VILLAGE OF
FRANKFORT
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PLAN COMMISSION / ZONING BOARD OF APPEALS
AGENDA

Thursday, November 10, 2022 | **Frankfort Village Hall**
6:30 P.M. | **432 W. Nebraska Street (Board Room)**

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes of October 27, 2022**

4. **Workshop: Drive-through Coffee Shop – Hickory Creek Market Place Subdivision**
   Future Public Hearing Request: Proposed Major Change to the Hickory Creek Market Place Planned Unit Development, including several Zoning Ordinance and Municipal Code exceptions, for a proposed new commercial building and four (4) Special Use Permits for a carry-out restaurant, drive-up service windows associated with a permitted use, outdoor seating associated with a permitted restaurant, and extended hours of operation (opening earlier than 7:00 a.m.). (PIN: 19-09-15-101-002-0000)

5. **Workshop: 15 Ash Street – Old Frankfort Mall, Proposed Building Addition**
   Future Public Hearing Request: Several variance requests associated with a proposed building addition for building height, parking, loading, building setbacks and landscape setbacks, and Special Use Permit requests for restaurant use and outdoor dining associated with restaurant located at 15 Ash Street, Frankfort, Illinois. Other: Plat of Resubdivision to combine a portion of Lot 3 and all of Lot 4 in Bowen's Subdivision of Blocks 1, 12 & 13 in the original Town of Frankfort (PIN: 19-09-28-208-003-0000).

6. **Public Comments**

7. **Village Board & Committee Updates**

8. **Other Business**

9. **Attendance Confirmation (December 8, 2022)**

10. **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

October 27, 2022–VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

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

A. Approval of the Minutes from October 13th, 2022

Motion (#1): To approve the minutes from October 13th, 2022.

Motion by: Knieriem Seconded by: Schaeffer

Approved: (4-0)

Chair Rigoni swore in any members of the public who wished to speak at the meeting.

B. Public Hearing: Misty Creek

Chris Gruba gave the staff report.

Mike Flaherty, the applicant, approached the stand. He introduced himself and the other representatives for the project, including the architect, Steve Francis, and attorney Jim Olguin. He thanked Chris for the staff report. He felt excited about the project before the Plan Commission, and believed that there was a need for townhomes in the Frankfort area, particularly for older residents looking to age in place. He said other similar developments such as Abbey Woods and Lighthouse Pointe were successful in Frankfort. Representatives of Hickory Creek Middle School, to the north of the development, were receptive of the project, since it proposed residential development rather than commercial development. As part of the development eight feet of right-of-way would be dedicated to Will County along 116th Avenue, which would provide ample space for improvements to nearby

intersections. In turn, those improvements would help ease the congestion around the school. There would also be limited access to the development along 116th Avenue, where a right-in, right-out connection was proposed.

Commissioner Knieriem noted that the location of the dog park had been changed. In previous plans, it was on the corner of 116th Avenue and Laraway Road, but was now moved west, away from the corner.

Staff confirmed the change, and explained that the change was made between the first and second workshop held on the proposal.

Commissioner Knieriem asked if the subject property was currently zoned for commercial use.

Staff clarified that the property was zoned as part of the ER, Estate Residential district. However, the 2019 Comprehensive Plan's Future Land Use Map listed the property for "General Commercial."

Chair Rigoni asked if there were any members of the public who wished to comment on the proposal.

There were none.

Chair Rigoni explained that six comments had been received by staff via email prior to the meeting, which she would read out loud for those present. She asked staff whether she needed to read the statements out in their entirety or if she could summarize each comment.

Mike Schwarz explained that the comments would be included as part of the record, so whether Chair Rigoni wished to summarize the comments was up to her.

Chair Rigoni confirmed that the comments would be available for those who wished to read them, and she paraphrased each email.

Comments were received from Brian Doyle, Alicia Kieffer, Sandra Casey, Nate and Alyssa Root, Steve Rains, and Chuck Coleman. All were opposed to the proposed development.

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

Motion by: Knieriem Seconded by: Schaeffer

Approved (4-0)

Chair Rigoni explained to the audience that much of the Plan Commission's discussion would be general, since they had discussed the matter at previous meetings. She asked for comments from the other members of the Plan Commission relating to the requested zoning changes.

Commissioner Schaeffer said that she believed the change in zoning was appropriate for the area. Even though the Future Land Use Map called for commercial development in the area, there was a need for townhomes in Frankfort.

Commissioner Knieriem agreed. He stated that between the proposed R-4, Attached Single Family Residential district and a commercial district, the residential district was preferable.

Commissioner James stated that the proposed use was better than a commercial use. He also liked that this development was satisfying a need for townhomes. He noted that there were several examples of R-4 and R-2, Single Family Residential located in close proximity to one another in Frankfort, and that the developments were generally compatible with one another. Addressing the comments which expressed concern over the proposed development's impact on surrounding property values, Commissioner James noted that in the parts of Frankfort where R-2 and R-4 were near one another, the property values of the R-2-zoned homes typically remained stable.

Chair Rigoni agreed with her fellow Commissioners that R-4 seemed a more appropriate use than a commercial development. Even though the applicant was requesting a rezoning to R-4, the majority of the proposed buildings were duplexes rather than the typical multi-family homes allowed in the R4 district. She turned the conversation toward the proposed Planned Unit Development (PUD) plan, and noted that her concerns relating to the roadways were addressed. But concerns about density, setbacks, and open space still needed to be addressed.

Commissioner Knieriem asked Chair Rigoni if she was referring to the requested exceptions related to the PUD.

Chair Rigoni said she was. She asked the applicant if the proposed lighting fixtures were standard for Frankfort.

The applicant stated they were, and that they were using fixtures which were found elsewhere in the Village.

Chair Rigoni explained that she was looking for a way to reduce the number of requested exceptions, and that the height of the light fixtures could potentially be eliminated. She asked staff if the code required fixtures to be no higher than twelve feet tall.

Staff stated that there were two conflicting regulations, one in the Zoning Ordinance and one in the design standards. When regulations conflict, the more restrictive regulation takes precedence.

Commissioner Knieriem asked the applicant what their reasoning was when deciding to exceed the maximum density for the R-4 district, as well as for proposing lot sizes smaller than the minimum required.

The applicant responded that those decisions were made as a result of how the Zoning Ordinance was written. Staff's report noted that there was no open space proposed in the development. The applicant disagreed with that assessment, since there was plenty of open space between and around the proposed buildings. By reducing the sizes of each lot, there would be more area which could be considered common open space. This design consideration matched other similar developments in the Village.

Chair Rigoni asked if the required minimum lot area of 5,000 square feet was for typical subdivision developments, rather than for PUDs.

Staff responded that she was correct.

Chair Rigoni asked if the difference between the proposed lots and the minimum area requirements were made up for by the additional common area around the proposed buildings. She also asked if the back yards for each proposed building became an outlot.

The applicant responded that she was correct.

Commissioner James asked if the required minimum lot size for a lot zoned R2 was 15,000 square feet.

Staff said that it was.

The architect noted that the proposed layout was common for a PUD. He suggested that the development be considered as a whole, rather than directly compared with the R4 regulations.

Chair Rigoni asked if the area of each lot was equivalent to the footprint of each unit.

The architect said that one building was located in each lot. An additional five feet around the proposed building was also within the lot for green space.

The applicant explained that one option for subdividing the land was to create one lot for each building. However, it would be easier to sell the townhomes in the future if each dwelling unit was subdivided as its own lot. The submitted yield plan showed that there was sufficient space for each unit if designed to follow the R4 regulations but doing so would result in very small dwellings.

The architect added that dividing the net buildable acreage by 32, the number of proposed units, resulted in lots 8,500 square feet in size, which would meet the requirements of the Zoning Ordinance.

Chair Rigoni asked if the proposed Unit 2, which was 2,800 square feet, only included the footprint of the building.

The applicant said that was correct.

Chair Rigoni asked if a traditional lot around the building which Unit 2 was a part of would include more area than the proposed 2,800 square feet. She also asked if the proposed subdivision of land was typical of a PUD.

The applicant responded yes to both questions.

Commissioner Schaeffer stated she was OK with the discussion on density so far, and stated she had no additional questions on that topic.

Commissioner James stated that he initially had some concerns over density, but those concerns were alleviated based on the discussion.

Chair Rigoni noted that they exceeded the maximum density requirement for the R-4 district by one unit. She said that knowing the buildings would be built as duplexes helped alleviate her concerns about density. She turned the discussion to open space, and noted that at a previous meeting, the Plan Commission suggested removing some amenities which could be counted toward the open space requirement. She asked about the dimensions of the dog park.

Staff responded that it was approximately 10,000 square feet, or an area roughly 125 feet by 80 feet.

Commissioner Knieriem asked how much open space would exist if the dog park were counted toward that requirement.

Staff estimated that the applicant would have approximately 5% of the net buildable acreage dedicated to open space, where 20% was required. However, due to the insufficient dimensions of the proposed dog park, the area could not technically be counted towards the open space requirement.

The applicant explained that the proposal had previously met that requirement with the previously proposed walking path in combination with the dog park.

Commissioner James asked whether the previously proposed path was too narrow in some places to be counted toward usable open space.

Staff stated that was the case.

Commissioner Knieriem asked why the proposed path was removed.

The applicant explained that the path was removed based on a recommendation from the Plan Commission at a previous workshop meeting.

Commissioner Knieriem explained that he had no issue with getting rid of the path, since he thought it was unlikely people would have used it anyway.

Chair Rigoni added that the path was removed to allow for additional privacy as well.

Commissioner Schaeffer also noted that the Plan Commission had preferred adding additional landscaping to the north and west sides of the property.

Chair Rigoni asked if there were any other comments regarding open space.

Commissioner Knieriem asked if there was any more detail available on the proposed pet park.

The applicant said that there was more detail in the landscape plan.

Commissioner Schaeffer asked what color the proposed equipment would be.

One of the representatives of the project stated that the equipment would not be blue, as shown in the packet, but more muted colors instead.

Commissioner Knieriem noted that there may be some safety issues with the dog park being located so close to Laraway Road. He asked if the applicant had considered including a double-gate entryway to the park so residents could properly leash their pets before leaving the park.

The applicant stated that a double-gate entryway was proposed.

Commissioner James asked if the proposal would meet the open space requirements if one unit from the triplex adjacent to the park was eliminated and added to the park.

Staff stated they would not meet the open space requirement if they did that.

Commissioner James asked if there was an industry standard for pet park sizes.

Staff did not believe there was.

Commissioner James noted that the proposed development was relatively small, with little space to dedicate to open space. He recalled that there were other existing parks, paths, and wide walkways nearby which residents could use. He was not overly concerned about residents having access to open space, but he did want to see some open space, rather than the zero square feet currently proposed.

Chair Rigoni asked if the proposed street would be public.

Staff responded that it would be.

Chair Rigoni stated that typically streets for these developments were private, and thought it was good that the street would be designed and built to public right-of-way standards. She also liked that there was some open space provided for the residents, which wasn't always the case with residential developments.

The applicant explained that given the dimensions and characteristics of the site, there was no way to meet every requirement set forth. They tried to meet them all, but were unsuccessful. When taken as a whole, some enhanced landscaping was being provided, and was an example of their attempts to make as much use of the space as possible, rather than trying to strictly meet the code requirements. He and his team were aware of the zero square feet of open space, but they worked with staff to provide something to the residents regardless of whether it counted towards code requirements or not.

Chair Rigoni asked if there were any comments on the proposed setbacks.

Commissioner Knieriem asked why the applicant was asking for a 32-foot setback instead of meeting the 40-foot setback requirement.

The applicant explained that the proposed building was currently 40' from Laraway Road, but that setback would be reduced to 32-foot when they dedicated 8 feet to Will County for traffic improvements. Similarly, 8 feet were needed to align the proposed street with another road to create a proper 4-way intersection.

Chair Rigoni asked for comments on the building entrance requirements and the proposed street light fixtures.

Commissioner Knieriem asked why certain units had side and rear entrances, rather than front and rear entrances.

The applicant stated that the side entrances were intended to replace the typical front entrance. He believed the exception request was based on a quirk of Village code.

Chair Rigoni agreed, and suggested that the intention of that particular regulation was to ensure there were two entryways for each unit, and that the location was less of a concern than the number.

Commissioner Schaeffer stated she had no comments on the light fixtures.

Staff noted that they had spoken to the Public Works Department about the light fixtures. They suggested that reflectors be added inside of the light fixtures to help minimize light pollution.

Chair Rigoni stated that those details were beyond the purview of the Plan Commission, and suggested the applicant following the direction of the Public Works Department. She asked the other members of the Plan Commission if there were any other comments they wished to make.

Commissioner Knieriem recalled that some of the comments from the public were concerned with property values. He asked the applicant what the price range would be for the proposed units would be once they were for sale.

The applicant said they would be priced anywhere from the high $400,000 range to the mid $500,000 range.

Commissioner Knieriem asked what the sale prices would be if they were built before the large increase in construction costs.

The applicant stated they would have been in the mid $400,000 range. The units in Abbey Woods sold in the low $400,000 range. Some of the last units sold in that development sold for around $500,000. Pricing the proposed units at a similar level was not feasible.

Commissioner James asked the applicant if they had considered varying the color of the roof shingles.

The applicant stated that they wanted to maintain consistent colors across the brick façade and the roof shingles. Varying the color on the shingle roofs was possible, but he had no experience doing that.

Chair Rigoni asked whether the preliminary plat would need to be approved in a separate motion.

Staff clarified, saying the proposed development would return to the Plan Commission for plat approval if the Village Board approved the PUD.

Motion (#3): Recommend to the Village Board an amendment to the Future Land Use Map in the *Your Frankfort, Your Future 2040 Comprehensive Plan* to change the designation of the subject property from "General Commercial" to "Single-Family Attached Residential."

Motion by: Knieriem Seconded by: Schaeffer

Approved: (4-0)

Motion (#4): Recommend to the Village Board to approve the Zoning Map Text Amendment (rezoning) from the E-R, Estate Residential District to the R-4, Attached Single-Family Residential District, in accordance with the reviewed plans, findings of fact, and public testimony conditioned on preliminary engineering approval.

Motion by: James Seconded by: Knieriem

Approved: (4-0)

Motion (#5): Recommend to the Village Board to approve the Special Use Permit for a Planned Unit Development for residential townhomes, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on preliminary engineering approval and the replacement of any sections of public sidewalk damaged during construction.

Motion by: Knieriem Seconded by: Schaeffer

Approved: (4-0)

C. Public Hearing: 213 Nebraska Street – Plantz Residence

Chris Gruba gave the staff report.

The applicant, Gabriel Garcia, approached the stand. He stated he was available to answer any questions the Plan Commission had.

Commissioner Knieriem asked what the two new variation requests were.

Staff responded that they were to increase the maximum height of the garage and to increase the maximum allowable impervious lot coverage.

Chair Rigoni clarified that the increase in the maximum allowable impervious lot coverage was to accommodate a larger patio area as well as a sidewalk.

Commissioner James added that the sidewalk would lead from the garage to the home.

Chair Rigoni asked what the existing impervious lot coverage was for the site.

The applicant responded that they did not have that information on hand.

Chair Rigoni noted that knowing that information would be helpful in evaluating the request for an increase in the maximum impervious lot coverage. She then asked if there were any comments from the public.

There were none.

Motion (#6): To close the public hearing.

Motion by: James Seconded by: Schaeffer

Approved: (4-0)

Chair Rigoni summarized the requests before the Plan Commission.

Commissioner Schaeffer stated her largest concern was with the impervious lot coverage. The backyard of the property was relatively small. She stated that the site plan showed a wood deck on the rear of the building. She asked if wood was considered an impervious surface.

Staff responded that it was.

Commissioner Schaeffer noted that the applicant was looking to reorient the shape of the impervious area, but that it would be helpful to have a number for the existing impervious lot coverage for comparison. She also stated that the home was built on a small lot, and that the owners would be losing some grass in order to expand the home.

Commissioner Knieriem asked if the existing detached garage would be expanded or kept the same size.

The applicant explained that the garage would be 1.5 feet deeper. In addition, the garage would be moved closer to the alleyway on the east side of the property. The civil engineer had suggested moving the garage to help alleviate the flooding issue the current garage had. The extra area in the garage would allow it to either store two cars in tandem, or for extra storage space.

Commissioner Knieriem agreed that there were flooding issues in that area. He asked if there was a nearby storm sewer.

The applicant explained that the civil engineer for the project added a drain to the site to help move rainwater off-site and into the storm sewer system.

Commissioner Knieriem asked who would install the drain.

The applicant responded that the drain was designed by DesignTek, and that he had just received the plans for it that day.

Commissioner Knieriem asked whether the system was private or whether it connected to the Village's storm water system.

The applicant responded that it was a private system.

Commissioner Schaeffer asked the applicant where the storm drain would go.

The applicant stated he was unsure, since he had just received the plans that day.

Commissioner Schaeffer said she would like to be sure that the proposed storm drain would ultimately tie in to the larger storm sewer system.

The applicant, after reviewing the plans he had brought with him, indicated that the proposed storm drain would lead to Nebraska Street.

Commissioner Knieriem stated that there was a direct relationship between increasing the impervious lot coverage on the site and an increase in flooding issues. More impervious surfaces left smaller areas to absorb rainwater. He said he would like to see how the storm drain would be built and wanted to see the gutters on the house and drain tiles direct water toward the proposed drain.

The applicant stated he would speak with the engineer on how to implement that idea.

Chair Rigoni suggested that the storm drain aspects of the proposal be added to one of the requests as a condition, since storm water management was outside the purview of the Plan Commission.

Commissioner Knieriem stated he would prefer that.

The applicant added that the existing alley was also an impervious surface which led to large amounts of runoff.

Chair Rigoni suggested that there may be a nexus between the Plan Commission's concerns with the impervious lot coverage request and the proposed storm drain.

Commissioner Knieriem asked if the front yard setback was measured from the front property line to the house.

The applicant responded that it was.

Commissioner Knieriem noted that the request for a 12' 7" front yard setback would make the home the closest building to the street in that area.

The applicant suggested that there may be another home closer to the street along Nebraska Street.

Commissioner Knieriem noted that based on the setback comparison provided by staff, the proposed setback would indeed make the subject property the closest to the street. He asked the applicant if it was possible to reduce the depth of the proposed front porch.

The applicant said that the porch could be narrowed by around a foot before it was no longer usable. The proposed porch was 7' 4" deep, and any porch shallower than 6' 4" would be functionally ornamental. In his experience, many communities liked to see front porches added to homes, and would allow some porches to encroach up to ten feet into the setback. Porches commonly gave a neighborhood a friendlier appearance, and in some cases felt more urban as well. The existing setbacks along Nebraska Street were fairly far back from the road, which did not really align with the near-downtown feel found on other streets.

Chair Rigoni said she agreed with Commissioner Knieriem. She considers the proposal more like a completely new house, rather than an addition, based on how much was being changed. If the proposal was truly new construction, she would not want that building to be the closest one to the street. Her largest concern was with the setback for the front porch. She also noted that Nebraska Street was a major street in the Village and she considered it a boulevard leading into the heart of Frankfort. Those kinds of streets typically had larger setbacks.

Commissioner James agreed with the other comments made. He understood that a 7-foot deep porch was not excessively large for a porch. While the proposed porch was close to the front property line, it was open, and it was different from having the front door so close to the front property line. However, he was concerned with setting the precedent of reducing the setback by so much.

The applicant responded, saying that there was an existing uncovered porch currently. The mass of the building was not changing, rather it was being filled out. The addition of the front porch was intended to add to the original style of the home. Other homes of the same style commonly had front porches.

Commissioner Schaeffer stated she was unsure how she felt about the front yard setback request. The Plan Commission did recently consider another home in the downtown area with a similar request for a shorter setback to build a larger porch. She noted that in that case, though, the setback then matched the neighbors and did not go further than them. In her opinion, that was not the case with the subject property. The agreed that the proposal was an overall improvement to the home, but that the setback was still a concern for her. She asked if there was any way to shorten the whole design of the home, understanding that it would impact more than just the design of the proposed porch.

The applicant responded that if the porch were narrowed at all, it would not be usable.

Commissioner Schaeffer asked if the applicant could reduce the size of the addition, but then noted that the existing home was not extending forward, only the porch.

Chair Rigoni asked the other members of the Plan Commission if they had any comments on the proposed materials.

There were none.

Chair Rigoni asked staff if the setback of the detached garage from the home was existing or proposed.

Staff clarified that it was the existing setback.

Chair Rigoni asked the other members of the Plan Commission had any comments on the rear yard coverage.

The applicant explained that they were reducing the rear yard coverage from 37% to 32%.

Commissioner Knieriem asked how they were reducing coverage.

Commissioner James noted that it appeared on the proposed plans, the rear deck would be smaller.

The applicant confirmed that was the case.

Commissioner Schaeffer said that the Plan Commission had talked about that at a previous meeting, and she believed it was not much of a concern.

Chair Rigoni agreed with Commissioner Schaeffer. She asked whether the request for impervious lot coverage was singled out by staff because it was a new request.

Staff said that was correct. The request was added because the applicant wanted to install a sidewalk leading from the garage to the home and to expand the patio, and the Plan Commission seemed receptive to the added request at the last workshop meeting.

Commissioner Knieriem said he was alright with the request because of the proposed drainage management improvements. He asked if the whole property would be served by the proposed system.

The applicant said it would be, and that plans should have been submitted to staff.

Staff indicated that they did receive a Grading Plan, but it was not included in the Plan Commission's packet because there was some discrepancy between it and the rest of the submitted plans.

The applicant stated he was also aware of the discrepancy and that plans were being redone to address it.

Chair Rigoni asked if the other members of the Plan Commission wished to add the proposed storm water management improvements as a condition to the request for impervious lot coverage.

Commissioner Knieriem indicated he did.

Chair Rigoni asked for comments on the request to increase the maximum allowable height of the garage. It was her understanding that the Plan Commission was comfortable with the request because it would allow the garage to match the roof pitch of the home. She suggested that for consistency's sake, a condition be added to that motion stating the additional space created by changing the pitch could not be used as a dwelling unit.

The applicant noted that typically garage variations were requested for larger two-car garages, rather than the current one-car garage.

Chair Rigoni agreed, but wanted to be clear that the extra space would be allowed for architectural reasons only.

The applicant noted that there were some homes with setbacks shorter than twelve feet from the front property line.

Commissioner Knieriem agreed, but added that Ash Street was also a dead-end street, rather than a thoroughfare like Nebraska Street.

The applicant suggested that there was also precedent for variations regarding impervious coverage in the downtown area.

Chair Rigoni agreed. She noted that there was a member of the audience looking to give comments.

Motion (#7): To reopen the public hearing.

Motion by: Knieriem Seconded by: Schaeffer

Unanimously approved by voice vote.

Logan Plantz, a relative of the property owner, approached the stand. He acknowledged that the lot was small, but that it was one of the only homes available in Frankfort when his family looked to move to the Village. His family wanted to settle down in this home for the long term. They wanted to help improve Frankfort, and he hoped that the Plan Commission would take that into consideration.

Motion (#8): To close the public hearing.

Motion by: Schaeffer Seconded by: Knieriem

Unanimously approved by voice vote.

Motion (#9): Recommend the Village Board approve the variance request to reduce the required front yard setback for the primary structure from 30' to 12' 7", on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.

Motion by: James Seconded by: Schaeffer

Motion failed: (3-1; Chair Rigoni voted against.)

Motion (#10): Recommend the Village Board approve the variance request for 1st floor building materials to allow non-masonry siding on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.

Motion by: James Seconded by: Schaeffer

Approved: (4-0)

Motion (#11): Recommend the Village Board approve the variance request to reduce the required rear yard setback for an accessory building from 10' to 5' 7", on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.

Motion by: Schaeffer Seconded by: James

Approved: (4-0)

Motion (#12): Recommend the Village Board approve the variance request to exceed the maximum allowed rear yard coverage to allow 32% instead of 30%, on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.

Motion by: Schaeffer Seconded by: Knieriem

Approved: (4-0)

Motion (#13): Recommend the Village Board approve the variance request to exceed the maximum lot coverage to allow 32.8% instead of 20%, on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.

Motion by: James Seconded by: Schaeffer

Approved: (4-0)

Motion (#14): Recommend the Village Board approve the variance request to exceed the maximum impervious lot coverage to allow 41.9% instead of 40%, on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony, on the condition that the proposed stormwater improvements be connected to the Village's stormwater system, and that the gutters and drain tiles drain toward the proposed drain.

Motion by: Schaeffer Seconded by: James

Approved: (4-0)

Motion (#15): Recommend the Village Board approve the variance request to exceed the maximum height for an accessory building (detached garage) from 15' to 20' - 5 ½", on the property located at 213 Nebraska Street, in accordance with the reviewed plans and public testimony.

Motion by: Schaeffer Seconded by: James

Approved: (4-0)

Motion (#16): Recommend the Village Board approve the Preliminary & Final Plat of Subdivision for the Plantz Resubdivision, in accordance with the reviewed plans and public testimony, subject to any technical revisions prior to recording and conditioned on final engineering approval.

Motion by: Schaeffer Seconded by: James

Approved: (4-0)

D. Public Hearing: 9500 W. Lincoln Highway – Tiny Tots Play Café

Drew Duffin gave the staff report.

Matthew Coello, the applicant, and Gregg Iser, Jr., the property owner, approached the stand.

Staff informed the Plan Commission that some additional information had been provided by the applicant an hour prior to the start of the meeting. The information was before the Plan Commission, but staff had not had time to review the materials.

Mr. Iser stated that he had provided a parking agreement with Snow Dental.

Chair Rigoni asked the property owner if the agreement was with a business on the south side of Lincoln Highway.

The property owner said that was correct.

The applicant added that the proposed special events would be on certain nights, as noted in the staff report. Specifically, they would be held on the second and fourth Mondays of each month.

Chair Rigoni asked if Tiny Tots would be closed during private events.

The applicant said it would.

Chair Rigoni noted that the proposed business may not be open during every private event time, which would help with meeting the parking requirements of the Zoning Ordinance.

Commissioner James asked what kind of supervision would be available at private parties.

The applicant responded that the ideal level of supervision would have one parent or adult present for each child.

Commissioner James noted that parents dropping their children off at private events at the proposed business would also mitigate any potential parking issues.

Mr. Iser noted that the other document he provided to staff one hour prior to the meeting was for a staircase which would lead from the Mariano's parking lot to the north to the subject property's parking lot. He claimed that there was a parking agreement between Mariano's and himself when he sold a part of his land to Mariano's for additional parking.

Staff clarified that they could not confirm based on submitted documentation that any parking agreement existed between Mr. Iser and Mariano's.

Mr. Iser continued, saying that he wanted to install a ramp between the two lots since there were instances of people parking in the Mariano's lot to get to Mr. Iser's property. He suggested that his property should not be limited on parking, but it was after Mariano's raised the grade of their parking lot, isolating his property.

Chair Rigoni encouraged Mr. Iser to work with staff to get approval for the proposed staircase. She then asked if there were any members of the public who wished to speak.

Gregg Iser, Sr. approached the stand. He explained that he bought the property 25 years ago. When he sold part of the land to Mariano's, there was an agreement that they build an accessway to his building, connecting the two parking lots. However, he was in Arizona while Mariano's was under construction and the accessway was never built. He also described how he installed a staircase between the Walgreen's parking lot to the east and his own property, since patrons were jumping over a retaining wall to get to his property. However, the Village had required him to remove that staircase. He was unsure why that happened.

Chair Rigoni encouraged the Isers to work with staff to obtain any necessary permits if they desire to install a staircase connecting their property to the adjacent properties. She also clarified for them that they were requesting a parking adjustment as opposed to a parking variation.

Motion (#17): To close the public hearing.

Motion by: Schaeffer Seconded by: Knieriem

Approved: (4-0)

Commissioner James asked the applicant to provide more details on the proposed Valentine's Date Night.

The applicant explained that parents would arrive with their children for a special family event, which would include a small meal.

Commissioner James said he had no additional comments on parking.

Chair Rigoni acknowledged that the property owner would not want to sign a lease with a tenant who would conflict with the restaurant currently on the property. She asked the applicant to make sure that the private event times not overlap with Sorriso's hours of operation.

Motion (#18): Approve an adjustment to the total Zoning Ordinance-required parking for the subject property based on the availability of shared parking for the proposed and current tenants as listed in the staff report.

Motion by: Knieriem Seconded by: Schaeffer

Approved: (4-0)

Mike Schwarz noted that the building would need to comply with the Americans with Disabilities Act's requirement for handicapped spaces. The site required two additional handicapped spaces, which would take away from the 79 parking spaces on-site currently.

Motion (#19): Recommend the Village Board approve a Special Use Permit for Indoor Recreation for an indoor children's play facility located at 9500 W. Lincoln Highway, Suites 5, 6, and 7, in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: James Seconded by: Schaeffer

Approved: (4-0)

E. Workshop: 7654 W. Lincoln Highway – Circle K Redevelopment

Mike Schwarz gave the staff report.

The consultant and project architect for the applicant, Ryan Swanson, approached the stand. He explained that overall, he and his team believed that the proposed development was a vast improvement from what was currently on the site. Reducing the number of driveways on the site would be a big improvement. The site needs upgrades, and as it stands currently, nearly everything on the property is in part, a sign for the business. Lighting and storm water improvements would be brought up to code. Circle K was happy with the proposal before the Plan Commission. Personally, Mr. Swanson was also happy with the improvements. The setback variations requested were necessary to redevelop the site. The Illinois Department of Transportation (IDOT) took some land from the property to expand the right-of-way for Lincoln Highway, which has impacted how the site could be redeveloped. He clarified that the area of the sign which was taken up by LED changeable type, which would show up-to-date fuel prices, would only be 21% of the total area of the sign, not 50%. That could eliminate one of the requests made at a future public hearing. He believed that the logos were reasonably sized. He also wanted to ensure that passers-by would be able to read the prices on the sign. The LED area could be reduced if the Plan Commission deemed it necessary, but was reasonably sized in his opinion. Mr. Swanson stated he was willing to work with the Plan Commission, but asked them to first consider the proposal in front of them. In regard to the lighting on the canopy, he understood why the Plan Commission may ask for it to be removed. There were many Circle K stations which were partnered with Shell, and the lighted canopy was a part of the Shell branding. He stated he had no additional comments on the landscaping, since he and staff had been working together to meet the requirements of the Landscape Ordinance. He also added that in the next set of plans, the material around the base of the convenience store would be upgraded to stone on all sides of the building. The support columns under the canopy and the trash enclosure would also be constructed of the same material. He was happy to answer the Plan Commission's questions.

Chair Rigoni asked if the fuel storage tanks would stay in the same location.

The consultant responded that they would all be removed and replaced with brand new tanks.

Chair Rigoni asked if the other members of the Plan Commission had any comments on zoning.

Commissioner Knieriem stated that the rezoning makes sense since it would allow the current use to remain.

The other members of the Plan Commission agreed with this comment.

Chair Rigoni asked if there were any comments on the proposed special uses, including fuel stations, liquor sales, and hours of operation.

Commissioner James remarked that the uses listed by Chair Rigoni were already a part of the operation of the business. Based on what the Comprehensive Plan called for at that location, those uses seemed appropriate.

Commissioner Knieriem asked if liquor was sold at the convenience store currently.

The consultant responded that it was. He asked if the gas station located near the intersection of Lincoln Highway and Harlem Avenue was within the limits of the Village of Frankfort.

Staff responded it was not.

The consultant clarified that the gas station at that location was their main competitor.

Chair Rigoni asked if the property was under new ownership.

The consultant stated that it was not.

Chair Rigoni said she hoped the owners would maintain a new building better than they had the current building. She was concerned that the applicant had so many requests while not offering much in return.

Commissioner Knieriem asked if there would be a car wash on site as part of the redevelopment.

The consultant responded that there would not be a car wash.

Commissioner Knieriem asked why that was the case.

The consultant said that the main consideration was that they could not fit one on the site, given the need for on-site storm water detention.

Commissioner Knieriem asked how many detention areas were proposed.

The consultant said there would be two.

Commissioner Schaeffer asked if there was on-site detention currently.

The consultant said there was.

Chair Rigoni turned the conversation toward the proposed liquor sales and 24-hour convenience store. She asked if the store currently operated 24 hours a day.

The consultant said it did.

Chair Rigoni asked staff what time the store was required to stop selling liquor.

Staff responded that the regulations could be found in the staff report. In addition, the regulations on when alcohol sales had to end were similar between Will County and the Village of Frankfort, but that the Village had more restrictive regulations. It was staff's understanding that the applicant would be seeking a Class F-3 liquor license, which authorized the sale of alcohol in its original packaging, with unbroken seals, and which was to be consumed off-site. Such stores were also required to be less than 5,000 square feet in area, and no more than 10% of the store's floor area could be dedicate to the sale of alcohol.

Chair Rigoni asked if liquor sales had to cease at 1:00 AM in the Village.

Commissioner James responded that the regulation appeared to say liquor sales would cease at 1:00 AM on weeknights, or 2:00 AM on weekends.

Staff noted that no liquor could be sold after 1:00 AM but the Village's Code contains language that allows the Liquor Control Commissioner to further reasonably restrict liquor sales hours.

Chair Rigoni stated she was trying to understand that while the overall convenience store was open 24 hours a day, liquor sales were not. She wanted to know what time liquor sales had to end, since nothing good happened at or after 2:00 AM. She also stated that it would be good for the applicant to meet code in this regard.

Staff responded that the applicant would have to meet Village Code.

Chair Rigoni stated she would like to have that information available for the next meeting. She asked if any other members of the Plan Commission had any other comments on the proposed special uses.

There were none.

She asked if there were any comments on the variation requests.

There were none.

Chair Rigoni asked staff to confirm that the applicant was still asking for a reduction in the required plant material in the landscaped front yard.

Staff confirmed that was still the case. The landscaped front yard was only 3.8 feet wide, which was not enough space to plant much landscaping.

Chair Rigoni asked the applicant if they attempted to plant the required uses elsewhere on the site.

The consultant said they did, and that the main issue was how narrow the front yard was.

Staff noted that they asked the applicant to relocate the air and vacuum pumps closer to the building to free up space for more plant materials.

The consultant clarified that the area of the plans which showed the location of the air and vacuum pump was in actuality the location of the emergency shutoff controls, which needed to remain in place to comply with safety regulations.

Chair Rigoni asked if the other members of the Plan Commission had any questions or comments on the other requested variations.

Commissioner Schaeffer asked where the setbacks were measured from.

Staff clarified that the front yard setback would be measured from the centerline of the right-of-way for Lincoln Highway. The face of the proposed canopy would be set back 111.6 feet, which was less than the 150 feet required by the Zoning Ordinance.

The consultant added that the existing canopy encroached much more into the 150-foot setback, so that the proposed canopy was closer to compliance than what was there today.

Chair Rigoni asked if there was a visual representation of what area was taken by IDOT for expanded right-of-way.

The consultant responded that it could be seen on the submitted plat.

The document in question was projected on the screen.

Chair Rigoni asked how much of the front yard was taken by IDOT and whether the applicant would have met the 25-foot landscaped front yard requirement if that area was not taken in the first place. She said such information would be helpful in making a decision on the variance request. She also noted that the parcels to the east and south had some established landscaping.

The consultant explained that there was some existing landscaping in the right-of-way which would remain. He agreed that what area was lost to the right-of-way taking could have been depicted better on the submitted documents, but that he believed the total front yard prior to the taking was approximately 30 feet.

Chair Rigoni stated that the Plan Commission had granted variances for landscaped front yards for properties which had land taken for right-of-way in the past. She wanted to know what could have been done in a scenario where the right-of-way was not taken, since reducing the requirement from 25 feet to 3.8 feet was a large reduction.

The consultant explained that the driveways had already been narrowed as much as possible, and that the request for a reduced landscaped front yard was critical to moving forward with the proposed development.

Chair Rigoni said that the best thing to do would be to get the requested information to the Plan Commission for the next meeting. She asked if the other members of the Plan Commission had any comments on the other variances.

Commissioner Knieriem said he knew that the narrow lot shape was a hinderance, and that he believed the applicant was doing the best they could given that limitation. He added that the proposed redevelopment would be better than what was currently on the site.

Commissioner Schaeffer added that it was hard to move around that location in a vehicle.

The consultant stated that he and his team had looked at orienting the building to face Frankfort Square Road, but found that it was not feasible for them.

Chair Rigoni agreed, and stated that she would like to have the additional information on the front yard to help make a case for granting the variance for the reduction in the front yard and so the Plan Commission could make an informed decision.

The consultant stated that the property would definitely meet the 25-foot landscaped front yard requirement if the right-of-way taking had not occurred.

Chair Rigoni asked if any members of the Plan Commission had any comments on the request for a variance in the rear yard setback requirement.

The Plan Commission agreed they had no issues with the request.

Chair Rigoni asked if there were any questions about the proposed signage.

Commissioner Knieriem noted that the night and day views submitted by the applicant had different proportions of LED, changeable type area.

The consultant responded that he could look into that discrepancy.

Commissioner Knieriem added that he could see the LED portion of the sign taking up only 22% of the total sign area on the night rendering, but not on the day rendering. The day rendering looked larger than 22%.

The consultant explained that the proposed sign would have two LED portions, and each would be five square feet in area. That was approximately 21% of the total sign area. The first proposal for the LED areas were three feet by four feet, which was an error. In addition, he was requesting a sign that was eight feet tall as opposed to seven feet which was required by code.

Commissioner James asked the applicant to reduce the height of the proposed sign to meet Village requirements.

The other members of the Plan Commission agreed with Commissioner James' request.

Chair Rigoni asked what the other members of the Plan Commission wished to discuss next.

Commissioner Knieriem suggested they speak about the red banding shown on the proposed canopy.

Chair Rigoni said she thought that the banding was included in the signage discussion, but agreed that it should be discussed.

Commissioner Schaeffer recalled that the proposed colors on the canopy were considered a part of the branding for Shell and Circle K. She asked if the lighted banding around the canopy was also considered part of the branding.

The consultant confirmed that it was.

Commissioner Schaeffer explained that if that was the case, the banding would be considered a sign, and the proposed lighting was not allowed.

The consultant stated he understood.

Commissioner Schaeffer asked the consultant if he would be willing to change the design to meet the Sign Ordinance.

The consultant responded that his client would take issue with having to remove the coloring. The light was preferred, but could be removed from the proposed plans if needed. The consultant's clients had asked him to try and get approval for the lighting.

Commissioner Knieriem noted that there were examples of unlit canopies for Shell and Circle K in the area. Having a visual example of how the unlit canopies looked would be helpful for the Plan Commission when making a decision. He added that the Plan Commission was looking to avoid a design that incorporated lighting which looked tacky or too bright. They would like to see a design which matched the character of the town.

The consultant said he had seen some examples of unlit canopies. He noted that in the proposed design, there was some internal lighting, but much of the illumination came from the banding on the edge of the canopy. He said he could bring in examples as requested, since there were some which still looked good from a branding standpoint.

Commissioner Knieriem asked the consultant to bring photo examples of unlit canopies to the next meeting with the Plan Commission.

Chair Rigoni agreed, and asked that the example photos be taken from nearby examples. She asked the other members of the Plan Commission if they had any other comments on the proposed signage.

There were none.

Chair Rigoni noted that there was not much landscaping along the north and east sides of the property. She asked the consultant to try and add more landscaping to those sides of the property to make up for the lack of landscaping along the south end of the property.

Commissioner James added that there would also be residents of Frankfort Square who would look at the north side of the building, he asked that the consultant consider those residents as well.

The consultant indicated he would.

Chair Rigoni asked if there were any other comments from her fellow Commissioners.

Commissioner Knieriem asked when the applicant was hoping to begin construction.

The consultant said that they had been in contact with IDOT, and they had no issue with the redevelopment. The consultant was hoping to get all the required permits by the end of the year and begin construction in the spring.

Chair Rigoni asked staff if there was anything else the Plan Commission should discuss.

Staff asked if the members of the Plan Commission had any issues with the composite materials proposed.

Chair Rigoni said she was comfortable with the materials. She asked the applicant if they were going to install masonry on the canopy support columns.

The applicant said they would.

Staff added that the proposed materials on the trash enclosure should match the stone on the building as well.

Commissioner Schaeffer acknowledged that the consultant had suggested stone on certain portions of the building, and asked if any more would be added. She was unsure if there was any opportunity to add more.

Staff noted that they had suggested the consultant add stone to the tower elements on the proposed convenience store. However, such changes would require more discussion. Staff reiterated that the proposed building as shown on the submitted plans was better than the existing building.

Commissioner Schaeffer asked what was meant about adding stone to the proposed columns. She was unclear whether the columns being referred to were the support columns under the canopy or architectural features on the proposed convenience store.

Staff clarified that they were referring to the canopy support columns.

Chair Rigoni also noted some stone would be added to the corner elements on the proposed convenience store.

The consultant said they would look into adding stone to the corner elements as well.

Chair Rigoni added that stone could help make the building look less flat. She asked staff if there was anything else the Plan Commission needed to discuss.

Staff said there was not. Robinson Engineering was currently reviewing the submitted engineering plans, which may require revisions. Staff also noted that there was no crosswalk connecting the site across Lincoln Highway running north to south, but that there was a crosswalk running east to west across Frankfort Square Road. The consultant indicated that they intend to remove the utility poles located on their property and bury

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

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

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

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

The meeting resumed at 9:34 PM.

Chris Gruba gave the staff report.

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

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

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

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

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

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

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

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

The applicant said he did not.

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

Commissioner Knieriem asked if the building would have a basement.

The applicant said there would not.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The other members of the Plan Commission agreed.

Commissioner James added that he liked the mixture of uses.

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

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

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

Commissioner Schaeffer asked if the seating would require fencing.

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

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

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

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

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

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

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

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

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

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

Chair Rigoni agreed.

G. Public Comments

There were none.

H. Village Board & Committee Updates

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

I. Other Business

There was none.

J. Attendance Confirmation (November 10th, 2022)

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

Motion (#20): Adjournment 10:31 P.M.

Unanimously approved by voice vote.

Approved November 10th, 2022

As Presented_____ As Amended_____

_____/s/ Maura Rigoni, Chair

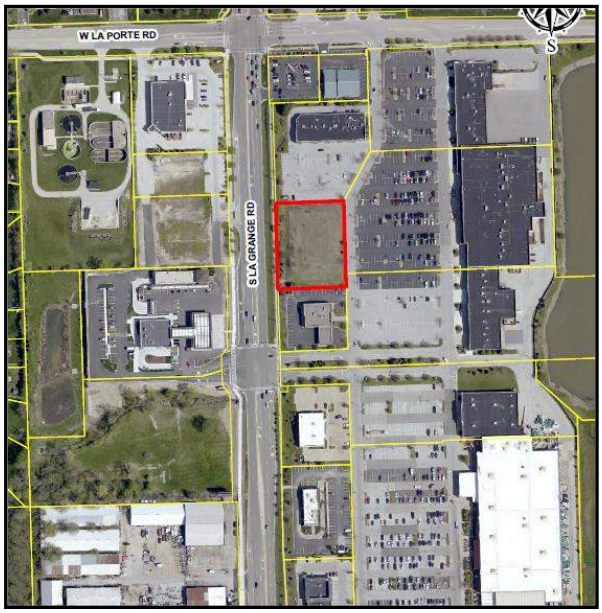
_____/s/ Secretary

Project: Sparks Coffee Co. – New Construction
Meeting Type: Workshop
Request: Major change to PUD, Special Use Permits (4)
Location: Hickory Creek Marketplace, Outlot 1E
Applicant: Aliana Winkle
Prop. Owner: Winkle R E Properties
Representative: Applicant

Site Details

Lot Size: 1.12 acres
PIN: 19-09-15-101-002-0000
Existing Zoning: B-3, General Business (with PUD overlay)
Proposed Zoning: N/A
Buildings: 1
Total Sq. Ft.: 775 sq. ft.

Figure 1. Location Map



Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Vacant	General Comm.	B-3
North	Commercial	General Comm.	B-3
South	Commercial	General Comm.	B-3
East	Commercial	General Comm.	B-3
West	Commercial	N/A	C-2 (Mokena)

Project Summary

The applicant, Aliana Winkle, is seeking to develop the existing vacant outlot immediately to the west of Emagine Theater for use as a drive-through coffee shop. Customers would have the option of using the drive-through windows and taking coffee to-go or parking at the site and ordering from the walk-up window. This property is the last undeveloped outlot in the Hickory Creek Marketplace PUD, which was originally approved in 1997 (Ord-1654). The project would require a Major Change to the existing PUD for the construction of the new building, plus four (4) Special Use Permit requests for a carry-out restaurant, a drive-through, outdoor seating, and extended hours.

Attachments

1. Aerial Photographs, Village of Frankfort GIS (1:1,500 and 1:3,000 scales)
2. Photographs of site, taken by staff 11.1.22
3. Boundary and Topographic Survey, prepared by Compass Surveying, received May 11, 2022
4. Project submittal, including Site Plan, Landscape Plan, Building Elevations, etc., received October 27, 2022

Analysis

Land Use

1. The property is zoned B-3, General Business, with a PUD overlay for a commercial plaza development. This zone district is primarily intended to "provide areas to be used for most types of retailing and service uses, including those uses that are oriented toward the service of automobiles". The proposed drive-through coffee shop meets the general intent of this zone district.

2. The construction of the proposed coffee shop building within the PUD for Hickory Creek Marketplace requires a Major Change to the existing PUD. Major PUD changes were required to construct the outlot buildings for Autozone and Jimmy John's (Ord-2329 and Ord-2419).

3. The proposed drive-through coffee shop in the B-3 zone district would require four (4) Special Use Permits for the following:

    - Carry-out restaurant
    - Drive-through windows
    - Outdoor seating
    - Extended hours of operation

    Normal business hours within the Village are from 7 am – 11 pm. A Special Use Permit was required for a drive-through use and extended hours of operation for Steak & Shake (Ord-2269), which was permitted to be open from 5 am to 1 am. Sparks Coffee is requesting to be open from 5:30 am – 8 pm Monday – Saturday and from 6 am – 6 pm on Sunday, which can be accommodated through a Special Use Permit.

Site Plan

The underlying zone district of B-3 (General Business) contains dimensional requirements regarding building setbacks, height, etc. Additionally, the PUD is governed by Ord-1654, which has some dimensional regulations that supersede the Zoning Ordinance. Deviation from either of these regulations can be permitted as part of the Major Change to the PUD. Although there is no vehicular access to La Grange Road, there is a 125' front yard setback requirement from the centerline of the road. By definition, the east property line is then considered the rear yard and the north and south property lines are considered side yards. The proposed building would be set back 109.4' from the centerline of La Grange Road, requiring an exception as part of the Special Use Permit for the Major PUD change. In this instance, the building setback is measured to the drive-through canopy, not the wall of the building. Similarly, the front setback of a single-family home is measured from open porches (if there is one) and not the front wall of the house. Without the drive-through canopy, the building itself would be set back 137.9', meeting the front setback requirement.

Below are the dimensional standards applicable to the subject property:

	Lot Size	Front Yard Setback (to centerline)	Front Yard Landscape Setback	Side Yard Setback	Rear Yard Setback	Building Height	Impervious Lot Coverage
Required	20,000 SF	125'	25'	15'	30'	25'*	70%
Proposed	52,272 SF	109.4'	25'	116'/78'	108.7'	21'	60.8%

*per Ord-1654, PUD

Accessory structures in the B-3 zone district must be set back at least 10' from any property line. The proposed trash enclosure is located 5' from the north side property line, requiring an exception. The proposed trash enclosure would be constructed of brick to match the building and complies with all other requirements listed in the Zoning Ordinance (height, gates).

A sidewalk connection is required per Article 5, Section C, part 10 (j) connecting the perimeter public sidewalk along La Grange Road to the principal customer entrance on the building. A sidewalk connection is illustrated from the ADA accessible parking space to the building entrance, continuing through the 25' landscape buffer to connect to the sidewalk along La Grange Road. It should be noted that this sidewalk connection would result in the loss of at least 1 mature evergreen tree and several shrubs within the 25' landscape buffer. The landscape buffer is also located on a 2' berm and may require cutting into the berm to achieve a flat grade for the sidewalk. The option exists for this sidewalk connection to be removed as an exception under the Major Change to the PUD, if a sidewalk connection to a primarily auto-oriented use is deemed unnecessary, which would also preserve the existing landscaping. However, the applicant is electing to install the sidewalk connection currently.

An outdoor seating area is proposed on the south side of the building. The outdoor seating area would measure 800 square feet and per the submittal, contain 20 seats and 3 long benches. Article 5, Section C, Part 14 of the Zoning Ordinance requires that all restaurant outdoor seating be enclosed by a fence or wall at least 3' tall. Sheet A306 of the submittal illustrates a 3' tall metal railing that would mostly enclose the outdoor seating area. The outdoor seating area would be further buffered from the drive aisles by an approximately 6' wide landscape bed. A pedestrian walk-up ordering window exists on the east side of the building, adjacent to the outdoor dining area.

Building Materials/Architecture

Building materials and architecture is regulated by the Zoning Ordinance (Article 7, Section A, Parts 5 & 8) and by the existing PUD (Ord-1654). As such, the proposed building materials and architecture should generally match the other buildings in Hickory Creek Marketplace.

Staff offers the following comments:

1. The primary building materials are two types of brick (Waterford Brick) and cultured stone, both intended to match or closely match the brick and stone on the main building (Emagine Theater). The brick is used on all four sides of the building, primarily for the walls and the upper portions of the drive-through support columns. The cultured stone would primarily be used for wainscot along the base of the building, as well as the base of the drive-through support columns. Cultured stone is also proposed to completely enclose the walk-in cooler attached to the main building. Corrugated metal siding is used for accent features, mostly on the front façade facing La Grange Road. Bronze corrugated metal siding is limited mostly to the top half of the front façade. Red corrugated metal siding would only be applied to the front façade, in a vertical fashion, as an accent feature. Article 7, Section A, Part 5 (i) of the Zoning Ordinance states that *"while it is recognized that color is a very subjective matter and that creativity should not be stifled, colors should nonetheless be used harmoniously and with some restraint".* For comparison, the outlot building on outlot 1D (Mattress Firm/Pizza Hut) currently has green awnings as an accent color.

2. Historically, the Village has required that canopy support structures (for drive-throughs and gas station canopies) be fully wrapped in masonry. The combined mix of stone and brick wrapping meets and exceeds expectations.

3. The roof would be flat, matching all other buildings in the development. All rooftop mechanical units would be screened by the masonry and metal parapets, at a height equal to the height of the mechanical units. No ground-mounted mechanical units are proposed, other than a transformer located in the landscaped area immediately north of the building.

4. A full basement is proposed as illustrated on Sheet A101. Although not defined on the floorplan, it's assumed this area will be used for storage.

5. A roof access ladder is attached to the rear of the building next to the cooler.

Parking & Circulation

The subject property is located between the existing outlots for Old National Bank and the strip commercial building that contains Mattress Firm, Pizza Hut, etc. The subject property would only be accessible via a shared access drive within Hickory Creek Marketplace; there would be no new access to La Grange Road. There would be no cross-access between the subject property and the two adjacent outlots. Traffic would enter the site from the southern access driveway only and circulate on-site in a counterclockwise fashion. Traffic could exit the site from either the southern access driveway (two-way) or the northern access driveway (one-way out).

Staff offers the following comments:

1. Parking for fast food (carry-out) restaurants is required a ratio of 1 space per 75 square feet of gross floor area, plus 1 space for every 2 employees during the largest working shift. The building would be 775 square feet and staffed by up to 4 people at once, requiring 12 spaces. A total of 24 parking spaces would be provided on-site, including 1 ADA space, complying with the parking requirement. The Zoning Ordinance is silent regarding whether outdoor seating area is counted toward the total parking requirement for restaurant uses. For the purposes of this report, the outdoor seating area was not counted toward the total parking required. If the outdoor seating area was counted as floor area of the restaurant, a total of 25 parking spaces would be required.

2. Per the existing PUD (Ord-1654), each parcel must provide its own parking on-site. There is a "reciprocal easement agreement" within Ord-1654, which allows for shared access between parcels (but not shared parking) within the PUD.

3. The drive-through lane would consist of dual lanes, similar to McDonald's on La Grange Road. There would be no order board. Rather, orders would be given to employees outside, similar to ordering at a Chick-fil-A restaurant. A 18.5' wide bypass lane exists adjacent to the dual drive-through lanes.

4. Both Village staff and Robinson Engineering requested that the northern access drive to the property be made two-way instead of one-way exit only. As proposed, the northern exit-only driveway is 21' wide, giving it the appearance of a two-way drive, while being only slightly narrower than the southern two-way driveway, which is 25' wide. Staff believes that motorists will treat the 21' wide one-way as a two-way in practice anyway, as proposed. Lastly, if the northern driveway were converted to two-way, it should not affect the flow of traffic in the general counterclockwise motion.

Loading

1. Due to the small size of the building (775 sq. ft.), a loading space is not required per the Zoning Ordinance. Staff still recommends discussing where and how loading will occur on-site.

Landscaping

1. There is a 25' wide landscape buffer located along La Grange Road for all properties in the PUD, including the subject property. The landscape buffer on the subject property has a small berm (2' +/-) and contains several mature trees and shrubs, notably mature evergreen trees.

2. The Landscape Plan illustrates additional shrubs and ground cover within the landscape buffer on the property, including some evergreen shrubs (junipers and yews). This evergreen material, once fully grown, is intended to obscure the view of cars in the drive-through and their headlights aimed toward La Grange Road. Junipers typically grow up to 15" tall and Yews 36" tall at full maturity.

3. The proposed sidewalk connection from the building to La Grange Road would require the removal of at least one of the mature evergreen trees and several deciduous shrubs at the southwest corner of the site within the landscape buffer. As noted earlier, discussion may be warranted to omit the sidewalk connection completely to preserve the existing, mature landscaping within the buffer.

4. The Landscaping Regulations as listed in §158.30(B) of the *Code of Ordinances* require that a 5' wide landscape bed be planted adjacent to drive-through lanes, separating the drive-through lanes from other vehicular use areas. This landscape bed was not included on the Site Plan (or Landscape Plan) but could be waived as an exception under the Major Change to the PUD.

5. Landscaping is proposed around the trash enclosure and within the center of the site around the building and outdoor seating area.

6. Two evergreen trees and one deciduous tree (honeylocust) would be removed along the east property line and replaced with two Swamp White Oak trees. None of the trees to be removed are preservation trees, although they are mature.

Lighting

1. A Photometric Plan has been provided illustrating 6 new 20' tall light poles. The light levels comply with the levels permitted in the Zoning Ordinance.

2. The concrete bases of the light poles should match the other light pole bases in Hickory Creek Marketplace, and a rendering of this has been included on the Photometric Plan.

3. The existing light pole fixtures within Hickory Creek Marketplace are painted white, with a "shoebox" style light fixture. It's unlikely that the applicant could procure light fixtures that exactly match the existing light pole fixtures. However, staff recommends that the proposed light poles be painted white to match the rest of the PUD. The white color has been noted on the Photometric Plan.

4. The maximum height of light poles in the B-3 zone district is 25'. The proposed light poles would be 20' tall, meeting this requirement.

5. In addition to the six light poles, there would also be four lights beneath the drive-through canopy.

Signage

A sign plan has not been provided, although wall signage is illustrated on the 3-D color renderings and on the scaled building elevation drawings. The signage on these two drawings don't match, so it's unclear which signage is being requested.

Signage for Outparcel 1E is governed by Ord-1654, Exhibit E.

Summarized, <u>wall</u> signage for Outlot 1E shall abide by the following:

- Up to 2 wall signs are permitted
- Logos are permitted
- Up to 2 lines of text permitted
- Wall signs may have up to 3 colors
- Letters/symbols can't exceed 42" tall
- Letter depth can't exceed 6"
- Raceways are not permitted
- Length of sign can't exceed 70% of the frontage
- 25 SF of sign area per lineal foot of building frontage

The Hickory Creek Marketplace multi-tenant buildings, unlike the single-building outlots, may only have white channel letter wall signs, except for the anchor tenants of Emagine, Staples and Home Depot. For example, the single tenant buildings of Autozone and Steak & Shake have orange and red signage, whereas the multi-tenant building containing Mattress Firm and Pizza Hut has all-white signage. As a single-tenant building, Sparks Coffee would be permitted up to 3 different colors for their wall signage.

Two large ground signs exist for Hickory Creek Marketplace: one sign along La Porte Road and the other at the main entrance to the PUD along La Grange Road. These two large ground signs only contain the names of the anchor tenant stores of Home Depot, Emagine and Staples. There is one smaller ground sign located midblock along La Grange Road, between the plaza's main entrance and La Porte Road, in front of the strip retail building containing Mattress Firm. This smaller ground sign contains the names of some of the smaller tenants, including Goodwill, Pizza Hut and Great Clips. The subject property, Outlot 1E, was purchased by the applicant, whereas much of the rest of the PUD is owned by "Hickory Creek Market Place". Since the properties are within the same PUD but under separate ownership, it's uncertain whether the applicant could place their name on the smaller ground sign.

Preliminary Engineering

1. The site is currently served by Village water, sanitary and storm utilities. Per a cursory review by Robinson Engineering, on-site stormwater detention for Hickory Creek Marketplace is already provided in the detention pond behind Emagine Theater. Any engineering review work is expected to be minor.

Requests – Summarized

Exceptions:

Three (3) exceptions are anticipated:

1. Front yard setback: 125' required from centerline of La Grange Road, 109.4' provided
2. Trash enclosure setback: 10' required from any lot line, 5' provided
3. Landscape bed adjacent to drive through lanes: 5' wide landscape bed required, none provided

Special Use Permits:

Four (4) Special Use Permits are anticipated:

1. Carry-out restaurant
2. Drive-up service windows associated with a permitted use
3. Outdoor seating associated with a permitted restaurant
4. Extended hours of operation

Affirmative Motions (for future public hearing)

1. Recommend to the Village Board to approve the Major Change to a PUD, in accordance with the reviewed plans and public testimony, conditioned on final engineering approval.

2. Recommend the Village Board approve a Special Use Permit to allow a carry-out restaurant use on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans and public testimony and conditioned on final engineering approval.

3. Recommend the Village Board approve a Special Use Permit to allow drive-up service windows associated with a permitted use on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans and public testimony and conditioned on final engineering approval.

4. Recommend the Village Board approve a Special Use Permit to allow outdoor seating associated with a permitted restaurant on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans and public testimony and conditioned on final engineering approval.

5. Recommend the Village Board approve a Special Use Permit to allow extended hours of operation (5:30 am – 8 pm Monday – Saturday and from 6 am – 6 pm on Sunday) on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans and public testimony and conditioned on final engineering approval.

Major PUD Change - Caffeinated Concepts

0 250 500 1,000 Feet

Major PUD Change - Caffeinated Concepts

0 125 250 500 Feet

CLEANERS
NAIL CARE

EMAGINE

EMAGINE

AMERICAN MATTRESS
CLEANERS
NAILCARE
Pizza Hut
Camino Viejo

EMAGINE
LATAN

BOUNDARY
AND TOPOGRAPHIC SURVEY

RECEIVED
By Christopher Gruba at 10:09 am, May 11, 2022

LEGAL DESCRIPTION

PARCEL 1:
OUTLOT 1E IN HICKORY CREEK MARKET PLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1998 AS DOCUMENT R98-081103, IN WILL COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY RECIPROCAL EASEMENT AGREEMENT DATED OCTOBER 15, 1997 AND RECORDED OCTOBER 27, 1997 AS DOCUMENT NUMBER R97-094266; AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT AGREEMENT RECORDED MAY 4, 2005 AS DOCUMENT NUMBER R2005073603, AND AS AMENDED BY DOCUMENT RECORDED DECEMBER 5, 2006 AS DOCUMENT NUMBER R2006-201080.

PARCEL 3:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED IN RECIPROCAL CONSTRUCTION EASEMENT AND OPERATING AGREEMENT DATED AUGUST 25, 1998 AND RECORDED AUGUST 27, 1998 AS DOCUMENT NUMBER R98-100594 MADE BY DOMINIC'S REALITY TRUST AND T-L HICKORY CREEK MARKET PLACE INC.

NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF THE RECORDED PLAT OF HICKORY CREEK SUBDIVISION, PER DOCUMENT NO. R98-081103, WILL COUNTY PUBLIC RECORDS.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST)
3. THIS SITE FALLS WITHIN THE FOLLOWING ZONE

   "OTHER FLOOD AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD FLOODPLAIN)

   AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR THE VILLAGE OF FRANKFORT, COMMUNITY NUMBER 170701, MAP NUMBER 17197C0213G HAVING A REVISED DATE OF FEBRUARY 15, 2019

ABBREVIATIONS

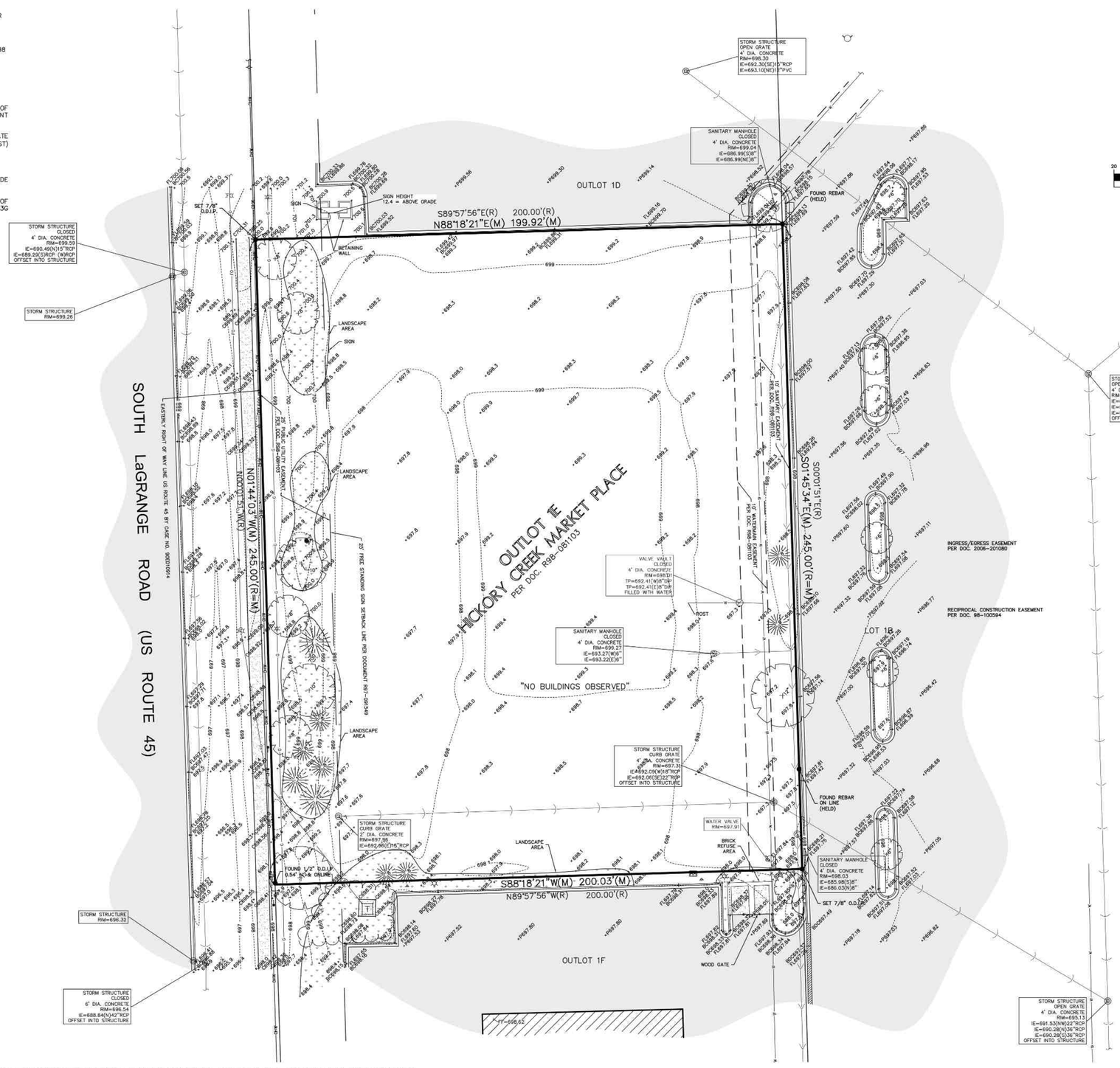
O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- CONTROL BOX
- WETLAND FLAG
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE
- + ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

AREA SUMMARY
(TO HEAVY LINES)
48,995 SQUARE FEET
OR
1.125 ACRES
(BASED ON MEASURED VALUES)

BENCHMARKS

REFERENCE BENCHMARK:

NGS DESIGNATION - PTS 23 Y B 46
PID - ME1609

0.9 MILES WEST ALONG THE MICHIGAN CENTRAL RAILROAD FROM THE CITY HALL AT FRANKFORT, WILL COUNTY, 0.2 MILES WEST OF THE SOUTH GATE TO THE PLEASANT HILL CEMETERY, AT PUBLIC ROAD CROSSING, 50 FEET NORTH OF THE CENTERLINE OF THE TRACK, 27 FEET WEST OF THE CENTERLINE OF THE ROAD, IN LINE WITH THE RIGHT-OF-WAY FENCE, AND ABOUT 3 FEET HIGHER THAN THE RAIL. A UNITED STATES GEOLOGICAL SURVEY STANDARD DISK, STAMPED PTS NO 23 Y B 46 AND SET IN THE TOP OF CONCRETE POST.

NOTE: THE RAILROAD TRACKS NO LONGER EXIST, BUT IN THEIR PLACE IS A PAVED RECREATIONAL USE TRAIL CALLED THE "OLD PLANK ROAD TRAIL". THE RIGHT-OF-WAY FENCE NO LONGER EXISTS. THE MARK IS ALSO STAMPED WITH THE YEAR '1924'.

DATUM: NAVD88 DATUM
ELEVATION = 748.66

SITE BENCHMARKS:

SITE BENCHMARK #1

CUT CROSS ON TOP OF CURB OPPOSITE FIRE HYDRANT NEAR NORTHEAST CORNER OF SITE

ELEVATION = 704.88

SITE BENCHMARK #2

CUT CROSS ON TOP OF CURB OPPOSITE FIRE HYDRANT NEAR SOUTHEAST CORNER OF SITE

ELEVATION = 702.87

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS }
COUNTY OF KANE } SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON 03-17-2022. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184.002778
LICENSE EXPIRES 4/30/2023

BY: _____ DATE: 03-17-2022
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2022

PROFESSIONAL LAND SURVEYOR SCOTT C. KREBS 35-3509 AURORA, ILLINOIS STATE OF ILLINOIS

811 Know what's below. Call before you dig.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD EVIDENCE AND MAPS OBTAINED FROM THE APPROPRIATE RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS BELIEVED TO BE CORRECT. IT IS POSSIBLE FROM AVAILABLE INFORMATION, THE SURVEYOR HAS LOCATED THE UTILITIES TO BE THE PROPERTY OWNER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

DATE:	BY	REVISIONS	DRAWN BY CJC	CHECKED BY SK	BOOK 620 PG 43-45
NO.					

PROJECT
Seven Brew - Frankfort
Frankfort, IL

CLIENT
Watermark Engineering Resources, LTD.
2631 Ginger Woods Parkway Suite 100
Aurora, IL 60502

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, ILLINOIS 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

1 OF 1

PROJ. NO.: 22.0067

NOTE: HEAVY BOUNDARY LINES DEPICT WRITTEN TITLE, OR DEED LINES - BUILDING AND EASEMENT LINES SHOWN PER RECORDED SUBDIVISION PLAT. REFER TO TITLE POLICY FOR SUBSEQUENT RESTRICTIONS.

J:\PSDATA\2022 PROJECTS\22.0067\22.0067 BOUNDARY TOPO.DWG

RECEIVED
By Christopher Gruba at 5:11 pm, Oct 27, 2022

DRIVE-THRU COFFEE
DEVELOPMENT
Frankfort, IL 60423

ARCHITECT OF RECORD
KEYSTONE
PLANNING+DESIGN

GENERAL CONTRACTOR
KEYSTONE
CONSTRUCT, LLC

ENGINEERS OF RECORD
Watermark Engineering
RESOURCES

No.	Description	Date
	STAFF RVW	5/28/2022
	STAFF RVW LETTER	6/14/2022
	STAFF RESPONSE	8/30/2022

COVER V2

G000B

8/30/2022 5:56:58 AM

COPYRIGHT KEYSTONE PLANNING + DESIGN, LLC (KP+D) 2020

BOUNDARY
AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

PARCEL 1:
OUTLOT 1E IN HICKORY CREEK MARKET PLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 15, 1998 AS DOCUMENT R98-081103, IN WILL COUNTY, ILLINOIS.

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2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST)
3. THIS SITE FALLS WITHIN THE FOLLOWING ZONE

   "OTHER FLOOD AREAS: ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD FLOODPLAIN)

   AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR THE VILLAGE OF FRANKFORT, COMMUNITY NUMBER 170701, MAP NUMBER 17197C0213G HAVING A REVISED DATE OF FEBRUARY 15, 2019

ABBREVIATIONS

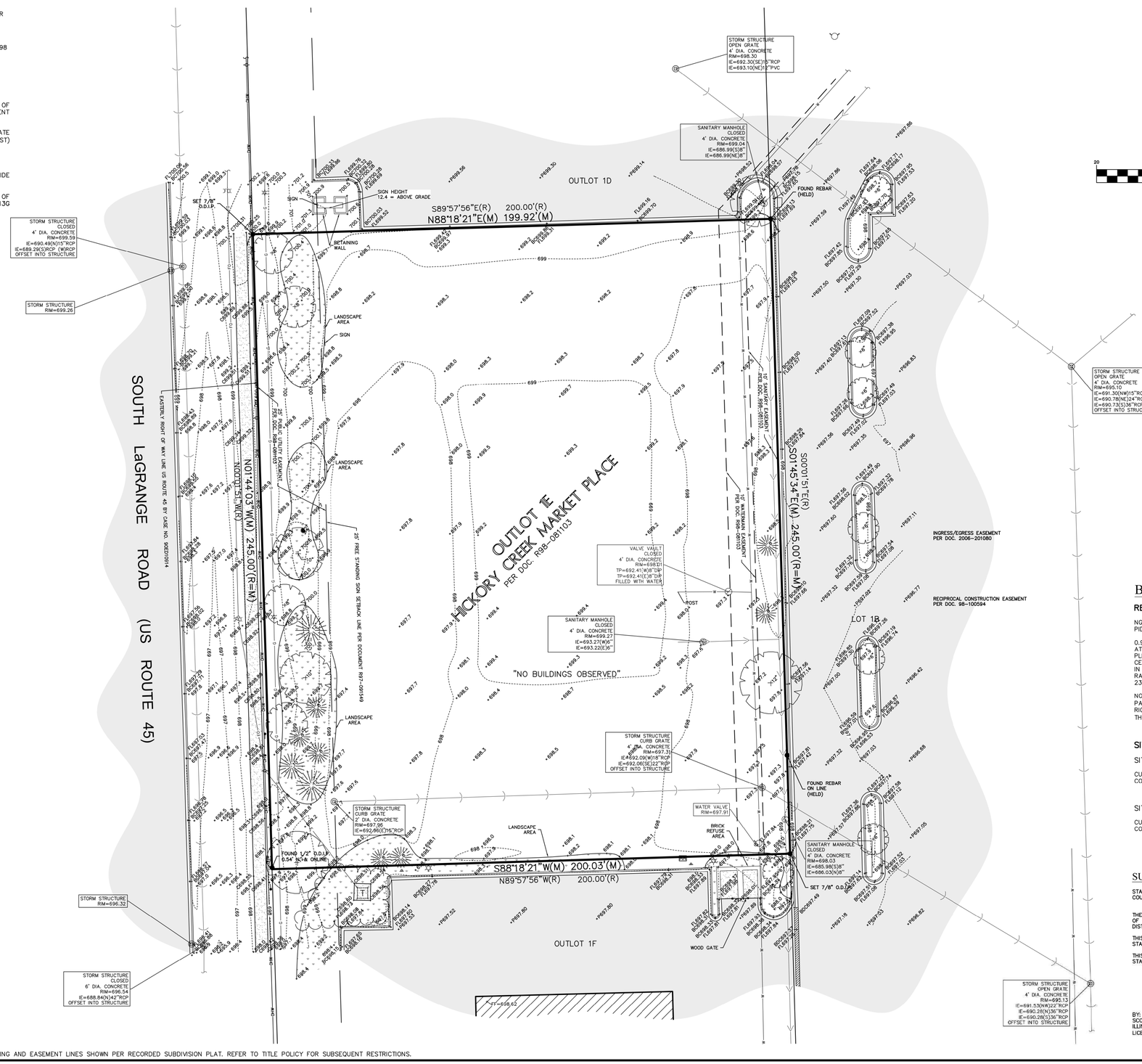
O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BOC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- CONTROL BOX
- WETLAND FLAG
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

AREA SUMMARY
(TO HEAVY LINES)
48,995 SQUARE FEET
OR
1.125 ACRES
(BASED ON MEASURED VALUES)

BENCHMARKS

REFERENCE BENCHMARK:

NGS DESIGNATION - PTS 23 Y B 46
PID - ME1609

0.9 MILES WEST ALONG THE MICHIGAN CENTRAL RAILROAD FROM THE CITY HALL AT FRANKFORT, WILL COUNTY, 0.2 MILES WEST OF THE SOUTH GATE TO THE PLEASANT HILL CEMETERY, AT PUBLIC ROAD CROSSING, 50 FEET NORTH OF THE CENTERLINE OF THE TRACK, 27 FEET WEST OF THE CENTERLINE OF THE ROAD, IN LINE WITH THE RIGHT-OF-WAY FENCE, AND ABOUT 3 FEET HIGHER THAN THE RAIL. A UNITED STATES GEOLOGICAL SURVEY STANDARD DISK, STAMPED PTS NO 23 Y B 46 AND SET IN THE TOP OF CONCRETE POST.

NOTE: THE RAILROAD TRACKS NO LONGER EXIST, BUT IN THEIR PLACE IS A PAVED RECREATIONAL USE TRAIL CALLED THE "OLD PLANK ROAD TRAIL". THE RIGHT-OF-WAY FENCE NO LONGER EXISTS. THE MARK IS ALSO STAMPED WITH THE YEAR '1924'.

DATUM: NAVD88 DATUM
ELEVATION = 748.66

SITE BENCHMARKS:

SITE BENCHMARK #1

CUT CROSS ON TOP OF CURB OPPOSITE FIRE HYDRANT NEAR NORTHEAST CORNER OF SITE

ELEVATION = 704.88

SITE BENCHMARK #2

CUT CROSS ON TOP OF CURB OPPOSITE FIRE HYDRANT NEAR SOUTHEAST CORNER OF SITE

ELEVATION = 702.87

SURVEYOR'S CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER THE DIRECTION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR ON 03-17-2022. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184.002778
LICENSE EXPIRES 4/30/2023

BY: _____ DATE: 03-17-2022
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2022

PROFESSIONAL LAND SURVEYOR SCOTT C. KREBS 35-3509 AURORA, ILLINOIS STATE OF ILLINOIS

Know what's below. Call before you dig.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND ARE PLOTTED FROM AVAILABLE RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS BELIEVED TO BE CORRECT. AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

NO.	DATE	REVISIONS	DRAWN BY CJC	CHECKED BY SK	BY
	DATE: 03-24-22		PC JC	BOOK 620 PG 43-45	

PROJECT
Seven Brew - Frankfort
Frankfort, IL

CLIENT
Watermark Engineering Resources, LTD.
2631 Ginger Woods Parkway Suite 100
Aurora, IL 60502

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7000 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 20'

1 OF 1

PROJ. NO.: 22.0067

NOTE: HEAVY BOUNDARY LINES DEPICT WRITTEN TITLE, OR DEED LINES - BUILDING AND EASEMENT LINES SHOWN PER RECORDED SUBDIVISION PLAT. REFER TO TITLE POLICY FOR SUBSEQUENT RESTRICTIONS.

J:\PSDATA\2022 PROJECTS\22.0067\22.0067 BOUNDARY TOPO.DWG

Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used.

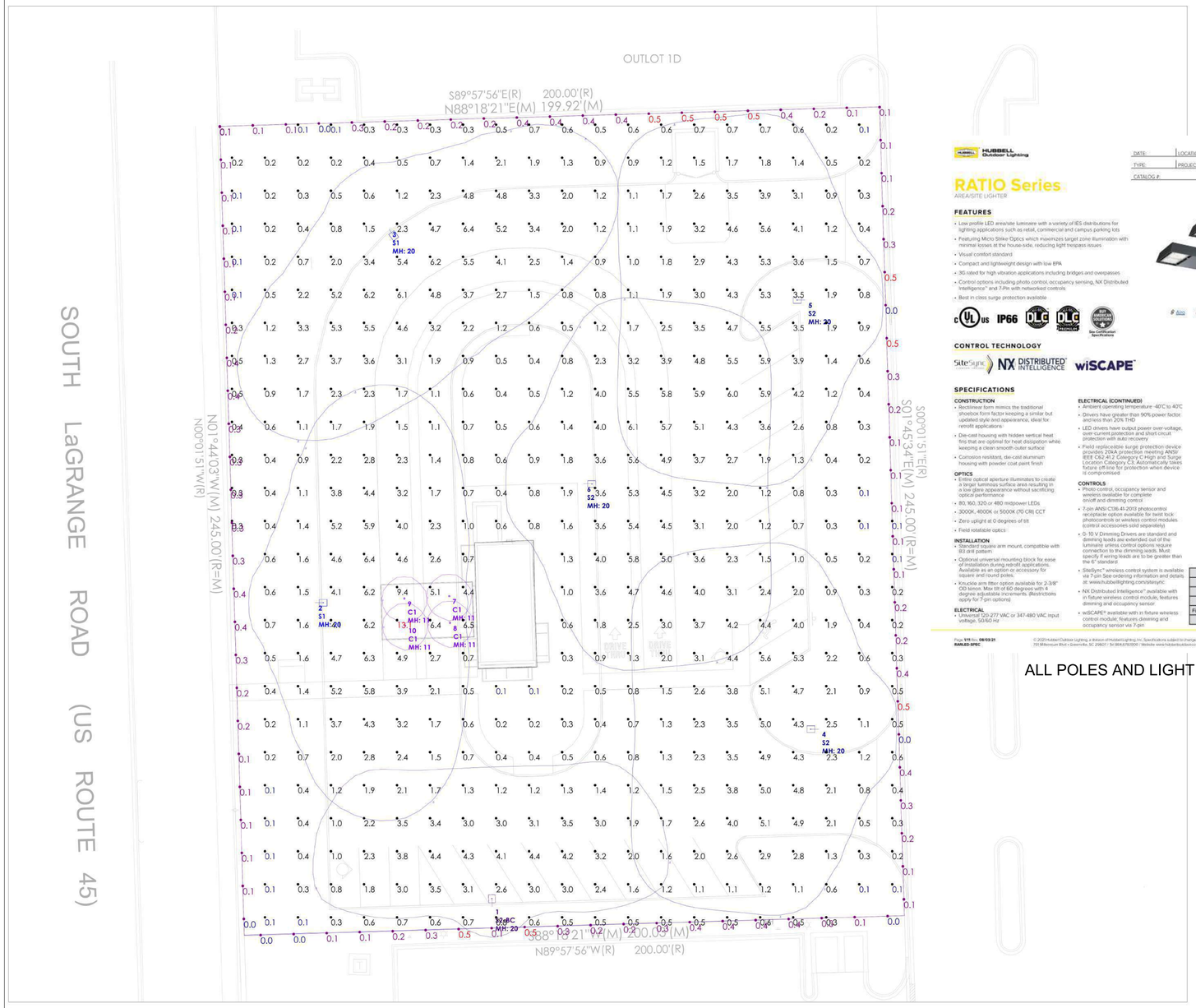
Symbol	Qty	Tag	Arrangement	Luminaire Lumens	Arr. Lum. Lumens	Luminaire Watts	Arr. Watts	LLF	Manufacturer	Description
	4	C1	Single	996	996	14.4	14.4	0.900	DALS Lighting Inc.	RGR4-CC-XX
	2	S1	Single	21714	21714	153.6	153.6	0.900	HUBBELL OUTDOOR	RAR2-320L-165-4K7-3-X-AX-WHX
	3	S2	Single	21310	21310	153.6	153.6	0.900	HUBBELL OUTDOOR	RAR2-320L-165-4K7-4W-X-AX-WHX
	1	S2-BC	Single	11922	11922	154.2	154.2	0.900	HUBBELL OUTDOOR	RAR-2-320L-165-4K7-4W-X-AX-WHX-BC

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Max/Min	Avg/Min	Description
PROPERTY LINES	Illuminance	Fc	0.23	0.5	0.0	N.A.	N.A.	READINGS @ GRADE
SITE_Planar	Illuminance	Fc	2.15	13.1	0.1	131.00	21.50	READINGS @ GRADE
PARKING LOT	Illuminance	Fc	3.10	6.4	0.5	12.80	6.20	READINGS @ GRADE

Luminaire Location Summary

LumNo	Label	Mtg Ht	Orient	Tilt
1	RAR-2-320L-165-4K7-4-BC	20	92	0
2	RAR2-320L-165-4K7-3 (1)	20	0	0
3	RAR2-320L-165-4K7-3 (1)	20	305.669	0
4	RAR2-320L-165-4K7-4W (1)	20	180	0
5	RAR2-320L-165-4K7-4W (1)	20	180	0
6	RAR2-320L-165-4K7-4W (1)	20	0	0
7	RGR4	11	0	0
8	RGR4	11	0	0
9	RGR4	11	0	0
10	RGR4	11	0	0



Scale: 1 inch= 16 Ft.

HUBBELL Outdoor Lighting

RATIO Series

AREA/SITE LIGHTER

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as retail, commercial and campus parking lots
- Featuring Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual comfort standard
- Compact and lightweight design with low EPA
- 3G rated for high vibration applications including bridges and overpasses
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™ and 7-Pin with networked controls
- Best in class surge protection available

IP66

CONTROL TECHNOLOGY

SiteSync NX DISTRIBUTED INTELLIGENCE wiSCAPE

SPECIFICATIONS

CONSTRUCTION

- Recliniear form mimics the traditional shoebox form factor keeping a similar but updated style and appearance, ideal for retrofit applications
- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish

OPTICS

- A large optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 80, 160, 320 or 480 midpower LEDs
- 3000K, 4000K or 5000K (70 CRI) CCT
- Zero uplight at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Standard squaire arm mount, compatible with B3 drill pattern
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option or accessory for square and round poles.
- Knuckle arm fitter option available for 2-3/8" OD tenon. Max tilt of 60 degrees with 4 degree adjustable increments. (Restrictions apply for 7-pin options)

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz

ELECTRICAL (CONTINUED)

- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3. Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor and wireless (available for complete on/off and dimming control
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10 V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- SiteSync® wireless control system is available via 7-pin See ordering information and details at: www.hubbelllighting.com/sitesync
- NX Distributed Intelligence™, available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor via 7-pin

CERTIFICATIONS

- DLC® (Design Lights Consortium Qualified), with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 3G rated for ANSI C136.31 high vibration applications
- Fixture is IP66 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/29/2020. See Buy American Solutions

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

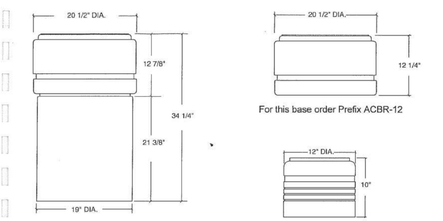
KEY DATA	
Lumen Range	3,200–48,000
Wattage Range	25–340
Efficacy Range (LPW)	118–155
Fixture Projected Life (Hours)	L70>50K
Weights lbs. (kg)	13.5–24 (6.1-10.9)

Page 1/11 Rev. 08/03/21
RAR/LED-SPEC

© 2020 Hubbell Outdoor Lighting, a division of Hubbell Lighting, Inc. Specifications subject to change without notice.
701 Millennium Blvd • Greenville, SC 29607 | Tel 864.678.1000 | Website: www.hubbellautolighting.com

HUBBELL Lighting

Ordering Guide



For this base order Prefix ACBR-34

For this base order Prefix ACBR-12

For this base order Prefix ACBR-10

Ordering Information

Prefix	Size	Color Band	
ACBR - Round	10 - 10" 12 - 12" 34 - 34"	45 - Light Gold 20 - Charcoal Metallic 55 - Black 94 - Blue Metallic 01 - Chrome 69 - Dark Green	61 - Dark Red 21 - Tomato Red 575 - Beige 60 - White NO - No Option

ACBR - 34 - 94

LSI lighting systems

LSI LIGHTING SYSTEMS, A Division of LSI Industries Inc.
10000 ALLIANCE ROAD • P.O. BOX 42728 • CINCINNATI, OHIO 45242
(513)793-3350 • FAX (513)793-0147

Exhibit C-1

ALL POLES AND LIGHT FIXTURES SHALL BE WHITE IN COLOR TO MATCH REST OF DEVELOPMENT

PARKING LOT DESIGN GUIDE	MAINTAINED HORIZONTAL		MAINTAINED VERTICAL		MAXIMUM	
APPLICATION AND TASK	AVERAGE (FC)	RANGE (FC)	AVERAGE (FC)	RANGE (FC)	AVG:MIN	MAX:MIN
PARKING (UNCOVERED) ZONE 3 (URBAN)	1.5	0.75 - 3	0.8	0.4 - 1.6	4:1	15:1
PARKING (UNCOVERED) ZONE 2 (SUBURBAN)	1	0.5 - 2	0.6	0.3 - 1.2	4:1	15:1
SAFETY (BUILDING EXTERIOR)	1	0.5 - 2	-	-	FOR SECURITY ISSUES, RAISE AVG. TO 3	

SIMPLIFIED RECOMMENDATIONS BASED ON IES 'THE LIGHTING HANDBOOK' 10TH EDITION AND IES RP-20-14. INDIVIDUAL APPLICATIONS WILL DETERMINE SPECIFIC RECOMMENDATIONS. PLEASE REFER TO THE MOST RECENT HANDBOOK FOR A MORE DETAILED EVALUATION AND ADDITIONAL APPLICATIONS. THESE RECOMMENDATIONS DO NOT SUPERCEDE ANY APPLICABLE CODES.

NOTES

- PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.
- ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.
- THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.
- FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.
- FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.
- CALCULATION GRID VALUES 10'-0" O.C.

PROJECT NAME: FRANKFORT COFFEE

CLIENT NAME: KEYSTONE PLANNING + DESIGN

Date:6/17/2022

Page 1 of 1

PG enlighten

DRAWN BY: Joeli Collins
joeli.collins@pg-enlighten.com
847.228.1199

PG CONTACT: Marc Pilipuf
Marc.Pilipuf@pg-enlighten.com
847.228.1199

KEYSTONE PLANNING + DESIGN
KEYSTONE CONSTRUCT, LLC
418 Clinton Pl., River Forest, IL 60305
KeystonePlanningDesign.com

REVISIONS 1 2 3

DRIVE-THRU COFFEE DEVELOPMENT

Frankfort, IL 60423

No.	Description	Date
	STAFF RVW	5/28/2022
	STAFF RVW LETTER	6/14/2022
	STAFF RESPONSE	8/30/2022

PHOTOMETRIC PLAN

SP110

Scale

8/30/2022 5:55:58 AM

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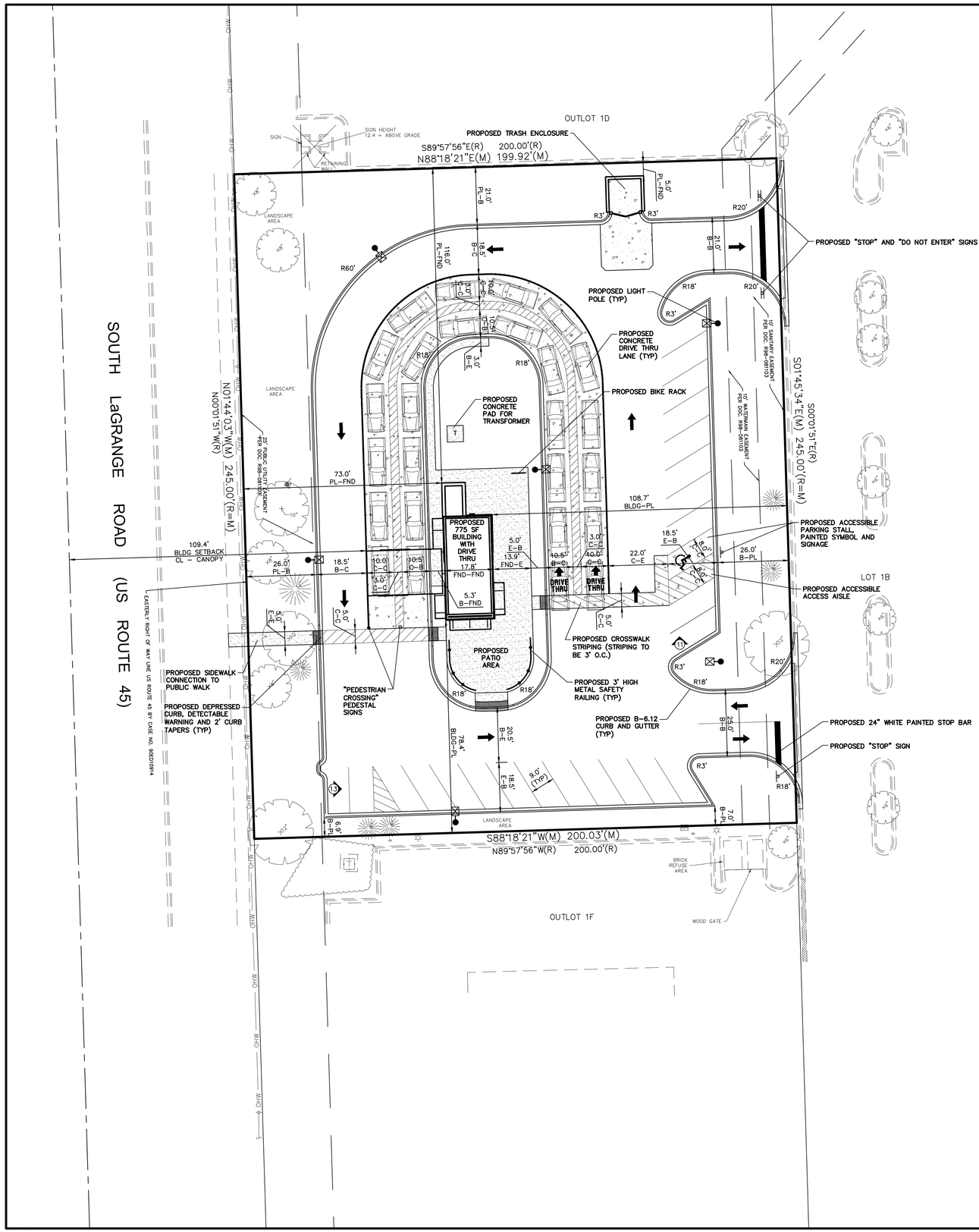


GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE (BOUNDARY AND TOPOGRAPHIC SURVEY)
(SURVEY PROJECT #22.0067 DATED 03/24/2022)
PREPARED BY: COMPASS SURVEYING LTD
2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502
(630) 820-9100

2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

REGULAR SPACES	23
ADA ACCESSIBLE SPACES	1
TOTAL SPACES	24

PARKING REQUIREMENT = 1 SPACE PER 75 S.F. OF BUILDING AND OUTDOOR DINING AREA PLUS 1 SPACE PER 2 EMPLOYEES.

775 SF + 800 SF/75 + 5 EMPLOYEES/2 = 24 SPACES REQ.

SITE DATA

LOT AREA	=	48,995 S.F. (1.125 AC.)
PROPOSED PERVIOUS	=	19,220 S.F. (39.2%)
EXISTING PERVIOUS	=	48,995 S.F. (100%)
PROPOSED IMPERVIOUS	=	29,775 S.F. (60.8%)
EXISTING IMPERVIOUS	=	0 S.F. (0%)
BUILDING AREA	=	775 S.F.
OUTDOOR DINING AREA	=	800 S.F.

GEOMETRIC PLAN NOTES:
1. PROPOSED IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE WESTERN PROPERTY LINE.
2. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
3. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
5. WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.

10/27/2022

JEFFREY C. MILLER
062-045858
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

Expires 11/30/2023

20 0 10 20 40 80

SITE PLAN

NO.	REVISIONS	DATE
1	PER VILLAGE COMMENT LTR DATED 9/7/22	08/17/22
2	PER 7/12/22 STAFF COMMENTS AND 7/28/22 ENGINEERING COMMENTS	08/18/22
3	PER 9/22/22 ENGINEERING COMMENTS	10/27/22

Prepared For:

ALIANA WINKLE
Frankfort, IL

CAFFEINATED CONCEPTS
S. La Grange Road, South of W. Laporte Road
Frankfort, Illinois

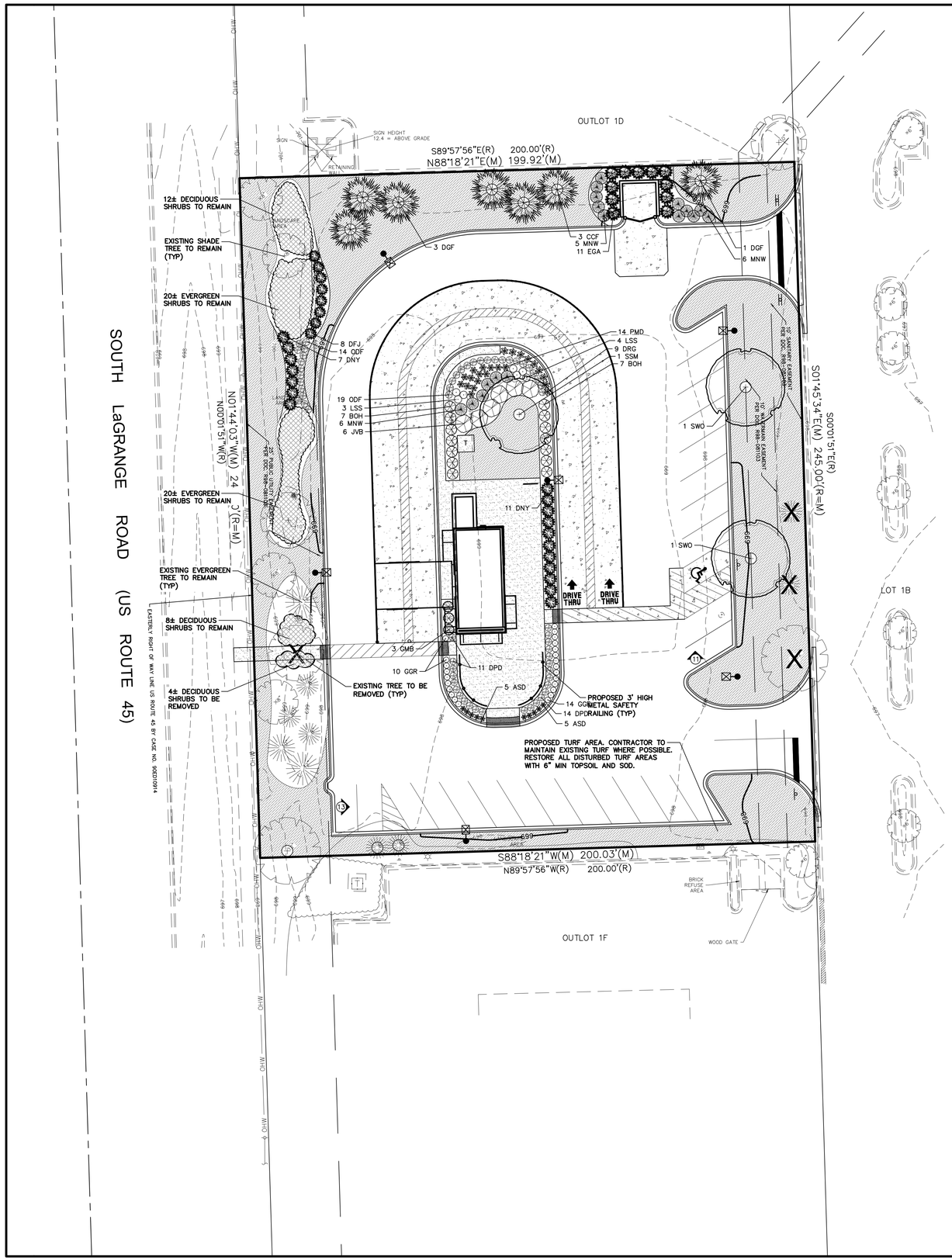
Prepared By:

WatermarkEngineering RESOURCES
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

CHECKED BY: J.MILLER
DESIGN BY: D. OLSON
DRAWN BY: D. OLSON
DATE: MAY 26, 2022
SCALE: 1" = 20'
PROJECT NO.: 22-026

1 of 1

SITE PLAN



LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
2. PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
4. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER – SEE NOTE 5.
7. ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
9. CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
10. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
11. ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNITTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
12. AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
13. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
14. THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
15. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM IT'S ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH IT'S INSTALLATION.
17. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
18. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
19. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
20. BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
21. ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
22. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
23. IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
24. IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
25. PROVIDE TOPSOIL RE-SPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
    A. 4" MINIMUM IN GRASS OR SOD AREAS
    B. 6" MINIMUM IN PLANTING AREAS
    C. 12" MINIMUM IN LANDSCAPE ISLANDS

PLANT LIST

SHADE, ORNAMENTAL, AND CONIFEROUS TREES

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
1	SSM	Acer miyabei 'Morton'	State Street Maple	2 1/2" Cal.
2	SWO	Quercus bicolor	Swamp White Oak	2 1/2" Cal.
3	CCF	Abies concolor	White Fir	6'
4	DGF	Psuedotsuga menziesii	Douglas Fir	6'

FLOWERING AND EVERGREEN SHRUBS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
11	EGA	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'
14	BOH	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	5 Gal.
6	JVB	Viburnum x juddii	Judd Viburnum	5 Gal.
17	MNW	Weigela florida 'Minuet'	Minuet Weigela	3 Gal.
3	GMB	Buxus x 'Green Mountain'	Green Mountain Boxwood	5 Gal.
8	DFJ	Juniperus chinensis 'Daub's Frosted'	Daub's Frosted Juniper	5 Gal.
18	DNY	Taxus x media 'Densiformis'	Densiformis Yew	5 Gal.

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
9	DRG	Geranium pratense 'Dark Reiter'	Dark Reiter Geranium	1 Gal.
24	GGR	Geranium 'Rozanne'	'Gerwat' Geranium	1 Gal.
14	PMD	Hemerocallis 'Pardon Me'	Pardon Me Daylilly	1 Gal.
10	ASD	Hemerocallis x 'Apricot Sparkles'	Apricot Sparkles Daylily	1 Gal.
7	LSS	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal.
33	ODF	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 Gal.
25	DPD	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	1 Gal.

GENERAL NOTES:

1. THESE PLANS ARE BASED ON THE (BOUNDARY AND TOPOGRAPHIC SURVEY)
   (SURVEY PROJECT #22.0067 DATED 03/24/2022)
   PREPARED BY: COMPASS SURVEYING LTD
   2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502
   (630) 820-9100
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

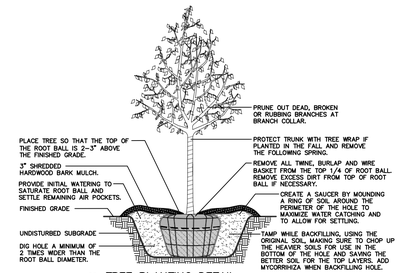
REGULAR SPACES	23
ADA ACCESSIBLE SPACES	1
TOTAL SPACES	24

PARKING REQUIREMENT = 1 SPACE PER 75 S.F. OF BUILDING AND OUTDOOR DINING AREA PLUS 1 SPACE PER 2 EMPLOYEES.

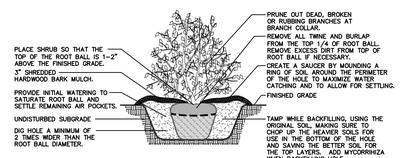
775 SF + 800 SF/75 + 5 EMPLOYEES/2 = 24 SPACES REQ.

SITE DATA

LOT AREA	=	48,995 S.F. (1.125 AC.)
PROPOSED PERVIOUS	=	19,220 S.F. (39.2%)
EXISTING PERVIOUS	=	48,995 S.F. (100%)
PROPOSED IMPERVIOUS	=	29,775 S.F. (60.8%)
EXISTING IMPERVIOUS	=	0 S.F. (0%)
BUILDING AREA	=	775 S.F.
OUTDOOR DINING AREA	=	800 S.F.



TREE PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



SHRUB PLANTING DETAIL
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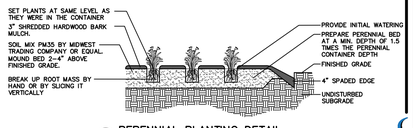


PERENNIAL PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.

ISA CERTIFIED ARBORIST
DANIEL D. OLSON
IL-5081A

Know what's **Below.**
Call before you dig.
811

20 0 10 20 40 80

LANDSCAPE PLAN

NO.	REVISIONS	DATE
1	PER VILLAGE COMMENT LTR DATED 9/7/22	8/17/22
2	PER 7/12/22 STAFF COMMENTS AND 7/28/22 ENGINEERING COMMENTS	8/18/22
3	PER 9/22/22 ENGINEERING COMMENTS	10/27/22

Prepared For:

ALIANA WINKLE
Frankfort, IL

CAFFEINATED CONCEPTS
S. La Grange Road, South of W. Laporte Road
Frankfort, Illinois

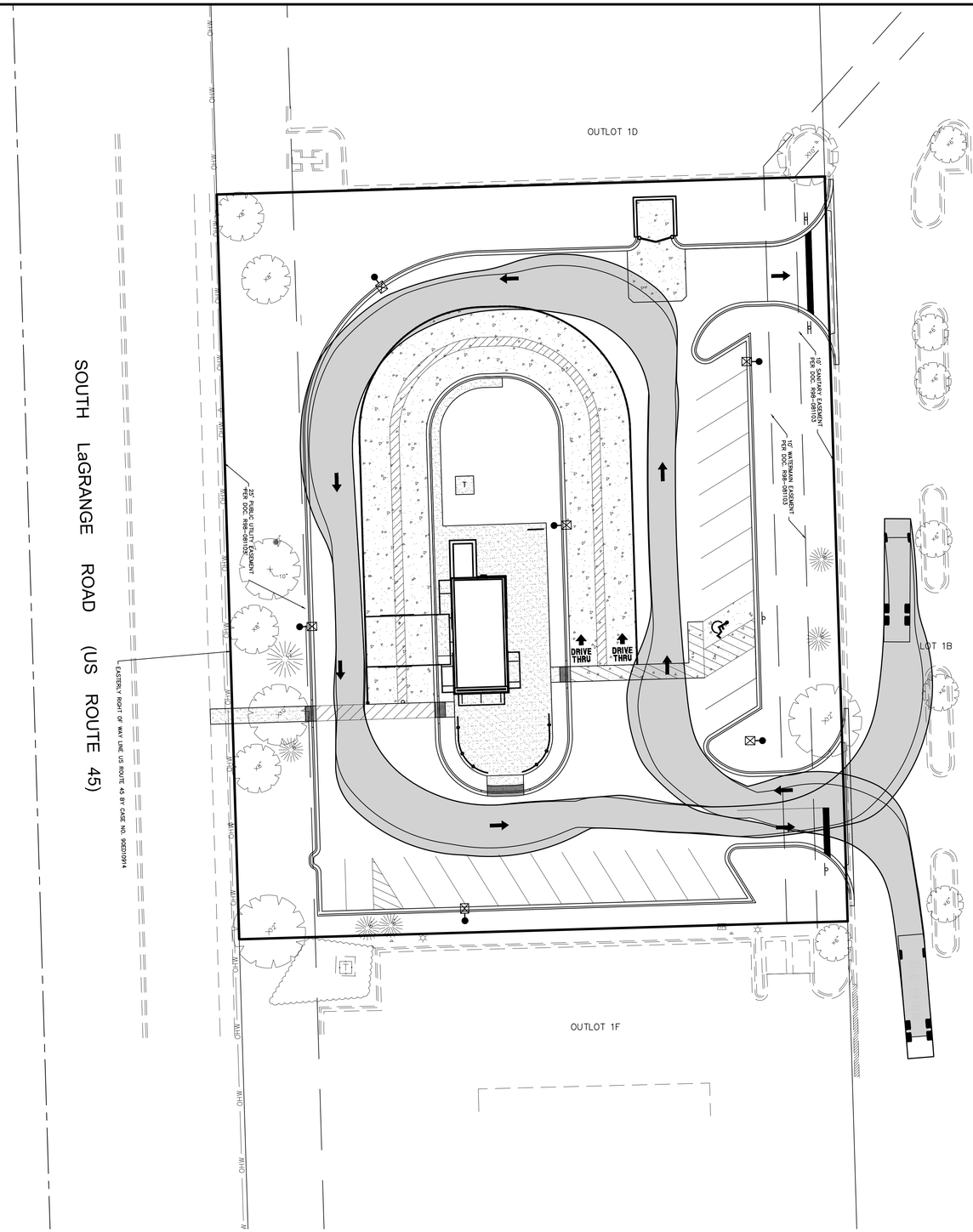
Prepared By:

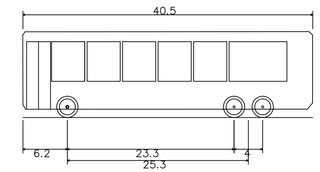
Watermark Engineering RESOURCES
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

CHECKED BY: J.MILLER
DESIGN BY: R. ERSFELDT
DRAWN BY: D.O. R.E.
DATE: AUGUST 30, 2022
SCALE: 1" = 20'
PROJECT NO.: 22-028

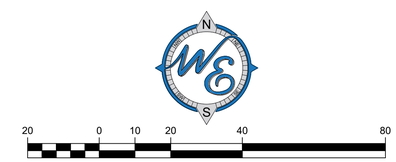
L-1

LANDSCAPE PLAN





BUS-40 – Inter City Bus	
Overall Length	40.500ft
Overall Width	8.500ft
Overall Body Height	12.000ft
Min Body Ground Clearance	1.158ft
Track Width	8.500ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	41.90°



FIRE TRUCK CIRCULATION PLAN

NO.	REVISIONS	DATE

Prepared For:

ALIANA WINKLE
Frankfort, IL

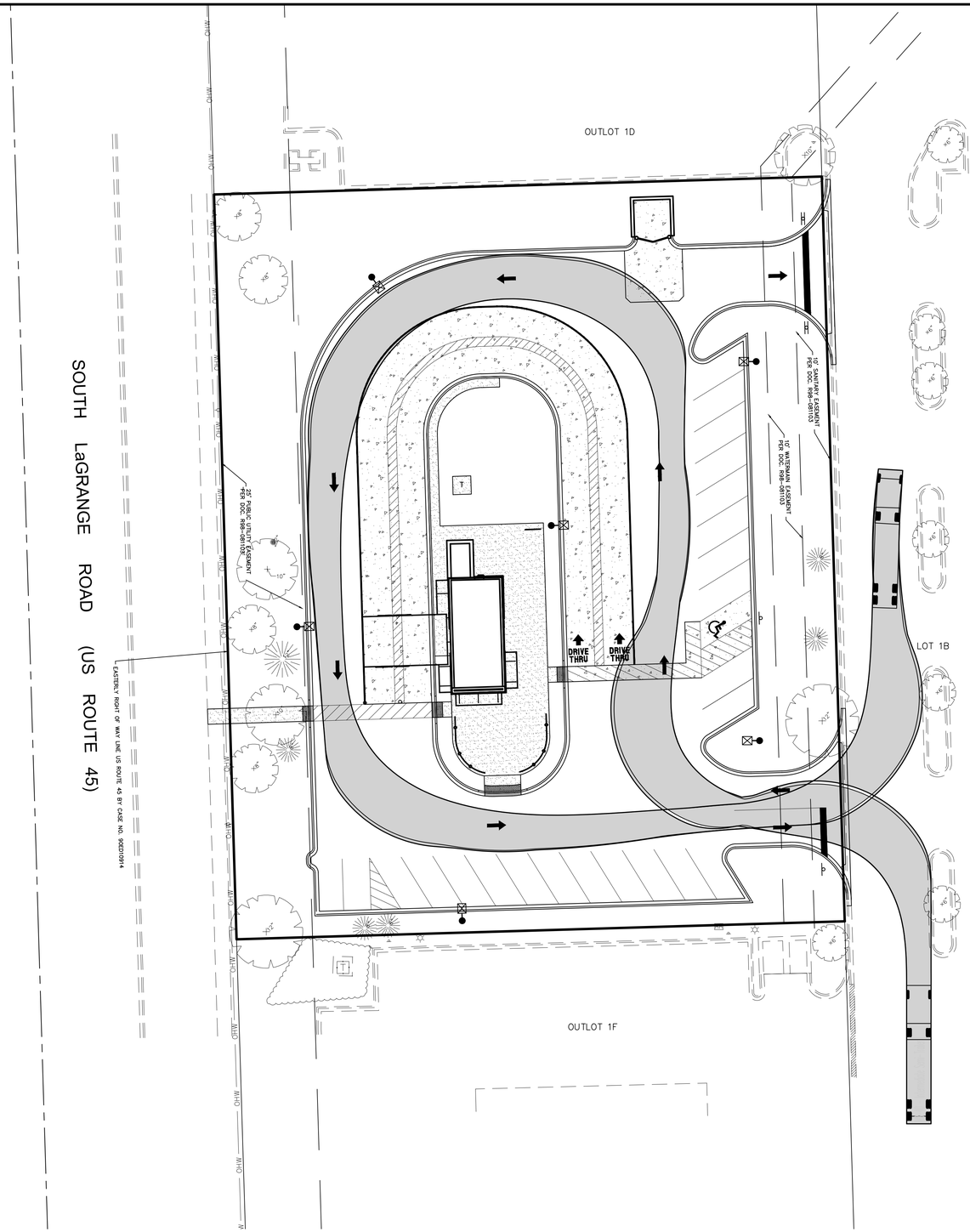
CAFFEINATED CONCEPTS
La Grange Road
Frankfort, Illinois

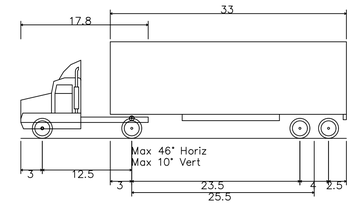
Prepared By:

WatermarkEngineering RESOURCES
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

CHECKED BY:	J.MILLER
DESIGN BY:	D.OLSON
DRAWN BY:	D.OLSON
DATE:	OCTOBER 21, 2022
SCALE:	1" = 20'
PROJECT NO.:	22-026

FIRE TRUCK CIRCULATION PLAN





WB-40 – Intermediate Semi-Trailer	
Overall Length	45.499ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	20.30°

20 0 10 20 40 80

DELIVERY TRUCK TRUCK CIRCULATION PLAN

DATE	NO.	

Prepared For:

ALIANA WINKLE
Frankfort, IL

CAFFEINATED CONCEPTS
La Grange Road
Frankfort, Illinois

Prepared By:

WatermarkEngineering RESOURCES
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

CHECKED BY: J.MILLER
DESIGN BY: D.OLSON
DRAWN BY: D.OLSON
DATE: OCTOBER 21, 2022
SCALE: 1" = 20'
PROJECT NO.: 22-026

DELIVERY TRUCK CIRCULATION PLAN

KEYSTONE PLANNING + DESIGN
KEYSTONE CONSTRUCT, LLC
418 Clinton Pl., River Forest, IL 60305
KeystonePlanningDesign.com

DRIVE-THRU COFFEE DEVELOPMENT

Frankfort, IL 60423

No.	Description	Date
	STAFF RVW	5/28/2022
	STAFF RVW LETTER	6/14/2022
	STAFF RESPONSE	8/30/2022

RENDERINGS v2

A000B

Scale

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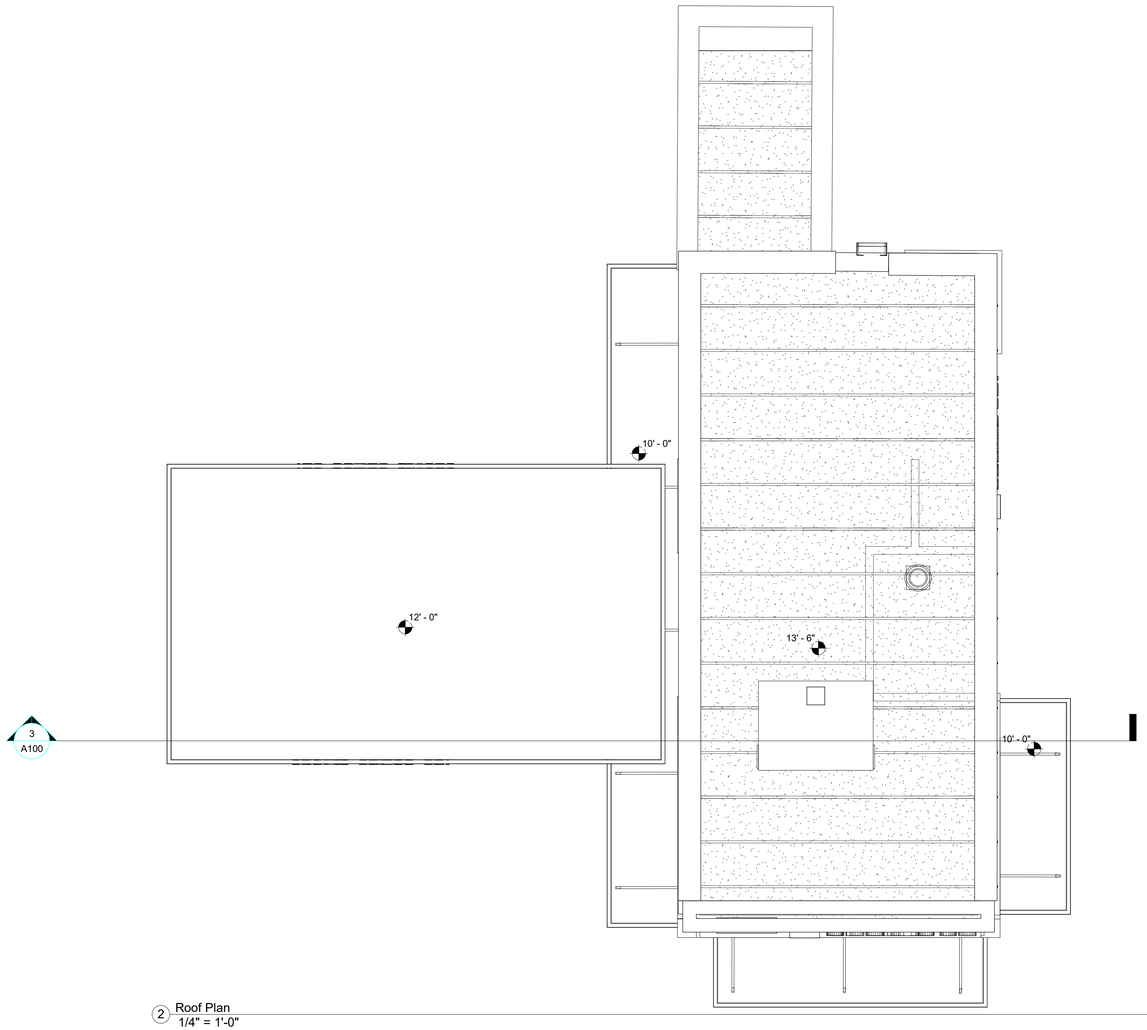
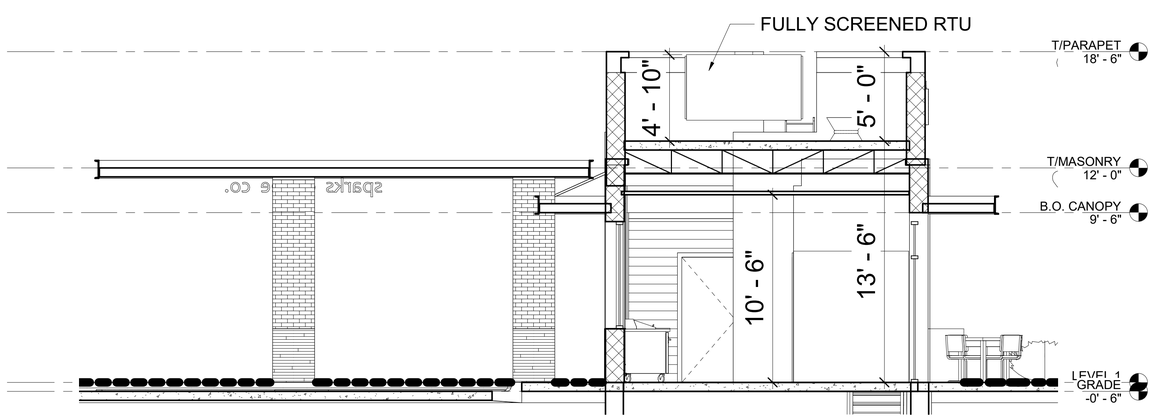


2 Roof Plan
1/4" = 1'-0"



3 RTU SCREENING
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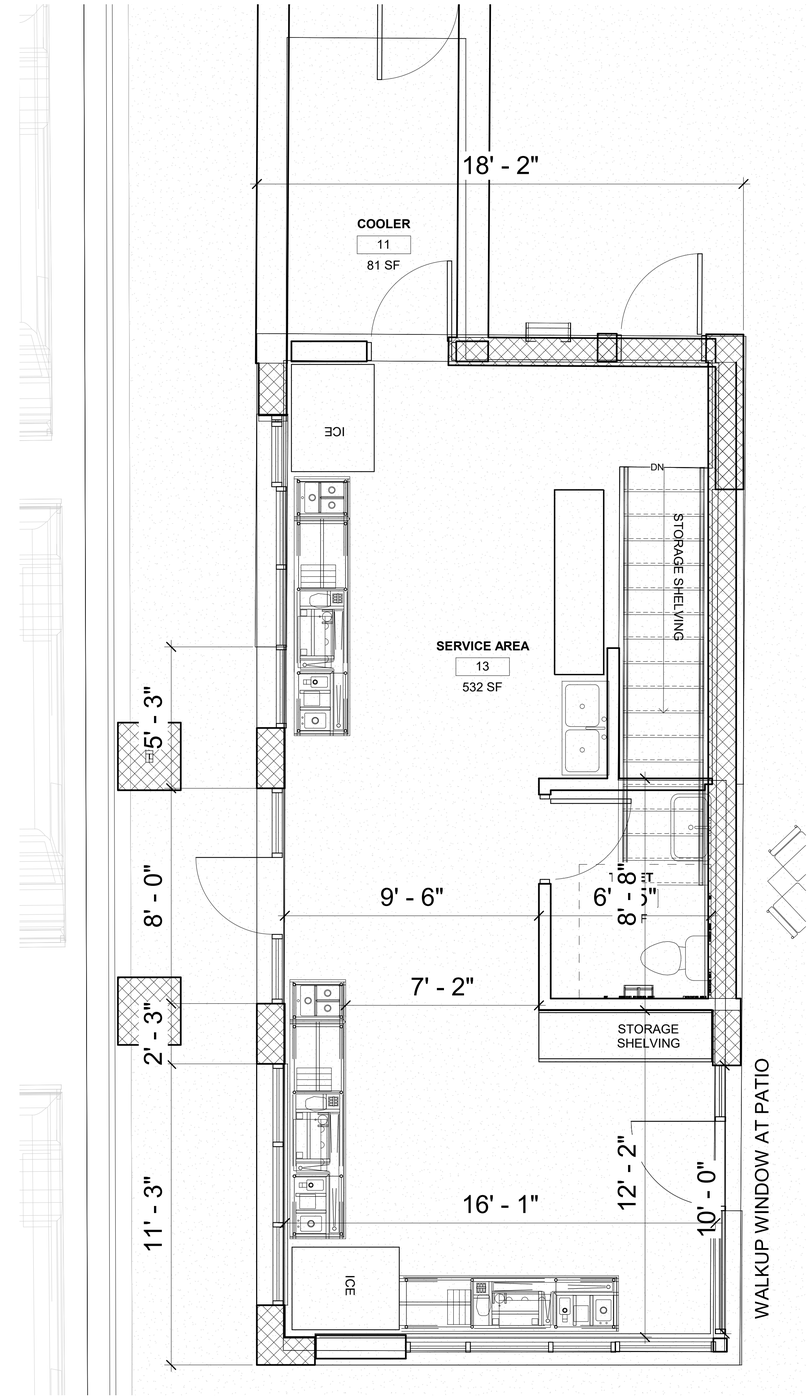
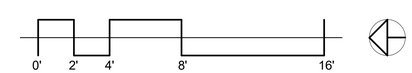


1 NEW COFFEE PROTOTYPE FLOOR PLAN
3/8" = 1'-0"



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DRIVE-THRU COFFEE DEVELOPMENT
Frankfort, IL 60423

No.	Description	Date
	CONCEPT	2/14/2022
	STAFF RVW LETTER	6/14/2022
	STAFF RESPONSE	8/30/2022

Floor + Roof Plan

A100

Scale As indicated

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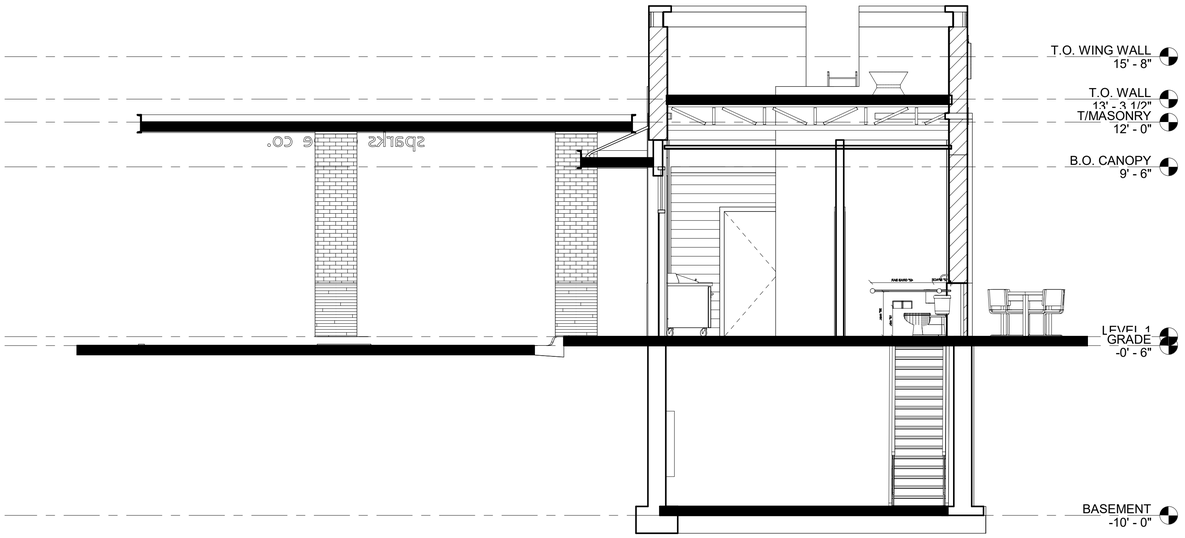
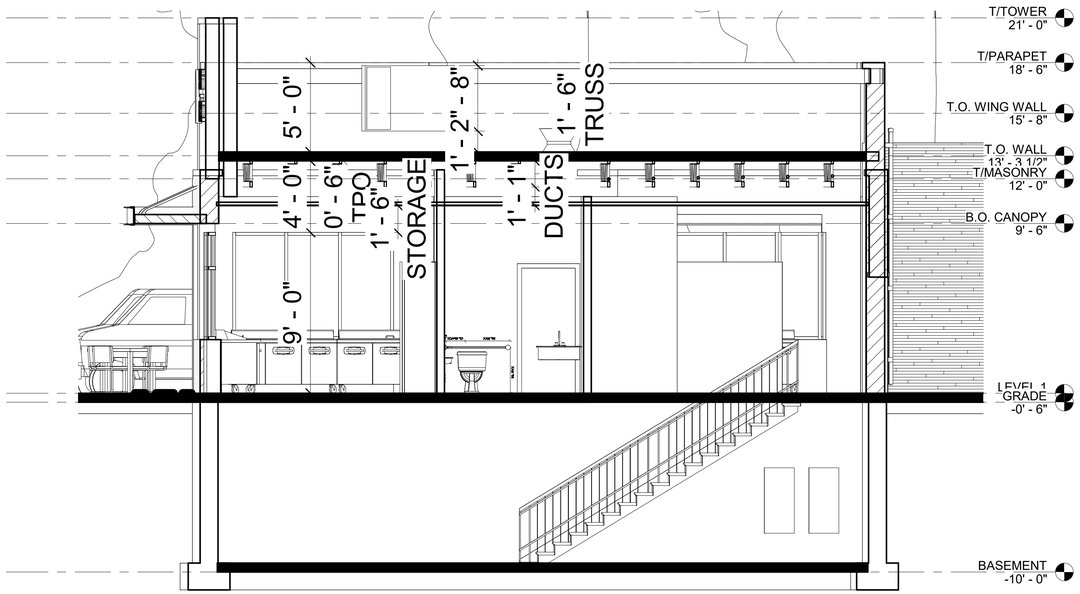


1 Section 2
1/4" = 1'-0"



3 Section 3
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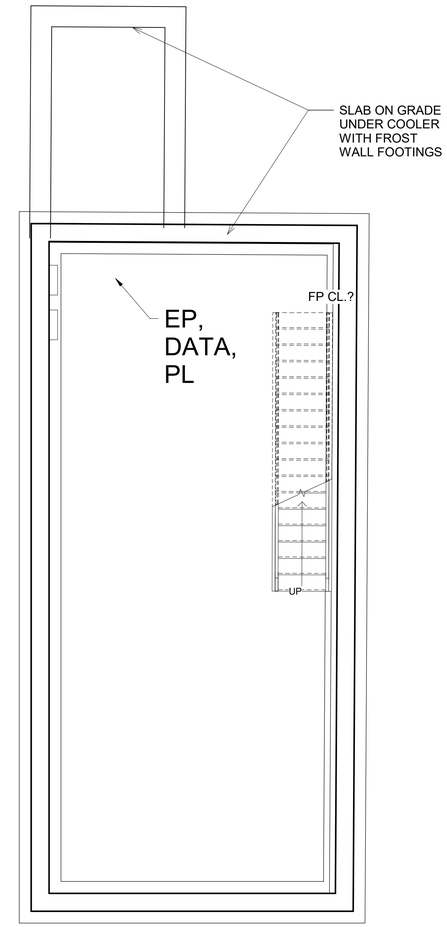

2 BASEMENT
1/4" = 1'-0"

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DRIVE-THRU COFFEE DEVELOPMENT
Frankfort, IL 60423

No.	Description	Date
	STAFF RVW LETTER	6/14/2022
	STAFF RESPONSE	8/30/2022

Basement Plan + Sections

A101

Scale 1/4" = 1'-0"

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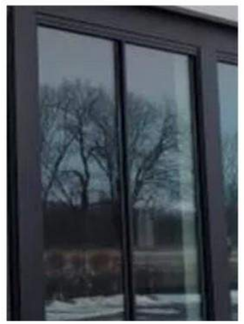
ADJACENT EMAGINE CLADDING

CULTURED CHARDONNAY LEDGE STONE STONE-06

WATERFORD BRICK E-01 (BRICK)

Aged Bronze

BERRIDGE AGED BRONZE



MIDNIGHT BRONZE STOREFRONT

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DRIVE-THRU COFFEE DEVELOPMENT
Frankfort, IL 60423

No.	Description	Date
	STAFF RVW LETTER	6/14/2022
	STAFF RESPONSE	8/30/2022

IFZ UPDATED ELEVATIONS

A299 IFZ

Scale

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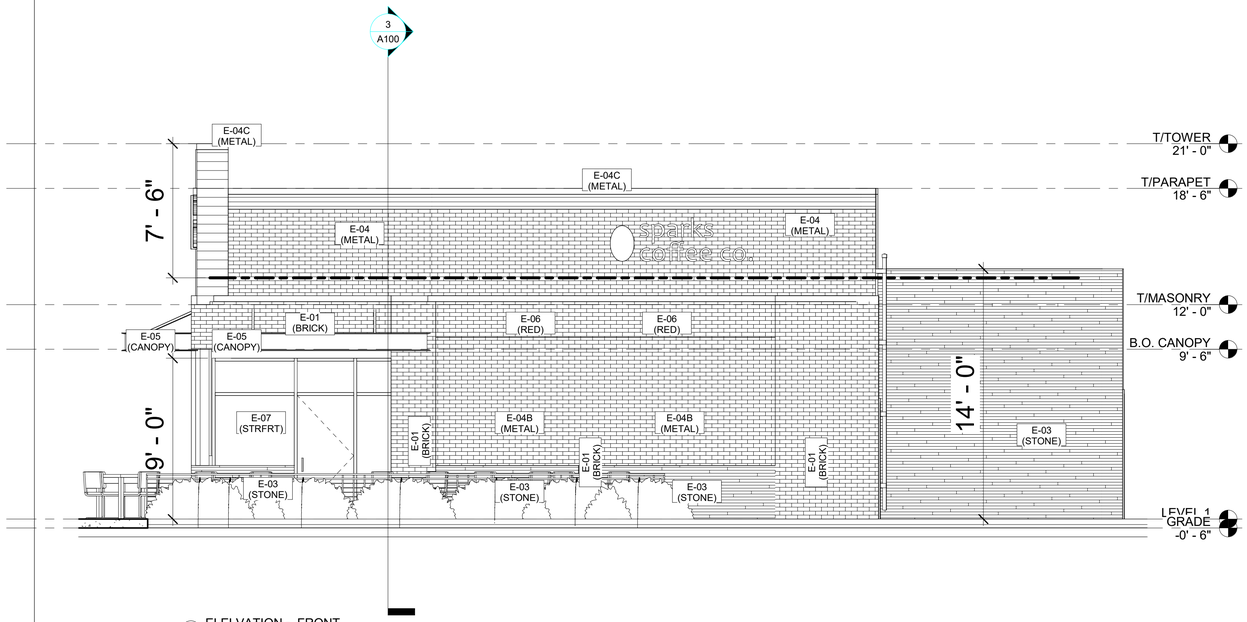
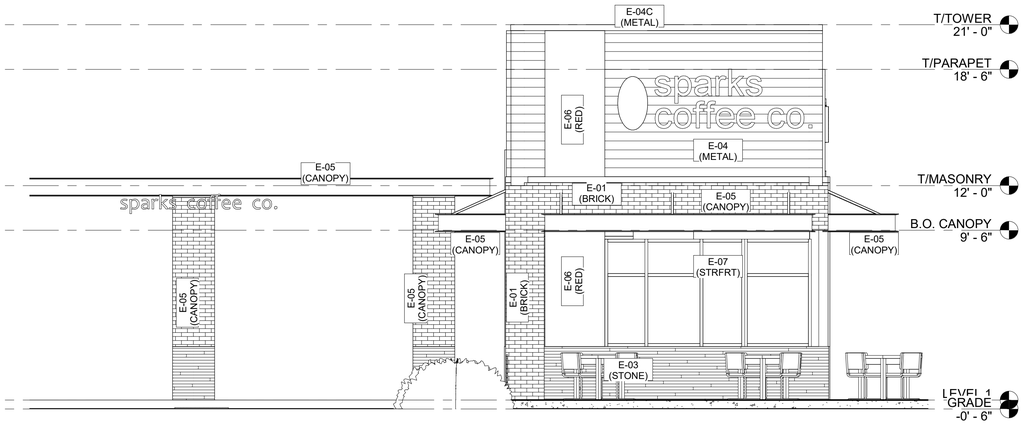
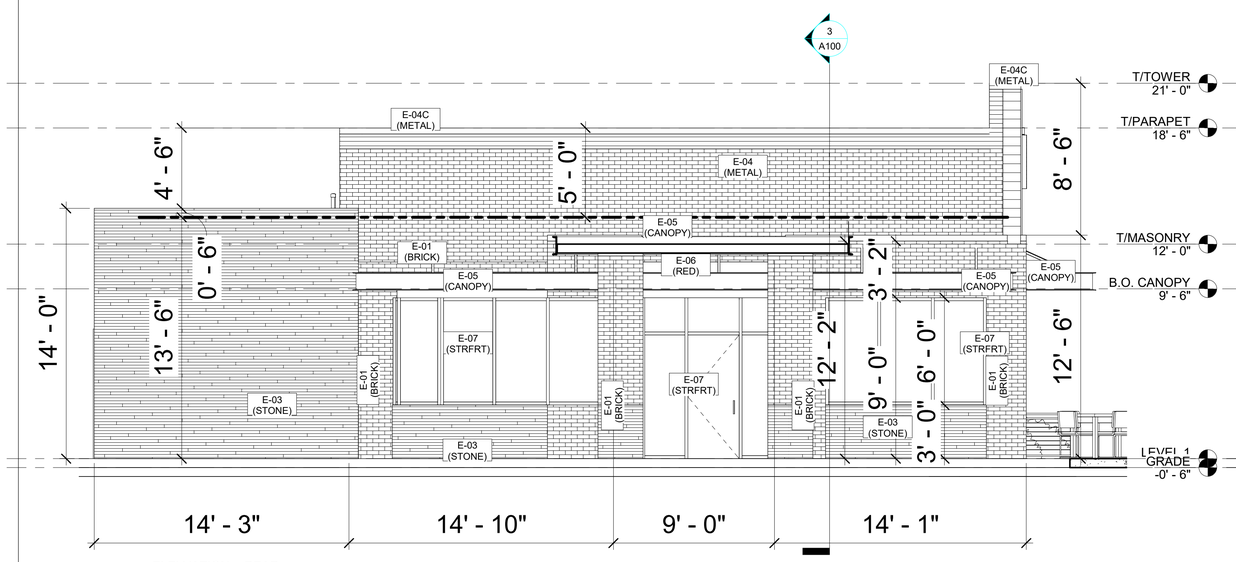


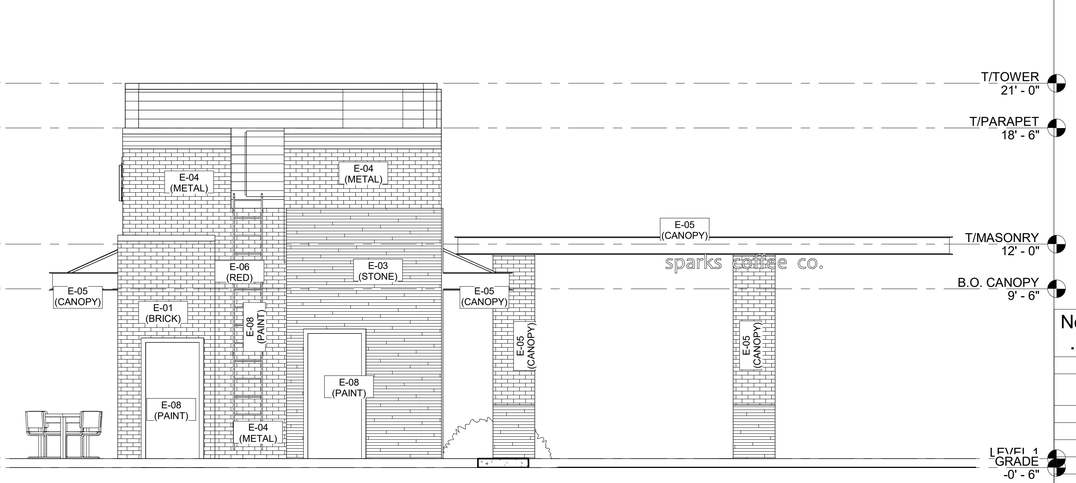
1 ELELVATION - FRONT
1/4" = 1'-0"



3 ELEVATION - LEFT SIDE
1/4" = 1'-0"



2 ELELVATION - REAR
1/4" = 1'-0"



4 ELEVATION - RIGHT SIDE
1/4" = 1'-0"

SPARKS EXTERIOR MATERIALS

TAG	ELEMENT	MNFR.	MODEL #	FINISH
E-01 (BRICK)	5/8" THIN BRICK MODULAR	METRO-BRICK	ARCH THIN BRICK	108 BROWNSTONE
E-01 (REFUSE)	BRICK WITH 4" LIMESTONE CAP	GLEN GERY	TBD BROWN	BROWN PER EMAGINE PUD
E-03 (STONE)	FULL-BED STONE	CULTURED STONE	COUNTRYSTONE	CHARDONNAY
E-04 (METAL)	CORRUGATED METAL SIDING	BERRIDGE	KYNAR 500 / HYLAR 5000	AGED BRONZE
E-04B (METAL)	VERTICAL CORRUGATED METAL SIDING	BERRIDGE	KYNAR 500 / HYLAR 5000	AGED BRONZE
E-04C (METAL)	STANDARD 4" COPING	BERRIDGE	KYNAR 500 / HYLAR 5000	AGED BRONZE
E-05 (CANOPY)	WITH BUILDING TIEBACK RODS	UNISTRUCTURES	9" C-CHANNEL	AGED BRONZE
E-06 (RED)	CORRUGATED METAL SIDING	BERRIDGE	KYNAR 500 / HYLAR 5000	DEEP RED
E-07 (STRFRT)	DOUBLE PANE, 1" IGU, ARGON, LOW-E, TEMPERED	KAWNEER	2X4 MULLION	DARK BRONZE
E-08 (PAINT)	HOLLOW METAL EXTERIOR PAINT	BENJAMIN MOORE	EXTERIOR METAL PAINT	TBD BROWN TO MATCH

KEYSTONE PLANNING+DESIGN
KEYSTONE CONSTRUCT, LLC
418 Clinton Pl., River Forest, IL 60305
KeystonePlanningDesign.com

DRIVE-THRU COFFEE DEVELOPMENT
Frankfort, IL 60423

No.	Description	Date
	CONCEPT	2/14/2022
	STAFF RVW LETTER	6/14/2022
	STAFF RESPONSE	8/30/2022

Exterior Elevations

A300

Scale 1/4" = 1'-0"

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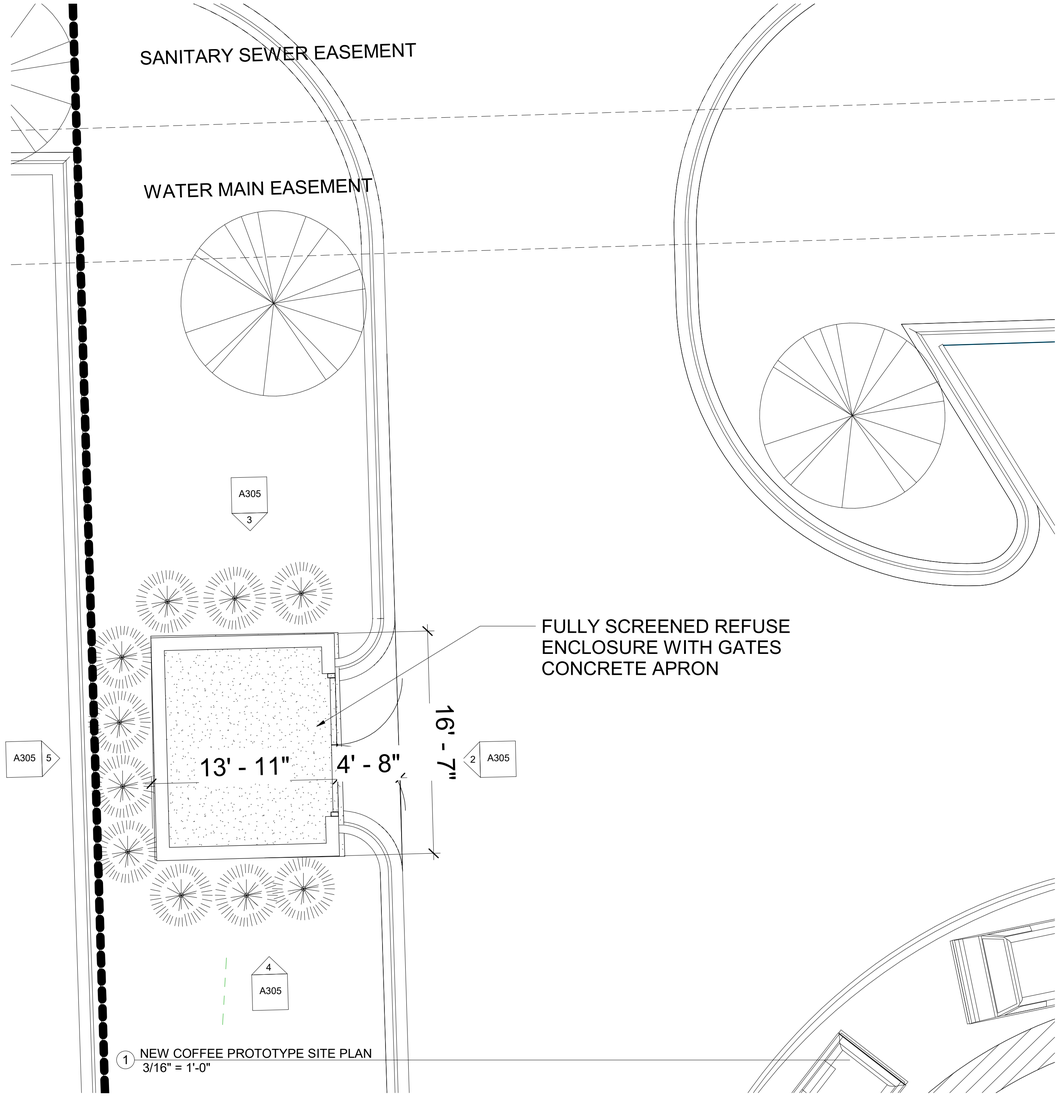
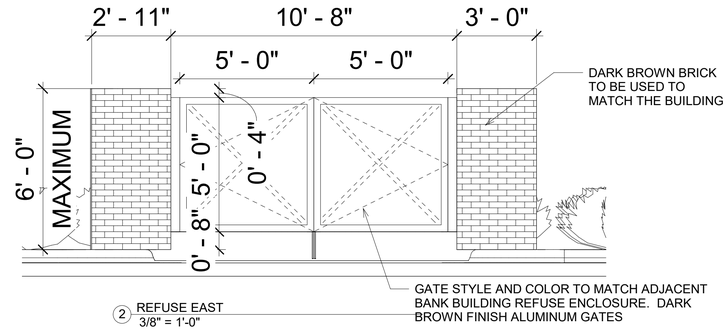
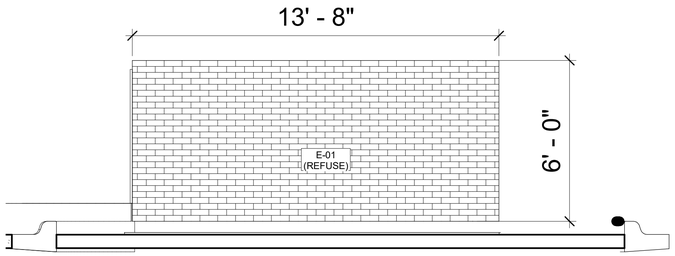


1 NEW COFFEE PROTOTYPE SITE PLAN
3/16" = 1'-0"



2 REFUSE EAST
3/8" = 1'-0"



3 REFUSE NORTH
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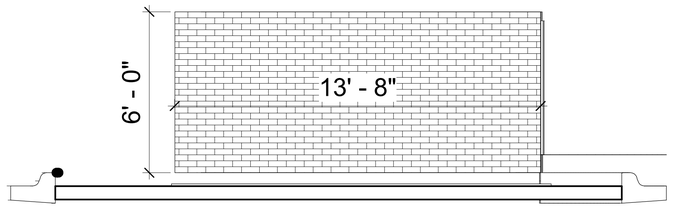

4 REFUSE SOUTH
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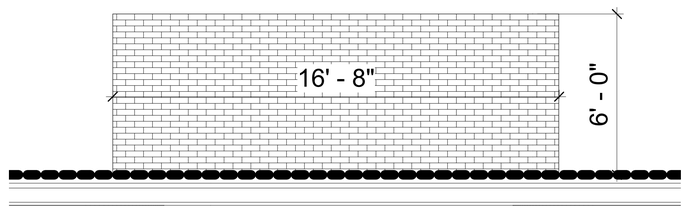
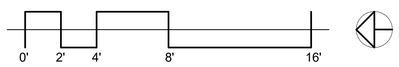


5 REFUSE WEST
3/8" = 1'-0"

EXAMPLE NEIGHBORING REFUSE ENCLOSURE



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KEYSTONE CONSTRUCT, LLC
418 Clinton Pl., River Forest, IL 60305
KeystonePlanningDesign.com

DRIVE-THRU COFFEE DEVELOPMENT
Frankfort, IL 60423

No.	Description	Date
	ORIGINAL PLAN	10/22/2021
	REVISED	11/10/2021
	CONCEPT	2/14/2022
	STAFF RVW	5/28/2022
	STAFF RVW LETTER	6/14/2022
	STAFF RESPONSE	8/30/2022

SITE REFUSE ENCLOSURE ELEVATIONS

A305

Scale As indicated

8/30/2022 5:53:53 AM

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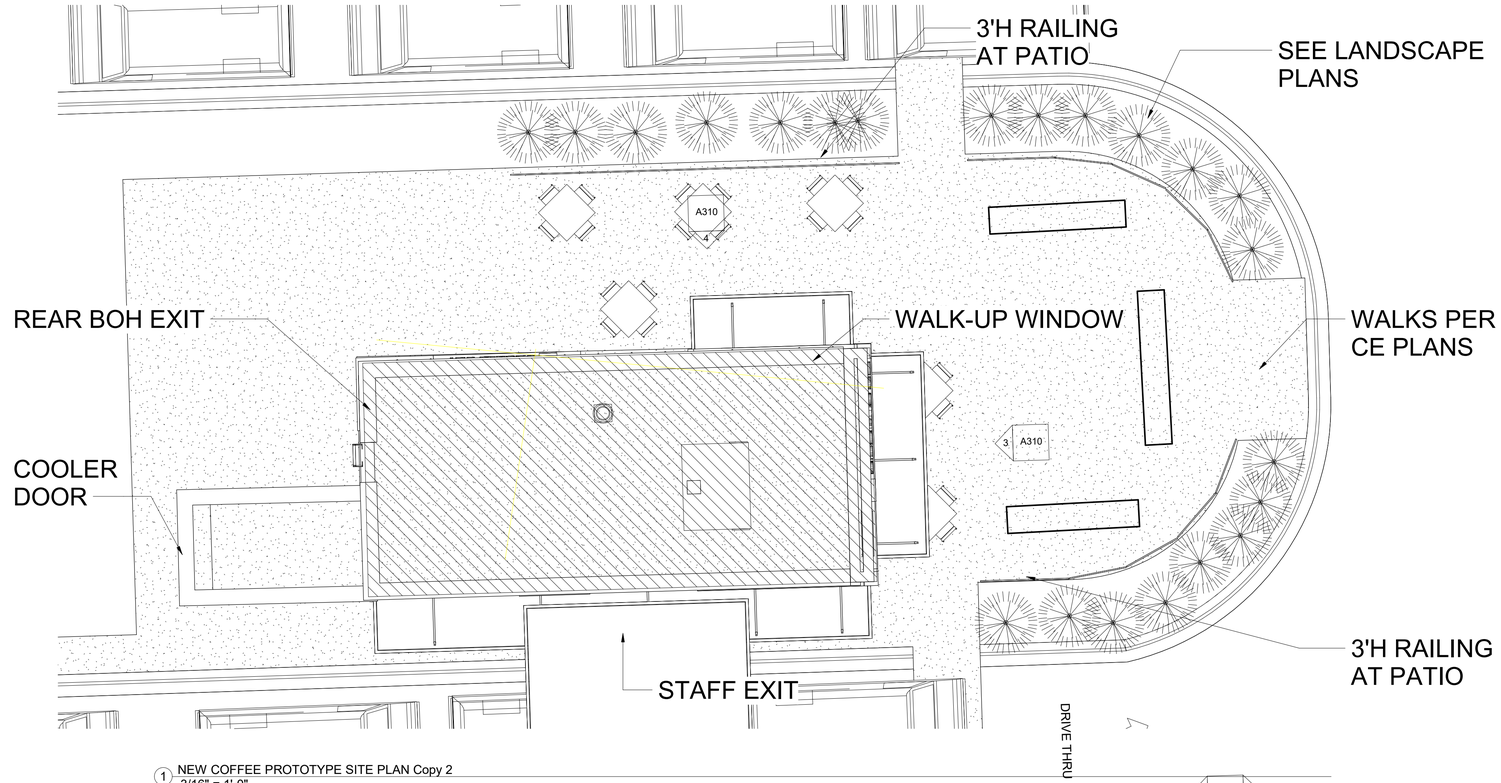
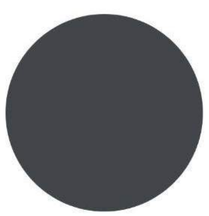


1 NEW COFFEE PROTOTYPE SITE PLAN Copy 2
3/16" = 1'-0"

1 A310 2



Black Sand

FORTRESS RAILING, H-SERIES
36" H

2 outdoor seating 2

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DRIVE-THRU COFFEE DEVELOPMENT
Frankfort, IL 60423

No.	Description	Date
	STAFF RVW LETTER	6/14/2022
	STAFF RESPONSE	8/30/2022

EXTERIOR
SEATING

A306

Scale 3/16" = 1'-0"

8/30/2022 5:53:54 AM

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Project: Olde Frankfort Mall – Building Addition
Meeting Type: Workshop #2
Requests: Variances (9), Special Uses (2), Final Plat of Re-subdivision
Location: 15 Ash Street
Subdivision: Bowen's Subdivision of Blocks 1, 12 & 13
Applicant: SHI NAPS, LLC
Prop. Owner: same
Representative: Joe Napoli

Site Details

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

Figure 1. Location Map

Adjacent Land Use Summary:

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

Project Summary

The owner of the property located at 15 Ash Street, commonly known as the Olde Frankfort Mall or the Frankfort Bowl building, seeks to construct a three-story, 15,780 square foot building addition. The building addition would be added to the north and east façades of the building (Kansas Street and White Street, respectively), leaving the rest of the existing building intact, except for removing the exterior blue/green staircase on the north façade that serves the bowling alley. The proposed addition would require nine (9) variances as proposed. The project will require review by the Plan Commission for workshops and then for a public hearing. Since the property is located within the H-1 zone district, the project would subsequently require review by the Historic Preservation Commission, to obtain a Certificate of Appropriateness for the architecture and building materials. Finally, the project would require final action by the Village Board.

The 1st workshop for this project was held on April 14, 2022, and a copy of the meeting minutes have been attached to this report. Additionally, staff has listed the major changes to the plans since the workshop for ease of reference. The 1st workshop did not include a landscape plan, scaled floorplans or an elevation of the south side of the building, which have since been submitted and attached to this report.

Attachments

1. 2019 Aerial Photograph, Village of Frankfort GIS (1:1,500)
2. Zoning Map (surrounding area)
3. Aerial Photograph, isometric image (Google Maps)
4. Will County Tax Assessment Map
5. Applicant responses to variance Findings of Fact, received 3.30.22
6. 2016 Downtown Parking Evaluation, prepared by Sam Schwartz, Transportation Consultants (excerpt)
7. Public Parking Spaces Count Map – Current (VOF GIS)
8. Public Parking Spaces Count Map – After development of 15 Ash and 7 N. White projects (VOF GIS)
9. PC-ZBA meeting minutes of 4.14.22
10. Pictures of site, taken by staff 9.23.22
11. Plan submittal, received 9.22.22
    a. Final Plat
    b. Survey
    c. Landscape Plan
    d. Site Plan
    e. Floor Plans
    f. Building Elevation Drawings
    g. Rendered views (3-D)

Main changes to plans since 1st workshop on April 14th

1. The 1st workshop plans did not illustrate any area designated for loading. A 12'x50' loading space has been added within the White Street right-of-way, adjacent to the trash room and "back of house" for the commercial tenants. The proposed loading space meets the minimum required dimensions of the required off-street loading space. However, because it's located within the right-of-way, it can't technically be counted toward the *off-street* loading requirement and a variance would be required. In practice, the proposed loading space will provide a place for full-size trucks to park, outside of the travel lanes of White Street or Kansas Street.

2. Formerly, the proposed elevator within the building was only accessible to residents on the 2nd and 3rd floors, whereas access to the bowling alley on the second floor was accessible from an interior stairway along Ash Street. The elevator layout has been changed to now serve the bowling alley on the 2nd floor as well as all residential units. The interior stairway for the bowling alley has been removed. A set of security doors have been added for the residential units to separate patrons of the bowling alley from residents.

3. Three (3) residential units on the 2nd floor were expanded slightly at the expense of the event center area of the bowling alley. These units range from 380 to 875 square feet.

4. The outdoor dining patio along Kansas Street and Ash Street has now been illustrated on the Site Plan. The outdoor dining along both streets straddles the property line, with most of the outdoor seating being located in the rights-of-way and will require a lease agreement with the Village. Staff recommends adding a condition to ensure that a 3' wide ADA accessible path (wheelchair) be maintained along Ash Street, Kansas Street and White Street.

5. More details have been added for the proposed roof deck. A bi-level roof deck is proposed, one on top of the existing bowling alley (above the 2nd floor) and one on top of the proposed building addition (above the 3rd floor). The roof deck over the bowling alley would be 2,000 square feet in area and may have views to the south (Nebraska Street). Approximately half of the area of this lower roof deck would be ADA-accessible. The roof deck over the building addition would be 730 square feet and would have views overlooking Kansas and Ash streets and of Breidert Green. This "observation deck" would only be accessible via uncovered stairs from the lower deck.

6. A trash chute was added for the residential units to send trash down to the trash room on the 1st floor.

Analysis

Land Use

1. The property is zoned H-1, Historic District. This zone district is primarily intended to "preserve and enhance the historic downtown commercial area". Although mostly a commercial district by nature, residential dwelling units are permitted above the 1st floor by-right. The applicant has listed the permitted and special uses available in the H-1 zone district on Sheet P-1. Not all uses within the building have been finalized at this time.

2. The existing building and proposed addition would contain multiple uses, including restaurant, retail and residential uses. The floorplan for the 1st floor illustrates restaurant uses, which would require a Special Use Permit in the H-1 zone district (whether they are full-service or carry-out). The other uses for tenants on the 1st floor are not specified but are assumed to be general retail, which is permitted by-right. However, it's also possible that the other tenant spaces might also be used for carry-out restaurants, salon/spa/massage or other personal service establishments. Depending on the specific uses proposed, additional Special Use Permits may be required. The 2nd and 3rd floor floorplans illustrate 5 residential dwelling units on each floor, for a total of 10 residential units in the building.

3. The existing uses within the Olde Frankfort Mall include the bowling alley and a mix of retail uses, including a coffee shop. The bowling alley utilizes the entire second floor of the existing building. Bowling alleys are considered "indoor entertainment" uses, which require a Special Use Permit in the H-1 zone district. The historic bowling alley predates the Zoning Ordinance requirement of a Special Use Permit. As part of the proposed addition, the Village may wish to retroactively approve a Special Use Permit for the existing bowling alley (if the applicant wishes to continue the bowling alley use). In 2019, a Special Use Permit was granted for the coffee shop (now Grounded Coffee Bar), which is classified as a carry-out restaurant (Ord-3185).

Site Plan

The proposed building addition maximizes the use of the property. The size of the parcel is 12,565.3 square feet (0.29 acres). The footprint of the existing building is 6,873 square feet and the footprint of the proposed addition is 5,260 square feet. The total building footprint with the addition would be 12,133 square feet, resulting in a lot coverage of 96.6%. There is no maximum building coverage or maximum impervious lot coverage in the H-1 zone district.

The project would involve significant work within the public rights-of-way of Ash, Kansas and White streets. Improvements with the rights-of-way include outdoor dining (with fencing), an ADA ramp to the front of the building, a projecting entranceway awning, a loading space and landscape planters. The area within the existing rights-of-way consists of concrete sidewalks, brick pavers, asphalt, benches, utility boxes, landscape beds and metal tree grates. Due to the proposed changes on-site and within the rights-of-way, staff color-coded both the Plat of Survey (existing conditions) and the Site Plan (Sheet P-1) to better differentiate surface features. The color coding is intended to differentiate between landscaping and paved surfaces for pedestrians. Staff recommends providing an uninterrupted, 3' wide, hard-surface ADA-accessible route along all three streets for wheelchair access.

The site plan has been reviewed per the Table of Density, Dimensional and Other Standards within the Zoning Ordinance. The property has three (3) road frontages, Kansas Street is considered the *front yard*, Ash and White streets are considered *corner side yards* and the south property line is considered a *side* yard. A summary of the dimensional standards is as follows.

Red text denotes the requirement of a variance.

Table of Density, Dimensions and other Standards Chart (excerpt)							
H-1 Zone	**Lot Size (min SF)**	**Front Yard Setback (Kansas)**	**Front Yard Landscaping (Kansas)**	**Corner Side Yard Setback (Ash & White)**	**Corner Side Yard Landscaping (Ash & White)**	**Side Yard Setback (south)**	**Max Bldg. Height**
Requirement	5,000.0	0'	Required	10'	Required	5'	35'
Existing	12,565.3	12’	None	3' 11" & 29'	None	0'	27'10"
Proposed	12,565.3	0'	None	3’ 8 ½” & 0'	None	0'	45’4”

Staff offers the following additional comments regarding the Site Plan:

1. A 10’ corner side yard setback is required along the frontages of both Ash Street and White Street. The existing building is set back 3’ 10” from the property line along Ash Street and approximately 29’ from the property line along White Street. The proposed addition would be constructed 3’ 8 ½” from Ash Street and 0’ from White Street, requiring a variance for each.

2. A 5’ side yard setback is required along the south property line. The proposed addition would be constructed 0’ from the side property line, requiring a variance.

3. There is an existing trash enclosure with PVC fencing and a slatted chain link fence gate located on the east side of the building adjacent to White Street. This enclosure would be removed as part of the proposed building addition. The proposed building would contain an indoor trash/receiving room in approximately the same location as the existing outdoor trash enclosure.

4. Sheets P-1 and P-2 illustrate fenced outdoor dining areas, straddling the property lines along Ash Street and Kansas Street. Outdoor dining within the public right-of-way has been permitted in other areas of the Downtown. Recent examples include Fat Rosie’s, Francesca’s and Trails Edge. Outdoor dining within the right-of-way would require a Special Use Permit as well as a lease agreement with the Village. Outdoor seating areas must be enclosed by a fence or wall at least 3’ in height and must leave at least a 5’ wide portion of sidewalk unobstructed (Page 86 of the Zoning Ordinance).

5. There is a basement beneath the existing building that would remain in place. The proposed building addition would not have a basement, although some new subgrade staircases and ramps would be provided.

Floorplan

The 1st floor interior layout of the existing building would be reconfigured to create more “usable” tenant spaces in terms of tenant space size and configuration. The 2nd floor layout for the bowling alley would remain largely unchanged. The minimum size of a dwelling unit is 320 square feet. All proposed residential units within the building addition meet the minimum size:

Unit #	201	202	203	204	205	301	302	303	304	305	**Average**
Size (SF)	860	802	630	580	380	875	570	540	580	380	**619.7**

The bowling alley event space would be slightly smaller, to provide a residential hallway and relocated bathrooms. A 2,000 square foot roof deck is proposed over the existing building and a 730 square foot observation deck is proposed over the building addition.

Building Materials/Architecture

Building materials and architecture is regulated by the Zoning Ordinance, under the purview of the Plan Commission, and by the Historic Preservation Ordinance (Ord-3261), under the purview of the Historic Preservation Commission (HPC). The Plan Commission shall first offer architectural comments during the

workshops and public hearing, and changes to the building elevations may be requested. The proposal will then subsequently be reviewed by the HPC, which may require additional changes prior to issuing a Certificate of Appropriateness. Finally, the proposal will proceed to the Village Board for final action. Staff offers the following comments:

1. The H-1 zone district allows a maximum building height of 35', when measured from the building top of foundation to the highest part of the roof. The proposed building addition would measure approximately 45' 4" tall, requiring a variance.

2. The architecture for the proposed building addition can be described as Italianate. The addition employs the following Italianate features: two-three stories tall, overhanging eaves, tall narrow windows with arches above, brick construction, wide cornices, a raised one-story porch, decorative pediments and decorative woodwork.

3. The primary building material is brick, using three different types/colors of brick for the addition. There are several accents made of various materials, including cast stone sills and medallions, a cast stone pediment, LP Smartside panel (a durable wood composite), wood-stained doors and abundant window area. The building is varied in height to break up the massing on all three new façades and is further articulated with projecting elements such as masonry piers and an entry canopy facing Kansas Street. Decorative wall sconces provide accent lighting.

4. New façades would be added to the east (White Street) and north (Kansas Street) sides of the building as part of the proposed building addition. The west façade (Ash Street) would have newer materials for the building addition, while the façade of the *existing* building would be refurbished, retaining some of the original elements & materials.

5. The southern rear (technically side yard) façade would not be changed, other than making repairs and patching holes for the a/c wall units that would be removed. Gutters and downspouts would be added on this side, connecting to the underground storm sewer.

6. The proposed new façades, or changes to the existing façade, are intended to complement the original building and the surrounding buildings in the historic downtown.

7. The exterior stairway serving the 2nd floor bowling alley would be removed and replaced with the building addition. The stairway would be replaced by two new interior stairways and an elevator, which would also serve the 3rd floor of the building addition.

8. The proposed building addition shall be compatible with other adjacent properties, regarding texture, massing and scale (Article 7, Section A, Part 8). A comparison drawing has been included with the building elevation drawings, comparing the height of the proposed building addition with the existing Trail's Edge building and Wright building, both located on Kansas Street. Kansas Street climbs slightly when traveling from east to west, which helps balance the visual appearance of the proposed 3-story building addition, since the building addition would be located on lower ground than the existing buildings to the west.

9. Several new mechanical units would be added on top of the building addition portion and screened from view by a parapet wall measuring approximately 4' 2" tall. No mechanical units are proposed on the portion of the roof over the bowling alley.

Parking

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

Board may require, as a condition of the variance approval, compensation toward a public parking area. Shared parking is also encouraged in this district". Since many of the proposed tenants are undefined, the required parking for the property cannot be calculated exactly. However, the absence of any off-street parking spaces would require a variance from the parking requirements when they are determined.

2. As noted, the proposed tenants have not all been identified at this time. At a minimum, the building would contain restaurants, retail uses and residential units. The bowling alley use has been included at this time, although this may change. Some of the proposed uses would be permitted by-right, such as residential uses above the 1st floor. Other uses would require a Special Use Permit, which would be applied for later. To assess the future parking demands of the building as noted on page 3, staff lists the following potential permitted uses and special uses in the H-1 zone and their parking requirements:

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

Retail sales under 5,000 SF	1 space for every 250 square feet of gross floor area, plus 1 space for each employee during the largest working shift.	Permitted
Retail sales over 5,000 SF	1 space for every 250 square feet of gross floor area, plus 1 space for each employee during the largest working shift.	Special Use
Tavern	1 space for every 100 square feet of gross floor area, plus 1 space for each employee during the largest working shift.	Special Use
Vacation Rental	1 space for each guest room	Special Use

3. A possible estimated parking calculation, per the current plans, is as follows. **This does not account for the number of employees in each use, so the total parking requirement will be higher.**

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

4. As noted under #1 above, any new building or expansion to an existing building in the H-1 zone district may be relieved from providing the required on-site parking through the approval of a variance the Zoning Ordinance. The variance for the required parking should be based upon several factors, including:

    a. The availability of nearby public parking lots
    b. The availability of nearby private parking lots
    c. The availability of nearby on-street parking
    d. The viability of shared parking between uses
    e. Use of alternative transportation, such as bicycles

5. The site is currently served by a combination of on-site parking, on-street parking and nearby public parking lots. The subject property contains 4 on-site parking spaces near White Street, which would be removed upon completion of the building addition, resulting in 0 spaces left on-site. There are 10 angled parking spaces within the right-of-way of Kansas Street and 3 parallel parking spaces within the right-of-

way of Ash Street. The applicant is proposing to remove one of the angled parking spaces within the right-of-way of Kansas Street to provide for 1 ADA-accessible space. The result would be 8 regular spaces and 1 ADA space along Kansas Street. Since this change is proposed within the right-of-way, the Public Works Department was consulted and agrees with this change. Currently, the closest ADA-accessible parking space is on Ash Street just south of the subject property. There are no ADA-accessible spaces along the entire length of Kansas Street.

6. Parking for the site would be provided within the right-of-way of nearby streets and several nearby public parking lots. Within 300' of the subject property, there are five public parking lots, containing a total of 358 public parking spaces (page 3 of the Schwartz parking analysis). Also within 300', there are a total of 76 on-street public parking spaces provided along Kansas, Ash, Nebraska and White streets. A key consideration is the fact that the required parking for the residential units must be accommodated overnight. Whereas, the required parking for the commercial uses is more transient.

7. In 2016, a Frankfort Downtown Parking Evaluation was performed by Sam Schwartz, Transportation Consultants. The report (excerpt attached) provides the location of on-street parking, public parking lots and private parking lots, with the total number of parking spaces noted for each. The parking analysis concluded that there is no shortage of parking within the downtown. In particular, the public parking lots east of White Street between Elwood Street and Kansas Street are underutilized.

8. During the October 27th PC-ZBA meeting, staff was asked to investigate the impact that potential new buildings within the downtown would have on parking availability. To that end, staff has provided a GIS map of the total public parking available now and a GIS map of the total public parking available if the properties at 15 Ash Street and 7 N. White Street are redeveloped/expanded. There is a total of 522 public parking spaces (in lots and on streets). The proposed two developments would consume, **as a low estimate**, a total of 193 public parking spaces.

9. The Village retains the right to request a traffic study (Article 7, Section A, Part 3, (b)(4)), if desired.

10. In the event that a variance is granted for relief of the parking requirements, staff recommends including a condition of approval requiring the installation of several decorative bicycle racks on or near the subject property. The site plan does not illustrate any on-site or off-site bike racks.

Loading

1. There is an existing parking/loading space located within the existing asphalt drive at the northwest corner of the site, with access to Ash Street. This parking/loading area would be removed upon completion of the building addition.

2. Loading spaces are required for the proposed development and is calculated using the gross floor area of each <u>use</u> (Article 7, Section B, Part 4). However, because all uses within the building are not yet defined, it is impossible to calculate the required number of loading spaces. Loading spaces must measure at least 12' x 50' and be located on the subject property.

3. One 12'x50' loading space has been provided within the right-of-way of White Street, next to the trash room and "back of house" for the commercial uses. This space would allow full-size trucks to load and unload, while not obstructing the existing 12' wide southbound travel lane on White Street. This was a recommendation of staff at the 1st workshop and generally supported by the PC-ZBA. While this space cannot technically satisfy the loading requirement because it is located off-site, the intent of the Ordinance would be met.

4. Many, if not most, of the existing businesses within the downtown occurs within downtown street rights-of-way between 7 am and 9 am. Most businesses within the downtown are not open before 9 am. Loading within the travel lanes of White Street is not recommended due to the higher volume of traffic on this street compared to other downtown streets.

Landscaping

There are no existing trees or landscaping on the subject property itself. The landscape requirements are activated for redevelopment projects that increase the footprint of the building by more than 25%, as in this case. Although the site is currently deficient in landscaping, the applicant is proposing additional landscaping to move closer to compliance with the code. Staff offers the following comments:

1. The proposed Landscape Plan does not match the proposed Site Plan in terms of floorplan layout, outdoor dining areas, on-street loading and on-street parking. Matching plans will be required prior to the public hearing.

2. Parkway (street) trees are required at a rate of 1 tree for every 35' feet of lineal frontage. Street trees, by definition, shall be located within the road right-of-way, between the curb/shoulder of the road and the private property line.

    a) The Kansas Street frontage is 145.6', requiring 5 street trees, whereas there are 4 existing. The two mature street trees along Kansas Street should be preserved as part of the proposed development. At least one of these trees (a sycamore) is a "preservation tree", as defined in Appendix E of the Landscape Ordinance. If preservation trees are removed, they must be mitigated on-site. Alternatively, the Village may require a cash-in-lieu based on the caliper of the tree(s) being removed per §158.07 D (7)(a) of the Landscape Ordinance. The applicant is proposing to preserve the existing street trees and add 1 additional street with the right-of-way, in compliance with the code.
    b) The Ash Street frontage is 86.3' long, requiring 3 street trees, whereas there is only 1 existing. The applicant is proposing 2 additional street trees within the right-of-way, in compliance with the code.
    c) The White Street frontage is 86.3' long, requiring 3 street trees, whereas there is only 1 existing. The applicant is proposing 2 additional street trees within the right-of-way, in compliance with the code.

3. The Zoning Ordinance requires that the front and corner side yard setbacks in the H-1 zone district be "…devoted to living landscape materials". Historically, this has meant that the setback area between the building and the property line be landscaped with grass, trees and shrubs; landscape planters overhanging an impervious surface would not meet this requirement. The applicant is proposing landscape planters on all street frontages, which will require 3 variances, one for each street frontage. It could be argued that the proposed landscape planters will help meet the intent of the ordinance and help offset the variance requests.

4. The Landscape Plan does not allow for a continuous, uninterrupted 3' wide ADA-accessible path along Kansas Street. The Site Plan and 1st Floor Plan (Sheets P-1 and P-2) appears to provide this path.

Lighting

1. A lighting plan has not been submitted, although the project would only include wall-mounted lights and not freestanding light poles. A photometric plan will eventually be required, along with manufacturer specifications of the wall-mounted lights to evaluate brightness. This information should be provided to staff prior to the review by the Historic Preservation Commission.

Preliminary Engineering

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

Plat of Resubdivision

The existing building is situated on two underlying lots, which must be combined as part of the proposed building addition, thus requiring a Preliminary and Final Plat of Resubdivision. The plat has been preliminarily reviewed by Robinson Engineering.

2019 Comprehensive Plan

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

Chapter 3: Social & Cultural Vibrancy

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

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

Chapter 4: Green Initiatives

Goal 4.8 (Priority A): Where possible, encourage infill development and adaptive reuse. The proposed building addition would be considered infill development, being placed on underutilized space currently paved with asphalt and surrounded by development. The existing portion of the building containing the historic bowling alley would remain in place, while the ground floor would be reconfigured for a restaurant and other commercial tenants, thereby "reusing" the existing building.

Chapter 7: Economic Prosperity

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

Chapter 9: Downtown Frankfort

Downtown Commercial Core Recommendations:

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

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

Requests – Summarized

Variances:

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

1. Front Yard of Kansas Street shall be landscaped; none proposed (Article 6, Section C, Part 3 (g)(1))
2. Corner Side Yard of Ash Street shall be landscaped; none proposed (Article 6, Section C, Part 3 (g)(2)).
3. Corner Side Yard of White Street shall be landscaped; none proposed (Article 6, Section C, Part 3 (g)(2)).
4. Minimum 10' Corner Side Yard setback required from Ash Street, with 3' 8 ½" proposed (Article 6, Section C, Part 1).
5. Minimum 10' Corner Side Yard setback required from White Street, with 0' proposed (Article 6, Section C, Part 1).
6. Minimum 5' Side Yard setback required from the south property line, with 0' proposed (Article 6, Section C, Part 1).
7. Maximum building height of 35' is permitted, with 45' 4" proposed (Article 6, Section C, Part 1).
8. Relief of all required parking for a building within the H-1 zone district (Article 6, Section C, Part 3 (g)(6)).
9. Relief of all required loading (Article 7, Section B, Part 4).

Special Use Permits:

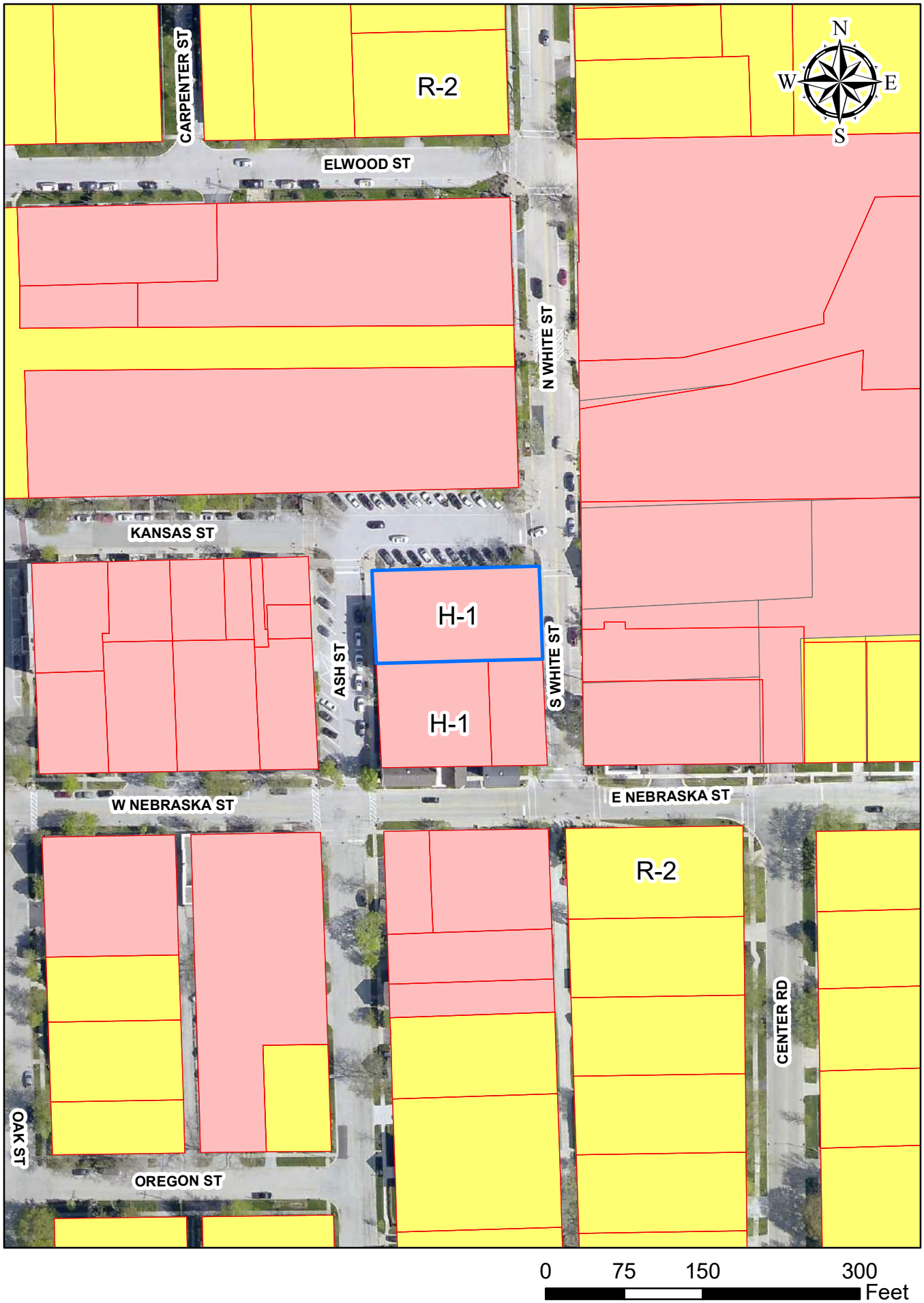
The two (2) special use permits, summarized, are as follows:

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

15 Ash Street - Olde Frankfort Mall

0 75 150 300 Feet

Zoning Map


N
W
E
S
R-2
CARPENTER ST
ELWOOD ST
N WHITE ST
KANSAS ST
H-1
H-1
ASH ST
S WHITE ST
W NEBRASKA ST
E NEBRASKA ST
R-2
CENTER RD
OAK ST
OREGON ST
0
75
150
300
Feet

Salon Vis A Vis
Short & Sweet Tasty Treats/Vintage Candy...
Candy store
Lil Surprises
Children's clothing store
Fat Rosie's Taco & Tequila Bar
Mexican · $$
Isabel's Journey Gift Shop
Gift shop
Redtail Market
W Hebron St
White St
Trails Edge Brewing Company
Trails Edge Brewing Company
Free Delivery on 1st order
Nationwide Insurance: Jeff Vukovich
Breidert Green Park
White St
Kansas St
Down Home Guitars
Musical instrument store
Google

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

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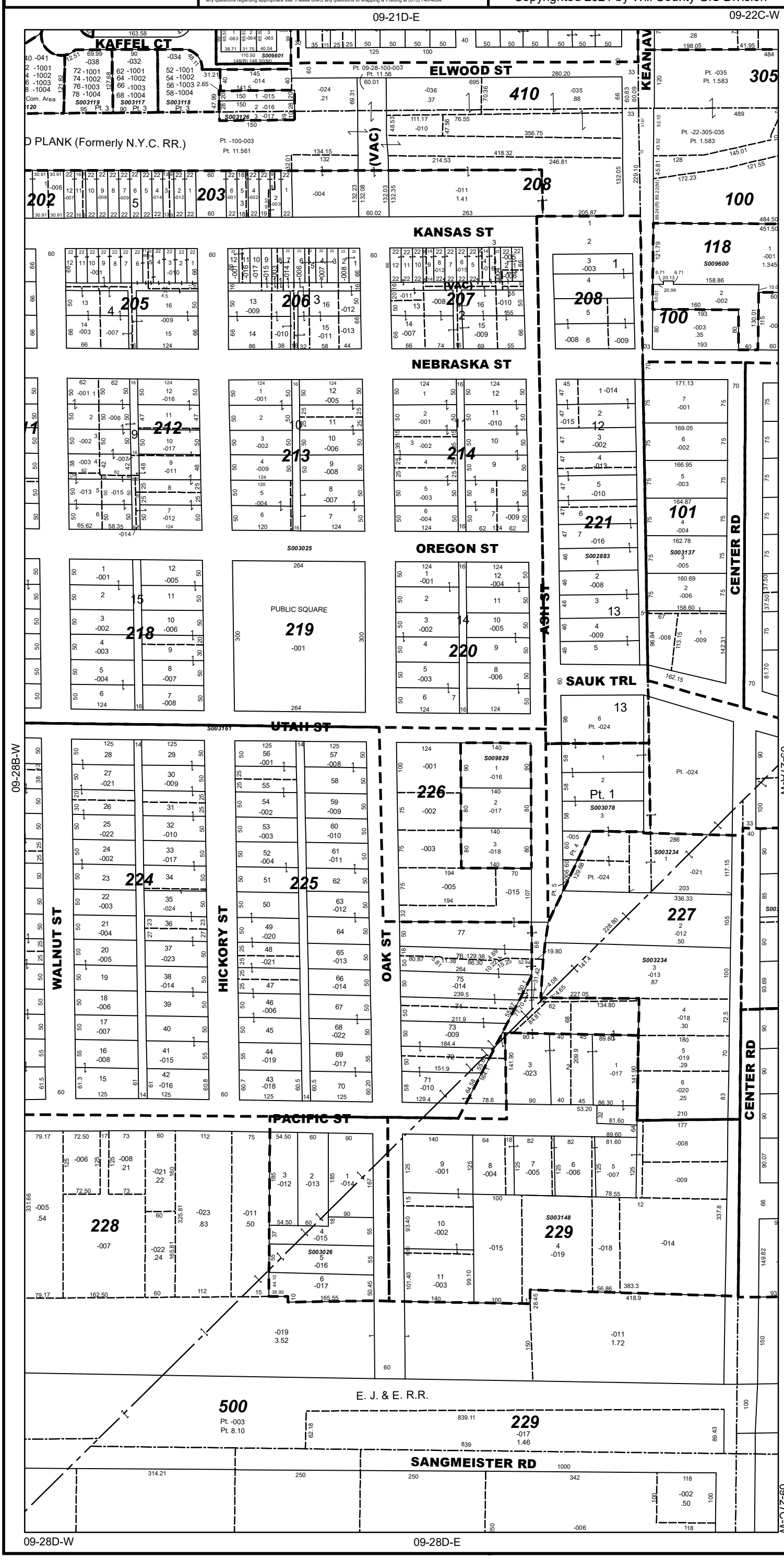
Will County, Illinois

Tax Assessment Map
Revised for the 2021 Assessment
Copyrighted 2021 by Will County GIS Division

Map Page 09-28B-E

Frankfort Township
E.1/2 N.E.1/4 Sec.28 T.35N. R.12E.



Subdivision List

S002883
Bowen's Sub of Blks. 1, 12 & 13
2-69

S003025
Original Town of Frankfort
2-45

S003026
R. W. Fredin's Sub
27-50

S003078
Holden's Addn. - Pt. Vacated -
2-88

S003126
Klepper's Sub
12-47

S003148
Lankenaus Addn.
27-54

S003161
Mc Donald's Sub
10-43

S003234
Proprietors Sub
36-6

S009829
Ash Street Sub
R2019-066753

1 inch = 200 feet
Plot Date: Jul 08 2021

RECEIVED
By Christopher Gruba at 8:19 am, Mar 30, 2022

VILLAGE OF
FRANKFORT
INC • 1879

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

   Granting this variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located. This development is consistent with the Village's vision for having a vibrant, attractive downtown.

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

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

7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

   The Proposed variation will not impair an adequate supply of air to adjacent property or increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

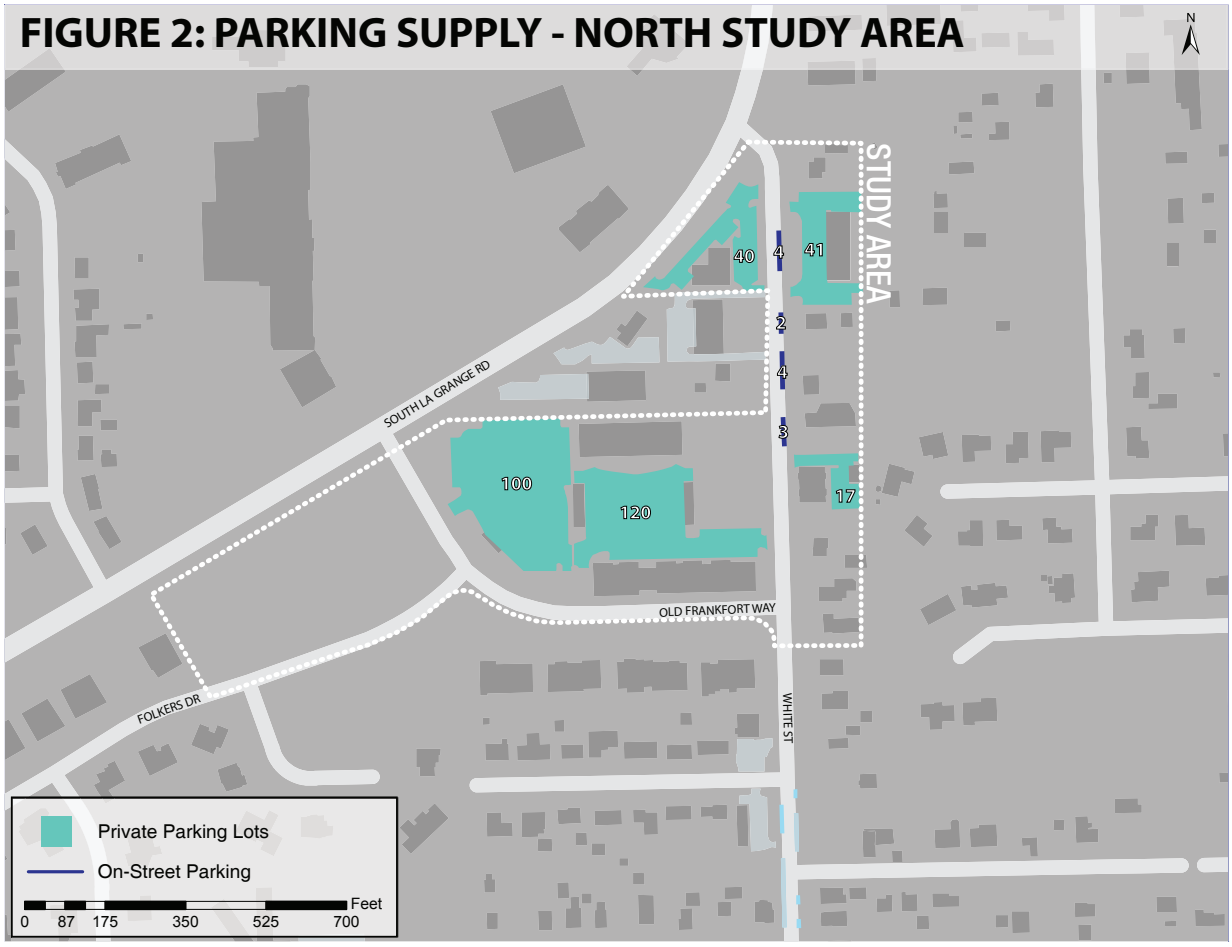


FIGURE 2: PARKING SUPPLY - NORTH STUDY AREA
N
STUDY AREA
SOUTH LA GRANGE RD
OLD FRANKFORT WAY
FOLKERS DR
WHITE ST
40
41
4
2
4
3
17
100
120
Private Parking Lots
On-Street Parking
Feet
0 87 175 350 525 700

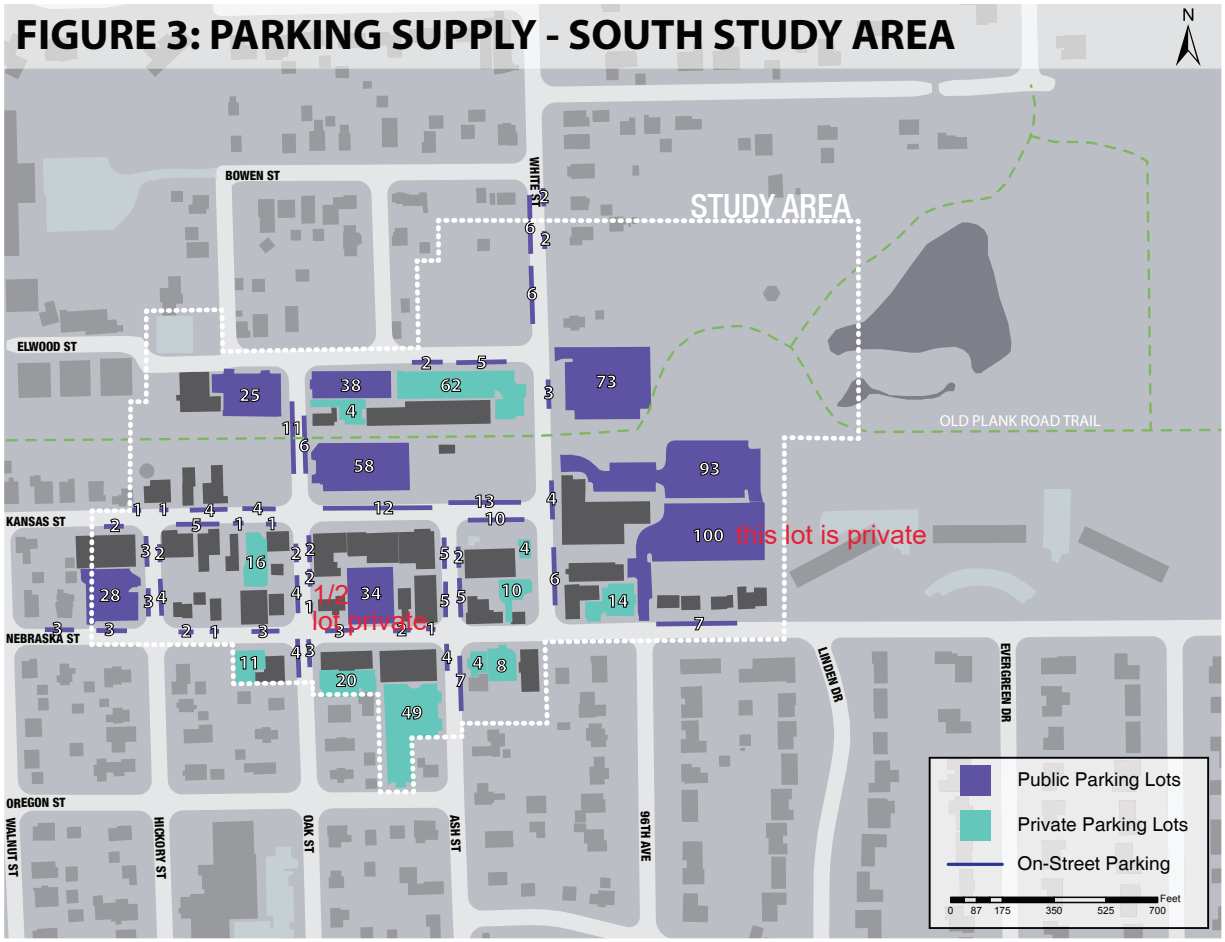


FIGURE 3: PARKING SUPPLY - SOUTH STUDY AREA
N
STUDY AREA
BOWEN ST
WHITE ST
ELWOOD ST
KANSAS ST
NEBRASKA ST
OREGON ST
WALNUT ST
HICKORY ST
OAK ST
ASH ST
96TH AVE
LINDEN DR
EVERGREEN DR
OLD PLANK ROAD TRAIL
25
38
62
73
58
93
100
this lot is private
28
16
34
1/2 lot private
10
14
11
20
49
Public Parking Lots
Private Parking Lots
On-Street Parking
Feet
0 87 175 350 525 700

South Study Area

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

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

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

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

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

TABLE 2: OFF-STREET CAPACITY- SOUTH STUDY AREA

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

Parking Occupancy

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

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

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

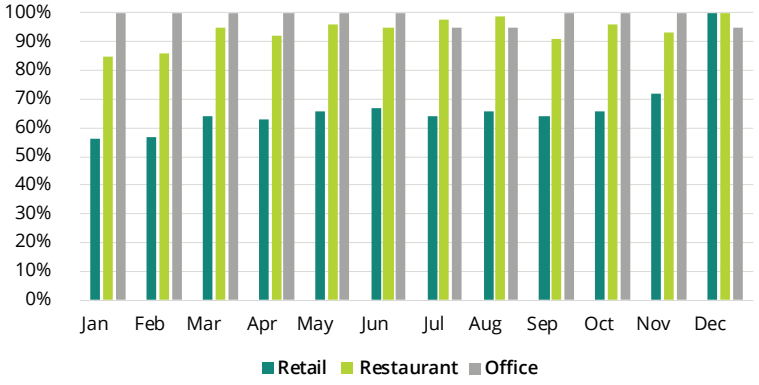
In general, we find only small seasonal variations in typical peak parking demand in a Central Business District. The graph shows monthly demand over a year. Parking in the South Study Area is impacted by weather as it relates to trail and recreational usage, however, so we were sure to capture parking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

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

North Study Area

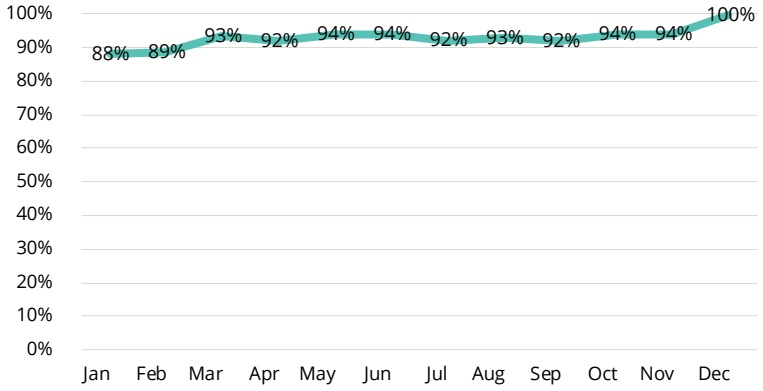
The north study area consists of mostly private parking lots including Frankfort Place, The Square 219 N. White Street Condos, GNC Consulting and Kurtz Funeral Home, as well as some on-street parking along White Street. Any commercial parking lot with access from LaGrange Road only was not included

MONTHLY VARIATION IN TYPICAL PARKING DEMAND



Source: Shared Parking, Second Edition, ULI

ESTIMATED PARKING VARIATIONS IN DOWNTOWN



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

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

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

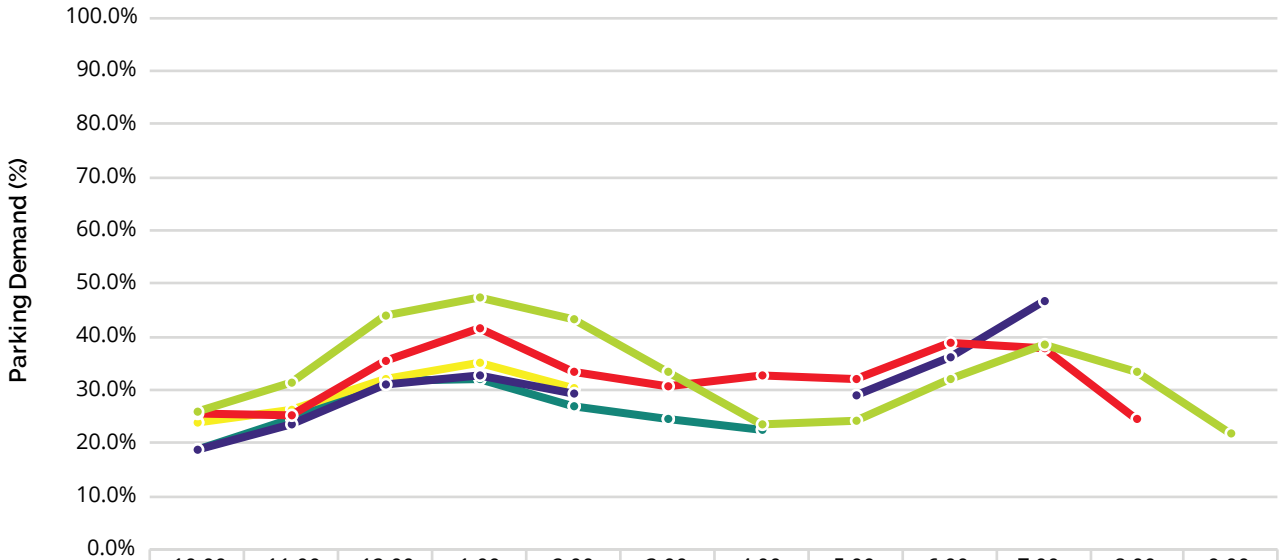
As the map shows, The Square is the most occupied lot in the area, followed by Frankfort Place, Kurtz Funeral Home, GNC Consulting, and 219 N White Street Condos.

On-street parking demand along White Street between Bowen and South LaGrange Road is low throughout the day. With 13 available parking spaces, peak overall parking demand was observed to be between 11:00 AM and 12:00 PM with 23 percent parking occupancy. The results of the parking counts show that the individual buildings/sites follow the traditional suburban model with each site providing adequate on-site parking to serve their own parking demand with little usage of any on-street spaces that are available. As such, no further analysis or projections are warranted in the North Study Area.

South Study Area

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

DOWNTOWN FRANKFORT PARKING DEMAND SOUTH STUDY AREA



	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM
3/1/16	18.6%	24.4%	31.6%	32.1%	27.1%	24.7%	22.7%					
3/2/15	23.9%	26.3%	31.9%	35.1%	30.2%							
3/3/16	18.6%	23.5%	31.0%	32.9%	29.3%			29.1%	36.2%	46.6%		
3/22/16	25.5%	25.2%	35.4%	41.5%	33.3%	30.8%	32.9%	32.1%	39.0%	37.7%	24.7%	
4/16/16	26.0%	31.4%	43.9%	47.4%	43.3%	33.5%	23.4%	24.2%	32.2%	38.7%	33.3%	21.9%

Time

FIGURE 4: PEAK PARKING OCCUPANCY - NORTH STUDY AREA

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

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

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

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

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

Table 3 compares the peak occupancy of weekdays versus weekends.

TABLE 3: DAILY PUBLIC PARKING OCCUPANCY COMPARISON

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

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

On-Street Parking Turnover

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

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

FIGURE 5: PUBLIC PARKING PEAK OCCUPANCY - SOUTH STUDY AREA

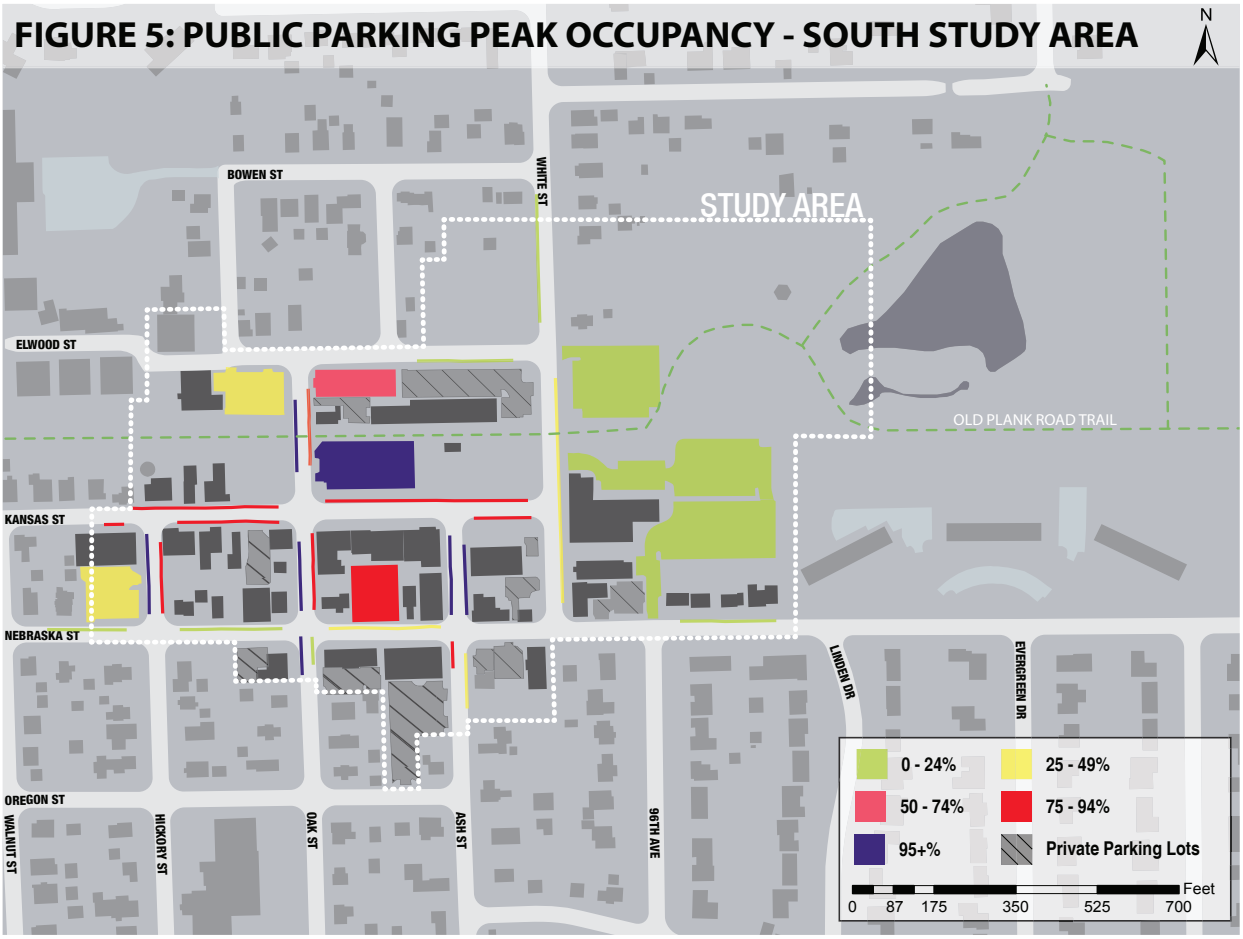
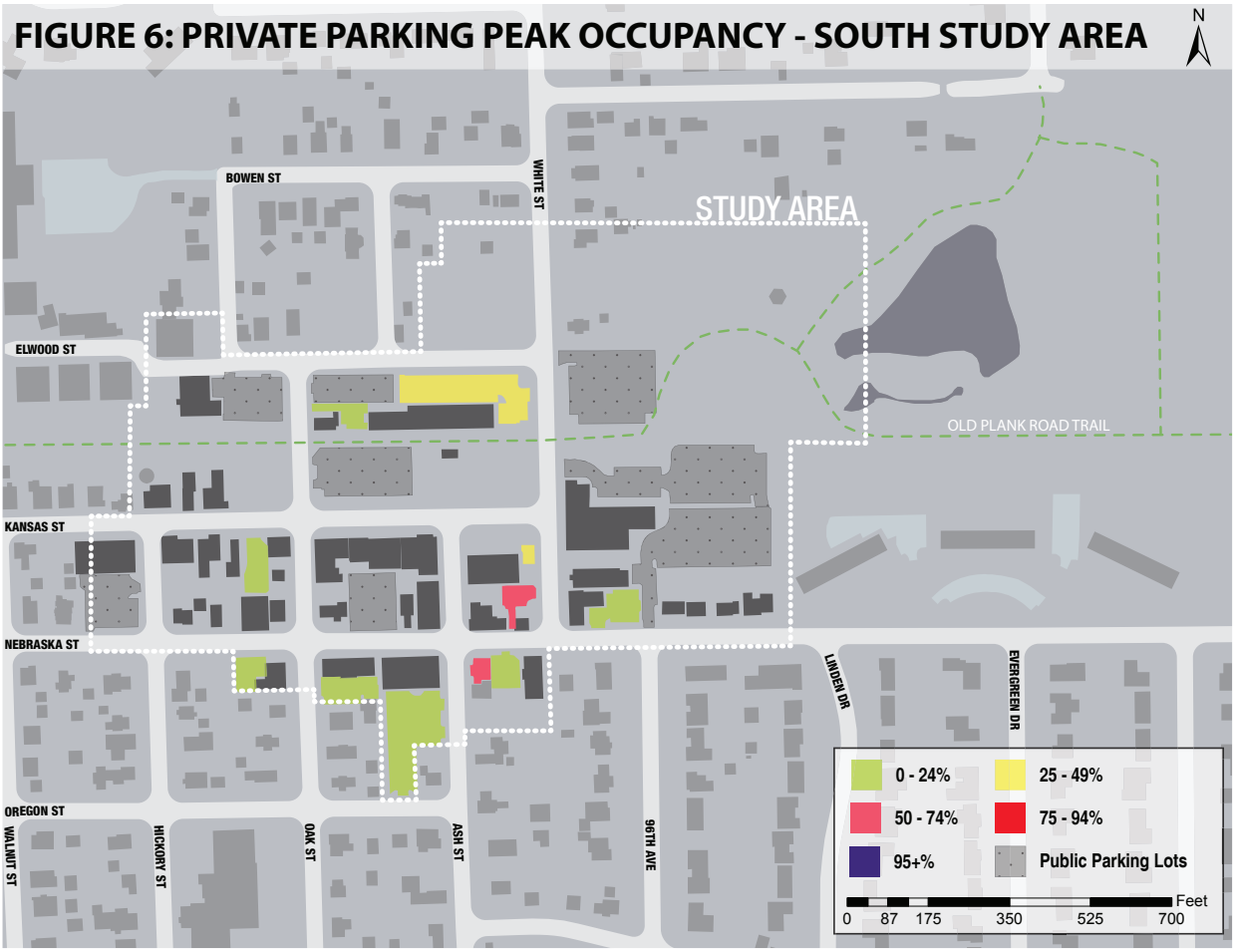


FIGURE 6: PRIVATE PARKING PEAK OCCUPANCY - SOUTH STUDY AREA



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

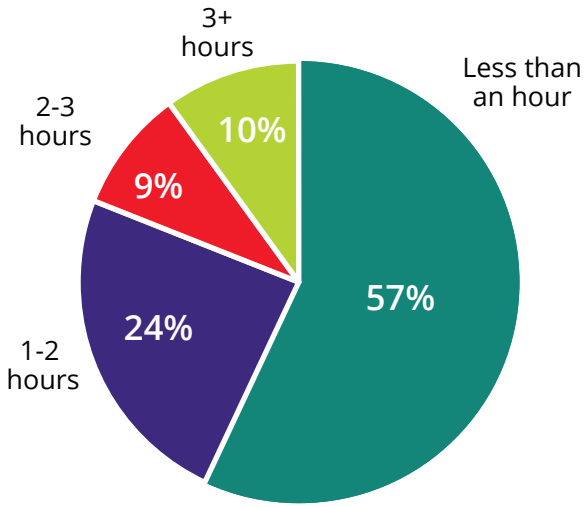
Of the total parked vehicles in the Breidert Green lot during our survey, 39 percent stayed for less than an hour while 12 percent stayed over six hours. An analysis of the survey responses naturally show a correlation of employees to longer typical visits downtown - approximately 34 respondents say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

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

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

Existing Land Use Mix

ON- STREET PARKING TURNOVER



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

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

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

TABLE 4: EXISTING DOWNTOWN LAND USE MIX

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

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

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

Walkability

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

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

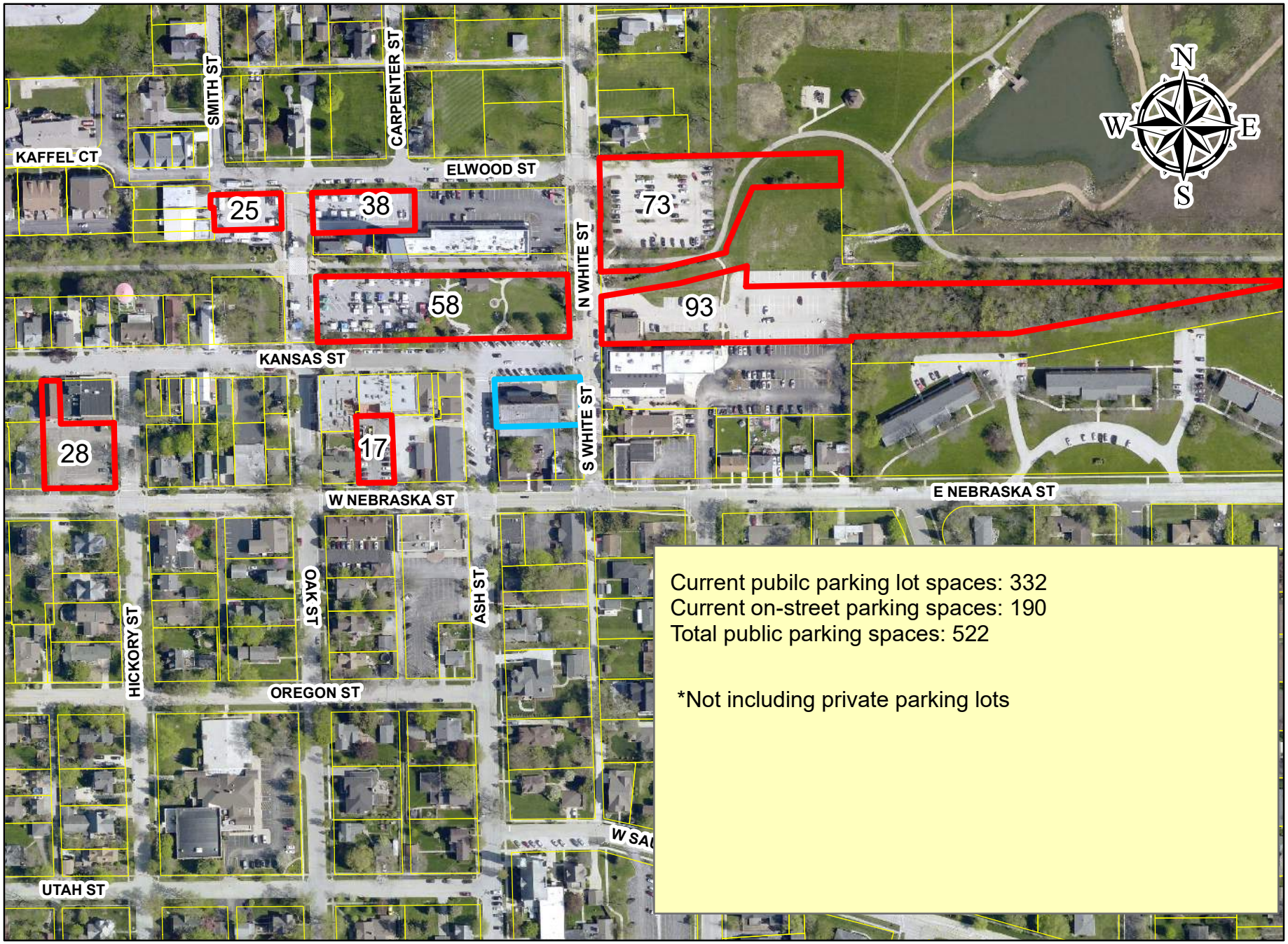
Survey respondents identified a lack of lighting to the west parking lot as a barrier to Downtown walkability, as well as the Old Plank Road Trail crossings on White Street and Oak Street.

Downtown Event Conditions

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

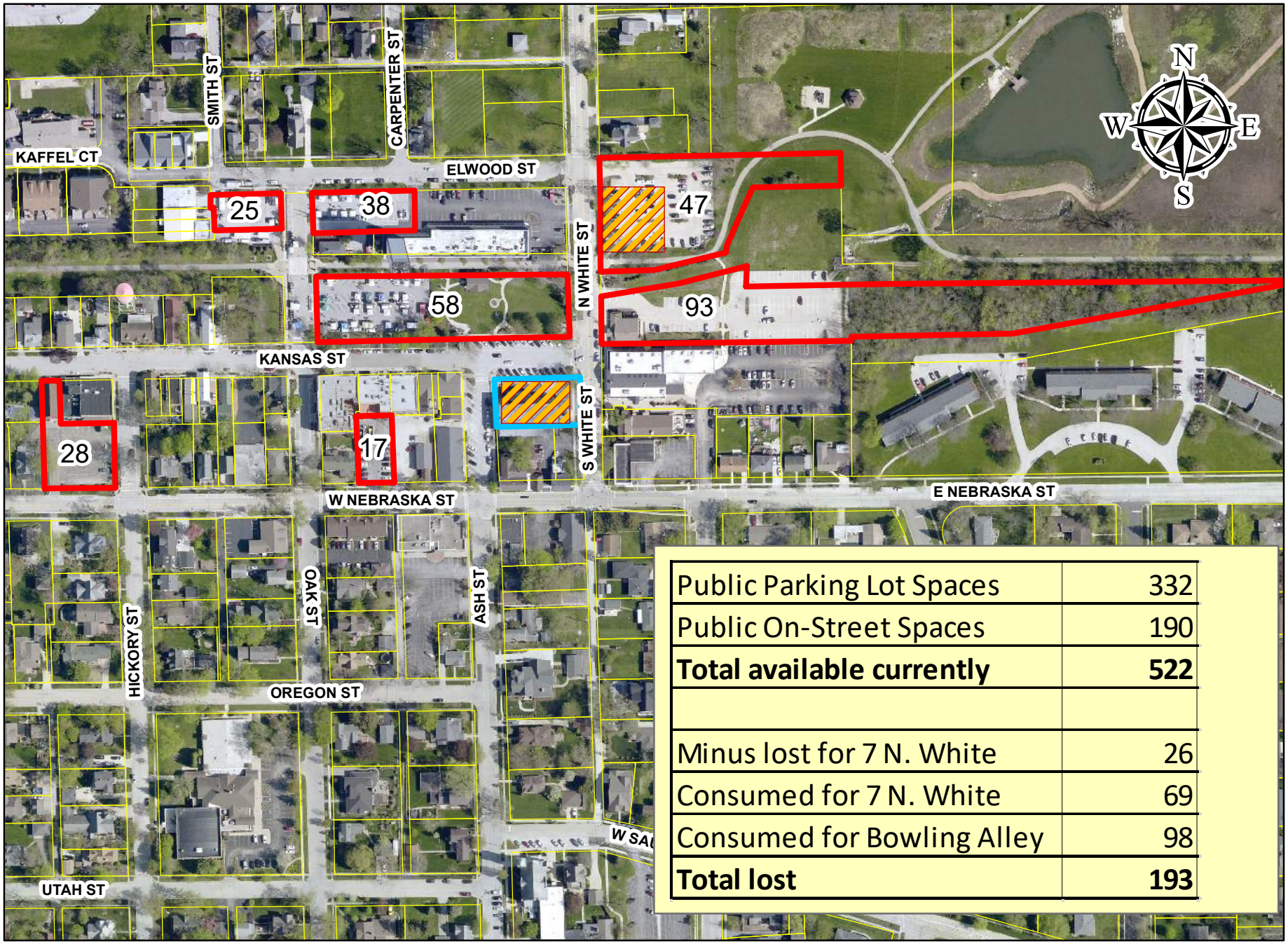
Conducting formal parking counts during events is not included in the scope of this study, however it is our opinion that formal parking counts are not necessary to draw conclusions about how future development affects parking during peak event conditions. Anecdotal evidence makes it clear that parking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

Downtown Public Parking Lots



0 250 500 1,000 Feet

Downtown Public Parking Lots



Public Parking Lot Spaces	332
Public On-Street Spaces	190
Total available currently	**522**
Minus lost for 7 N. White	26
Consumed for 7 N. White	69
Consumed for Bowling Alley	98
Total lost	**193**

0 250 500 1,000 Feet

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

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

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

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

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

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

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

Chris Gruba presented the staff report.

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

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

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

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

the existing tenants.

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

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

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

Grant Currier confirmed yes.

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

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

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

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

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

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

Knieriem stated that he thinks it is a great project.

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

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

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

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

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

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

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

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

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

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

Discussion ensued regarding parking.

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

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

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

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

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

Commissioner Hogan asked about loading needs.

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

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

Discussion about landscaping ensued.

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

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

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

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

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

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

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

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

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

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

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

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

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

There was some discussion about the roof deck.

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

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

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

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

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

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

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

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

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

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

F. Public Comments

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

D. Village Board & Committee Updates

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

KANSAS ST

DO NOT
ENTER

GROUNDED
[g]
COFFEE BAR

FRANKFORT
GRAINERY

BOWLING
DO NOT
ENTER

POLICE

STOP

Olde Frankfort Inn
Open

RECEIVED
By Christopher Gruba at 4:23 pm, Sep 22, 2022

OLDE FRANKFORT MALL PROPOSED NEW 3-STORY MIXED USE DEVELOPMENT

15 ASH STREET / 22 WHITE STREET, FRANKFORT, ILLINOIS 60423

SHEET INDEX

P-0	TITLE SHEET AND PROJECT INFOMATION
	15 ASH STREET RESUBDIVISION PLAT PLAT OF SURVEY
L-1	LANDSCAPE PLAN
P-1	PRELIMINARY ARCHITECTURAL SITE PLAN
P-2	PRELIMINARY FIRST FLOOR PLAN
P-3	PRELIMINARY SECOND FLOOR PLAN
P-4	PRELIMINARY THIRD FLOOR/ LOW ROOF PLAN
P-5	PRELIMINARY ROOF PLAN
P-6	PRELIMINARY BUILDING SECTION
P-7	PRELIMINARY BUILDING ELEVATIONS
P-7R	PRELIMINARY BUILDING ELEVATIONS RENDERED
P-8	PRELIMINARY BUILDING ELEVATIONS
P-8R	PRELIMINARY BUILDING ELEVATIONS RENDERED
P-9	RENDERED VIEWS
P-10	RENDERED VIEWS
P-11	RENDERED VIEWS

ISSUED FOR PLAN COMMISSION WORKSHOP #2 REVIEW
(09/22/2022)

LINDENGROUP
ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE
10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

SHI NAPS, LLC

PROPOSED NEW 3-STORY MIXED USE DEVELOPMENT
15 ASH STREET / 22 WHITE STREET
FRANKFORT, ILLINOIS 60423

DATE	DRAWN	DESCRIPTION
01/12/2022		ISSUED FOR PC/HPC REVIEW
06/10/2022		ISSUE FOR OWNER REVIEW
07/15/2022		ISSUE FOR OWNER REVIEW
09/22/2022		ISSUED FOR PC WORKSHOP #2 REVIEW

PROJECT NUMBER: 2021-0226

DATE: 09/22/2022

DRAWN BY: CT,GWC — FINAL REVIEW: GC

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COVER SHEET

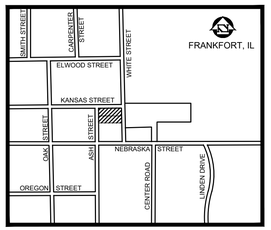
SHEET NAME: P-0

SHEET

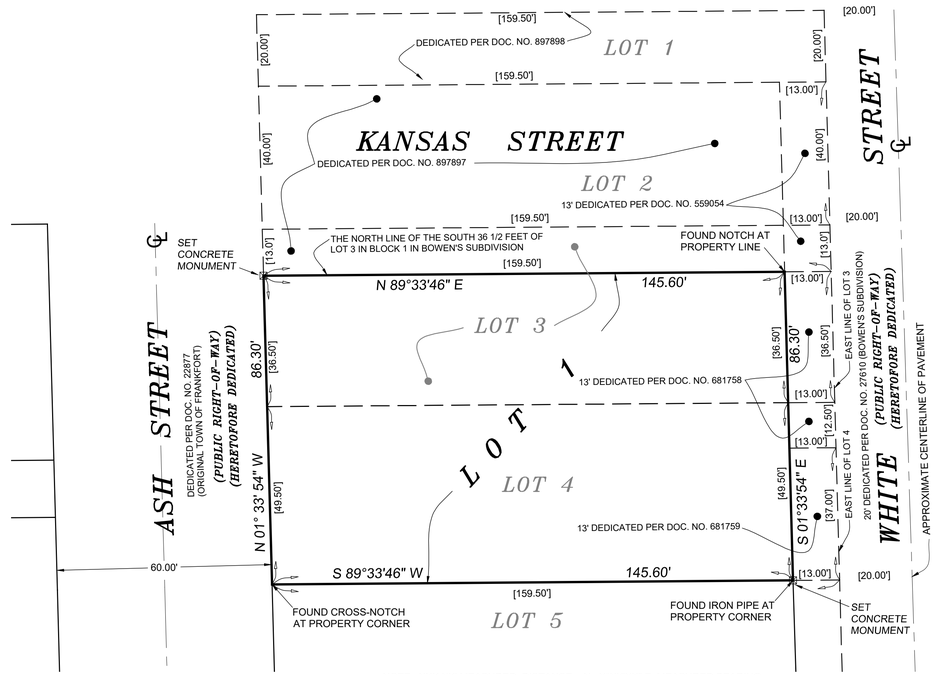
15 ASH STREET RESUBDIVISION

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

P.I.N. = 19-09-28-208-003-0000
CONTAINING 12,564 SQ.FT., 0.288 ACRE.



VICINITY MAP
(NOT TO SCALE)
INDICATES SITE LOCATION



NOTE: XXX.XX' MEASURED DISTANCE, N X°XX'XX" E MEASURED BEARING
[XXX.XX'] RECORDED DISTANCE, [N X°XX'XX" E] RECORD BEARING

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

Easement Provisions

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

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

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

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

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

An easement is hereby reserved for and granted to

NI-Cor Gas Company

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

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

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

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

TAX MAPPING AND PLATTING CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

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

BY: _____
DIRECTOR

COUNTY CLERK CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

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

_____ (SEAL)
COUNTY CLERK

COUNTY RECORDER CERTIFICATION

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

_____ DAY OF _____ , 2022, A.D. AT _____O'CLOCK __.M.

_____
COUNTY RECORDER

PLANNING AND ZONING COMMISSION APPROVAL

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

ATTEST: _____
CHAIRMAN

BY: _____

VILLAGE BOARD APPROVAL

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

ATTEST: _____
VILLAGE CLERK

BY: _____
VILLAGE PRESIDENT

_____ (SEAL)

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT SHI NAPS, LLC - SERIES 1 - OLDE FRANKFORT MALL, A SERIES LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THE FOREGOING CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND RESUBDIVIDED, AS INDICATED ON THE PLAT, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT THE SAME ABOVE DESCRIBED PROPERTY IS LOCATED IN SCHOOL DISTRICTS: FRANKFORT SCHOOL DISTRICT 157C AND LINCOLN-WAY SCHOOL DISTRICT 210, AND JOLIET JUNIOR COLLEGE DISTRICT 525 AND THAT THEY HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED.

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

_____
MANAGER

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

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

GIVEN MY SIGNATURE AND SEAL

DATED THIS _____DAY OF_____, A.D. 2022.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

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

_____
REGISTERED PROFESSIONAL ENGINEER

_____
OWNER OR ATTORNEY

SURVEYORS CERTIFICATION

STATE OF ILLINOIS)
COUNTY OF WILL) SS

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

THE SOUTH 36 1/2 FEET OF LOT 3, AND ALL OF LOT 4, IN BLOCK 1 IN BOWEN'S SUBDIVISION OF BLOCKS 1, 12 AND 13, IN THE ORIGINAL TOWN OF FRANKFORT, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 1857, AS DOCUMENT NUMBER 27610, IN WILL COUNTY, ILLINOIS (EXCEPT THAT PART TAKEN FOR PUBLIC ROAD PURPOSES PER DEDICATION DOCUMENT 681758, IN BOOK 1153, PAGE 579, RECORDED OCTOBER 27, 1950 AND EXCEPT THAT PART TAKEN FOR PUBLIC ROAD PURPOSES PER DEDICATION DOCUMENT 681759, IN BOOK 1153, PAGE 583, RECORDED OCTOBER 27, 1950).

I DO FURTHER CERTIFY THAT:

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

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

D. WARREN OPPERMAN
3152
PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
MOKENA, ILL

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

08-12-2022
07-13-2022
01-26-2022

CLIENT NAME / CONTACT
AND
MAIL FUTURE TAX BILLS TO:
SHI NAPS, LLC - SERIES 1 - OLDE FRANKFORT MALL
8802 CALUMET AVENUE
ST. JOHN, INDIANA 46373

PLAT PREPARED BY
AND RETURN TO:

Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE, MOKENA, ILLINOIS 60448
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES
ILLINOIS PROFESSIONAL DESIGN FIRM 184-001172

21-070-012

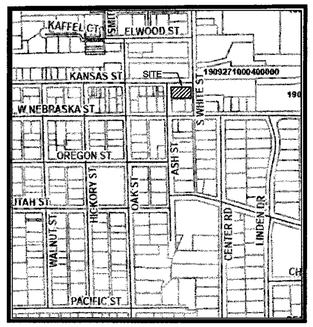
M:\2021\21-070 Old Frankfort Mall White St\Drawings\Survey\21-070-012.dwg, 36x24 SUBDIVISION, 8/12/2022 8:04:18 AM, DWG To PDF.pc3

PLAT of SURVEY

THE SOUTH 36 ½ FEET OF LOT 3, AND ALL OF LOT 4, IN BLOCK 1 IN BOWEN'S SUBDIVISION OF BLOCKS 1, 12 AND 13, IN THE ORIGINAL TOWN OF FRANKFORT, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 1857, AS DOCUMENT NUMBER 27610, IN WILL COUNTY, ILLINOIS.

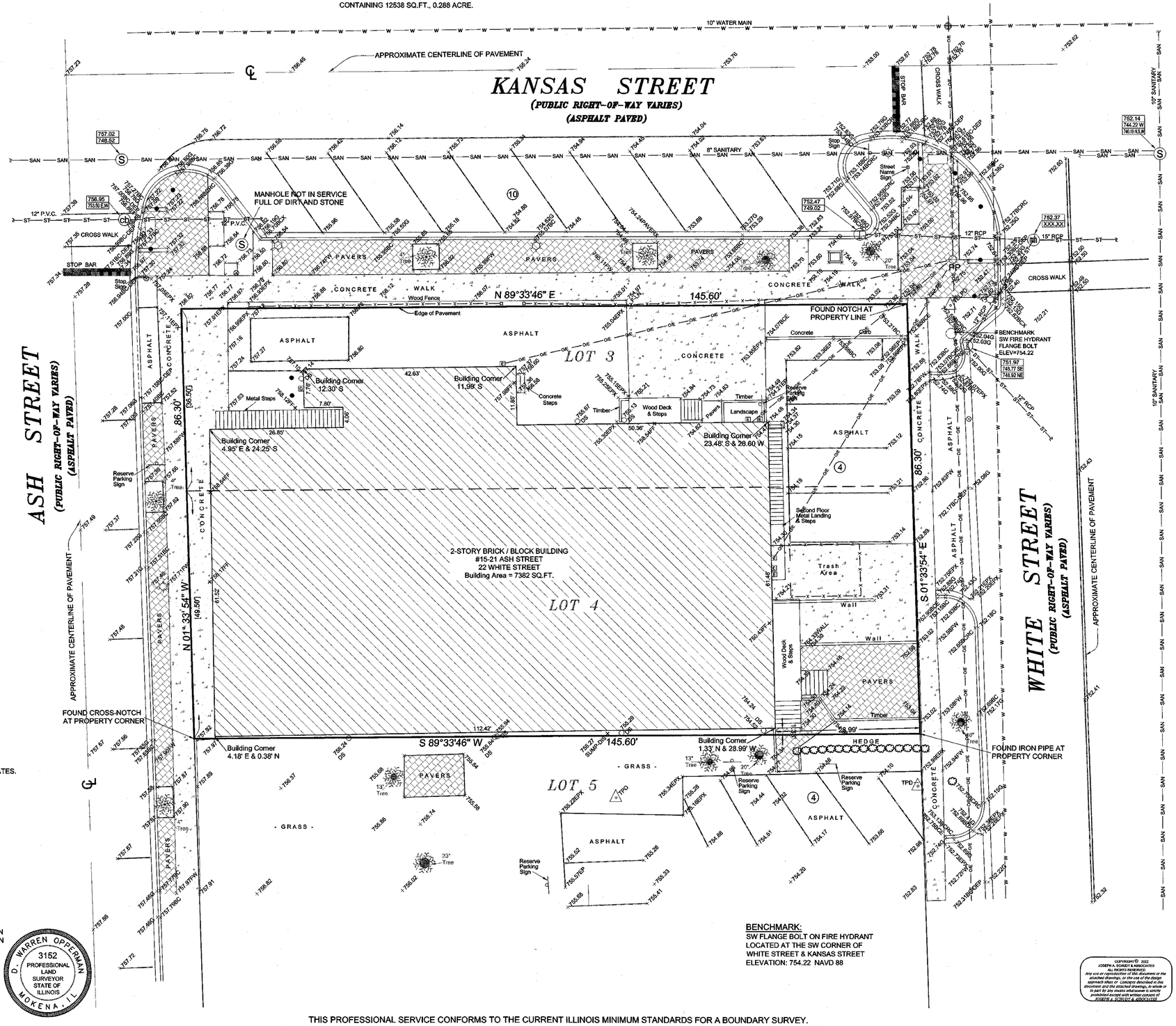
P.I.N. = 19-09-28-208-003-0000
CONTAINING 12538 SQ.FT., 0.288 ACRE.

Joseph A. Schudt & Associates
9455 ENTERPRISE DRIVE, MOKENA, ILLINOIS
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@jaseng.com http://www.jaseng.com
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES



VICINITY MAP
(NOT TO SCALE)
INDICATES SITE LOCATION

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.



LEGEND	
SAN	SANITARY SEWER LINE (Flow)
ST	STORM SEWER LINE (Flow)
W	WATER LINE
T	UNDERGROUND TELEPHONE CABLE
E	UNDERGROUND ELECTRIC CABLE
G	UNDERGROUND GAS LINE
L	UNDERGROUND LIGHT CABLE
F/O	UNDERGROUND FIBER OPTICS LINE
O/E	OVERHEAD ELECTRIC LINE
X	FENCE LINE
	CONCRETE CURB & GUTTER
	DEPRESSED CURB
Ⓢ	SANTARY SEWER MANHOLE
©	EXISTING COMBINED SANITARY/STORM MANHOLE
Ⓔ	ELECTRIC MANHOLE
Ⓣ	TELEPHONE MANHOLE
Ⓢ	STORM SEWER MANHOLE
Ⓦ	WATER MANHOLE
Ⓣ	TRAFFIC MANHOLE
	WATER VALVE IN VAULT
	WATER VALVE
	STORM SEWER INLET
	STORM SEWER CATCH BASIN
	FIRE HYDRANT
	TRANSFORMER BOX/PAD
	TRAFFIC SIGNAL
	GAS LINE MARKER
	GAS METER
	GUY ANCHOR
	ELECTRIC METER
	BUFFALO BOX
	LIGHT
	POWER POLE
	HAND HOLE
	SOIL BORING
	TELEPHONE BOX / PAD
	GAS VALVE
	SIGN
	HANDICAP PARKING SPACE
	DECIDUOUS TREE
	EVERGREEN
	BUSH/HEDGE
	PINE TREES
755.25	EXISTING GROUND ELEVATION
690	EXISTING CONTOUR GRADE
[253.00']	RECORDED DISTANCE

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

STATE OF ILLINOIS }
COUNTY OF WILL } SS.

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

MOKENA, ILLINOIS JANUARY 26TH, A.D. 2022.
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

D. WARREN OPPERMAN
3152
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
MOKENA, IL

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

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

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

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

M:\2021\21-070 Old Frankfort Mall White St\Drawings\Survey\21-070-214.dwg, 24X36 Plat of Survey, 1/26/2022 12:07:36 PM, \\JAS-DC1\jaseng.local\Doc PlotWave 360 - WFD2
v:\2021\21-070 Old Frankfort Mall White St\Drawings\Survey\21-070-214

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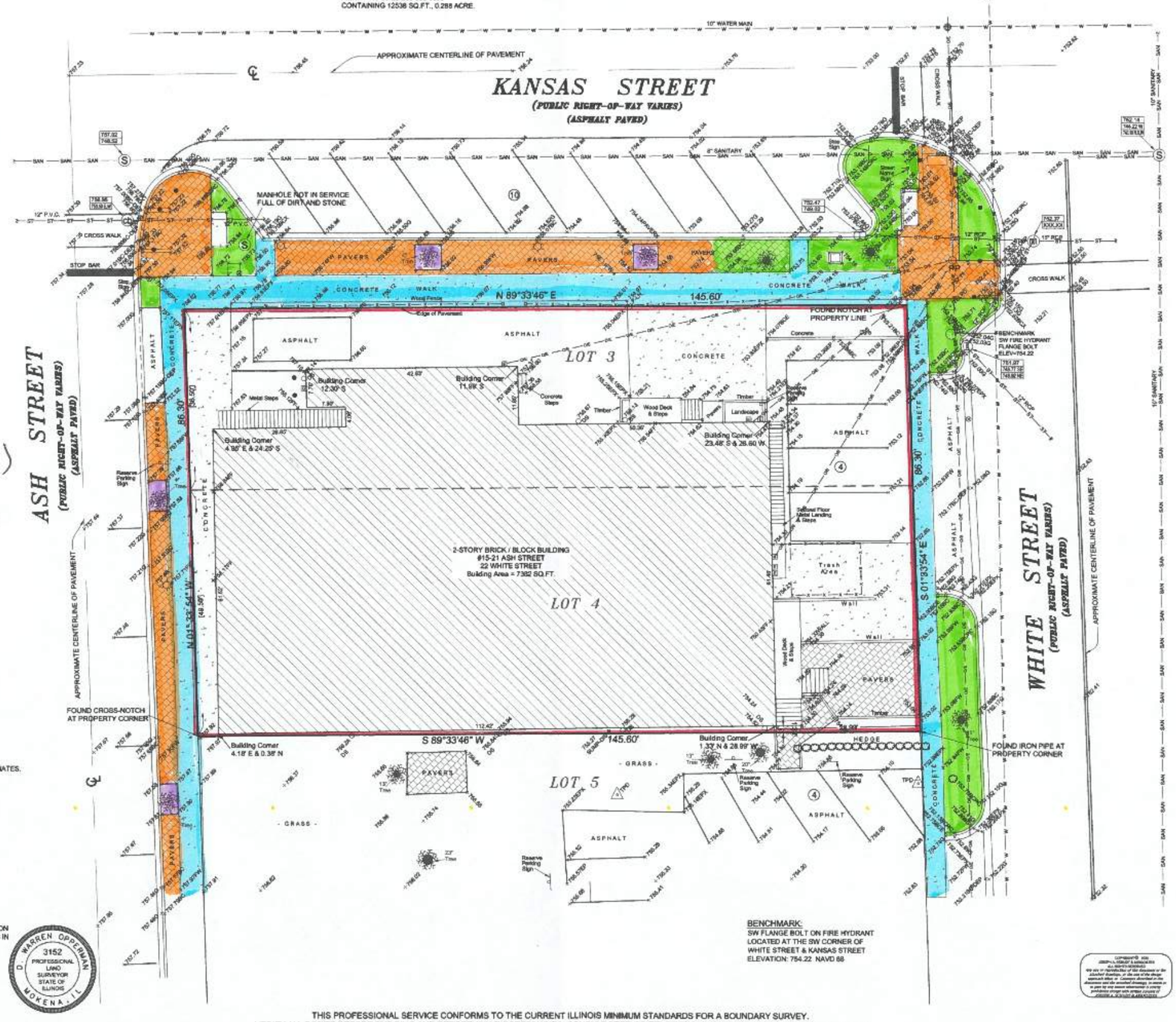
VICINITY MAP
(NOT TO SCALE)
INDICATES SITE LOCATION

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.

Row key
- grass/mulch
- tree grate (metal)
- concrete sidewalk
- brick pavers



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

D. WARREN OPPERMAN
3152
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
MOKENA, IL

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

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

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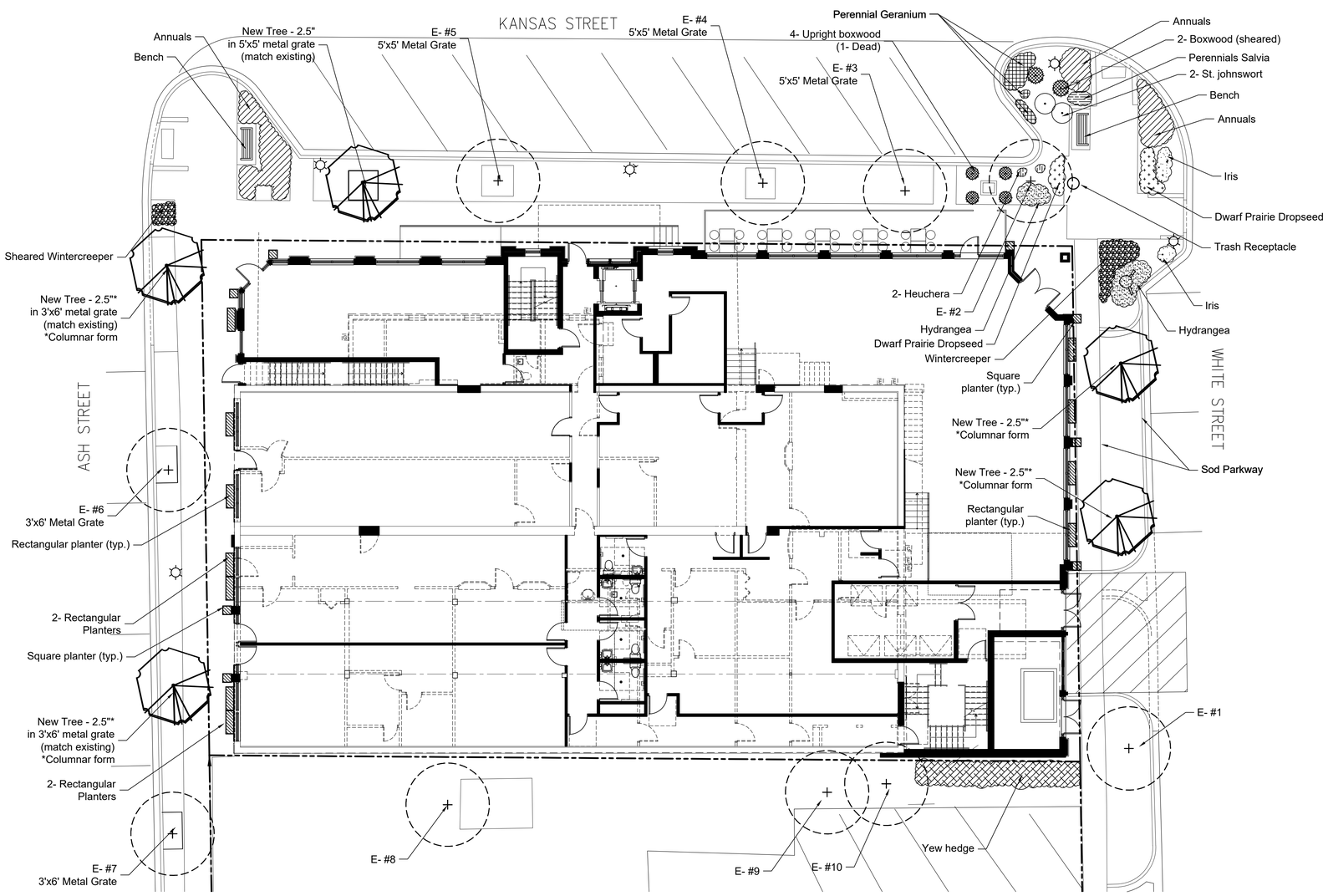
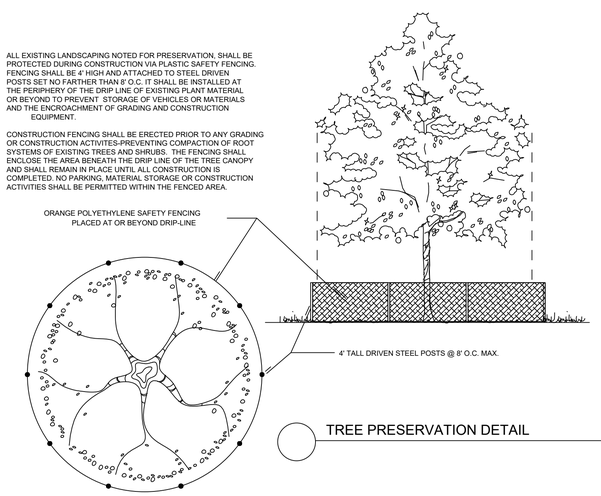
CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.



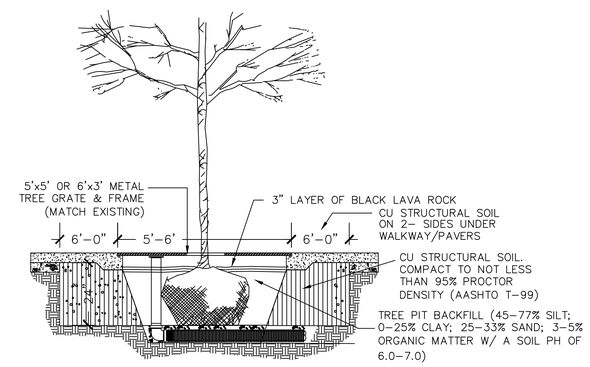
ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION, SHALL BE PROTECTED DURING CONSTRUCTION VIA PLASTIC SAFETY FENCING. FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 8' O.C. IT SHALL BE INSTALLED AT THE PERIPHERY OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICLES OR MATERIALS AND THE ENCROACHMENT OF GRADING AND CONSTRUCTION EQUIPMENT.

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITES-PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.



TREE PRESERVATION DETAIL

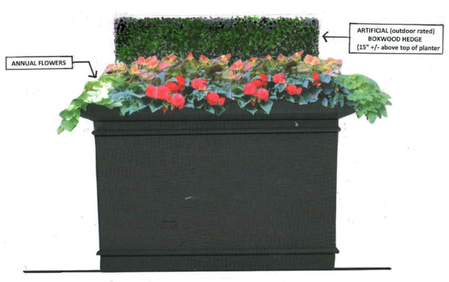
NTS



TREE PIT DETAIL

NTS

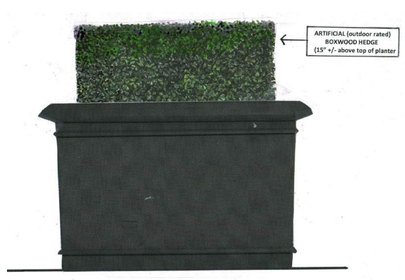
*SEE LANDSCAPE PLAN FOR TREE PIT SIZE AT EACH LOCATION



TYPICAL PLANTER (Growing Season)

NTS

HARTFORD PLANTER by Terracast Products, Inc
- All Weather Resin Construction
- Graffiti Resistant
- Color: Charcoal
- Size: 44"wide x 25"tall x 44 deep



TYPICAL PLANTER (Non-Growing Season)

NTS

HARTFORD PLANTER by Terracast Products, Inc
- All Weather Resin Construction
- Graffiti Resistant
- Color: Charcoal
- Size: 44"wide x 25"tall x 44 deep

TYPICAL PLANTER (All-Seasons)

NTS

TREE RELIEF PLANTER by Terracast Products, Inc
- All Weather Resin Construction
- Graffiti Resistant
- Color: Charcoal
- Size: 15.5"wide x 16"tall x 17"deep

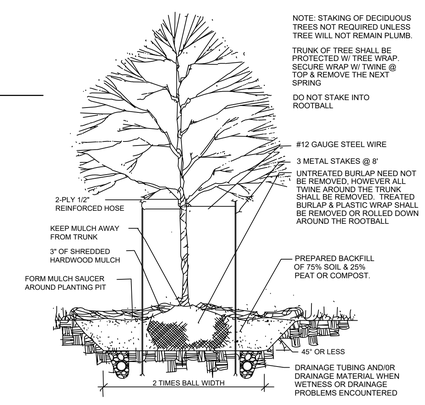
EXISTING TREES (E)

Olde Frankfort Mall (fronting on Ash Street, Kansas Street & White Street)

PLAN #	COMMON NAME	SIZE
1	Honeylocust	18.0"
2	Callery Pear	21.0"
3	Sycamore	18.0"
4	Maple(compact form)	5.5"
5	Maple(compact form)	5.0"
6	Maple(compact form)	4.25"
7	Maple(columnar form)	5.0"
8	Crabapple	12.0"
9	Honeylocust	14.0"
10	Honeylocust	20.5"

LEGEND

E = EXISTING TREE TOP BE PRESERVED
A= ANNUAL FLOWER PLANTINGS



DECIDUOUS TREE

NTS

811 Know what's below. Call before you dig.

SCALE 1" = 10'

0 10 20

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The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of IVES/RYAN GROUP, INC.

REVISIONS

OLDE FRANKFORT MALL

Frankfort, IL

STATE OF ILLINOIS LICENSED LANDSCAPE ARCHITECT
JOHN M. RYAN
no. 157-000129

IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0726

Landscape Architecture
Park & Recreation Design
Municpal Consulting

www.ivesryangroup.com

PRELIMINARY LANDSCAPE PLAN

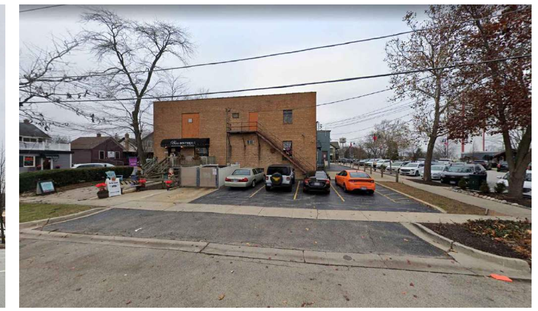
PROJECT NO.: JOB NO.:
L2422-9352

DATE: 2022-09-09
SCALE: 1"=10'
PLANNER: JMR
DRAWN BY:
CHECKED:

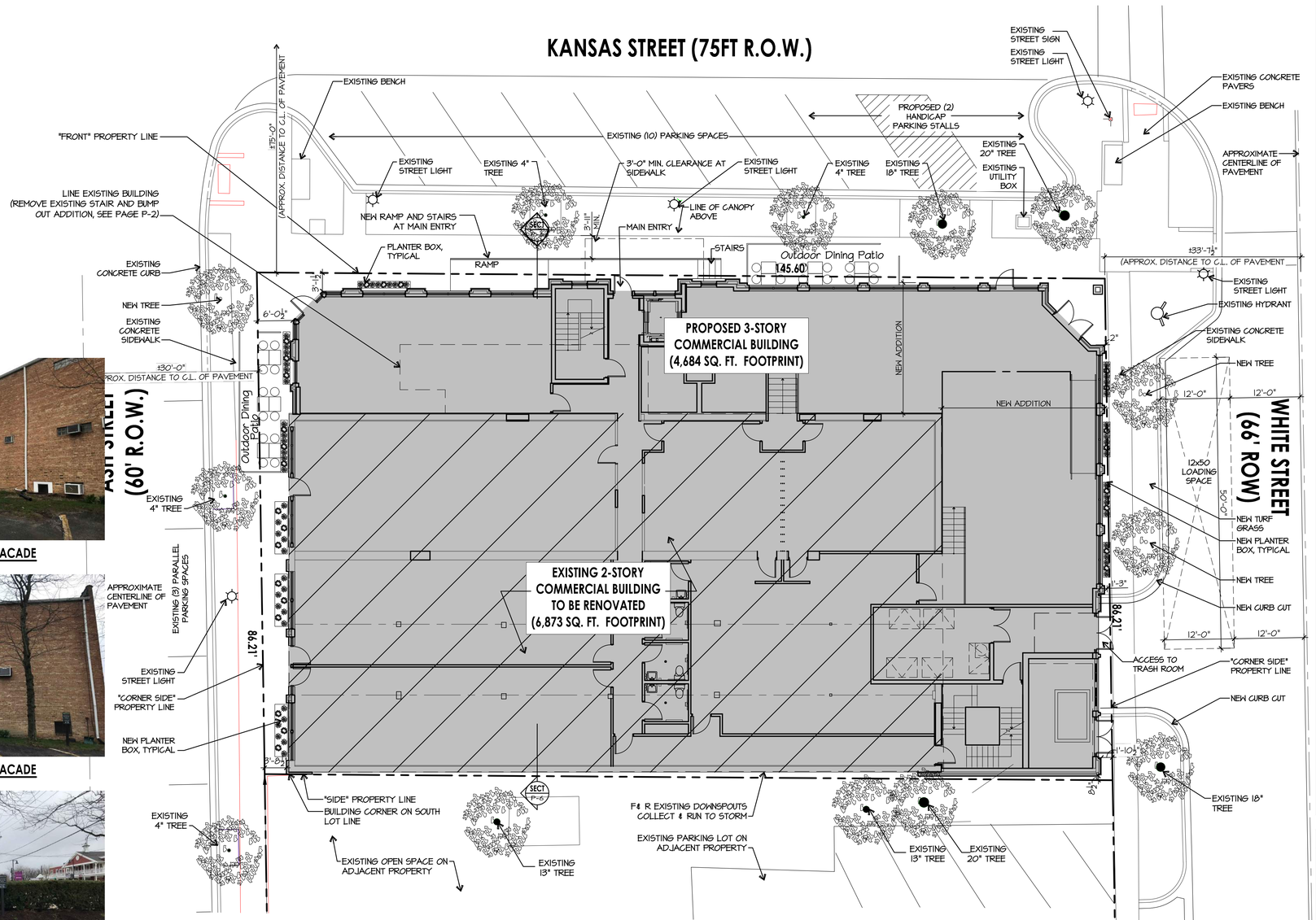
SHEET L-1

EXISTING VIEW OF ASH STREET

EXISTING VIEW OF KANSAS STREET



EXISTING VIEW OF WHITE STREET



EXISTING VIEW OF SOUTH FACADE

EXISTING VIEW OF SOUTH FACADE

EXISTING VIEW SOUTH-EAST CORNER

- OVERHEAD POWER LINES TO BE RELOCATED BELOW GRADE
- NEW SPECIMEN TREES & PLANTERS/ PLANTER VEGETATION/ ANNUALS TO BE DETERMINED

PRELIMINARY ARCHITECTURAL SITE PLAN

0 5' 10' 20'
SCALE: 1" = 10'-0"

ZONING DATA - 15 ASH ST. / 22 WHITE ST.

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

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

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

USES PERMITTED PER TABLE IN ARTICLE 5

PERMITTED
DWELLING UNITS ABOVE 1ST FLOOR
HEALTHCARE/OFFICE
INDOOR BUSINESS/RETAIL SALES (UNDER 5,000 SF)
OFFICE/ PROFESSIONAL SERVICE
PERSONAL SERVICE

SPECIAL USE
BED AND BREAKFAST
HOTEL/ MOTEL
VACATION RENTAL
INDOOR CIVIC AND CULTURAL
INDOOR RECREATION AND ENTERTAINMENT
OUTDOOR RECREATION AND ENTERTAINMENT
BAKERY
CONVENIENCE STORE
DAYCARE
DRY CLEANING
INDOOR BUSINESS/RETAIL SALES (5,000-100,000 SF)
MASSAGE ESTABLISHMENT
MICROBREWERY/ DISTILLERY/ WINERY
ACCESSORY LIQUOR SALES
RESTAURANT
TAVERN
OUTDOOR SEATING ASSOCIATED WITH RESTAURANT
PLANNED UNIT DEVELOPMENT

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

	ALLOWED	ACTUAL/PROPOSED
FRONT YARD	0 FT	PER PLAN
CORNER SIDE YARD	10 FT	PER PLAN
INTERIOR SIDE YARD	5 FT	PER PLAN
REAR YARD	10 FT	PER PLAN
MAX. BUILDING HEIGHT	35 FT	PER ELEVATION
MAX. IMPERVIOUS LOT COVERAGE	NO MAX.	12,565.3 SF
MIN LOT AREA	5,000 SF	PER SURVEY
MIN LOT WIDTH	50 FT	PER SURVEY
FLOOR AREA RATIO	N/A	

OFF-STREET PARKING CALCULATIONS (PER ARTICLE 7)

USE OF PUBLIC PARKING LOTS PERMITTED IN H-1 DISTRICT PER ARTICLE 6, C.3.G. APPROVAL OF VARIATION REQUIRED

1) 10 DWELLINGS UNITS (8 ONE BEDROOM + 2 STUDIO UNITS) AT 2 CAR / UNIT	= 20*
2) 2ND FLOOR EXISTING BOWLING LANES: 6 LANES X 5 CARS PER LANE	= 20
+ EMPLOYEES DURING LONGEST SHIFT	= 5
+ EXISTING LOUNGE SPACE: 2,600 SF / 15 = 174 / 4	= 44
(EMPLOYEES INCLUDED ABOVE)	
3) FIRST FLOOR	
TENANT 01A PROPOSED RESTAURANT: 2400 SF / 100	= 24*
TENANT 01B PROPOSED EVENT SPACE: 1,046 SF / 15 = 73 / 4	= 19*
TENANT 01C PROPOSED KITCHEN & EMPLOYEES	= 10*
TENANT 02 PROPOSED COMMERCIAL: 720 SF / 200	= 4
+ EMPLOYEES	= 3
TENANT 3A, 3B, 4 & 5 = 3,081 SF / 250	= 13
+ EMPLOYEES	= 8
TOTAL CARS	170 CARS
	(* 43 NEW CARS)

OFF-STREET LOADING REQUIREMENTS (PER ARTICLE 7)

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

SCREENING (PER ARTICLE 7)

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

GROSS BUILDING AREA

	EXISTING	ADDITION	TOTAL
BASEMENT FLOOR	6,884 SF	800 SF	EXCLUDED
FIRST FLOOR	6,884 SF	4,684 SF	11,573 SF
SECOND FLOOR	6,884 SF	4,814 SF	11,708 SF
THIRD FLOOR	0 SF *	4,814 SF	4,814 SF
TOTAL FLOOR AREA			28,100 SF

- STRUCTURAL ANALYSIS IS NEEDED FOR POSSIBLE ADDITION OF ROOF DECK/ TENANT AMENITY SPACE ON THE EXISTING BUILDING.

FLOOR AREA RATIO (FAR)= 28,100 SF / 12,565.3 SF = 2.24

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SHI NAPS, LLC

PROPOSED NEW 3-STORY MIXED USE DEVELOPMENT

15 ASH STREET / 22 WHITE STREET
FRANKFORT, ILLINOIS 60423

DATE	DRAWN	DESCRIPTION
01/12/2022		ISSUED FOR PC/HPC REVIEW
02/18/2022		ISSUE FOR OWNER REVIEW
07/15/2022		ISSUE FOR OWNER REVIEW
09/22/2022		ISSUED FOR PC WORKSHOP #2 REVIEW

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PRELIMINARY ARCHITECTURAL SITE PLAN

SHEET NAME
P-1
SHEET

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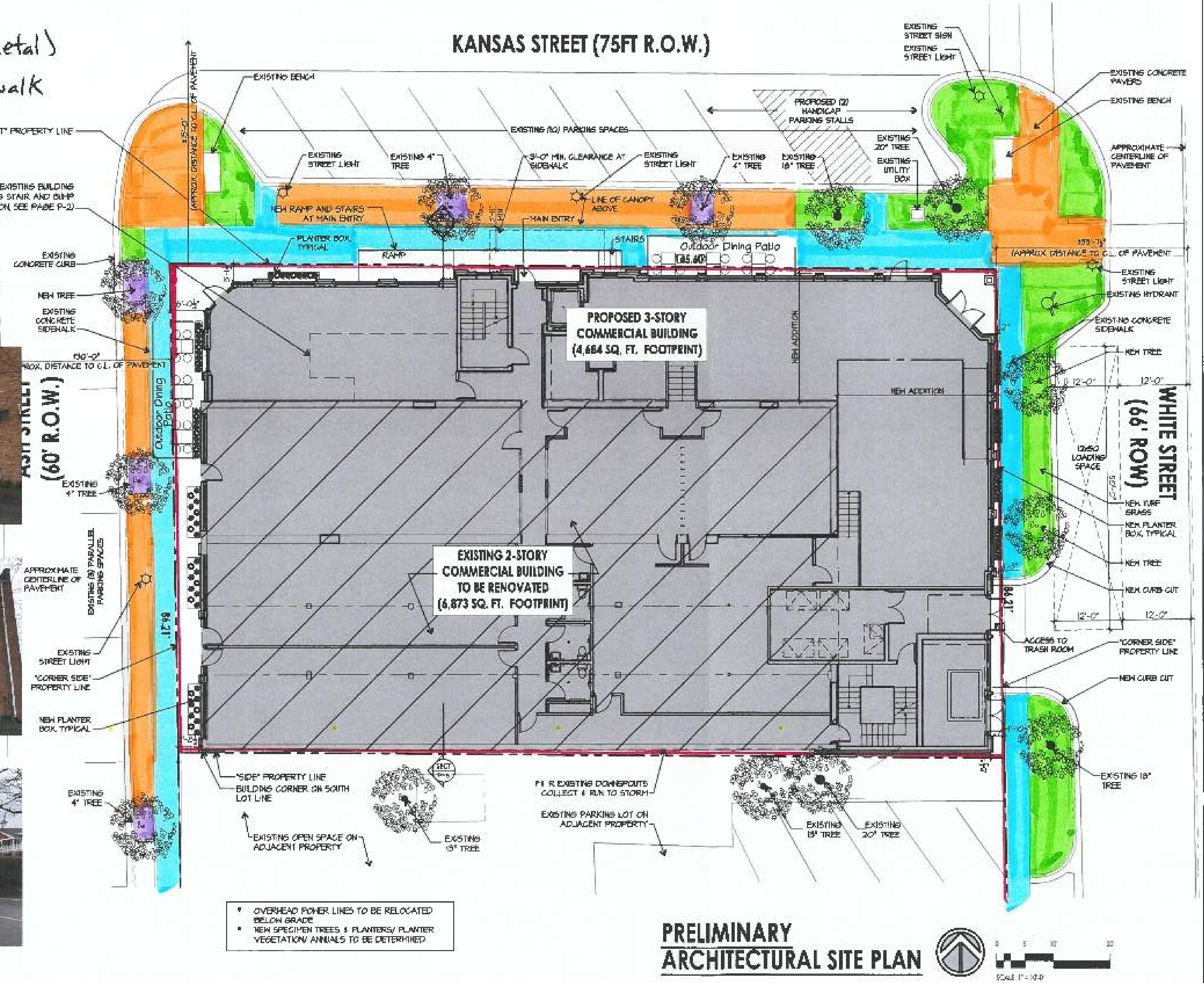
EXISTING VIEW OF ASH STREET

EXISTING VIEW OF KANSAS STREET

EXISTING VIEW OF WHITE STREET

grass/mulch
tree grate (metal)
concrete sidewalk
brick pavers



EXISTING VIEW OF SOUTH FACADE

EXISTING VIEW OF SOUTH FACADE

EXISTING VIEW SOUTH-EAST CORNER

- OVERHEAD POWER LINES TO BE RELOCATED BELOW GRADE
- NEW SPECIMEN TREES & PLANTERS/ PLANTER VEGETATION/ ANNUALS TO BE DETERMINED

PRELIMINARY ARCHITECTURAL SITE PLAN

ZONING DATA - 15 ASH ST. / 22 WHITE ST.

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

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

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

USES PERMITTED PER TABLE IN ARTICLE 5

PERMITTED: DWELLING UNITS ABOVE 1ST FLOOR; HEALTHCARE/OFFICE; INDOOR BUSINESS/RETAIL SALES (UNDER 5,000 SF); OFFICE/ PROFESSIONAL SERVICE; PERSONAL SERVICE

SPECIAL USE: BED AND BREAKFAST; HOTEL/ MOTEL; VACATION RENTAL; INDOOR CIVIC AND CULTURAL; INDOOR RECREATION AND ENTERTAINMENT; OUTDOOR RECREATION AND ENTERTAINMENT; BAKERY; CONVENIENCE STORE; DAYCARE; DRY CLEANING; INDOOR BUSINESS/RETAIL SALES (5,000-100,000 SF); MASSAGE ESTABLISHMENT; MICROBREWERY/ DISTILLERY/ WINERY; ACCESSORY LIQUOR SALES; RESTAURANT; TAVERN; OUTDOOR SEATING ASSOCIATED WITH RESTAURANT; PLANNED UNIT DEVELOPMENT

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

	ALLOWED	ACTUAL/PROPOSED
FRONT YARD	0 FT	PER PLAN
CORNER SIDE YARD	10 FT	PER PLAN
INTERIOR SIDE YARD	5 FT	PER PLAN
REAR YARD	10 FT	PER PLAN
MAX. BUILDING HEIGHT	35 FT	PER ELEVATION
MAX. IMPERVIOUS LOT COVERAGE	NO MAX.	12565.3 SF
MIN LOT AREA	5,000 SF	PER SURVEY
MIN LOT WIDTH	50 FT	PER SURVEY
FLOOR AREA RATIO	N/A	

OFF-STREET PARKING CALCULATIONS (PER ARTICLE 7)

USE OF PUBLIC PARKING LOTS PERMITTED IN H-1 DISTRICT PER ARTICLE 6, C.3.G. APPROVAL OF VARIATION REQUIRED

1) 10 DWELLINGS UNITS (8 ONE BEDROOM + 2 STUDIO UNITS) AT 2 CAR / UNIT	= 20*
2) 2ND FLOOR EXISTING BOWLING LANES: 6 LANES X 5 CARS PER LANE	= 20
- EMPLOYEES DURING LONGEST SHIFT	= 5
- EXISTING LOUNGE SPACE: 2800 SF / 15 = 114 / 4 (EMPLOYEES INCLUDED ABOVE)	= 44
3) FIRST FLOOR	
TENANT 01A PROPOSED RESTAURANT: 2400 SF / 100	= 24*
TENANT 01B PROPOSED EVENT SPACE: 1098 SF / 15 = 73 / 4	= 19*
TENANT 01C PROPOSED KITCHEN & EMPLOYEES	= 10*
TENANT 02 PROPOSED COMMERCIAL: 720 SF / 200	= 4
- EMPLOYEES	= 3
TENANT 3A, 3B, 4 & 5 = 3,081 SF / 250	= 13
- EMPLOYEES	= 8
TOTAL CARS	110 CARS (* 48 NEW CARS)

OFF-STREET LOADING REQUIREMENTS (PER ARTICLE 7)

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

SCREENING (PER ARTICLE 7)

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

GROSS BUILDING AREA

	EXISTING	ADDITION	TOTAL
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SECOND FLOOR	6,884 SF	4,819 SF	11,708 SF
THIRD FLOOR	0 SF *	4,819 SF	4,819 SF
TOTAL FLOOR AREA			28,100 SF

* STRUCTURAL ANALYSIS IS NEEDED FOR POSSIBLE ADDITION OF ROOF DECK/ TENANT AMENITY SPACE ON THE EXISTING BUILDING.

FLOOR AREA RATIO (FAR): 28,100 SF / 12565.3 SF = 2.24

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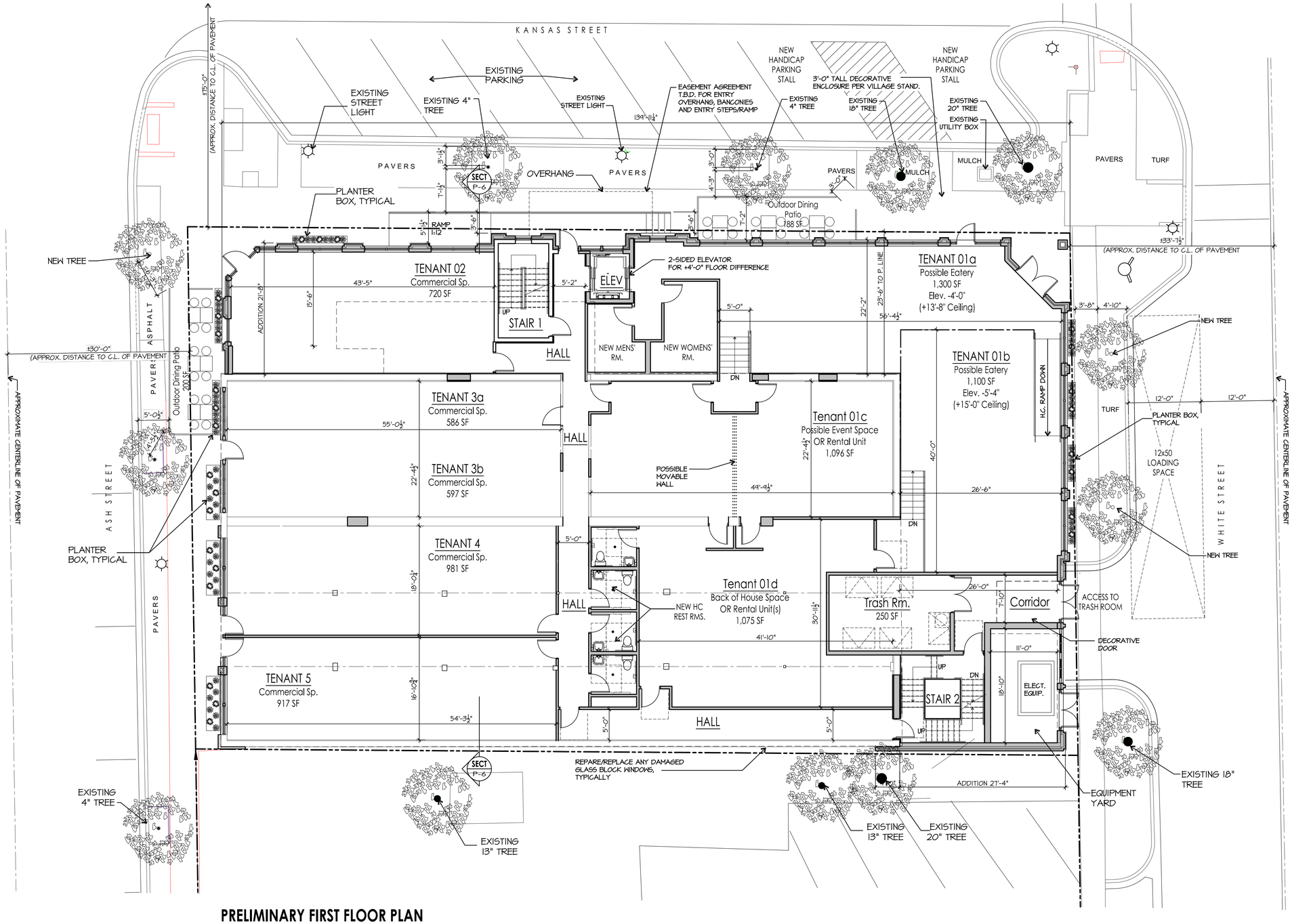
PRELIMINARY ARCHITECTURAL SITE PLAN
SHEET NAME

P-1
SHEET



PRELIMINARY FIRST FLOOR PLAN

(ADDITION = (4,684 square ft.)

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

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PRELIMINARY FIRST FLOOR PLAN

SHEET NAME

P-2

SHEET

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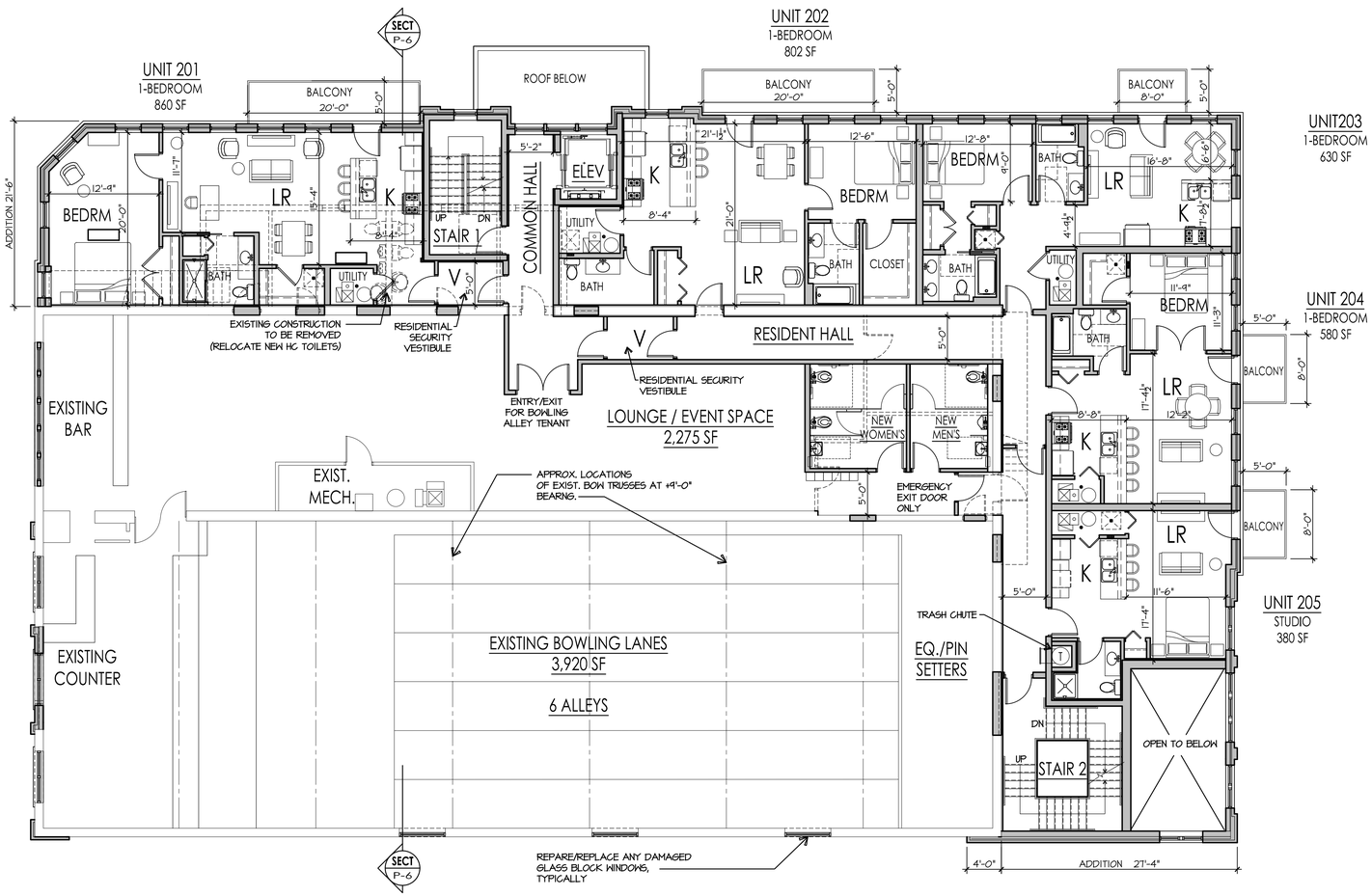

PRELIMINARY SECOND FLOOR PLAN

(ADDITION = 4,819 square ft.)

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

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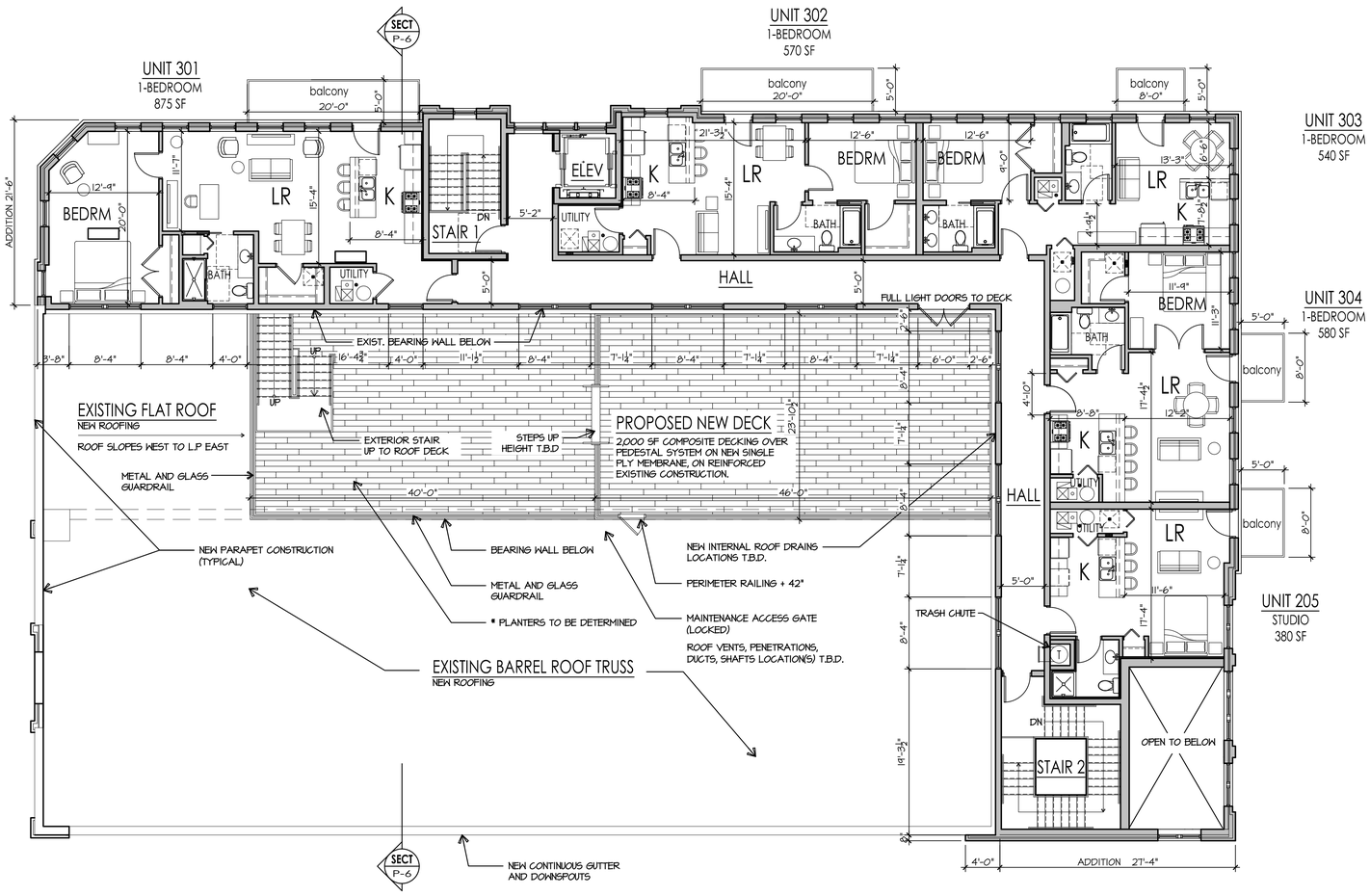
PRELIMINARY SECOND FLOOR PLAN

SHEET NAME

P-3

SHEET



PRELIMINARY THIRD FLOOR / LOW ROOF PLAN

(ADDITION = 4,819 square ft.)

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

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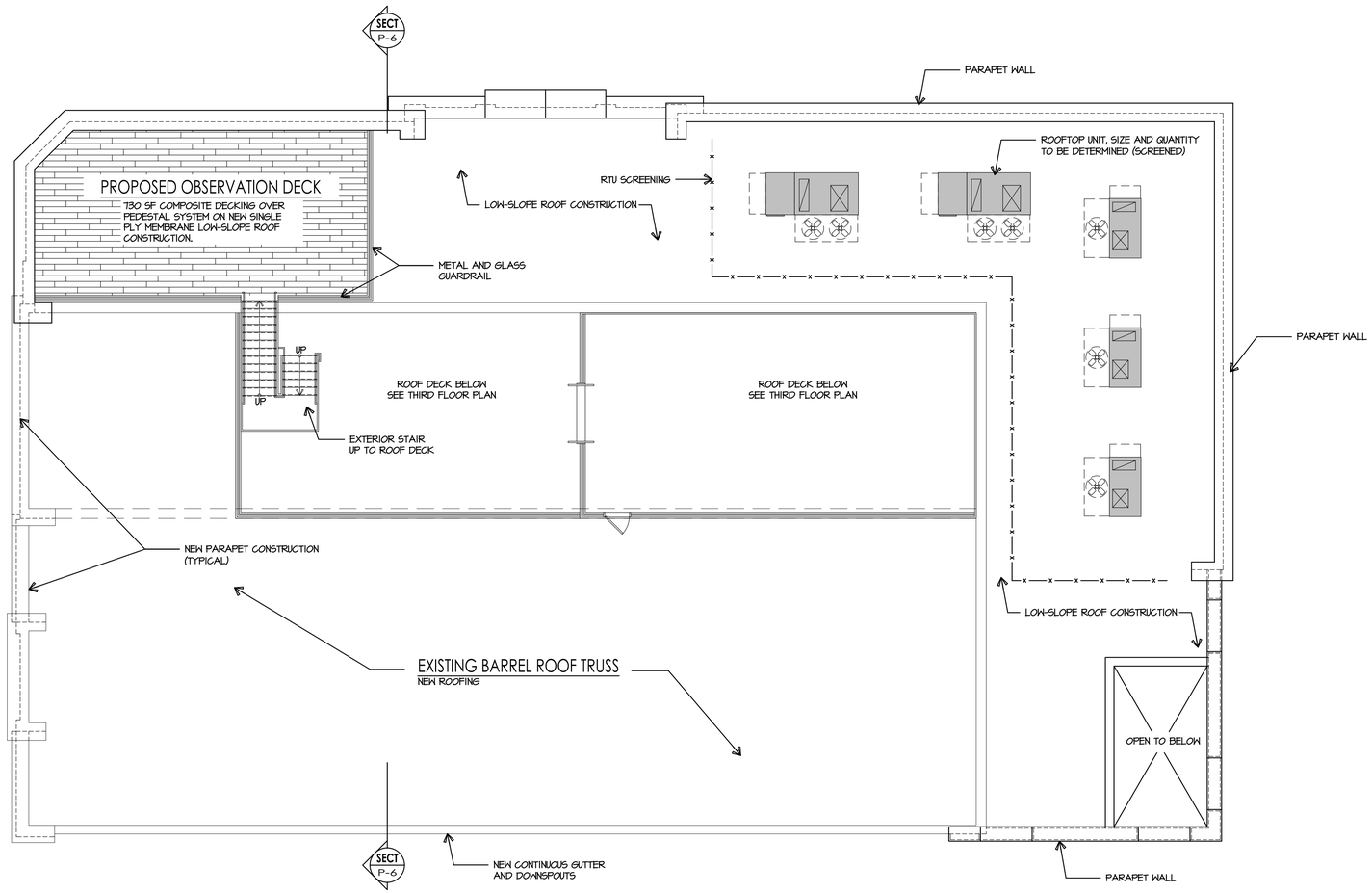
PRELIMINARY THIRD FLOOR/ LOW ROOF PLAN

SHEET NAME

SHEET

P-4



PRELIMINARY ROOF PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

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PRELMINARY
ROOF PLAN

SHEET NAME

P-5

SHEET

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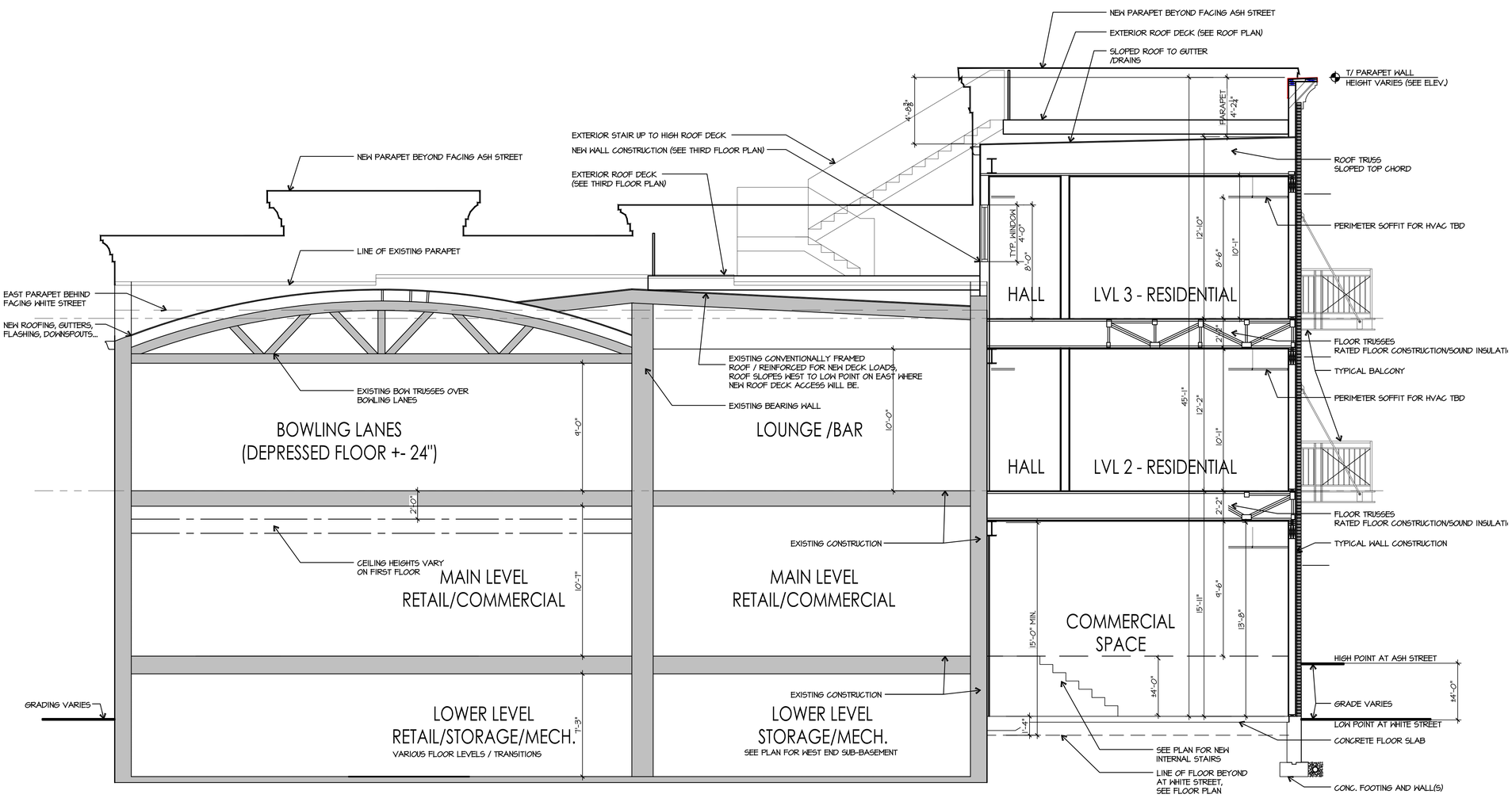

BUILDING SECTION (LOOKING WEST)

0 2' 4' 8'

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

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PRELIMINARY
BUIDING SECTION

SHEET NAME

P-6

SHEET

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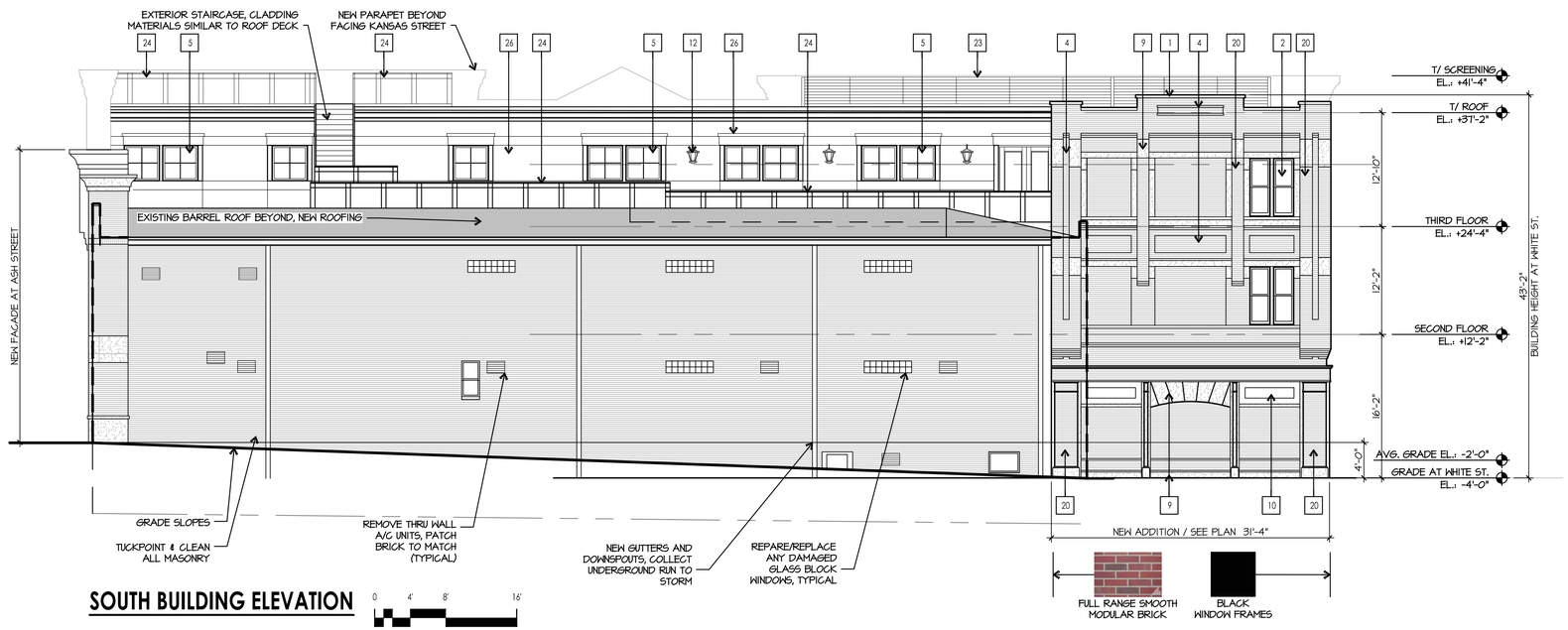
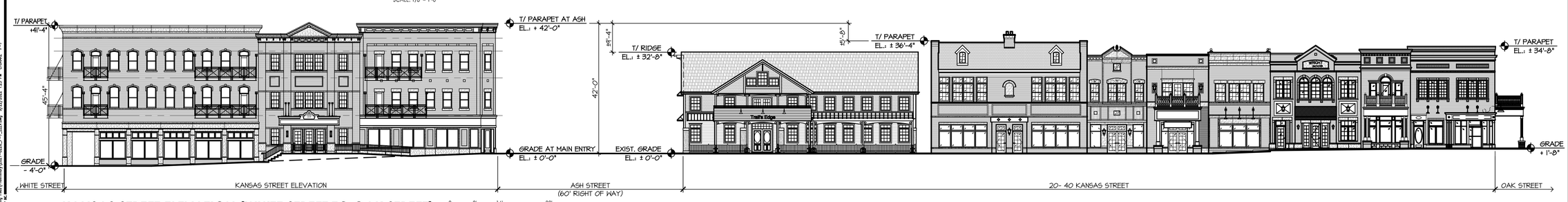
KANSAS STREET BUILDING ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



SOUTH BUILDING ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



KANSAS STREET ELEVATION (WHITE STREET TO OAK STREET)

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

NEW CONSTRUCTION ELEVATION TAG KEY

1	ALUM. COPING W/ TOP SLOPED FOR POSITIVE DRAINAGE
2	ALUM. CLAD WOOD DOUBLE HUNG/PICTURE WINDOWS W/ OR W/O TRANSOMS (TYP.)
3	CAST STONE SILL / BAND (PROJECT 1" W/ TOP WASH) (TYP)
4	MASONRY DETAIL (½" INLAY)
5	ALUMINUM STOREFRONT WINDOW / ENTRANCE SYSTEM ON THERMALLY BROKEN FRAMES W/ 1" SOLARBAN 60 (2) INSULATED GLAZING UNITS (VERIFY GLASS TINT AND FINISH WITH ARCHITECT AND OWNER)
6	STONE MEDALLION
7	PAINTED BUILT-UP CEMENT BOARD CAPITAL BANDING OR EIFS CROWN
8	CAST STONE HEAD AND DETAIL COURSING
9	CAST STONE PANELS
10	PAINTED LP SMARTSIDE PANEL AND TRIM AND/OR POLYMER (FYPON) TYPE TRIMS
11	FYPON 12" SQ. COLUMN COVER (CWKTB6030) VERIFY W/ ARCHITECT
12	SURFACE MOUNTED LIGHT FIXTURE *
13	CAST STONE PEDIMENT, HEAD, AND DETAILS
14	CAST STONE HEAD AND SILL
15	CAST STONE DETAIL INLAY IN FACE BRICK
16	TURN BUCKLE AND ROD CANOPY SUPPORT
17	PAINTED STEEL GUARDRAIL W/ VERTICAL PICKETS
18	STAINED WOOD DOOR WITH PARTIAL LITE
19	DECORATIVE OVERHEAD DOOR AND METAL GATE (TO ACCESS TRANSFORMER)
20	PROJECTED BRICK MASONRY PIER
21	ENTRY CANOPY WITH PAINTED LP SMARTSIDE PANEL AND TRIM AND/OR POLYMER (FYPON) TYPE TRIMS
22	FABRICATED METAL BALCONIES (POWDER COAT) WITH DIAGONAL SUPPORTS TO BUILDING AND +42" DECORATIVE METAL RAILS.
23	RTU SCREENING. PRE-FINISHED METAL HORIZONTAL LOUVERS WITH VERITCAL POSTS SECURED TO ROOF STRUCTURE
24	PRE-FINISHED ALUMINUM METAL AND CLEAR GLASS GUARDRAIL SYSTEM
25	FORMED BRAKE METAL WINDOW TRIM (COLOR TO MATCH WINDOWS)
26	EXTERIOR INSULATION AND FINISH SYSTEM WITH REVEALS AND WINDOW HEAD/JAMB DETAILS
27	DECORATIVE METAL GATE (TO ACCESS TRANSFORMER FOR SERVICE)

* DECORATIVE LIGHTING SPECS & PHOTOMETRICS TO BE DETERMINED FOR ALL ELEVATIONS

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PRELIMINARY BUILDING ELEVATIONS

SHEET NAME
P-7
SHEET

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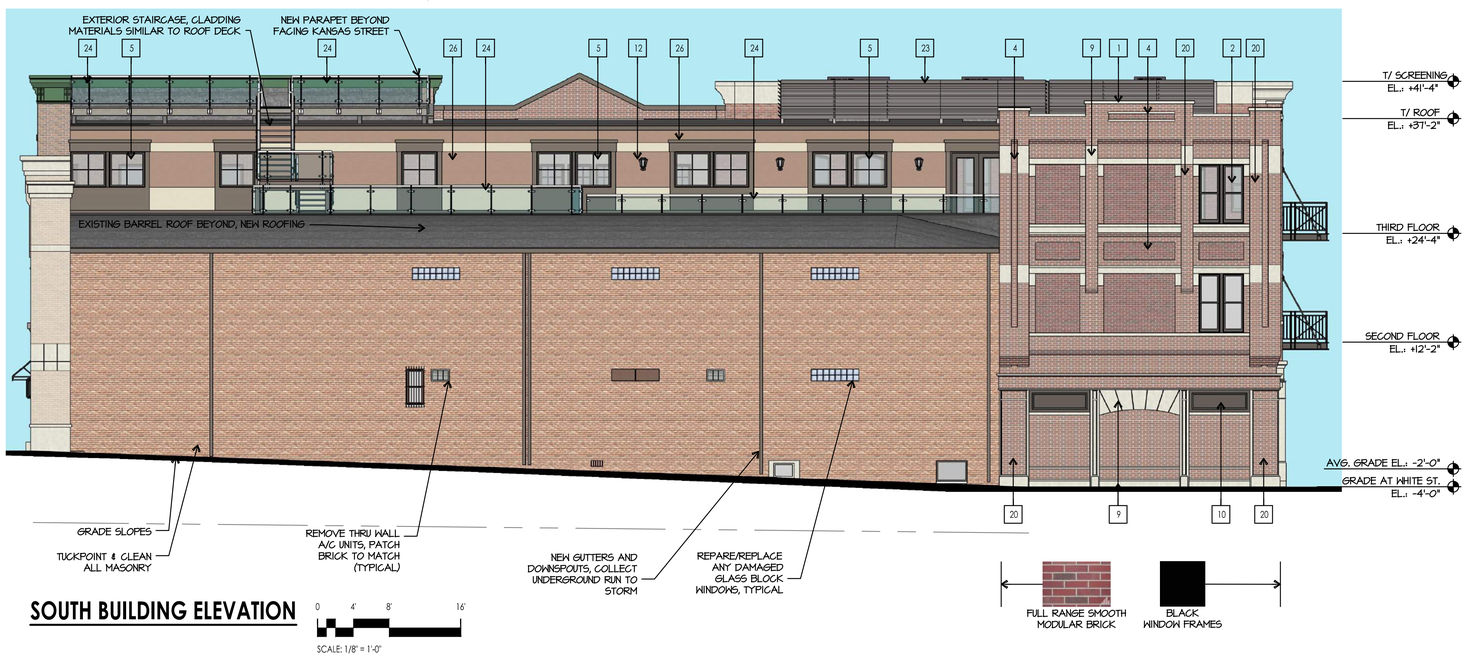
KANSAS STREET BUILDING ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"



SOUTH BUILDING ELEVATION

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION ELEVATION TAG KEY

1	ALUM. COPING W/ TOP SLOPED FOR POSITIVE DRAINAGE
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3	CAST STONE SILL / BAND (PROJECT 1" W/ TOP WASH) (TYP)
4	MASONRY DETAIL (½" INLAY)
5	ALUMINUM STOREFRONT WINDOW / ENTRANCE SYSTEM ON THERMALLY BROKEN FRAMES W/ 1" SOLARBAN 60 (2) INSULATED GLAZING UNITS (VERIFY GLASS TINT AND FINISH WITH ARCHITECT AND OWNER)
6	STONE MEDALLION
7	PAINTED BUILT-UP CEMENT BOARD CAPITAL BANDING OR EIFS CROWN
8	CAST STONE HEAD AND DETAIL COURSING
9	CAST STONE PANELS
10	PAINTED LP SMARTSIDE PANEL AND TRIM AND/OR POLYMER (FYPON) TYPE TRIMS
11	FYPON 12" SQ. COLUMN COVER (CWKTB6030) VERIFY W/ ARCHITECT
12	SURFACE MOUNTED LIGHT FIXTURE *
13	CAST STONE PEDIMENT, HEAD, AND DETAILS
14	CAST STONE HEAD AND SILL
15	CAST STONE DETAIL INLAY IN FACE BRICK
16	TURN BUCKLE AND ROD CANOPY SUPPORT
17	PAINTED STEEL GUARDRAIL W/ VERTICAL PICKETS
18	STAINED WOOD DOOR WITH PARTIAL LITE
19	DECORATIVE OVERHEAD DOOR AND METAL GATE (TO ACCESS TRANSFORMER)
20	PROJECTED BRICK MASONRY PIER
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22	FABRICATED METAL BALCONIES (POWDER COAT) WITH DIAGONAL SUPPORTS TO BUILDING AND +42" DECORATIVE METAL RAILS.
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* DECORATIVE LIGHTING SPECS & PHOTOMETRICS TO BE DETERMINED FOR ALL ELEVATIONS

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FRANKFORT, ILLINOIS 60423

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2021-0226
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PRELIMINARY BUILDING ELEVATIONS RENDERED

SHEET NAME

P-7R
SHEET

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WHITE STREET BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

ASH STREET BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

NEW CONSTRUCTION ELEVATION TAG KEY

1	ALUM. COPING W/ TOP SLOPED FOR POSITIVE DRAINAGE
2	ALUM. CLAD WOOD DOUBLE HUNG/PICTURE WINDOWS W/ OR W/O TRANSOMS (TYP.)
3	CAST STONE SILL / BAND (PROJECT 1" W/ TOP WASH) (TYP)
4	MASONRY DETAIL (½" INLAY)
5	ALUMINUM STOREFRONT WINDOW / ENTRANCE SYSTEM ON THERMALLY BROKEN FRAMES W/ 1" SOLARBAN 60 (2) INSULATED GLAZING UNITS (VERIFY GLASS TINT AND FINISH WITH ARCHITECT AND OWNER)
6	STONE MEDALLION
7	PAINTED BUILT-UP CEMENT BOARD CAPITAL BANDING OR EIFS CROWN
8	CAST STONE HEAD AND DETAIL COURSING
9	CAST STONE PANELS
10	PAINTED LP SMARTSIDE PANEL AND TRIM AND/OR POLYMER (FYPON) TYPE TRIMS
11	FYPON 12" SQ. COLUMN COVER (CHKT86030) VERIFY W/ ARCHITECT
12	SURFACE MOUNTED LIGHT FIXTURE *
13	CAST STONE PEDIMENT, HEAD, AND DETAILS
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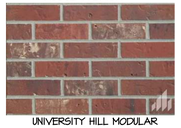
EXTERIOR MATERIAL PALETTE

FULL RANGE SMOOTH MODULAR BRICK

BLACK WINDOW FRAMES


UNIVERSITY HILL MODULAR BRICK

GREEN WINDOW FRAMES

MESQUITE MODULAR BRICK

BRONZE WINDOW FRAMES

MATCH EXISTING BRICK

VERDI GREEN WINDOW FRAMES

PARCHMENT MODULAR BRICK

CLEAR ANODIZED WINDOW FRAMES

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PRELIMINARY BUILDING ELEVATIONS

SHEET NAME

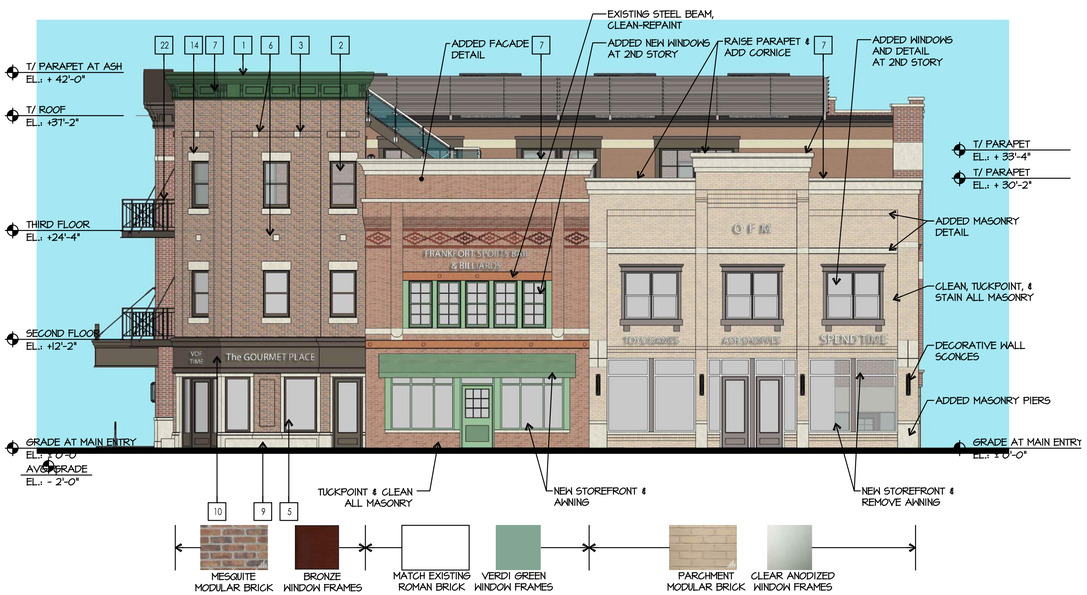
P-8

SHEET

WHITE STREET BUILDING ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"



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FULL RANGE SMOOTH MODULAR BRICK

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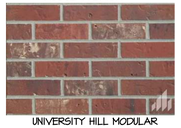
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PRELIMINARY BUILDING ELEVATIONS RENDERED

SHEET NAME

P-8R

SHEET

VIEW LOOKING WEST ON KANSAS STREET SIDEWALK

VIEW LOOKING SOUTH FROM BREIDERT GREEN

VIEW LOOKING NORTH ON ASH STREET

VIEW LOOKING NORTH ON WHITE STREET

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RENDERED VIEWS

SHEET NAME

SHEET: P-9

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VIEW LOOKING NORTH AT ROOF DECK

VIEW LOOKING SOUTH-EAST ON KANSAS STREET

VIEW LOOKING SOUTH-WEST AT KANSAS AND WHITE STREET

VIEW LOOKING WEST ON KANSAS STREET SIDEWALK

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RENDERED VIEWS

SHEET NAME

SHEET

P-10

VIEW LOOKING SOUTH AT OBSERVATION DECK

VIEW LOOKING SOUTH AT KANSAS AND WHITE STREET

VIEW LOOKING NORTH ON ASH STREET SIDEWALK

VIEW LOOKING WEST ON WHITE STREET

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RENDERED VIEWS

SHEET NAME

P-11

SHEET