounding area.

Commissioner James agreed, but expressed his concern with the proposed thin brick veneer. He noted that the Plan Commission preferred structural brick.

Commissioner Schaeffer agreed. She stated that she liked the lighter stone accents. She added that while structural brick may cost more, but was standard in the Village.

Commissioner Knieriem added that if a car hit the thin brick around the canopy column, it would be an issue for the business. It would be an issue for the driver if the applicant instead used full structural brick.

Chair Rigoni noted that there was uniformity in the surrounding shopping center, and that the applicant was the last one to develop their property. The proposal did not incorporate an arch element into their design, which was present in other buildings in the PUD. To her, the biggest sticking point was architecture. On its own, the proposed design was great, and would appear so at another location. Her issue was how it related to the other buildings around it. The proposed building was not cohesive, especially with the red coloring.

Commissioner Knieriem asked Chair Rigoni which arches she was referring to.

Chair Rigoni explained that the arch element was incorporated differently with each building, but was present regardless. Building designs became flatter as they approached the intersection of St. Francis Road and La Grange Road.

The applicant asked if the building to the north of their property had arch elements.

Chair Rigoni said there was an arch in the stone detailing above the entryway. She turned the conversation toward landscaping. She asked if staff was looking for direction on the potential tradeoff between connecting to the sidewalk along La Grange Road and removing a large evergreen tree.

Chris Gruba explained that connecting to the sidewalk along La Grange Road was required per code, and the applicant was looking to install it, but the Plan Commission could consider waiving that requirement at the request of the applicant.

Commissioner Knieriem noted that if the building was reoriented, it might not be an issue.

Chair Rigoni asked if any other buildings had a connection to that sidewalk.

Chris Gruba noted that Steak n' Shake had one.

Commissioner Knieriem noted that there was not a lot of pedestrian traffic on La Grange Road, and asked the applicant if they wanted the sidewalk connection.

The applicant said they had no preference either way.

Commissioner Markunas noted that not installing the sidewalk could be cheaper.

Commissioner Schaeffer stated that it was a different story near the high school, but that in the area near the applicant, there were very few pedestrians. She then asked if the landscaping in the north west corner would screen headlights on the turn radius.

Chris Gruba said that some plants would, but not all. Staff asked for taller landscaping to screen headlights, but none had been proposed yet.

Chair Rigoni noted that since the site might be laid out differently at the next meeting, the applicant had a chance to address concerns about headlights. She asked the Plan Commission if they had any comments on the proposed signage.

Commissioner Markunas noted that two different sign sets were given to staff, and asked which ones the applicant was going to use.

The applicant stated they would use the signage details found on the proposed elevations.

Chair Rigoni asked if the proposed signage met the Village regulations.

Chris Gruba stated that the proposed signage currently exceeded regulations.

Commissioner Knieriem asked the applicant if they were looking to paint a sign on the wall.

The applicant explained that their intent was to install a box sign.

Commissioner Schaeffer asked if it would be illuminated.

The applicant said it would.

Chris Gruba stated that, as proposed, the development did not comply with the PUD sign regulations.

Commissioner Markunas said that staff could work with the applicant to meet the requirements.

The architect asked if they would be allowed to paint the wall.

Chair Rigoni said she did not think it would be.

Chris Gruba said it was not allowed, according to the PUD Ordinance for Hickory Creek Marketplace.

Chair Rigoni noted they proposed more than two signs, which was not allowed per Code.

The architect noted that they should remove the proposed canopy signs, which would address the number of signs. That would leave only the size regulations to comply with.

Commissioner Markunas agreed, and said that they could work with staff to meet code.

The applicant asked if unilluminated signs were still considered signs per code.

Chair Rigoni said they were.

There was some discussion on the regulation which required a landscape barrier between bypass lanes and drive-through lanes. The Plan Commission expressed that they were generally alright with the applicant not meeting that code requirement.

Chris Gruba asked if the Plan Commission had any comments on the outdoor seating area.

Commissioner Knieriem noted that the building was located along La Grange Road, which had high traffic volumes. He suggested the applicant consider installing extra landscaping to help reduce noise.

Chris Gruba asked if the Plan Commission thought the proposal was ready to come to a Public Hearing.

Chair Rigoni said she was, unless there were any major changes. She asked what time the restaurant would close.

The applicant said that they would close at 8:00.

Commissioner Schaeffer asked if they would sell food.

The applicant stated that they would sell pre-prepared foods such as pastries, but nothing else.

C. Workshop: 15 Ash Street – Old Frankfort Mall

Chris Gruba gave the staff report.

The applicants, Mike and Chris, approached the stand. They were joined by Chris Tokarz, their architect. They brought an additional presentation for the PC as well, which was not able to be displayed on screen due to technical issues.

The architect explained that they had originally proposed parking along White Street. The Public Works Department and Village staff recommended against adding on-street parking within the right-of-way of White Street but were amenable to adding a 12'x50 loading space within the right-of-way. The architect had done a lot of reorganization of tenant spaces on the interior of the building, so that all would have street access. Other changes were made to accommodate the transformer, but their options were limited since the building was so close to the lot lines. He created an alcove that would allow for an on-site interior transformer, the design of which had yet to be finalized. All tenants would have access to a street and an interior area for back-of-house needs. The landscape plan showed that trees would be provided within the rights-of-way of Ash, White and Kansas streets. The current plan did not include two trees which were proposed on Ash Street and Kansas Street, but they would be added to comply with code. The building was in a unique situation, since there were streets on three sides and no rear property line, which resulted in certain variances. The proposed building would fill out the property. The applicant stated that the project would not be feasible unless the building were expanded to nearly all property lines. One other major change was to the second-floor residential hall. They took some space out of the bowling alley, so now the proposed dwelling units were larger. The tradeoff they made was in losing event space within the bowling alley, but the existing bowling alley lanes would remain. A proposed roof deck and observation deck would be located above the bowling alley and above the 3rd floor of the addition, respectively. On the third floor, there was a proposed roof deck and observation deck. In regard to comments on the building height, Kansas Street slopes up from White Street to Oak Street. The proposed 45-foot building height was measured at White Street, but 42 feet on Ash Street. 28 Kansas Street was currently the highest building along Kansas

Street, standing at about 38 feet, meaning that due to the change in grade, the actual height difference was about five or six feet. The proposed three-story building addition would not appear as tall as a result. The submitted renderings were new to this workshop. The applicants were looking to have high quality architecture, stone and masonry, similar to the other buildings in the downtown area. The renderings showed how balconies and front entries interact with the sidewalk. Given the amount of space and foot traffic on and around the site over the course of a year, adding landscaping to the development was a challenge. There were no plans to remove any public landscaping, just what was on the subject property. They had also added detail to the façades to improve the look of the building and match the other facades on the block, including more detail and larger windows. The size of the proposed roof deck could be variable. All rooftop mechanical units would be screened by parapets or other screening devices, and would only be visible from the south.

Chair Rigoni asked if there were any comments on the site plan or related variations.

Commissioner Markunas noted that, based on the property, there was a need for variances for setbacks and landscaping. He asked what the intent was for the proposed landscape planters.

The architect explained that they were freestanding planters. They would keep the plants healthy and out of the way of traffic. They were proposed in order to meet the intent of the Landscape Ordinance.

Commissioner James thanked staff for their detailed report and for showing how the proposed building related to the Comprehensive Plan. Knowing it was identified in the plan and was consistent with what was laid out there was good. He had no concerns with the site plan.

Chair Rigoni asked for comments about the proposed height, which was increasing from 35 feet to 45 feet. For clarity, she asked if the non-retail spaces on the second and third floor would be residential uses or office uses.

The architect stated that there would be residential dwelling units only on the second and third floor of the building addition.

Grant Currier, President of Linden Group Architects, spoke up. He noted that the Plan Commission had asked for a cross-section of the proposed development at the last workshop which would show that the floors of the addition would line up with the existing floors.

The architect also noted that they were providing parapet walls, while other tall downtown buildings do not. He added that the parapets were necessary to screen roof-mounted mechanical units.

Commissioner Knieriem stated that design made sense, and understood that the applicants were looking to make the most of the property.

Chair Rigoni noted that the Plan Commission often talked about adding density to the downtown area, and that the proposed residential units added that desired density.

Commissioner Knieriem asked if the units would be owned or rented.

The applicant noted they were uncertain at the moment, but that they were leaning towards selling them as owner-occupied units.

The architect asked if they would need to complete some additional paperwork depending on whether the units were rented or owned.

There was some discussion on how condominium units would be created, sold, and regulated.

Chair Rigoni asked if there were any comments about parking.

Commissioner Knieriem noted that there were ten proposed units. If they assumed that half of the units would have one car and the other half would have two, fifteen parking spots would be required. He asked if the applicant had given any thought to getting agreements signed for dedicated resident parking.

The applicant responded that he had been looking at options and may get some parking agreements, or may instead purchase property for space. He noted that it would be easier to sell condos if they had parking.

Chair Rigoni noted that they ought to future-proof resident's needs against time-restricted parking in the downtown, too.

The applicant noted that about fifteen cars currently parked downtown overnight.

Commissioner Schaeffer asked if there were any parking spaces near the building.

The applicant responded that there were.

Commissioner Schaeffer asked if residents would be able to use loading zone.

Chair Rigoni said they would, since it would be located within the public right-of-way.

Commissioner Knieriem asked if the applicants were looking to build so densely so as to maximize their own income. He noted that some of the proposed units were less than 500 square feet.

The applicant noted that they were beginning to see more smaller units being built in more urban settings. There was a growing number of people with no cars who were utilizing less space, and that they wanted to meet that perceived demand.

Commissioner Schaeffer asked if the applicants had any concern about noise being an issue for residents, given the proximity to the bowling alley and commercial uses below the residences.

The architect noted that the wall separating the existing building and the proposed addition was about a foot thick, with more soundproofing beyond that. They were planning to build adjacent to the existing exterior wall, rather than connect to it, which would also reduce noise. Looking at the cross section, there was a lounge, then a wall, then a hall, then another wall. In all, there is a lot of space which might help to dissipate the noise of the bowling alley, and they were doing what they could to address that.

Commissioner Schaeffer asked if the applicants were displacing any tenants as a result of the reorientation of the first floor.

The applicant said that some tenant leases were coming to term. To the best of his knowledge, no current tenant wanted to leave. The ground floor layout wasn't set in stone just yet.

Chair Rigoni asked if the Plan Commission had any density concerns relating to the dwelling units proposed.

Commissioner Knieriem asked if there were any studio-type units in the Village.

Chair Rigoni said she was unsure, but that she wanted to know to better gauge the demand for the types of dwellings proposed.

The architect stated that he could look into it. Typically, people expected smaller living spaces in downtown area and that anyone who wanted more space would locate farther from downtown. He knew that there were people who were looking to downsize, which had resulted in a boom in townhouse construction.

Chair Rigoni noted that Frankfort was unique since there was no Metra station near the downtown, which may result in less demand for commuter-style units. She was trying to understand if there was demand for that small a space despite the lack of nearby transit.

The architect clarified that the size of one of the proposed studio spaces was determined by a transformer needing to be located inside the building. He had tried to maximize number and size of each unit. He had experience with multifamily units in other communities. Units were typically studio, one, or two-bedroom units. Not many had three or more units, but there were some examples in Mokena, Frankfort Square, and Orland

Park. There were many such residential units built as part of transit-oriented development, but that the concept overall was relatively new to the suburbs.

Commissioner James stated that he had no issue with the size of the proposed units, but had a concern that there was not adequate storage for each unit. He wanted to avoid balconies being used for additional storage space.

The architect agreed, saying that it was common to have off-site storage lockers in multifamily developments.

Commissioner James noted that many residents might have bicycles, since the building was so close to the Old Plan Road Trail. He wanted to make sure they had spaces to store those bicycles.

Commissioner Schaeffer asked if the observation deck was intended for residents only.

The applicant stated it would be for tenants only.

Commissioner Schaeffer asked if there would be patrons from the bowling alley or members of the public that had access to the observation deck.

The applicant said that the deck would be for residential tenants only, though he was not 100% certain. That was the idea at the moment, since only residential tenants would have access based on the current layout of building. However, one restaurant had expressed interest in using the observation deck.

Chair Rigoni said that the applicant would need to be clear on who would be able to use the roof decks.

Commissioner Schaeffer expressed her concern about making the roof deck accessible to nonresidents. In regard to the restaurant using the space, having alcohol and food on the deck would require a Special Use Permit and would raise liability concerns.

The architect stated they were not currently seeking any Special Use Permits. He asked if a use were to come forward, whether that would require Plan Commission approval or not.

Chair Rigoni stated she was unsure, but that regardless the Plan Commission should anticipate that future request. She reiterated that the applicants should be clear on what they were requesting from the Plan Commission. Approving a plan with an observation deck for residents would be different than approving rooftop dining.

The architect stated they could have those details clarified prior to the next meeting.

Chair Rigoni asked if her fellow Commissioners' concerns were related to the deck itself or rather allowing commercial tenants use the space.

Commissioner Schaeffer stated she was fine with the deck, but was worried with how it was used.

The applicant stated he did not wish to limit his options if possible.

Chair Rigoni responded that there does need to be a limit on how it would be used, since it could be seen from the south of the building.

The architect clarified they needed to know who would be using the proposed deck, not so much how it would be used.

Commissioner Markunas noted he had experience with other rooftop amenities in other places. He recalled that people tend to be very protective of those spaces.

The architect noted that the proposed deck wouldn't be open for use at any time, but would be regulated based on the tenants of the building.

Commissioner Markunas stated that often people considered those amenities as part of their home.

Chair Rigoni said that her only concern was with the timing of the use. If the proposed deck was only for residents, there would be certain times the deck was used. Commercial tenants would use such a deck more consistently. Plus, they would require alterations to the space, such as umbrellas or pergolas. She told the applicants to make sure they understand what the space would be used for.

Commissioner Schaeffer said when she first saw deck, she was concerned with safety issues, particularly if the use of the deck was tied to an alcohol-related use such as a restaurant. She would want that space's use regulated to avoid safety issues.

The architect stated he was of the same mind, that if this proposed deck would be used as an event space, it would need to be regulated. He noted that having this kind of space available to rent could be popular, especially because it provided a good view. He was planning to have some separate way to access the deck in the event it would not just be used by residents.

Mr. Currier claimed that nothing proposed by the applicant didn't respond to the Comprehensive Plan.

Chair Rigoni responded, saying that the Plan Commission was trying to understand how this observation deck would be used.

Mike Schwarz noted that, per the Zoning Ordinance, all business must be conducted indoors. Anything else would require a Special Use Permit, on which conditions could be set by the Plan Commission.

Chair Rigoni stated the Plan Commission wanted to be clear how the applicant wanted that space to be used, so they could address their concerns.

The applicant asked if the Plan Commission would be alright with the deck if it was intended for residential, and whether commercial use of the space would require a Special Use Permit.

Commissioner Markunas said that was the case.

Commissioner Knieriem explained that there was a need to regulate the observation deck in some way. If that use changed over time, those changes could be addressed at the appropriate time.

There was some discussion on what materials would be used to construct the proposed deck. Materials would include glass, metal, and EIFS, among others.

Commissioner Schaeffer noted that the elevations called out two different kinds of brick which appeared to be similar colors. She asked if they were intended to be different colors or the same.

The architect stated they were meant to be different, it was just that renderings were not always the best at showing the differences between the two types. He stated that they would have samples for the Historic Preservation Commission when they met. They were also working on photometrics, and would have them ready prior to a Public Hearing for staff comments.

Commissioner Schaeffer asked the architect if he had considered adding some decoration to the entryway on the north west corner of the building, since it looked so plain on the rendering.

The architect clarified that there was a lot of detail already present on the facades. There were details there which were hard to see on the renderings, but were visible on the submitted elevations.

There was some discussion on how the building transformer would be screened.

Commissioner Schaeffer asked staff to send the architect's presentation to them, since it did not work on the projector.

Commissioner Knieriem asked the applicant what their timeline for the project was.

The applicant responded it would be about a year, and that he wanted everything done right around Fall Fest. He would break ground as soon as it was approved, around March or April.

Commissioner Knieriem noted that the building likely wouldn't be ready for Fall Fest.

The applicant clarified that they were looking to minimize the impact of their project on Fall Fest, to clean up the site for that event so as to minimize disruption.

Commissioner Knieriem thanked the applicant for their proposal.

Commissioner James asked the applicant incorporate bike racks into the project, as well as comply with the Americans with Disabilities Act.

The architect stated those changes would be in the renderings the Plan Commission would receive as part of the presentation slides. He would work with staff to determine where to place the bike racks.

Chair Rigoni noted that the proposed architecture was of the quality they looked for, and said it would be a great addition.

Chris Gruba noted that at a future public hearing, there would be nine variance requests and two Special Use Permit requests.

Chair Rigoni reminded the applicant to request all special uses and variances as soon as they could. The more requests they knew about ahead of time the better. She added that having draft covenants and restrictions would be good too. She encouraged the applicants to get answers to the questions the Plan Commission had raised, since the Village Board would have the same questions.

There was some discussion on which meeting would be held next. The applicant would be in contact with staff to schedule their next meeting with the Historic Preservation Commission.

D. Public Comments

There were none.

E. Village Board & Committee Updates

Mike Schwarz informed the Plan Commission that the all variances requested for the Plantz Residence were approved by the Village Board at their meeting on November 7th.

The Committee-of-the-Whole held a meeting on November 9th, where they discussed the annexation agreement for the Olde Stone First Addition development. The feedback received by the applicants was less than favorable, and staff was in contact with them about next steps. The Committee-of-the-Whole also discussed the proposed development at 7 N. White Street. The applicant had requested that the Village split the costs associated with relocating an existing transformer on the site. They also requested either signing a lease agreement with the Village, or that the Village sell more land in order to accommodate a trash enclosure.

F. Other Business

There was none.

G. Attendance Confirmation (December 8th, 2022)

Chair Rigoni asked the other members of the Plan Commission to notify staff if they were unable to attend the next meeting.

Motion (#3): Adjournment 9:17 P.M.

Unanimously approved by voice vote.

Approved December 8th, 2022

As Presented_____ As Amended_____

_____/s/ Maura Rigoni, Chair

_____/s/ Secretary

Project: Big Bear Barbell Club
Meeting Type: Public Hearing
Requests: Special Use Permit for Indoor Recreation
Location: 22793 Citation Road, Unit B
Applicant: Joseph Bell
Prop. Owner: Michael Ryan
Consultants: None
Representative: Joseph Bell
Report By: Drew Duffin, Planner

Site Details

Lot Size: 1 acre
PIN(s): 19-09-34-401-008-0000
Annexation: Ord. No. 1640A
Existing Zoning: I-1, Limited Industrial PUD
Prop. Zoning: I-1, Limited Industrial PUD with a Special Use for Indoor Recreation and a Special Use for Extended Hours of Operation
Building(s) / Lot(s): 1 building / 1 lot
Total Sq. Ft.: 4,046 (+/-)

Figure 1: Location Map



Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Industrial	Business Park	I-1 PUD
North	Industrial	Business Park	I-1 PUD
South	Vacant	Business Park	I-1 PUD
East	Single Family Residential	Rural Residential	A-1 (Will County)
West	Vacant	Business Park	I-1 PUD

Project Summary

The applicant, Joseph Bell, is requesting a Special Use Permit for Indoor Recreation to operate a strength and conditioning fitness facility at 22793 Citation Road. The business will provide individualized personal programming, nutritional coaching, and small group functional training sessions. It will focus on general physical preparedness, tactical strength, and injury prevention for First Responders as well as active duty or former members of the armed forces. Memberships are also available for members of the public. Proposed hours of operation are 4:00 AM to 10:00 PM, Monday through Friday; and 7:00 AM to 6:00 PM Saturday and Sunday, with small group training sessions available upon request.

Attachments

1. 2021 Aerial Photograph from Will County GIS
2. Site Plan, received 10.21.22
3. Floor Plan received 10.17.22

4. List of tenants at 22793 Citation Road
5. Business Narrative
6. Equipment schedule
7. Findings of Fact received 10.27.22
8. Site Photographs taken 11.30.22

Background

The subject property was annexed into the Village in 1997 with an annexation agreement which has since expired.

Analysis

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

1. The applicant has indicated that Big Bear Barbell Club will be open for business as early as 4:00 AM. This falls outside the Village's typical hours of operation, which begin at 7:00 AM. The other tenants open later in the morning, typically around 8:00 AM. According to the applicant, the gym will be staffed from 4:00 AM to 8:00 AM, then reopen from 3:00 PM to 10:00 PM.
2. Per staff's conversations with the applicant, there will be no outdoor activities associated with the proposed use (confirm). Under Article 6, Section C, Part 2(e) of the Zoning Ordinance which pertains to enclosure of operations, outdoor accessory uses must be approved as a Special Use.
3. There will be a total of 20 different exercise stations in the gym. The types of equipment are included in this packet as an attachment.
4. Some training sessions will be scheduled between 8:00 AM and 3:00 PM only by appointment. Online and hybrid programming would also be available to members.
5. The site meets the parking requirements as laid out in the Zoning Ordinance.

Tenant	Parking Regulation	Parking Requirement
Ken's Upholstery	<u>Light Industrial</u> : 2 spaces per 1,000 SF Gross Floor Area	8 spaces (from 7,912 SF)
Big Bear Barbell Club (Proposed)	<u>Health and Athletic Clubs</u> : 0.5 space per exercise station, plus 1 per 1,000 SF activity area, plus 1 per employee in the largest shift	17 (10 from exercise stations, 5 from 4,046 SF, 2 from employees)
Mighty of Arizona	<u>Warehouse</u> : 1 per employee in the largest shift, plus 1 per 5,000 SF Gross Floor Area	3 spaces (2 from 4,046 SF and 1 employee)
Total:	N/A	28 spaces (29 existing)

6. Per staff's conversations with the applicant, the applicant has indicated there will not be any food uses or merchandise retail areas built into the space.
7. Unit B currently has a single bathroom which includes a toilet and sink. Staff has confirmed with the Building Department that an additional bathroom containing a toilet and a urinal will be required to meet code.

Standards for Special Uses

For reference, 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.

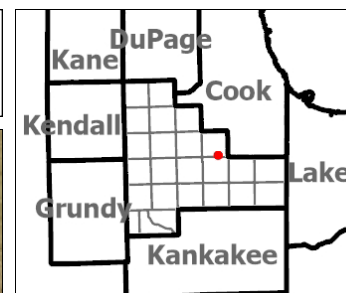
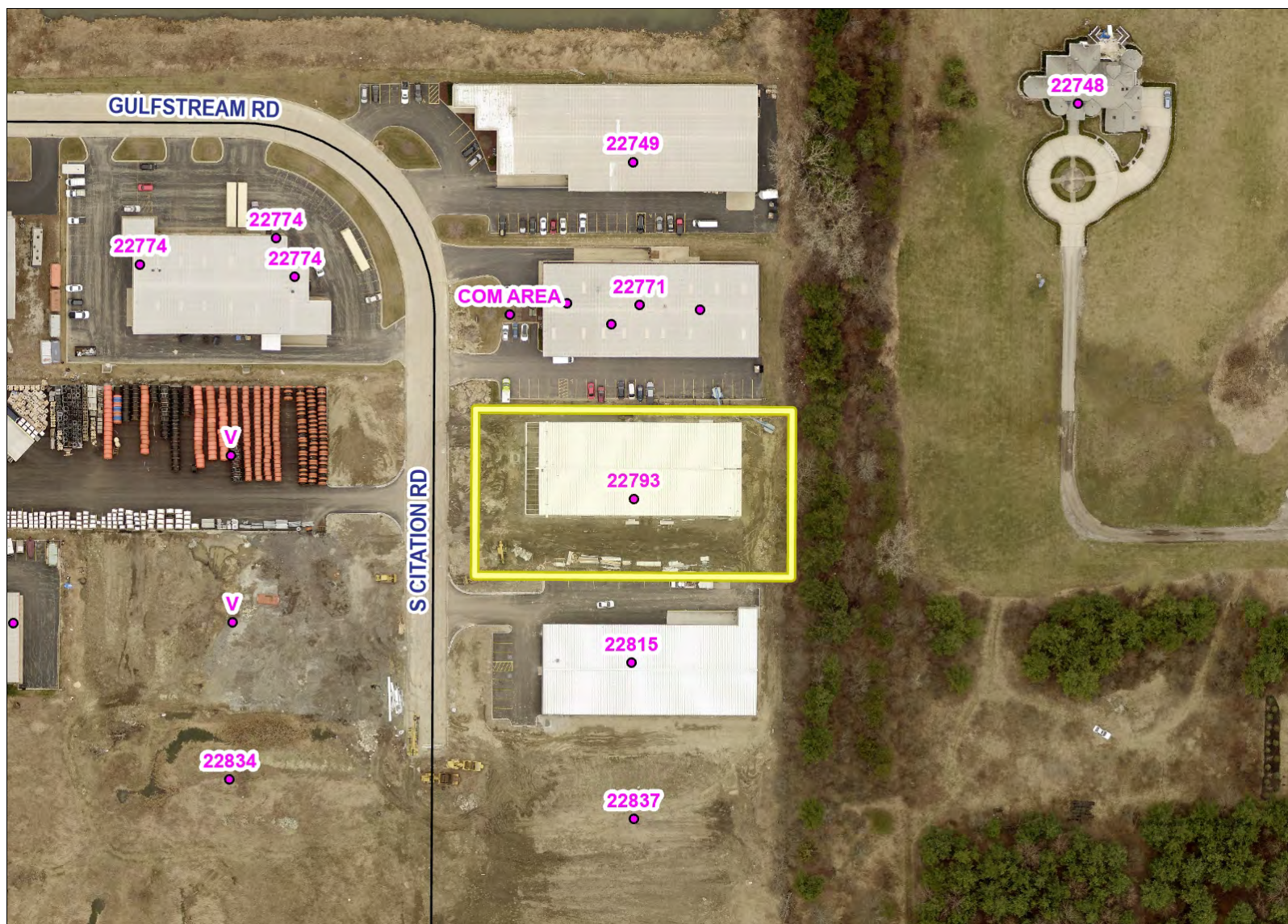
Affirmative Motions

For the Commission’s consideration, staff is providing the following proposed affirmative motions.

1. Recommend the Village Board approve a Special Use Permit for Indoor Recreation for a strength and conditioning fitness facility located at 22793 Citation Road, Unit B, in accordance with the submitted plans, public testimony, and Findings of Fact, conditioned that no more than ten people shall be on the premises at one time.
2. Recommend the Village Board approve a Special Use Permit for Extended Hours of Operation allowing the strength and conditioning fitness facility to open for business at 4:00 a.m. for a business located at 22793 Citation Road, Unit B, in accordance with the submitted plans, public testimony, and Findings of Fact.



Aerial Photo - 22793 Citation Road



Legend

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

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.04 0.1 Miles

1:2,257



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Notes

Unit Dimensions:

Unit A, Ken's Upholstery

95' 4" by 83' = 7912.67 square feet

12 employees 7:00-3:00

Unit B, Big Bear Barbell Club

48' 9" by 83' = 4046.25 square feet

2 employees, appointment hours

Unit C, Mighty of Arizona

48' 9" by 83' = 4046.25 square feet

1 employee

RECEIVED

By aduffin at 2:15 pm, Oct 21, 2022

10/20/2022

BIG BEAR BARBELL CLUB LLC

22793 CITATION RD. UNIT B FRANKFORT, IL 60423

Business Narrative:

Big Bear Barbell Club is a new Strength and Conditioning fitness facility focused on the general physical preparedness, Tactical Strength, and injury prevention of First Responders and Active duty/former U.S. Military Members. Big Bear is a first responder owned and operated first of its kind start up in Frankfort Illinois. We seek to strengthen those who give back to their local communities, counties, states, and country.

Big Bear Barbell Club, LLC was founded in January of 2022 by Owner and Head Strength and Conditioning Coach Joe Bell, an 18-year career veteran of the fire service and emergency medical service here in Illinois and NSCA CPT.

Big Bear provides individualized personal programming, nutritional coaching, and small group functional training sessions. Big Bear trains clients in injury prevention, general physical preparedness, Tactical athleticism, and strength and conditioning of goal-oriented athletes and the public. We strive to create and maintain a healthy, safe, and clean training space for our clients. Big Bear provides in person, online and hybrid style programming to fit client needs.

You're Different

Be Different

Train Different

Sincerely,

Joseph Bell

22793 Citation Rd Unit B Frankfort Illinois 60423

RECEIVED

By aduffin at 2:16 pm, Oct 21, 2022

10/20/2022

BIG BEAR BARBELL CLUB LLC

22793 CITATION RD. UNIT B FRANKFORT, IL 60423

Schedule of Fees:

\$69.99/ month First Responder Membership

\$99.99/ month General Membership

\$149.99/ month VIP Membership

General memberships include personalized goal-oriented fitness programs

VIP Membership includes Nutritional Coaching, Quarterly In-body scanning, and Merch Package.

Building:

3800 square feet training facility

Rubberized Gym Flooring

Interior Training Turf with shock pad

Equipment Used:

Squat Racks, Bench Racks, Deadlift Platforms, Various Barbells, Dumbbells, Functional cable training machines, Loaded carry equipment (sandbags, medicine balls, etc.) Push/Pull conditioning equipment, Resistance and Recovery bands. All equipment is brand new and in safe working condition. Equipment is from brands like Rogue, Titan, Homegrown, Spud Inc, Cerberus, Texas Power Bar.

Hours of Operation:

Mon – Friday 4:00am – 10:00pm

Sat & Sunday 7:00am – 6:00pm

Small group training available upon request.

RECEIVED

By aduffin at 2:32 pm, Oct 27, 2022

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.

No, The Business is not / will not be detrimental to or endanger public health, safety, morals, comfort or the general welfare.

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

No, the special use has no effect on the above statement

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, the business will not impede normal & orderly development of any other business of any kind

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, there will be no changes to current architectural appeal or function of the leased location by the tenant

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

All utilities, roads, drainage / facilities have been previously provided. Business has zero changed affect on the above.

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.

Business has little to no effect on ingress & egress to 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 business, BIG BEAR BARBELL CLUB, LLC, agrees to conform and comply with all applicable rules and regulations as set forth by Frankfurt, District, and recommendations of the Planning Commission.



BIG BEAR BARBELL CLUB, LLC.



Facing west from the south side of the building



Interior from front entrance on southeast side



Main exercise area from southeast side



Adjacent to main entrance on southwest side



Main exercise area from southwest side



Main exercise area from east side

PRELIMINARY SITE PLAN
FOR
INDUSTRIAL BLDG. @ 22793 S. CITATION RD.
FRANKFORT, ILLINOIS

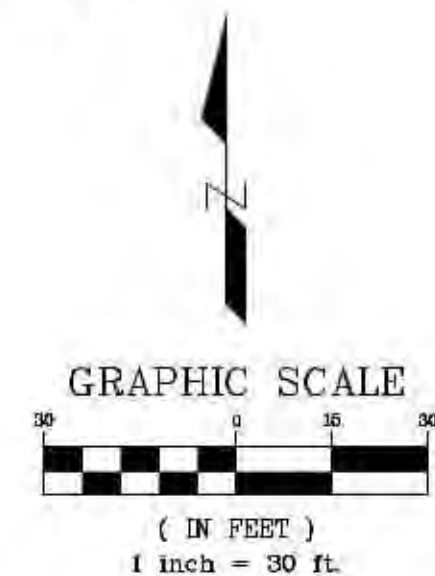
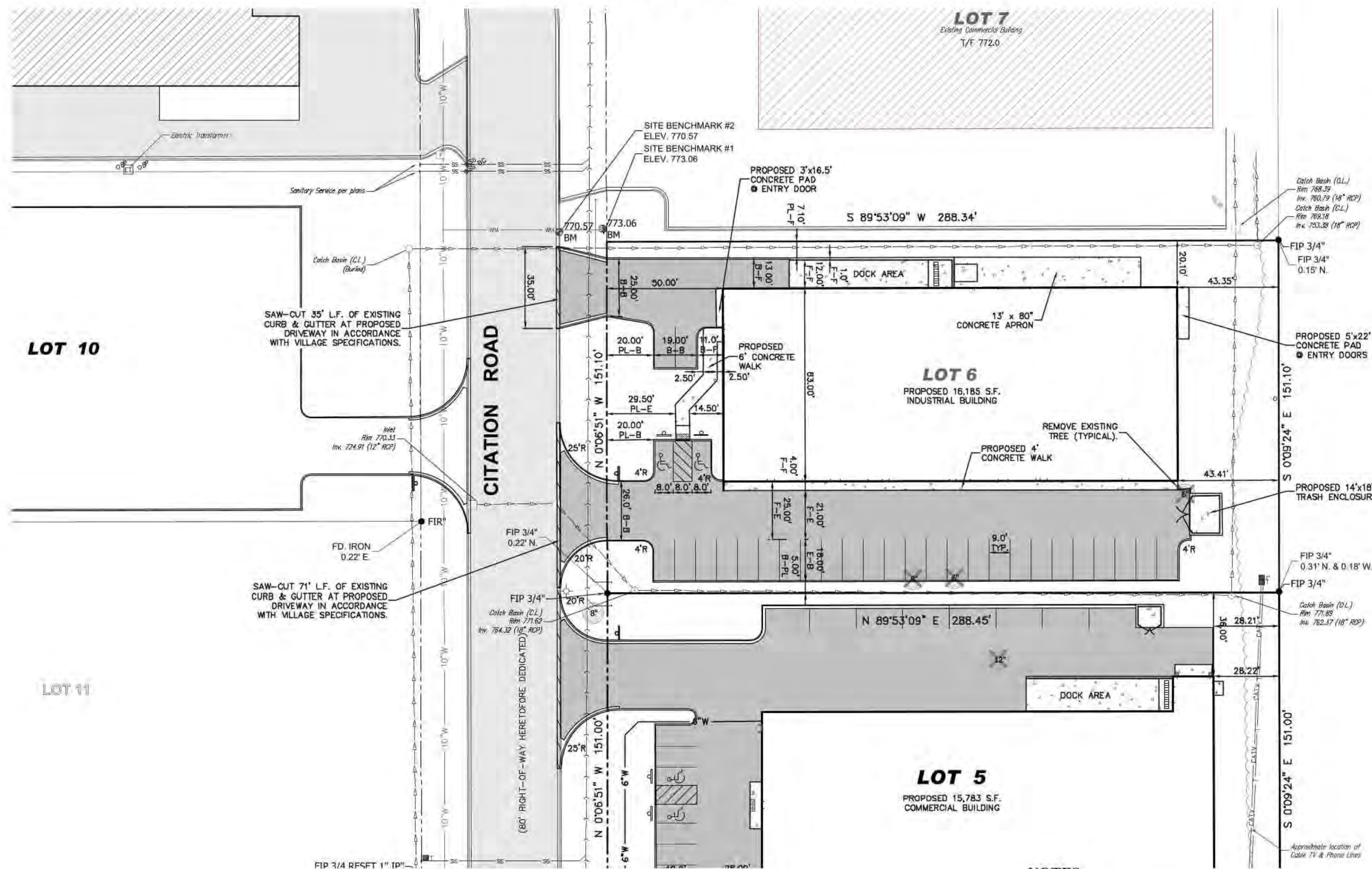
LEGEND	
EXISTING	PROPOSED

LEGAL DESCRIPTION

LOT 6 IN FEY & GRAEFEN INDUSTRIAL PARK PHASE 1, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 2007 AS DOCUMENT NO. R2007054973, IN WILL COUNTY, ILLINOIS.

BENCHMARKS

THE NORTHWEST FLANGE BOLT ON FIRE HYDRANT LOCATED ON THE EAST SIDE OF CITATION ROAD AT THE NORTHWEST CORNER OF LOT 5. ELEVATION: 773.06 (NAVD 88)
CUT CROSS ON TOP OF CURB OPPOSITE THE ABOVE FIRE HYDRANT. ELEVATION: 770.57 (NAVD 88)



NOTES:

1. ALL CURB RADII ARE TO BACK OF CURB UNLESS NOTED OTHERWISE ON PLANS.

PARCEL IDENTIFICATION NUMBER

19-09-34-401-008-0000

SITE DATA

LOT 6 AREA: 43,576 SQUARE FEET

ADDRESS

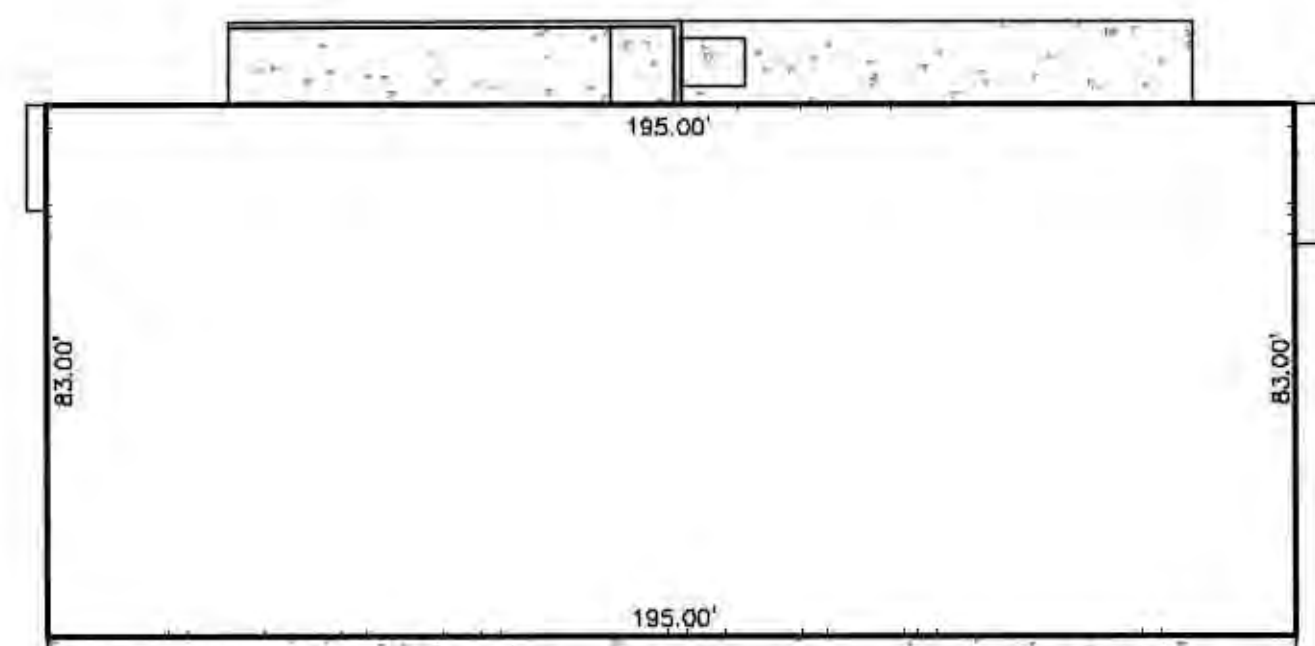
LOT 6: 22793 S. CITATION ROAD
FRANKFORT, ILLINOIS 60423

BASIS OF BEARING

PER THE RECORDED PLAT OF FEY & GRAEFEN
INDUSTRIAL PARK PHASE 1



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



NOTE: DESIGNTEK MAKES NO REPRESENTATION AS TO ACCURACY OF DIMENSIONS SHOWN HEREON. FOR ACTUAL DIMENSIONS OF BUILDING REFER TO FOUNDATION PLAN PREPARED BY OTHERS.
FOUNDATION PLAN SHOWN IS FROM PLANS PREPARED BY M.J. ROOT ARCHITECT DATED JULY 1, 2021.
THE SITE PLAN LAYOUT IS BASED ON SITE PLAN PREPARED BY M.J. ROOT ARCHITECT LAST REVISED JUNE 29, 2021.

NO.	DATE	DESCRIPTION	BY
1	07-16-21	PER CLIENT SITE PLAN REVISIONS	SDS

GRAEFEN DEVELOPMENT
22774 CITATION ROAD
FRANKFORT, IL 60423
815-464-7090

SITE PLAN
FOR
LOT 6 FAY & GRAEFEN IND. PARK
22793 S. CITATION ROAD
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



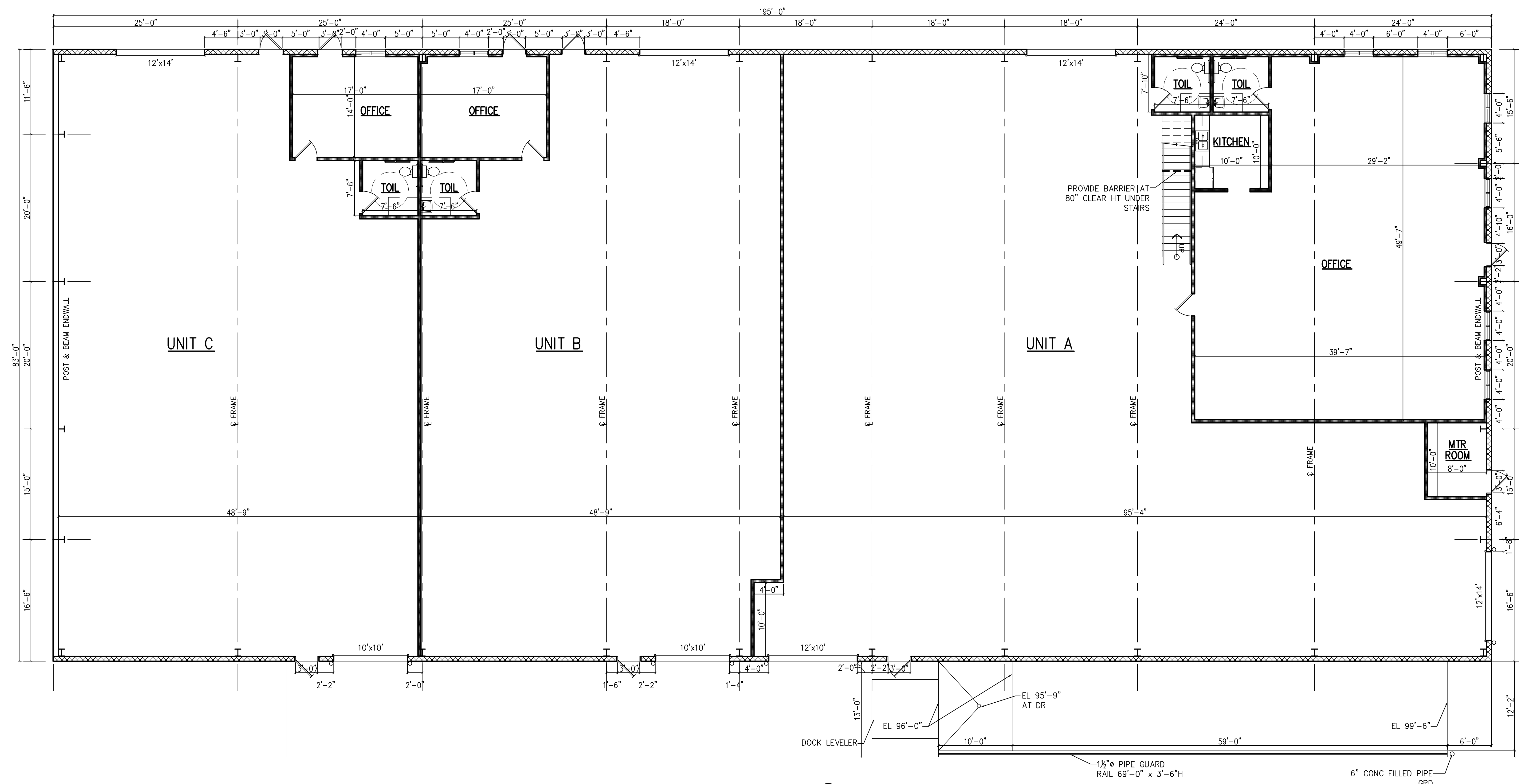
PROJECT INFORMATION

Project No.: 21-0005-6
Scale: 1" = 30'
Date: 07-15-2021
Design By: SDS
Drawn By: NSM
Checked By: SDS

1
OF
1

PRELIMINARY SITE PLAN

RECEIVED
By aduffin at 2:14 pm, Oct 21, 2022


$$\overline{1/8'' = 1' - 0''}$$


Project: Tiny Tots Play Cafe
Meeting Type: Public Hearing
Requests: Special Use Permit for Indoor Recreation
Location: 20815 S. La Grange Road
Applicant: Matthew Coello
Prop. Owner: Butera Management Center, Inc.
Consultants: None
Representative: Same as applicant
Report By: Drew Duffin, Planner

Site Details

Lot Size: 10.58 acres
PIN(s): 19-09-22-100-051-0000
Annexation: Ord. No. 1167
Existing Zoning: B-2, with a Special Use for a PUD (Frankfort Town Center)
Prop. Zoning: B-2, Community Business PUD with a Special Use for Indoor Recreation
Building(s) / Lot(s): 3 buildings / 1 lot
Total Sq. Ft.: 4,186 (+/-)

Adjacent Land Use Summary:

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

Figure 1: Location Map



Project Summary

The applicant, Matthew Coello, is requesting a Special Use Permit for Indoor Recreation to operate an indoor children's play facility with ancillary food service located at 20815 S La Grange Road. The proposed use would provide toys and indoor play equipment for children six years old and younger. In addition, a café would offer premade food and beverages to parents, guardians, and children. Patrons would be required to pay a per-child fee to play in the play area, and the café is only open to patrons. The applicant has withdrawn his previous request for a Special Use Permit for the same business, which was originally going to be located at 9500 W. Lincoln Highway. The applicant received a favorable recommendation from the Plan Commission/Zoning Board of Appeals at the October 27th, 2022 meeting for that location. The current proposal is for a new location, which is approximately 600 square feet larger in area. Unlike the previous location, staff does not believe there would be any concern for parking at this new location, and as such a parking adjustment is not necessary.

Attachments

1. 2021 Aerial Photograph from Will County GIS
2. Land Title Survey, received 5.11.22
3. Floor Plan received 11.10.22
4. List of tenants for Frankfort Town Center received 11.10.22
5. Hours of Operation for Tiny Tots Play Cafe
6. Equipment schedule for the café
7. Findings of Fact received 11.10.22
8. Site Photographs taken 11.30.22
9. Sample photographs of Playroom Café Two in Naperville, Illinois

Analysis

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

Background

1. The Plan Commission recently recommended approval for a Special Use Permit for Indoor Entertainment for the tenant located at 20879 S. La Grange Road (Facen4Ward Venues, LLC) at its meeting on September 8, 2022. Facen4Ward, like Tiny Tots Play Café, can be rented for private events by members of the public.
2. Although both Tiny Tots Play Café and Facen4Ward can be rented as a venue for private events, Tiny Tots Play Café is open to the public during the day and only would be rented for private events on Friday, Saturday, and Sunday evenings. This contrasts with Facen4Ward, which is only available for private events during its hours of operation. Regardless of these differences, if Tiny Tots Play Café is approved, it is possible that there could be multiple private events taking place simultaneously at the Frankfort Town Center.

Use

1. The Frankfort Town Center currently has 26 tenants across all three buildings on the property. This figure does not include the proposed tenant or the recently closed Butera Market.
2. The proposed use would have a total area of approximately 4,186 square feet, which is approximately 600 square feet larger than the tenant space at 9500 W. Lincoln Highway.
3. The applicant has noted that Tiny Tots Play Café would have age-appropriate playground equipment, toys, riding cars, and activities for children six years old and younger. Specific equipment was not submitted as a part of the application, but the applicant submitted photos from Playroom Café Two in Naperville as an example of their business concept.
4. Tiny Tots Play Café's ancillary food service would not be available to the public. That is, only patrons who have brought children with them and who have paid the "play fee" would be able to order food and drinks off of the café menu.
5. Based on the submitted equipment schedule for the proposed ancillary food service, staff has confirmed with the applicant that there will be no cooking on-site. Only four of the nine listed pieces of equipment will use some form of heat to prepare food, including an industrial coffee/espresso maker, a toaster oven, a panini press, and a microwave.
6. The subject tenant space currently has two separate restrooms each of which includes a toilet and sink. Staff has confirmed with the Building Department that no additional bathrooms will be required, though one bathroom will need to have a urinal installed in order to meet code.
7. The applicant is not seeking a liquor license.

8. In the description of the business provided by the applicant, Tiny Tots Play Café will also host events such as birthday parties, movie nights, craft nights, and meet-and-greets with holiday characters. The applicant has indicated to staff that the proposed hours of operation at this new location would be the same as the hours of operation they proposed at 9500 W. Lincoln Highway, which are included as an attachment to this report.

Parking

1. The proposed use is not listed within the Zoning Ordinance's parking regulations. Per Article 7, Section B, Part 2(i), parking spaces for uses not listed shall be provided in accordance with recommendations of the Planning Commission and the Village Board. At the workshop for the proposed use held on 10.13.22, the Plan Commission recommended that this use require at least 25 parking spaces to comply with the Zoning Ordinance.
2. Given that the proposed space on South La Grange Road is larger than the proposed space along Lincoln Highway, staff is requesting a new parking figure from the Plan Commission. To serve as a basis for discussion, staff suggests a parking requirement of 30 parking spaces. This number was determined by increasing the amount of required parking proportionally with the increase in square footage, when compared to the previous location.
3. Assuming the Plan Commission sets the required parking for the proposed use at no more than 35 spaces, existing shared parking on the site will accommodate the requirements for all uses as provided in 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 consideration, staff is providing the following proposed affirmative motion.

1. Recommend the Village Board approve a Special Use Permit for Indoor Recreation for an indoor children's play facility located at 20815 S. La Grange Road, in accordance with the submitted plans, public testimony, and Findings of Fact.



Aerial Photo - 20815 S. La Grange Road



Legend

Roadways

- Federal
- State
- County
- Local and Private

Townships

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.07 0.1 Miles

1:4,514



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Notes

RECEIVED

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

LAND TITLE SURVEY

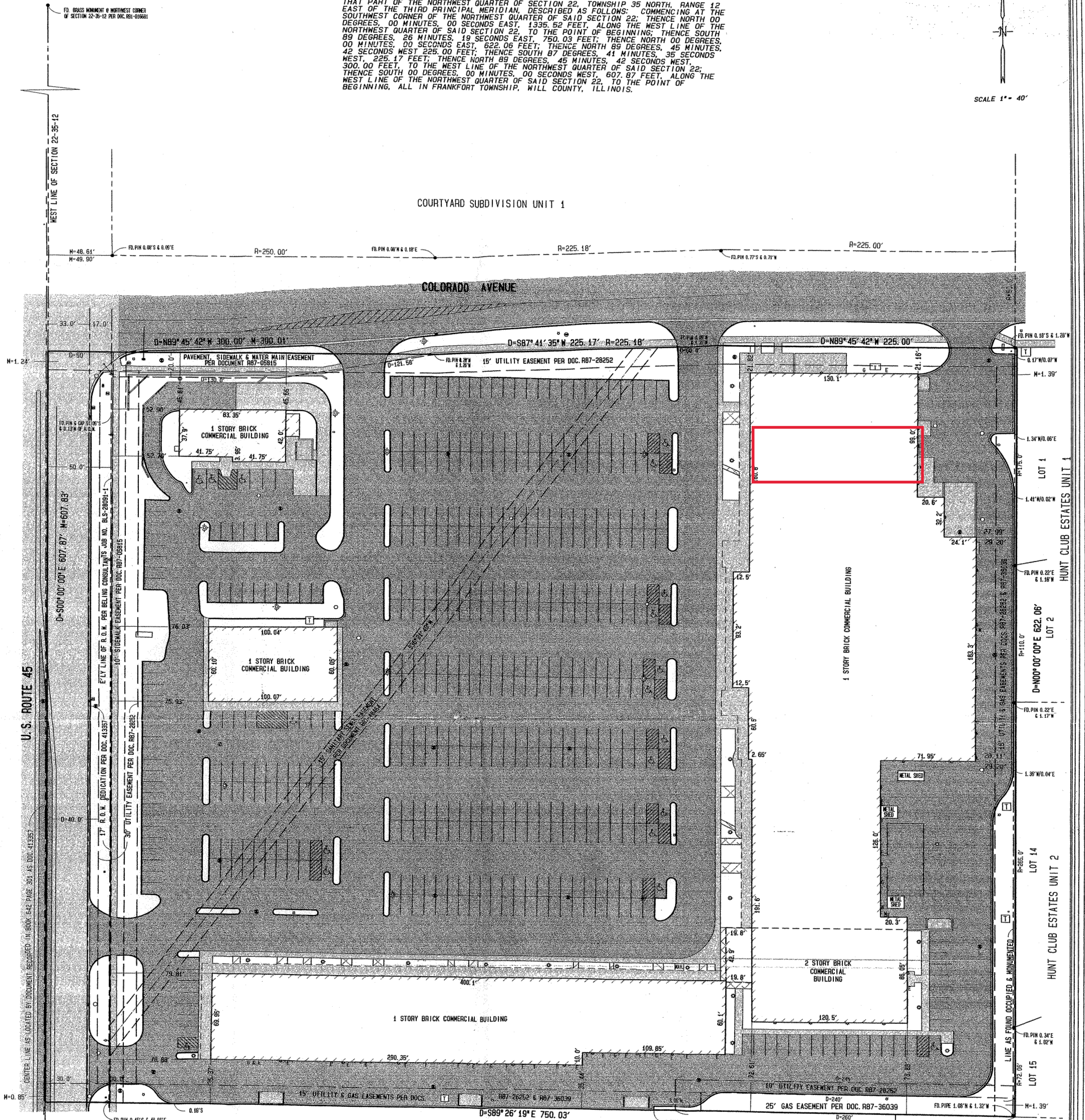
Order No. 012687A

THAT PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 1336.62 FEET, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES, 26 MINUTES, 19 SECONDS EAST, 750.03 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 622.06 FEET; THENCE NORTH 89 DEGREES, 45 MINUTES, 42 SECONDS WEST, 225.00 FEET; THENCE SOUTH 87 DEGREES, 44 MINUTES, 35 SECONDS WEST, 225.17 FEET; THENCE NORTH 89 DEGREES, 45 MINUTES, 42 SECONDS WEST, 300.00 FEET; TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST, 607.87 FEET, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 22, TO THE POINT OF BEGINNING, ALL IN FRANKFORT TOWNSHIP, WILL COUNTY, ILLINOIS.

SCALE 1" = 40'

COURTYARD SUBDIVISION UNIT 1

COLORADO AVENUE



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

UNSUBDIVIDED LAND

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

SURFACE FEATURES LEGEND

- CATCH BASIN
- INLET
- WATER VALVE
- SEWER MANHOLE
- ELECTRICAL MANHOLE
- I. B. T. MANHOLE
- TRAFFIC SIGNAL
- FIRE HYDRANT
- UTILITY POLE
- STREET LIGHT
- TRAFFIC SIGNAL VAULT
- GAS VALVE
- ELECTRIC
- GAS METER
- TELEPHONE BOX
- TRANSFORMER

GENERAL NOTES:

- THE LEGAL DESCRIPTION, EASEMENTS AND BUILDING LINES SHOWN HEREON ARE PER TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY AND KNOWN AS NO. 1410 001382543 MB WITH AN EFFECTIVE DATE OF OCTOBER 4, 2001.
- NOTE: UTILITY INFORMATION SHOWN IS BASED ON VISIBLE SURFACE EVIDENCE ONLY. MARKING: BEFORE BEGINNING ANY CONSTRUCTION CONTACT J.U.L.I.E. FOR UTILITY STAKING AT 1-800-692-0123.
- EASEMENT PROVISIONS PER SCHEDULE B OF CHICAGO TITLE INSURANCE COMMITMENT 1410-0042853 KA.
EXCEPTION 1 - C- UTILITY LETTERS WERE NOT PROVIDED BY CLIENT FOR OUR REVIEW
EXCEPTION 2 - THIS INFORMATION CONTAINED THEREIN HAS NOT BEEN SHOWN.
EXCEPTION 3 - DOES NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 4 - DOES NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 5 - DOES NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 6 - DOES NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 7 - DOES NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 8 - DOES NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 9 - DOES NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 10 - DOES NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 11 - DOES NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 12 - APPLIES AND AFFECTS THE PROPERTY AS SHOWN ON SURVEY
EXCEPTION 13 - DOES NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 14 - APPLIES AND AFFECTS THE PROPERTY AS SHOWN ON SURVEY
EXCEPTION 15 - APPLIES AND AFFECTS THE PROPERTY AS SHOWN ON SURVEY
EXCEPTION 16 - APPLIES AND AFFECTS THE PROPERTY AS SHOWN ON SURVEY
EXCEPTION 17 - APPLIES AND AFFECTS THE PROPERTY AS SHOWN ON SURVEY
EXCEPTION 18 - DOES NOT PERTAIN TO MATTERS OF SURVEY
EXCEPTION 19 - DOES NOT PERTAIN TO MATTERS OF SURVEY



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

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, AND 11A OF TABLE "A" THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

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

Courtney W. Shropshire
COURTNEY W. SHROPSHIRE IV, PLS 2783

LAND DIVISIONS, Inc.
Professional Surveying Services
P.O. Box 835
West Dundee, Illinois 60118
(847) 551-9171 (847) 551-9193 Fax

CURRENT RENT ROLL FRANKFORT

TENANT	SPACE	SF	ST/
Subway	20893-95	1750	
Red Dresser	20887-89	4555	
Plaza Cleaner	20883-85	4200	
Salt Cave	20879-81	4200	
Lincoln Travel	20875	1400	
Vacant	20873	1400	
Facin Forward	20871	1400	
Vibe Nutrician	20869	1400	
Barber Shop	20867	900	
Crisis Room	20861-67	4200	
Frankfort Comp Repat	20863	900	
Bear Down BBQ	20857	1200	
US Tobacco	20833	2800	
Amigo Mexican	20831	2800	
Klaus Steakhouse	20829-27	6400	
Butera	20821	39348	
Vacant	20820-15	4186	
Jimmy o's	20805	8710	
Jeff Lamorte	20887	6000	
Starbucks	20811	2800	
Vacant	20855/100	1150	
Be Well Chiro	20855/101	1000	
Hastings	20855/102	2300	
Vacant	20855/103	525	
Farmers Ins	20855/103	432	
Vacant	20855/105	2058	

RECEIVED

By aduffin at 8:35 am, Nov 10, 2022

CURRENT RENT ROLL FRANKFORT

Mind And Health	20855/200	ru	757			
H & B Medical	20855/201	hr	1275			
Personal Solutions	20855/202	ru	1425			
Personal Solutions	208	ru	1286			
Lydia Hodges	20855/205	cd	2400			
Personal Solutions	20855/209	ru	1188			

Business Hours:

Removed information from
previous location

	General Admission Hrs	Private Party Hrs	
Sunday	9:00 a.m.- 4:00 p.m.	4:30 p.m.- 7:30 p.m.	
Monday	10:00 a.m.- 4:00 p.m.		
Tuesday	10:00 a.m.- 4:00 p.m.		
Wednesday	10:00 a.m.- 4:00 p.m.		
Thursday	10:00 a.m.- 4:00 p.m.		
Friday	10:00 a.m.- 4:00 p.m.	4:30 p.m.- 7:30 p.m.	
Saturday	9:00 a.m.- 4:00 p.m.	4:30 p.m.- 7:30 p.m.	

Holiday Events-Tickets Required			
Event:	Hours of Event:	Number of kids/adults	
Valentines Date Night (Monday Feb 13th)	5:00-7:00	25 kids	
Cinco de Mayo (Friday May 5th)	5:00-7:00	25 kids	
Halloween Bash (Friday October 28th)	5:00-8:00	25 kids	
Monthly Special Event- Tickets Required (Twice a Month)			
Movie Night or Craft Night (2nd and 4th Monday each month)	5:00-7:00	25 kids	

RECEIVED

By aduffin at 1:32 pm, Oct 19, 2022

RECEIVED

By aduffin at 9:04 am, Oct 04, 2022

Food Service Equipment List

Industrial sink

Refrigerator

Display Refrigerator

Pastry Display Case

Industrial coffee/espresso maker

Blender

Toaster oven

Panini press

Microwave

RECEIVED

By aduffin at 8:34 am, Nov 10, 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.

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

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

True, the special use will not be injurious to the use and enjoyment of other properties, nor will it diminish the property values in the neighborhood.

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.

True, the establishment will not impede the normal and orderly development and improvement of the surrounding property.

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

True, the exterior architectural appeal and functional plan of the building will not be at odds 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.

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

There are adequate utilities, access roads and drainage.

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

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

True, the special use shall conform to the applicable regulations of the district in which it is located.



Parking lot facing South



Parking lot facing Southwest



Parking lot facing West



Parking lot facing Northwest



Parking lot facing North



Parking lot facing East



Interior 1



Interior 2

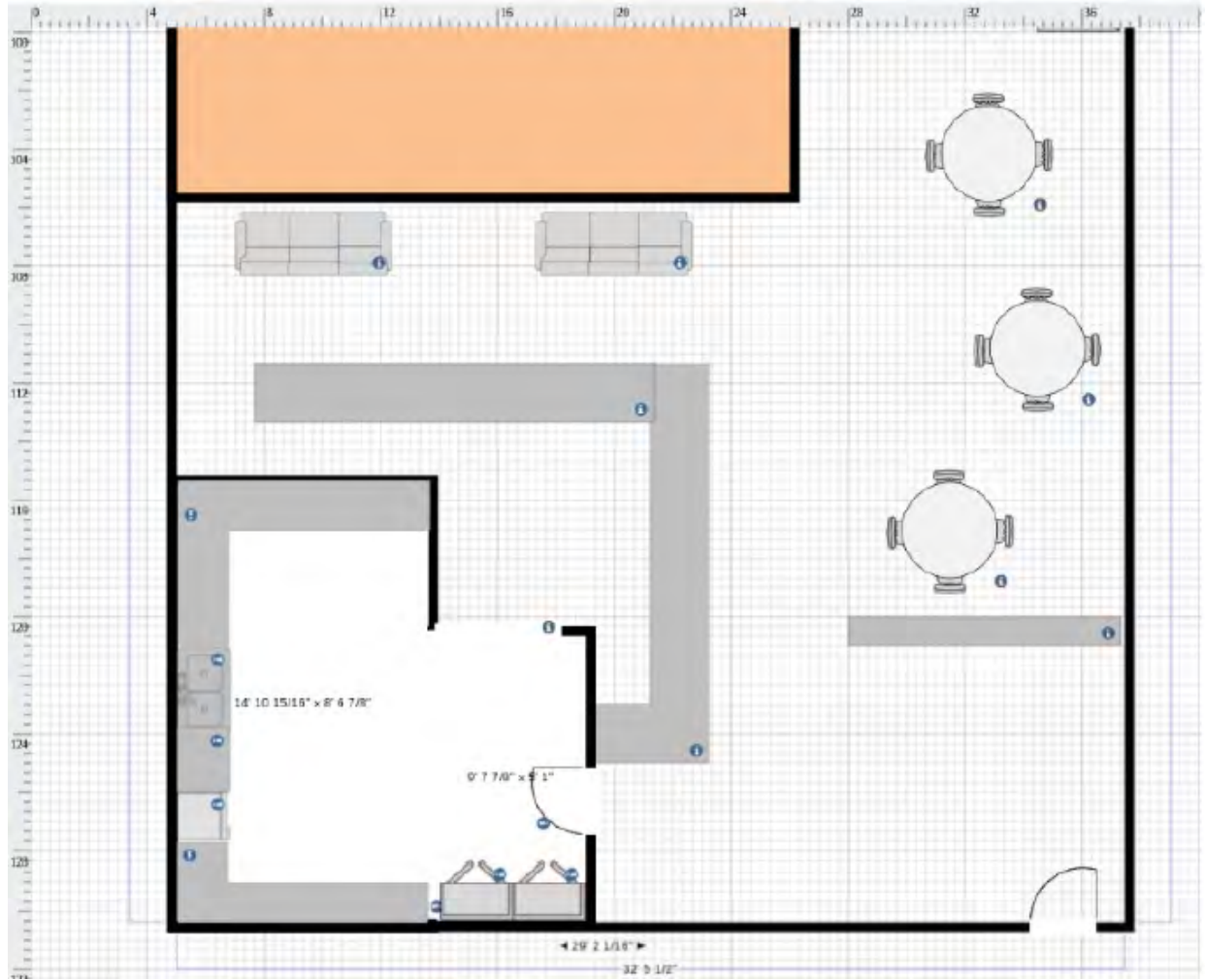
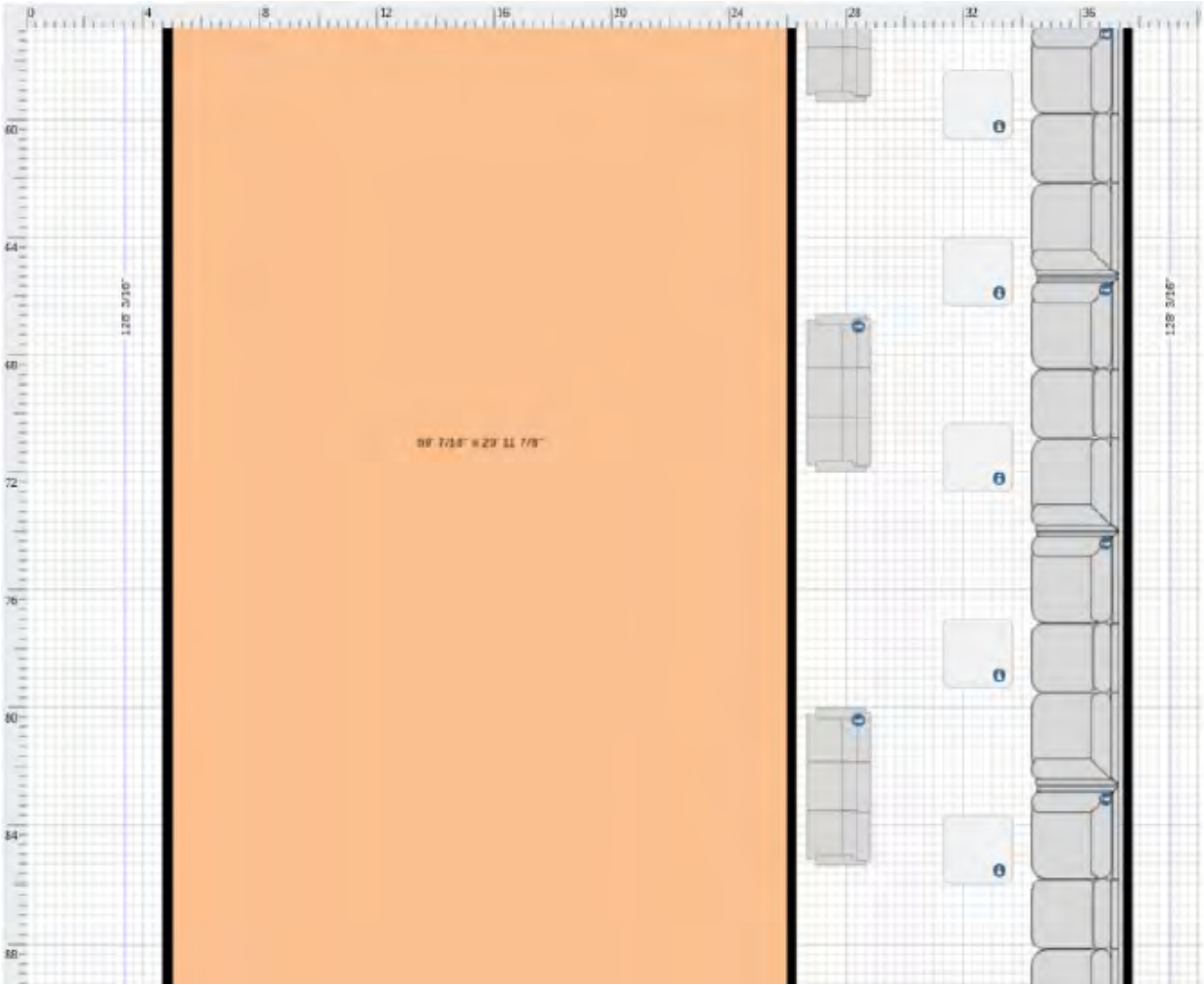
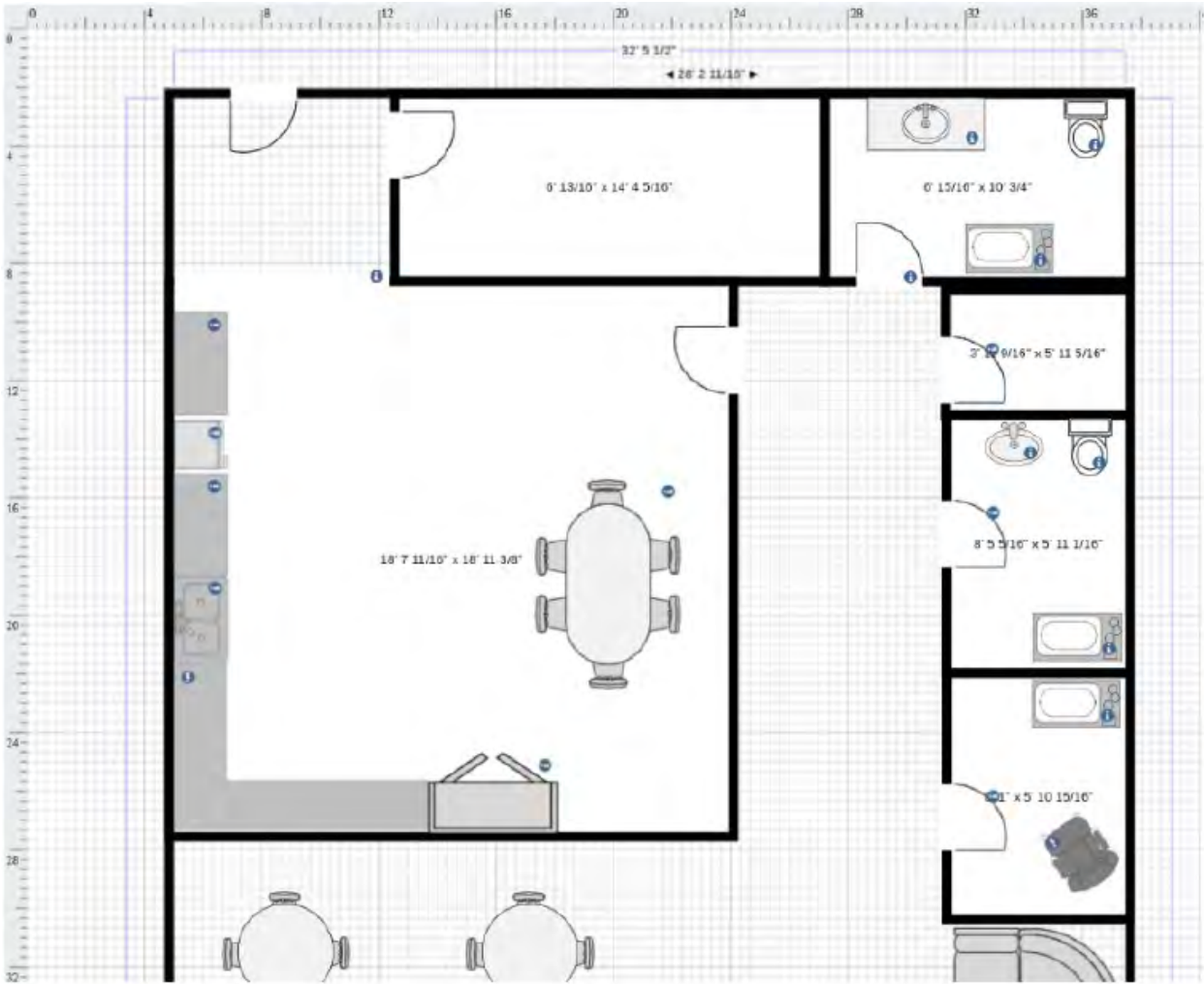


Interior 3









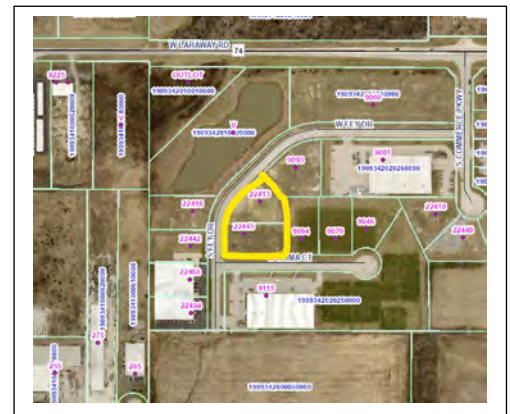
Project: East Point Park Plat of Resubdivision
Meeting Type: Non-Public Hearing
Request: Request for approval of a resubdivision to consolidate two light industrial lots
Location: 22413 and 22445 W. Fey Drive
Applicant: Jeff Graefen
Prop. Owner: Same as applicant
Consultants: DesignTek Inc.
Representative: Same as applicant
Report By: Drew Duffin, Planner

Site Details

Lot Size: ±2.01 Acres / ±87,661 sq. ft.
PIN(s): 19-09-34-202-006-0000 and 19-09-34-202-007-0000
Annexation: Ord. 1977
Existing Zoning: I-1
Prop. Zoning: N/A
Building(s) / Lot(s): 0 buildings / 2 lots
Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Industrial, Vacant	Business Park	I-1
North	Detention Area	Business Park	I-1
South	Indoor Athletic Facility	Business Park	I-1
East	Industrial, Vacant	Business Park	I-1
West	Architectural Sunshade Manufacturing Company	Business Park	I-2

Figure 1: Location Map



Project Summary

The applicant, Jeff Graefen, is seeking to consolidate two lots in the East Point Business Park. The applicant is requesting approval of a Plat of Resubdivision for Graefen's East Point Park 1st Resubdivision, which is a proposed consolidation of Lots 14 and 15 in the East Point Park Subdivision for the purpose of removing the existing lot line for a proposed new light industrial building.

Attachments

- 2022 Aerial Photograph from Will County GIS
- Photographs from site visit on 11-30-22
- Plat of Resubdivision received 11-23-22

Analysis

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

- The two existing lots which comprise the property are individually conforming with respect to minimum lot area in the I-1, Limited Industrial District. The proposed resubdivision to consolidate these lots would create

a new lot which is approximately 87,661 square feet, or 2.01 acres. Per the Zoning Ordinance, 1 acre, or 43,560 square feet, is the minimum required lot size for the I-1, Limited Industrial District.

- The submitted plat shows no public utility and drainage easement along the shared lot line for Lots 14 and 15. This is consistent with the Plat of Subdivision for East Point Park that created the two lots, which also shows no such easement along that same lot line.
- The submitted plat also includes a note stating that the real estate impacted by the resubdivision remains subject to the recorded covenants and restrictions of the East Point Park Subdivision.
- Staff has reviewed the proposed resubdivision for compliance with the Village's Land Subdivision Regulations. A few minor technical revisions to the plat are necessary prior to recording.
- At the time of writing, staff has not received any information from the applicant regarding future structures or uses. Any building or use requiring approval will be scheduled with the Plan Commission/Zoning Board of Appeals after a complete application has been received by staff.

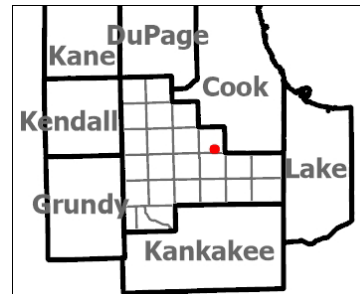
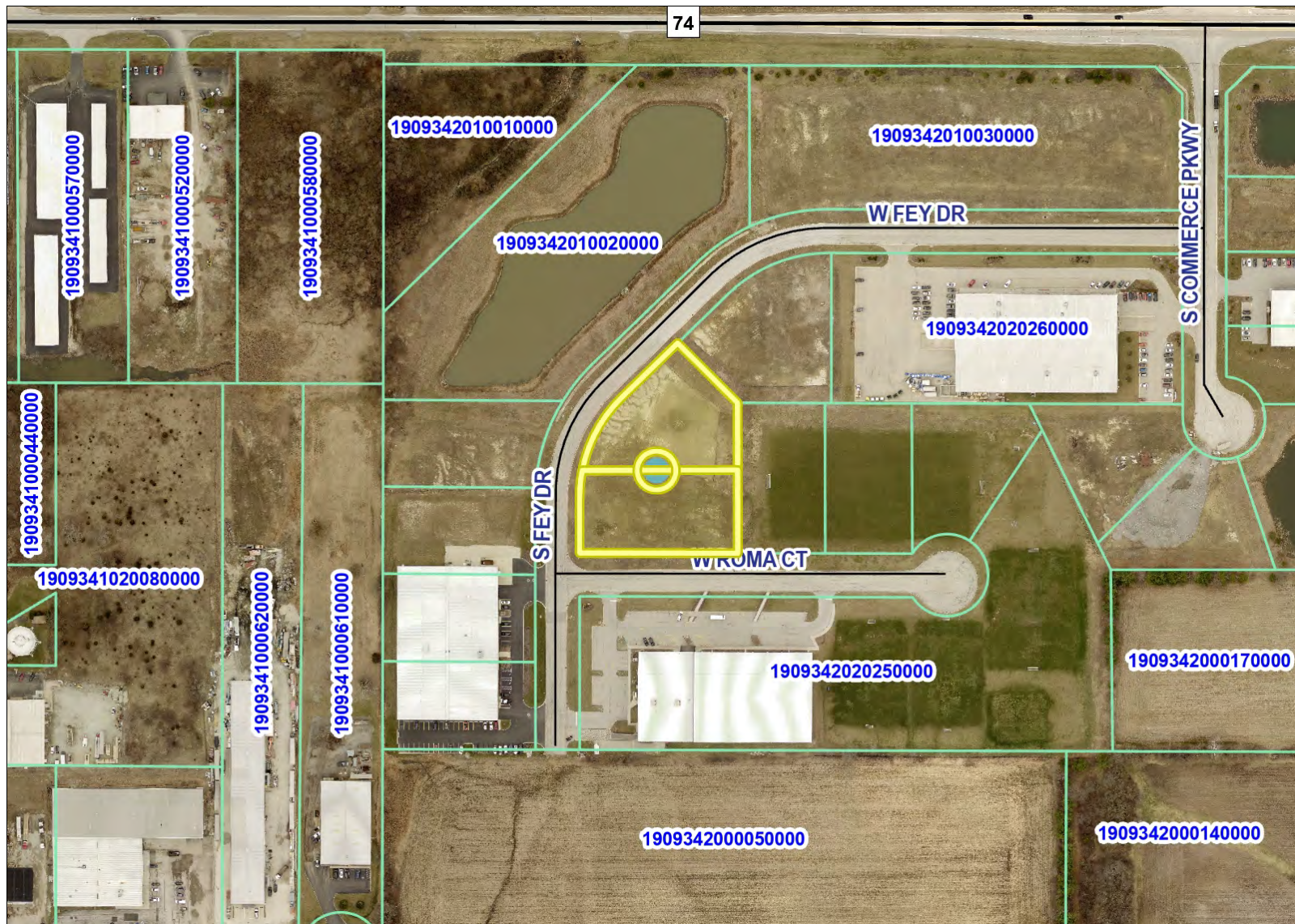
Affirmative Motion

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

1. Recommend the Village Board approve the Plat of Resubdivision for Graefen's East Point Park 1st Resubdivision, which is a consolidation of Lots 14 and 15 in the East Point Park Subdivision, subject to any necessary technical revisions prior to recording.



Aerial Photo - East Point Park Resubdivision



Legend

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

WGS_1984_Web_Mercator_Auxiliary_Sphere

0 0.07 0.1 Miles

1:4,514



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

Notes



Facing west



Facing north



Facing southeast



Facing northeast



Facing east



Facing southeast



FINAL PLAT
FOR
***GRAEFEN'S EAST POINT PARK
1ST RE-SUBDIVISION***

BEING A RE-SUBDIVISION OF LOTS 14 AND 15 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.

RESERVED FOR THE RECORDER OF WILL COUNTY

[illegible]

GRAEFEN DEVELOPMENT
22774 CITATION ROAD
FRANKFORT, IL 60423
815-464-7090

FINAL PLAN
FOR
GRAEFEN'S EAST POINT PARK
1ST RE-SUBDIVISION

DESIGNER ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MCKENNA, ILLINOIS 60448

TABLE 1. *Continued*




PROJECT INFORMATION

Project No.: 22-0014_14/15	
Scale: 1" = 30'	
Date:	
Field Date:	
Drawn By: SJL	
Checked By: SDS	

1
OF
2

FINAL PLAT

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

ADDRESSES

LOT 14: 22413 W. FEY DRIVE,
FRANKFORT, IL 60423

LOT 15: 22445 W. FEY DRIVE
FRANKFORT, IL 60423

BASIS OF BEARING

THE SOUTH LINE OF LOT 15, BEING SOUTH
89°52'26" EAST, PER THE RECORDED
PLAT OF EAST POINT PARK

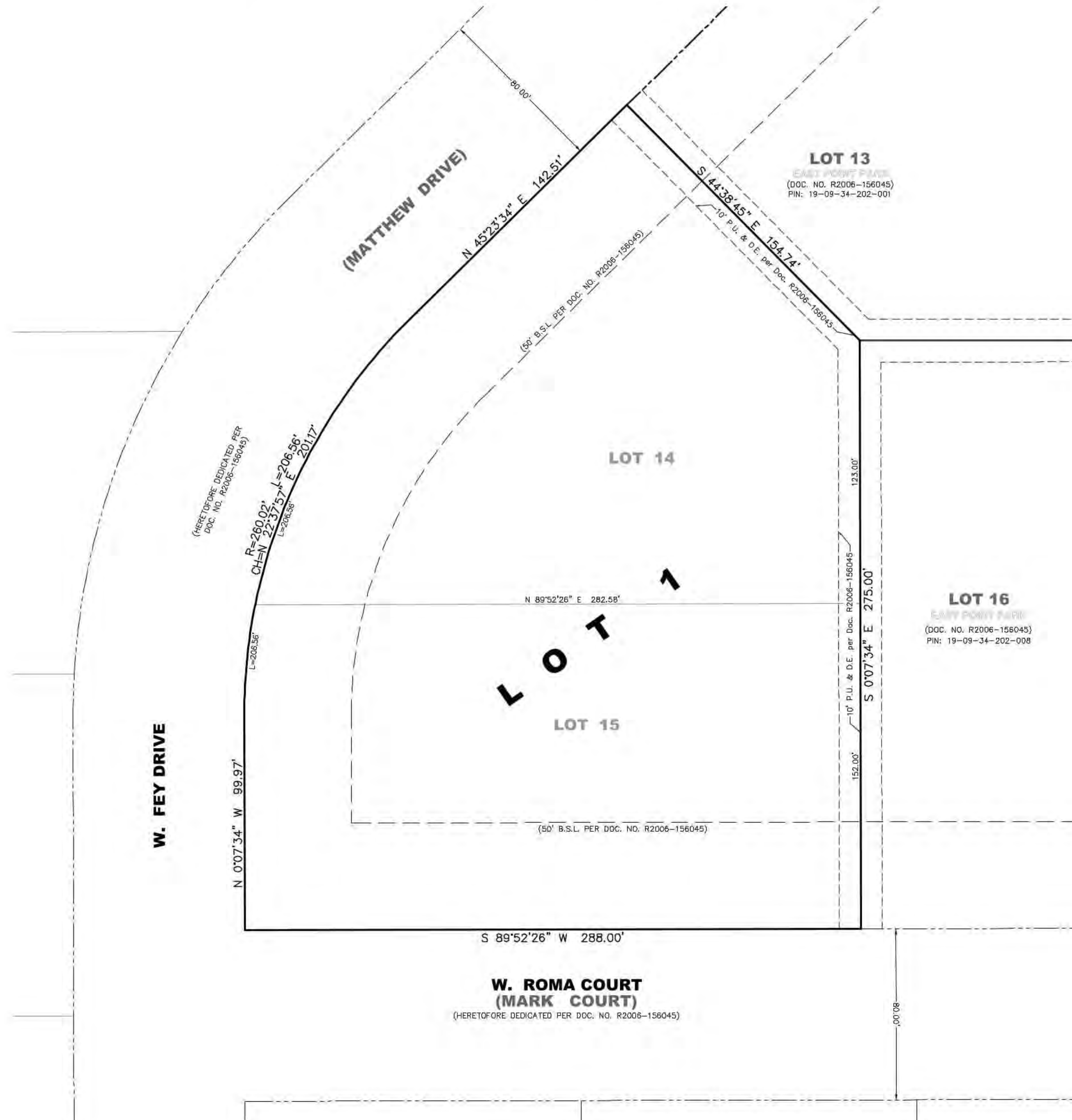
**PARCEL IDENTIFICATION
NUMBER**

LOT 14: 19-09-34-202-006-0000
LOT 15: 19-09-34-202-007-0000

SITE DATA

LOT 14 AREA:	43,976 SQUARE FEET
LOT 15 AREA:	43,685 SQUARE FEET
TOTAL AREA:	87,661 SQUARE FEET

TOTAL AREA: 87,661 SQUARE FEET
OR 2.01 ACRES



LEGEND

- | | | |
|------------------------|-----|--------------------------|
| ● | FIP | FOUND IRON PIPE |
| ● | FIR | FOUND IRON ROD |
| ○ | SIP | SET 5/8" x 24" IRON PIPE |
| ○ | SMN | SET MAG. NAIL |
| ■ | SCM | CONCRETE MONUMENT |
| <hr/> | | |
| BOUNDARY LINE | | |
| <hr/> | | |
| LOT LINE | | |
| <hr/> | | |
| RIGHT-OF-WAY LINE | | |
| <hr/> | | |
| CENTERLINE | | |
| <hr/> | | |
| EXISTING EASEMENT LINE | | |
| <hr/> | | |
| PROPOSED EASEMENT LINE | | |

ABBREVIATIONS

- | | | | |
|-----------|-------------------------|---|-------|
| FD. | FOUND | N | NORTH |
| (###.###) | RECORD DIMENSION | S | SOUTH |
| ###.### | MEASURED DIMENSION | E | EAST |
| FIP | FOUND IRON PIPE | W | WEST |
| FIR | FOUND IRON ROD OR PIN | | |
| P.U.E. | PUBLIC UTILITY EASEMENT | | |
| D.E. | DRAINAGE EASEMENT | | |
| B.S.L. | BUILDING SETBACK LINE | | |
| L.E. | LANDSCAPE EASEMENT | | |
| SQ. FT. | SQUARE FEET | | |
| L | ARC DIMENSION | | |
| R | RADIUS DIMENSION | | |

PROPOSED LOT 1 SUBJECT TO COVENANTS AND RESTRICTIONS CONTAINED IN DOCUMENT RECORDED SEPTEMBER 13, 2006 AS DOCUMENT NO 42006154755, AS AMENDED FROM TIME TO TIME.

L:\Projects\2022\22-0014\Survey\JesY\Final Plat\22-0014_4-15 Re-Sub.dwg Plot Date 11/22/2022 2:51:42 PM By:Steve

PARCEL IDENTIFICATION
NUMBER

LOT 14: 19-09-34-202-006-0000
LOT 15: 19-09-34-202-007-0000

ADDRESSES

LOT 14: 22413 W. FEY DRIVE,
FRANKFORT, IL 60423
LOT 15: 22445 W. FEY DRIVE
FRANKFORT, IL 60423

OWNER'S CERTIFICATE

State of Illinois)
County of Will) SS

This is to certify that Laraway Investments, LLC, and Illinois Limited Liability Company, do hereby certify that is the holder of record title to the property described in the Surveyor's Certificate and that as such title holder it has caused this plat of re-subdivision to be prepared of said property for uses and purposes therein set forth.

Per Public Act #286-765 ILCS 205/1, Laraway Investments, LLC an Illinois Limited Liability Company, does also certify that as owner of the property hereon described in the Surveyor's Certificate and shall be known as _____, and that the same above described property is located in Elementary Grade School District No. 157C , Lincoln-Way High School District No. 210 and Joliet Junior Community College District 525.

Dated at _____ this _____ day of _____, A.D. 20____.

Laraway Investments, LLC

Address: _____

By: _____

Attest: _____

NOTARY PUBLIC CERTIFICATE (OWNER'S AND SCHOOL DISTRICT)

State of Illinois)
County of Will) SS

I, _____, a Notary Public in and for the said county and state

aforsaid, do hereby certify that (Name) _____, (Title)_____

and (Name) _____ (Title) _____ of Laraway Investments, LLC both personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he (she) (they) signed and delivered the said instruments as his (her) (their) own free and voluntary act of said Laraway Investments, LLC for the uses and purposes therein set forth.

Given under my hand and notorial seal this _____ day of _____, A.D., 20____.

Notary Public

PLAN COMMISSION CERTIFICATE

State of Illinois)
County of Will) SS

I, _____, Chairman of the Village of Frankfort Plan

Commission, do certify that on this _____ of _____, A.D. 20____, this plat of re-subdivision was duly approved by the Plan Commission of the Village of Frankfort.

Chairman

VILLAGE PRESIDENT'S CERTIFICATE

State of Illinois)
County of Will) SS

I, _____, President of the Village of Frankfort, IL certify that this plat of re-subdivision was approved by the Board of Trustees of the Village of Frankfort, IL at a meeting held on the _____ day of _____, A.D., 20____.

By: _____
Village President

Submitted by:

Return the original Mylar to:

DesignTek Engineering, Inc.
9930 W. 190th Street, Ste. L
Mokena, Illinois 60448

Send all future tax bills to:

Laraway Investments, LLC
10061 W. Lincoln Hwy.
Frankfort, Il 60423

VILLAGE CLERK

State of Illinois)
County of Will) SS

I, _____, Village Clerk of the Village of Frankfort, Illinois, hereby certify that this plat was presented to and by resolution duly approved by the Board of Trustees of said Village at its

meeting held on _____, A.D., 20____, and the required bond or other guarantee has been posted for the completion of the improvements required by the regulations of said Village.

In witness whereof I have hereto set my hand and seal of the Village of Frankfort, Illinois, this _____ day of _____, A.D., 20____.

Village Clerk

CERTIFICATE AS TO SPECIAL ASSESSMENTS

State of Illinois)
County of Will) SS

I, _____, Village Treasurer of the Village of Frankfort, IL do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the plat.

Dated at Village of Frankfort, Will County, Illinois, this _____ day of _____, 20____.

Village Treasurer

WILL COUNTY CLERK

State of Illinois)
County of Will) SS

This is to certify that I find no delinquent or unpaid current taxes against any of the real estate described in the foregoing certificate.

Dated at Frankfort, Will County, Illinois, this _____ day of _____, A.D., 20____.

Will County Clerk

TAX MAPPING CERTIFICATE

State of Illinois)
County of Will) SS

I, _____, do hereby certify that I have checked the legal description of the final plat and find that said plat to be a true and correct representation of the re-subdivision as made by the surveyor.

The property hereon described is located on Tax Map _____ and identified as permanent real estate tax number(s) 19-09-34-202-006-0000 and 19-09-34-202-007-0000

Dated this _____, day of _____, A.D. 20____.

Director

SURFACE WATER STATEMENT

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of this subdivision or any part thereof, or, if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the owner has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

Owner _____ Professional Engineer _____

Name _____ Name _____

RECORDER'S CERTIFICATE

State of Illinois)
County of Will) SS

This instrument, No. _____, was filed for record in the Recorder's Office of Will County,

Illinois on the _____ day of _____, A.D. 20____ at _____ o'clock ____m and

was recorded in Book _____ of Plats on Page _____.

Will County Recorder

FINAL PLAT
FOR

GRAEFEN'S EAST POINT PARK
1ST RE-SUBDIVISION

BEING A RE-SUBDIVISION OF LOTS 14 AND 15 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.

RESERVED FOR THE RECORDER OF WILL COUNTY

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to
Commonwealth Edison Company
and
SBC - Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.

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

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

Easements are hereby reserved for and granted to the Village of Frankfort, Illinois and to those public utility companies operating under franchise from the Village of Frankfort, including, but not limited to, Comed, Ameritech, Nicor, Comcast and their respective successors and assigns, over all of the areas marked "Public Utilities & Drainage Easements" or (P.U. & D.E.) on the plat for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility transmission and distribution systems, community antenna television systems and including storm and/or sanitary sewers, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary by said village, over, upon, along, under and through said indicated easements, together with right of access across the property for necessary personnel and equipment to do any of the above work.

The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easements that interfere with the operation of the sewers or other utilities.

No permanent buildings or obstructions shall be placed on said easements without prior written consent of grantees, but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid uses or rights, after installations of such facilities, the grade of said easement shall shall not be altered in a manner as to interfere with the proper operation and maintenance thereof.

Where an easement is used both for sewers and other utilities, the other utility installation shall be subject to the ordinances of the Village of Frankfort.

Easements are hereby reserved for and granted to the Village of Frankfort and other governmental authorities having jurisdiction of the land subdivided hereby, over the entire easement area for ingress, egress and the performance of municipal and other governmental services, including water, storm and sanitary sewer service and maintenance.

NICOR EASEMENT PROVISIONS

An easement is hereby reserved for and granted to NICOR GAS COMPANY OF ILLINOIS, its successors and assigns, in all platted Easement areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such easement areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.

SURVEYOR'S CERTIFICATE

State of Illinois)
County of Will) SS

This is to certify that I, Steven J. Laub, an Illinois Professional Land Surveyor, No. 035-003160, have surveyed and re-subdivided the following described property:

Lots 14 and 15 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.

as shown by the annexed plat which is a correct representation of said survey and re-subdivision.

I further certify that this re-subdivision lies within the Village limits or within 1.5 miles of the corporate limits of the Village of Frankfort, Illinois, which has adopted a municipal plan and is exercising special powers authorized by Article 11, Division 12 of the Illinois municipal code, as now and hereafter amended and that all regulations enacted by the Village of Frankfort relative to plats and subdivisions have been complied with in the preparation of this plat.

I further certify that iron pipes 1" (o.d.) x 24" will be set at all lot corners except where concrete monuments are indicated upon the completion of the final grading, and that the plat hereon drawn correctly represents said survey and subdivision.

I further certify that the subject property lies within Zone "X" (unshaded area being outside the 500-year floodplain) as defined by the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) of Will County and incorporated areas, Map Number 17197C0327G, Effective Date of February 15, 2019.

Dimensions are given in feet and decimal parts thereof and all curve lengths shown are arc dimensions.

Given under my hand and seal at Mokena, Illinois, this _____ day of _____, A.D., 2022

Steven J. Laub
Illinois Professional Land Surveyor No. #035-003160
License expires on November. 30, 2024



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

GRAEFEN DEVELOPMENT
22774 CITATION ROAD
FRANKFORT, IL 60423
815-464-7090

FINAL PLAT
FOR
GRAEFEN'S EAST POINT PARK
1ST RE-SUBDIVISION
FRANKFORT, ILLINOIS

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING

9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326 - 4961
FAX: (708) 326-4692

IL Prof. Lic. No.: 184 - 003740



PROJECT INFORMATION

Project No.: 22-0014_14/15
Scale: N/A
Date:
Field Date:
Drawn By: SJL
Checked By: SDS

2
OF
2

FINAL PLAT

Memo

To: Plan Commission/Zoning Board of Appeals
From: Christopher Gruba
Date: December 8, 2022
Re: Proposed Zoning Ordinance Text Amendment for Parking Regulations

INTRO:

The Zoning Ordinance contains regulations for how much parking is required for specific uses. These regulations can determine the size of parking lots for new construction and help determine whether existing developments can accommodate new uses/tenants. It's come to staff's attention that many of these regulations are difficult to determine or enforce and can lead to confusion among staff, developers, and the Plan Commission-Zoning Board of Appeals. Staff therefore recommends a Zoning Ordinance text amendment to revise the parking requirement regulations. In addition to clarifying the regulations, a text amendment would also provide an opportunity to reevaluate whether the regulations are too strict (require too much parking) or too lax (should require more parking).

REGULATIONS TO STRIVE FOR:

It's staff's opinion that the parking requirements of each use should be based on things that are easily quantifiable and tend to remain constant over time. Such methods include:

1. **Basing parking on gross floor area (GFA) of the building or tenant space:** Using Gross Floor Area is the most preferred way to calculate parking requirements. Buildings and the tenant spaces within them are typically a fixed, easily verified size based on approved plans or County records. If a building expansion were proposed or the owner wanted to resize the tenant spaces within an existing building, the modification would require a building permit from the Village. The submittal of a building permit would alert the Village to a potential change in parking requirements.
2. **Basing parking on the area of the lot or property:** Basing parking requirements on Gross Land Area usually works best for outdoor uses, such as outdoor recreation. The area of a property is usually consistent over time. If a property owner wished to change the size of their property by purchasing additional property or selling a portion of their property, a Plat of Resubdivision approval would be required from the Village.
3. **Basing parking on other things that usually remain static:** Examples of things that generally remain constant over time include the number of bowling lanes, number of golf holes or number of rooms (for hotels and assisted living facilities).

REGULATIONS TO AVOID:

Some regulations are difficult to determine or can be changed easily by a tenant or landlord after a building is built, which can complicate the parking calculation process. Staff recommends against the following methods:

1. **Basing parking on the number of employees during the largest working shift:** This number can fluctuate when various commercial tenants rotate in and out. It's also dependent on "the honor system", because staff obtains this number from the applicant. Staff does not typically verify the number of employees in the field or perform surprise inspections to count employees.
2. **Basing parking on the on number of students:** Same reasons as above.
3. **Basing parking on maximum capacity:** The Zoning Ordinance definition of "capacity" is vague. If capacity is construed to mean the number of persons permitted inside of a space per the Fire Code, this requires the submittal of floorplans prepared by an architect for the Fire Protection District review. This can be costly for the applicant and time-consuming for staff.
4. **Basing parking on the number of seats:** This is typically used for places of assembly (theaters/auditoriums), schools and religious institutions. Seats are moveable and can easily vary if they are not fixed seats. Sometimes benches are proposed instead of seats, but benches are not referenced at all in the parking regulations, which is confusing.

REGULATIONS TO REVISIT:

Certain parking requirements merit revisiting because they are either missing or unnecessary. Examples of uses that are currently missing from the parking regulations include banquet facilities, furniture stores and outdoor seating areas. An example of a use that requires unnecessary parking is for storage facilities, requiring 1 parking space for every 10 storage units. Typically, storage facilities do not have a large separate parking lot within the development. Rather, patrons park directly next to their storage unit (within a drive aisle) to load & unload their vehicle. A small parking lot of perhaps 3-4 spaces would probably be adequate for the small office usually associated with self-storage facilities.

Section D (Amendments), Part 2 (Initiation of Amendment) of the Zoning Ordinance states that amendments (including Text Amendments) may be proposed by the Board of Trustees, the Plan Commission, or by any person having an ownership or contractual purchase interest in affected property.

Staff will be seeking authorization from the Village Board Committee-of-the-Whole on December 14, 2022, to research and prepare Text Amendments to the Zoning Ordinance related to parking regulations. If allowed, staff intends to schedule a PC-ZBA workshop for the text amendment in the near future.