



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

**Thursday, October 13, 2022  
6:30 P.M.**

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

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- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes of September 22, 2022**
- 4. Workshop: 9500 W. Lincoln Highway – Tiny Tots Play Cafe**  
Future Public Hearing Request: Proposed Special Use Permit for Indoor Entertainment for a children's playroom space in the B-2 Community Business District. (PIN: 19-09-22-100-066-0000)
- 5. Workshop: 10211 W. Lincoln Highway – Rhumbar**  
Future Public Hearing Request: Proposed Major Change to the Brookside Commons Office Centre Planned Unit Development for exterior changes; Special Use Permit for a Full-Service Restaurant with liquor sales; and a Special Use Permit for Outdoor Seating in the B-4 Office District. (PIN: 19-09-21-304-021-0000)
- 6. Public Comments**
- 7. Village Board & Committee Updates**
- 8. Other Business**
  - A. Notification of a Minor Change to the Kaffel's Plank Trail PUD for 61 Kaffel Court (PIN 19-09-21-410-045-0000)
  - B. Approval of 2022 PC/ZBA Meeting Dates
- 9. Attendance Confirmation (October 27, 2022)**
- 10. Adjournment**

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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

September 22, 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, Will Markunas, Nichole Schaefer, Dan Knieriem, Jessica Jakubowski

**Commissioners Absent:** David Hogan

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

**Elected Officials Present:** None

#### **A. Approval of the Minutes from September 8, 2022**

Mike Schwarz noted that the minutes had a few minor errors, specifically regarding the names of several PUDs discussed during the Public Hearing for Opa!

Chair Rigoni specified that the changes would be made on page seven of the September 8 minutes in paragraphs seven and eight. She asked if there were any questions from members of the Plan Commission.

There were none.

**Motion (#1):** Approval of the minutes, as amended, from September 8, 2022

Motion by: Schaeffer

Seconded by: Knieriem

Approved: (5-0, Commissioner Jakubowski abstained)

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

#### **B. Public Hearing: 240 Center Road – Oltman Residence (Ref #104)**

Chris Gruba presented the staff report.

Chair Rigoni invited the applicant to the podium.

The architect, Steve Lecas, approached the podium. He noted that at the workshop the Plan Commission asked the applicant to try and meet the setback requirements. The biggest challenge encountered while trying to meet all setback requirements was the “pinched” area of the property. One member of the Plan Commission had suggested moving the home further away from Center Road. Due to the geometry of the property, meeting both side yard setbacks by moving the home away from Center Road was unfeasible. However, the applicant was now able to comply with the side yard setback along the north property line. The side-loaded garage and driveway on the south side of the property were now closer to the south property line. Many homes in the downtown area had driveways located within the required driveway setback, so Lecas believed this was not a large concern. He asked staff whether the Landscape Ordinance was new or not.

Staff responded it was not.

The architect noted that it was the first time he had encountered the tree preservation requirements of the Landscape Ordinance. He had experience with many homes in the Village and had never encountered any difficulties with the Landscape Ordinance. Requiring 26, 2.5” caliper trees to offset the loss of four preservation trees seemed excessive. There were many trees on the subject property, many of which were either in poor condition or dead. They would do their best to keep the evergreens during and after construction. The property owner had indicated to Lecas that he had no preference for keeping or removing the existing evergreens along the south property line, so the architect would defer to the preferences of the neighbor to the south. In regard to the new proposed ChamClad material, Lecas had brought a sample for the Commission. He handed the sample to the Commission to inspect as he spoke. The metal siding material that was proposed previously and discussed at the workshop was still available, however the color that they intended to use was only available for interior applications, not exterior applications. ChamClad, on the other hand, did provide materials in the desired color which were appropriate for exterior use. The material was made in part through a 3-D printing technique, which helped to achieve the faux-wood look. Lecas stated he was happy to answer any questions for the Commission.

Chair Rigoni asked if there were any initial comments from the members of the Plan Commission.

There were none.

Chair Rigoni opened the public hearing, and asked if there were any members of the public willing to speak on the matter.

Josh Bohms, a resident who lives at 246 Center Road, stated that he had no issues with the proposed building. He also had no opinion on the evergreen trees which could be impacted by the proposed driveway.

Mary Tepper, another resident who lived near the subject property, expressed her concern for the design of the home. It did not look like any other home in the downtown area. It was very modern looking. Even though the property was not in the heart of downtown, it was still considered a part of the downtown residential area per the Comprehensive Plan. She noted that the design of the proposed home did not follow the downtown residential design guidelines which the community worked to develop as a part of the 2040 Comprehensive Plan back in 2019. Mary had worked with the Village and the guidelines with her own home, in order to make sure that the design matched the neighborhood context. The proposed home did not match that same neighborhood context.

Chair Rigoni clarified that the downtown residential design guidelines were not enforceable, unlike the Zoning Ordinance, which was enforceable.

Ms. Tepper stated she understood that the guidelines were not enforceable, but that one would expect someone moving into the downtown area to make efforts to abide by the guidelines and act as a good neighbor in doing so. She again stated that the proposed design of the home felt out of context from an architectural standpoint.

Beth Partyka, another neighbor, approached the podium. She stated that she had the same concerns as the other people who had made comments before her. She understood that the design guidelines were not enforceable like the Zoning Ordinance. It felt confusing that so much work went into creating the design guidelines for them to not be followed or adhered to, especially when other residents in the downtown area worked within the guidelines. She stated that the proposed design had many features that the guidelines were created to avoid.

Chair Rigoni asked if there were any other comments.

There were none.

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

Motion by: Jakubowski

Seconded by: Schaeffer

Approved: (6-0)

Chair Rigoni summarized the motions which were before the Plan Commission. There were two variances related to the proposed driveway and two variances for the proposed materials. She asked for comments from the Plan Commission in regard to the building materials.

Commissioner Knieriem stated that the ChamClad sample looked so similar to wood he could not tell the difference.



Commissioner Schaeffer agreed, saying she thought the materials were appropriate.

Commissioner James noted that one of the intentions behind designing products like Hardie Board was to create a material which looked like wood. ChamClad also achieved that effect.

Commissioners Jakubowski and Markunas agreed.

Chair Rigoni asked staff what the Building Department's opinion on the material was.

Chris Gruba responded he had spoken with the Building Department director, who was unfamiliar with the ChamClad product. Gruba added that the Zoning Ordinance specifically prohibits vinyl siding but is silent regarding PVC siding. However, both vinyl and ChamClad are PVC products.

Chair Rigoni stated that she was hesitant to approve the material since the Plan Commission was first made aware of it at the meeting and given how similar it was to vinyl. Not getting a clear response on the quality of the material from the Building Department was another reason for her hesitancy. She asked the Plan Commission for their comments on the variances related to the proposed driveway.

Commissioner James stated that so long as the neighbor to the south was comfortable with it, he saw no issue.

Commissioner Markunas stated that because the proposed home was new construction, rather than an addition, and because the lot was larger than a standard lot in the R-2 Single Family Residential District, he struggled to find the hardship the property owner faced for the two variances for the driveway.

Chair Rigoni understood that there were other homes in the downtown area which had driveways close to their respective property lines. It was also important to consider that the subject property was 38,000 square feet, more than twice the size of the minimum requirement of 15,000 square feet. She asked the Plan Commission if they had any comments on any other considerations, such as the downtown design guidelines.

Commissioner Schaeffer noted that the Commission had an issue with the building setback on the north side during the workshop. One of the changes the applicant had made in response was to adjust the design to meet the building setback requirement on the north side of the property. Because of this, she felt comfortable with the proposal. In addition, the neighbor to the south gave their public support to the project, which led her to be comfortable with the two variances being requested for the driveway.

Commissioner Knieriem said he saw both sides of the issue. He appreciated the applicant making an effort to get the home to meet code. Since the neighbor to the south was comfortable with the project, he did not see any issues.

Commissioner Markunas thanked the applicant for trying to meet code.

Chair Rigoni moved the discussion to the Landscape Ordinance requirements for replacing preservation trees.

Commissioner Knieriem asked why the largest preservation tree, a hackberry, needed to be removed, given its distance from the home.

The architect responded that the large hackberry was located right on the edge of where the builders would be working, though it was not over the house. The decision to remove the tree was a result of the ten-foot over-dig which would be required to allow for construction of the foundation. The over-dig would get close to where the tree was, and the tree would become a safety hazard. In the architect's experience, when excavating close to the roots, and particularly when needing to cut some of the root system away, trees did not survive very long after the fact. He has contracted with services which would try to help the tree recover, but the interventions were commonly unsuccessful. From a safety perspective, it was smarter to cut down the tree than to work around it.

Commissioner Schaeffer asked if the strict requirements of the Landscape Ordinance could be relaxed regarding the number of replacement trees required.

Staff responded that the requirements could be waived by the code official, which was assumed to be Chris Gruba in this case, but he was seeking input from the Commission and whether they felt strongly one way or the other.

Chair Rigoni stated she thought requiring 26 trees to replace one tree seemed unreasonable, but that she was hesitant to suggest waiving the requirement altogether. She asked if the large hackberry tree was the only one to be removed.

Staff clarified that five trees in total were going to be removed, four of which were classified as preservation trees. There was one large hackberry tree and three smaller hackberry trees.

Chair Rigoni asked if the members of the Plan Commission had any direction for staff.

Commissioner Knieriem asked if the applicant had submitted a tree plan.

Staff said they had not, that the removals were noted on the submitted site plan.

Commissioner Markunas suggested staff follow the requirements of the Landscape Ordinance.

The architect clarified that the smaller hackberry trees would not be in the way of any construction, since they were close to the lot line.

Chair Rigoni responded that on the site plan those trees were marked for removal.

The architect said he was unsure why they had been marked, and stated that the only hackberry to be removed would be the large one.

Staff noted that Landscape Ordinance requires a 1”-for-1” replacement for any preservation tree being removed.

Chair Rigoni said that the replacement requirements may be met by the proposed landscape plan, which had not yet been submitted to staff.

The architect stated that a landscape plan would be submitted to the Village for review and approval. He would also plant some trees on-site before beginning construction.

Chair Rigoni asked staff if they were clear on the direction the Plan Commission had provided.

Staff responded that they would make sure the proposed trees and the replacement of the large hackberry complied with the Landscape Ordinance, without waiving any requirements.

**Motion (#3):** Recommend that the Village Board approve the variance request for first-floor building materials to allow non-masonry siding on the property located at 240 Center Road, in accordance with the reviewed plans, public testimony, and Findings of Fact.

Motion by: Markunas

Seconded by: Jakubowski

Approved: (5-1, Chair Rigoni voted no)

**Motion (#4):** Recommend that the Village Board approve a variance from Article 6, Section B, Part 4(i) to permit a metal roof on a residential structure on the property located at 240 Center Road, in accordance with the reviewed plans, public testimony, and Findings of Fact.

Motion by: Knieriem

Seconded by: James

Approved: (5-1, Commissioner James voted no)

**Motion (#5):** Recommend that the Village Board approve a variance from Article 6, Section B, Part 2(i) to permit a driveway serving a side-loaded garage to be 1’ from the side property line, whereas 4’ is required, on the property located at 240 Center Road in accordance with the reviewed plans, public testimony, and Findings of Fact.

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (5-1, Chair Rigoni voted no)

**Motion (#6):** Recommend that the Village Board approve a variance from Article 5, Section D, Part 3(b) to permit a driveway serving a side-loaded garage to have a turning radius of 25', whereas 26' is required, on the property located at 240 Center Road in accordance with the reviewed plans, public testimony, and Findings of Fact.

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (4-2, Commissioner Markunas and Chair Rigoni voted no)

Chair Rigoni announced that all motions had carried, and that this case would be heard by the Village Board at their October 3<sup>rd</sup> meeting. She expressed that she voted against approving the building materials variance (Motion #3) because the materials had changed between the workshop and the public hearing.

**C. Public Hearing: 21800 S. La Grange Road – Proposed Pickleball (Ref #105)**

Chris Gruba presented the staff report.

The applicant, Tony Villa, approached the stand. He thanked staff for their work on the case. He explained that since he received approval to construct the new pickleball building at 9093 W. Fey Drive, the price of building materials increased dramatically.

Since then, the applicant had searched for another location in which the building was already constructed and decided on the property currently before the Plan Commission. Renting the tenant space would give the applicant a chance to try out the business concept without having to invest money in a brand-new facility. To his knowledge, the neighboring businesses had approximately four employees between them, which explained why the parking lot was typically as empty as it was. The estimated 60-person occupancy limit was high in his opinion.

Chair Rigoni asked staff to clarify the numbers of code-required parking for the various uses on the site, 23 spaces were required for the other two uses, which left 29 available for the proposed pickleball court.

Staff said she had the numbers correct.

Chair Rigoni asked if there were any people present who wished to give comments on the proposal.

There were none.

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

Motion by: Schaeffer

Seconded by: Knieriem

Approved: (6-0)

Chair Rigoni summarized the motions before the Plan Commission, there was a parking adjustment and a request for a Special Use Permit. She asked the other members of the Plan Commission if they had any comments on the Special Use Permit.

Commissioner Jakubowski said she had no issues with either the parking available on-site or the use.

Commissioner Markunas stated he had no issues with the use, either. He asked if the same conditions would be in place at the new location as the old location. Specifically, that there would be no food sales.

The applicant responded that Commissioner Markunas was correct, there would be no food sales, and the other conditions in place for the old site would be in place here as well.

Commissioner James agreed with other members of the Plan Commission that there was no problem with the use. Since there were two-hour blocks for reservations, he said he expected that turnover at each of the courts might be simultaneous or staggered. He saw no issue with parking.

Commissioner Schaeffer asked if the number of required bathroom facilities was an issue which would impact the granting of a Special Use Permit or a matter of Building Code compliance.

Staff responded that the number of bathroom facilities was a matter of Building Code compliance and that it was added as a condition of approval of the Special Use Permit.

Commissioner Knieriem asked if the covered rear portion of the building would be closed in or left as-is.

The applicant responded that per his conversations with the Fire District, a railing would need to be installed as well as an additional set of stairs for evacuation.

Commissioner Knieriem asked if the applicant had any plans to build additional courts in the rear open area.

The applicant said he did not.

Chair Rigoni stated she had no issue with the parking available on-site. She was unsure whether there was a need to limit parking, when instead the Plan Commission could limit the number of available courts instead.

Commissioner Schaeffer wondered if there was only enough space inside the building for four courts.

The applicant stated that there was only enough room for four courts.

Chair Rigoni said that was good information to help them understand the impact on parking. She asked if there were time buffers between reservations for the same court.

The applicant responded, saying reservations would typically have one hour and forty-five minutes for games, which would leave fifteen minutes for turnover. The system was designed this way to make it easy to walk into the space and have a court available, since one of the most common drawbacks to using public facilities was a lack of available spaces, which would deter patrons.

Commissioner Knieriem asked if games typically had four people playing or two.

The applicant said that most games are played as doubles, with four people per court, but singles was a possibility as well.

Chair Rigoni asked staff if the adjustment was needed because of a strict interpretation of the Zoning Ordinance.

Staff said they were looking for a specific number of parking spaces to be assigned to the pickleball use. Without a floorplan prepared by an architect, it was impossible for Village staff to determine the “maximum occupancy” of the tenant space. Gruba noted that he believed that once the architectural floorplan is obtained, as will be required prior to issuing a building permit, that it will demonstrate a higher maximum occupancy which would then require a high number of parking spaces per the Zoning Ordinance, exceeding the number available currently. Since the existing parking lot has always been observed at under-capacity (perhaps 3-6 cars total on any given day), it would make practical sense to assign a certain number of parking spaces to the pickleball use. Gruba noted that a situation could arise in which the Avanti Furniture warehouse in Unit A moved out and that a banquet facility was then proposed. By definitively assigning and calculating parking for the pickleball use, staff could then accurately perform a parking analysis for a potential future banquet facility use.

Chair Rigoni asked the applicant how many employees would be on-site at one time.

The applicant said there would be only one employee on-site at a time.

Chair Rigoni stated that 17 parking spaces would be required if all four courts were in use by four people, all driving separately, and one for the employee.

Commissioner Knieriem then added another eight potentially required spaces to accommodate any patrons who arrived early for their reservation. This brought the total to 25 parking spaces.

Chair Rigoni asked if adding the parking requirement as a condition to the special use would be agreeable to the Plan Commission, in lieu of a separate motion for a parking adjustment.

Staff said they would prefer a separate motion, but would defer to the Plan Commission.

Commissioner Schaeffer asked if there might be a potential issue where, after the proposed pickleball use leaves the space, any future use may be bound to the same 25-space parking limit.

Staff clarified that the 25-parking space limit would be tied to the pickleball use specifically, and would not then limit a future non-pickleball use in that same space.

Commissioner Knieriem noted that there was plenty of space to park in the gravel lot behind the building as well, should it be needed.

The applicant explained that the gravel lot was used by one of the other tenants for trucks, as did the previous tenant. There were no parking spaces designated, but it could be something explored in the future.

Chair Rigoni requested that the reasoning which led the Plan Commission to settle on 25 parking spaces as the limit for the proposed use be reflected in the minutes of the meeting.

Staff explained that they were looking for a specific number to use when calculating the parking requirements for the proposed use and the site as a whole, as well as for any future uses.

Commissioner James asked if there was a possibility that the office space used by one of the other tenants may grow, requiring more parking in the future.

Staff noted that the tenant in question primarily used their space as a distribution point, which may limit the need for offices at that location.

**Motion (#8):** Recommend that the Village Board approve a special use for an indoor recreation facility at 21800 S. La Grange Road, Unit B, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on the following:

1. If any mechanical uses are added to the roof of the site, they shall be screened per the requirements of the Zoning Ordinance.
2. The project shall obtain compliance with all applicable codes, including the Fire Code and International Building Code.
3. There shall be no indoor bleachers installed and no tournaments held at this location.

4. No less than 25 required parking spaces shall be allocated to the proposed use.

Motion by: Markunas

Seconded by: Jakubowski

Approved: (6-0)

Chair Rigoni said the item would be put before the Village Board on October 3<sup>rd</sup>.

**D. Public Hearing: 8531 W. Lincoln Highway – Oasis Assisted Living (Ref #106)**

Chris Gruba presented the staff report.

Sam Martin, the architect and representative of the applicant, approached the podium. The proposed development was for an assisted living facility. The organization he represented had over fifty other locations in multiple other states, though this would be the first location in Illinois. A market analysis showed that the Frankfort area needed 200 additional beds to meet the expected demand for assisted living facilities. The architecture of the building was designed with the nearby neighborhood in mind, aiming to match what was already there. He had met with the local Homeowner's Association for Windy Hill Farm and felt they were able to address the residents' concerns and did their best to match their visions for the neighborhood. Turning to the prospective residents, the applicant was of the mind that the prospective residents of Oasis would have spoiled their children while raising them, and the applicant was looking to do the same for the residents now at the proposed facility. He explained that everyone would require a similar service at some point in their lives, and wanted to make sure that residents felt a part of a community rather than set aside by their relatives and by society. Those factors were considered when he chose the location of the facility.

Chair Rigoni asked the members of the Plan Commission had any initial questions for the residents.

There were none.

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

Patrick Shea approached the podium. He had been a resident of Frankfort for 20 years, and recently retired to Windy Hill. He had driven past Windy Hill along Lincoln Highway for many years and always appreciated how the area looked. In his opinion, a facility the size of the current proposal ought to have an entrance off of Route 30 rather than Windy Hill Drive. He understood that kind of adjustment to the proposed plans would require IDOT involvement, but felt that it was necessary. Having an entrance on Windy Hill Drive would negatively impact both the road and the neighborhood. Ultimately, he expected that there would be some need to ask for a traffic signal to be installed eventually, anyway. He said he appreciated the need for places like this, but felt



that this was to ambitious a project for this location. He made clear he was not an engineer, but he was still skeptical that overland flow and drainage would work as was suggested by the Village's engineering consultants after reviewing the plans. He didn't feel like the Village should make exceptions for this project.

Ron Fries approached the stand. He said he had been a Frankfort resident for over 50 years. He moved to Windy Hill, and had a great view of an idyllic spot, one of the last in Frankfort. It would be a shame to lose that green space for this development. What originally drew him to the neighborhood was the aesthetic, as was mentioned by the previous speaker. The Plan Commission knew as well as the neighbors did how additional residences would impact Village services. There were already traffic issues on Windy Hill Drive, including a recent collision, which would only get worse with this development. He hated to see this space converted from green space to this proposed development. He felt bad for future residents of the development who would have to listen to semi-trucks braking to stop along Lincoln Highway. He said he would respect the Plan Commission's decision for the Village with 1890's charm.

Bunny Mashione approached the stand, a resident of Windy Hill Farm. She agreed with the other people who had spoken, that this was not an appropriate spot for this development. She did not know why the applicant could not build across Lincoln Highway. The proposed development would ruin Windy Hill Farm. An additional stop light at that intersection would not be good for the neighborhood. There would eventually be a death at that intersection. Traffic was bad already at that intersection, and this was not the place for this building. She asked why the plans had changed from one building to four. In addition, she believed the proposed retaining wall was a bad idea. A cinder block retaining wall would take away from the visual appeal of Windy Hill Drive. Someone would be killed turning off of Windy Hill Drive onto Route 30. The other option for people leaving the neighborhood would be to exit onto Pfeiffer Road, which was also not a good option. She was also concerned over drainage on south side of the property. The proposal included covering a stream, which she did not like. The neighborhood's residents moved to Windy Hill for its visual appeal, and now it would be lost. She asked if there would be four buildings on the property.

Chair Rigoni clarified there would be only one.

Bunny Mashione asked if there would be a memory wing.

Chair Rigoni stated that there would be, as part of the same building.

Bunny Mashione continued saying she felt the Plan Commission had made up their minds already. She asked if the Plan Commission had.

Chair Rigoni thanked her for her comments.

Bunny Mashione asked if the Plan Commission would answer her question.

Chair Rigoni responded that the procedure for a Public Hearing was to take public comments before the Plan Commission deliberated and voted on its recommendation.

Bunny Mashione stated that she and her neighbors were all opposed to the development. She said she would like the Village to send out a survey to get more input from the Windy Hill residents. The proposed development would impact their lives. Her own property looked out over the site of the proposed development. The Village ought to send a survey to every home in Windy Hill to let them know what was going on at this property. She would like the survey to show the Windy Hill Drive entrances, which would be seen as an issue by the residents. This development was a big mistake. The applicant could develop on the north side of Lincoln Highway, since the land was for sale. This was wrong. She asked the Plan Commission to please consider sending a survey to Windy Hill residents for their input, she wanted them to know about the entrances which would be considered a big problem. Someone would get killed.

Rita Starkey approached the stand, she was a resident of Windy Hill Farm. She explained that she had brought up her concerns at the workshop and neighborhood meeting. She had asked at the workshop for Oasis what the license for the development was for. She was told it was for senior citizens, but in reality, it was for assisted living. In her experience in other communities, there was another development which was described as a senior project. Due to a lack of seniors, the assisted living facility was expanded to help a greater range of people who fell under assisted living definition. Eventually, the residents became a problem, as stores closed and the residents would knock on doors and windows in the neighborhood and try to enter other people's property. She could not imagine that in her neighborhood. She was aware that other senior facilities around Frankfort are struggling to fill capacity. If they couldn't fill up, this proposal would also struggle to fill all its beds. Then it would turn into same situation she had experienced in another community.

Terry Colins approached the stand. He said that he liked that the applicant was helping people, but didn't like that the buffer between the building and other properties was only 35 feet. He asked if there were only 35 feet between the building and the road.

Staff responded that it was 64 feet from road to building, 35 feet of which was a landscaped area starting from the south property line.

Terry Colins responded that he recalled a 250' notification being sent out. He asked why it was sent out.

Staff said it was village policy, a courtesy, to send out notification letters to properties within 250' of the proposal.

Terry Colins asked how the 250' was calculated.

Staff responded that 250' was measured from the property line of the proposed development.

John Burgess approached the stand, he lived near this proposed facility. He asked first what the barrier between the south property line and his back yard was,

Chair Rigoni explained there was 35 feet of green space, and asked staff to display the landscape plan.

Staff displayed the landscape plan on the screen.

John Burgess asked if there would be a line of trees, a road, and then the building when moving from the south property line of the proposed development to the north.

Chair Rigoni confirmed he was correct.

Commissioner Knieriem added that there would also be a grassy area between the line of trees and the road.

John Burgess then asked about lights. He and his neighbors had homes that overlooked the subject property. They lived on a hill. If he wanted to look at a facility out from his bedroom window, he would have moved somewhere else. He said he did not understand why the applicant would choose build at that location, it was frustrating to him.

Bunny Mashione returned to the stand. She was concerned about the stream which was proposed to be filled in. She said she loved the wildlife that came through the area. She asked if the trees in the back be removed. She added that 35' was not a large area of landscaping. She said she felt it was a done deal, and she wished the board would just tell the public what they planned to do. She claimed the current notification process was insufficient.

Dan Anderson approached the podium. He said he lived across the street from the proposed facility. He said he would see a roof out over Lincoln Highway if this proposal was built. He had paid an extra \$10,000 for the view he currently had. He added that to put the entrance to the facility on Windy Hill Drive was ridiculous, and that there was no room for it. He asked why the applicant would build on the subject property when there were other places to build. He agreed with all others who had made comments. He noted that his view would be ruined, no more greenery or wildlife. It would also negatively impact his property values.

**Motion (#9):** To close the public hearing.

Motion by: Schaeffer

Seconded by: Knieriem

Approved: (6-0)

Chair Rigoni asked the members of the Plan Commission to be sure they addressed public comments regarding the engineering, lighting, and overall use. She asked staff if there were any variations requested or any other motions besides the Special Use Permit.

Staff responded the only request was for the Special Use Permit.

Chair Rigoni explained that engineering was not under the purview of the Plan Commission, but there were some concerns from the public regarding stormwater flow. She asked staff to clarify what the engineering documents showed.

Staff noted that there were existing storm pipes on site already, and that all water would drain towards Hickory Creek to the southeast.

Chair Rigoni asked if stormwater detention for the subject property was accounted for when Windy Hill was originally approved.

The engineer, Tom Carroll, approached the stand. He said that yes, this parcel had been accounted for to a certain level of impervious coverage, which the current proposal was under. Stormwater pipes were installed as well as a water main and sewer. This site was designed to be developed when the area was initially annexed into the Village of Frankfort. Stormwater would drain to the south and east, while the properties abutting the subject property to the south would drain to the north and east, away from the existing townhomes.

Chair Rigoni asked the Plan Commission if they had any drainage questions.

Commissioner Knieriem asked if the applicant planned to fill the creek.

The engineer responded that they would. It was considered a drainage way, and some culverts were put in during the initial development, catch-basins as well. The creek would be filled in. They were working with the Army Corps of Engineers to get a permit to fill in the creek.

Chair Rigoni asked if there were any questions regarding traffic.

The architect stated that the traffic impact would be minimal. Residents did not typically drive, and even those residents with cars would rarely move them. There would be three shifts of employees, from 7:00 to 3:00, 3:00 to 11:00, and 11:00 to 7:00. Employees coming and going would be the main driver of new traffic. There would be some staggering in departure times and arrivals for different shifts. Staff could not leave the premises for meals. Deliveries would be made in the early morning, and the delivery vehicle would be the size of a large U-HAUL or a box truck, not a semi-truck. Deliveries would only take place once a week around 7:00 AM.

Commissioner Markunas asked if the applicant offered transportation for residents.

The architect responded that yes, there would be a bus for to take residents on trips. Most residents liked to have their doctors visit them on-site, and he would like to accommodate this if possible. The doctors would visit once or twice a month.

Commissioner Markunas asked what the applicant's experience was with applicants walking around.

The architect responded that building would be secured, and that anyone would need a code to get in or out. Independent residents could come and go as they please, but most tended to come home early and be in bed around 7:00 in the evening. Many residents would be forgetful and would not be able to hear very well. The applicant explained that the facility would do what they could to maximize the residents' comfort. Residents did not usually wander, and facilities were provided to address residents' needs for exercise and movement. The building was also designed to have courtyards which would provide a safe outdoor space for residents. Some residents may have pets, such as small dogs or cats, which would be let out in the courtyard. Any resident outside the facility was usually accompanied by caregiver.

Chair Rigoni asked what kind of in and out traffic could be expected.

The architect responded that it would be mostly employees, since few relatives come visit and are often out of state. Relatives of residents who visit daily were uncommon.

Chair Rigoni thanked the applicant, and explained that she was trying to gauge how other permitted uses in the B-2 Community Business district would alternatively impact traffic.

The architect added that the proposed development would have a lower traffic impact than typical retail.

Chair Rigoni asked if there were any other traffic comments.

There were none.

Chair Rigoni noted that there had been some changes to the design since the workshop. She asked the other members of the Commission if there were any comments on the use.

Commissioner Knieriem said he had no issue with the use. There could be something more impactful on that site, like a business or a restaurant with a drive-thru. This was likely one of the least impactful developments possible for this site. He understood why people would not like the proposal, but the alternative could be worse.

Commissioner Schaeffer agreed. She added that this parcel would be developed anyway. In regard to the comments about views and roofs, this property was never intended to stay green. The applicant took great care to blend their proposed architecture with community.

Commissioner James agreed. He stated that he lived near Wolf Road, and commonly saw the other facilities. He noted that the number of vehicles going in and out of those facilities was minimal, and said he would expect the same level of traffic at this property. He asked the applicant to address the concern around licensing and age of residents.

The architect explained that residents must be 55 years old or older, and that the license was for a care facility. Most residents would be those who lived on their own and needed help. The applicant did not receive a license to house and/or care for people with mental disabilities. Even if he wanted to, his license would not allow it.

Commissioner James confirmed that there would be no ability to take in younger adults with special needs.

The architect agreed that this facility could not take them in.

Commissioner Markunas agreed that the proposed use was the least impactful use for this site. He asked that the photometric plan be displayed to help address residents' concerns about lighting.

The photometric plan was placed on screen.

Staff noted that all but one of the lights to be installed on south side pointed down at the ground.

Commissioner Markunas noted that he was reading a measurement of 0 foot-candles on the south property line.

Staff agreed and added that those measurements met code. There was also one light pole on the south side of the property, and per the submitted specifications, they were shorter than typical light poles.

Commissioner Markunas noted that the discussion has not yet factored in the proposed vegetative screening along the south property line.

Commissioner Jakubowski stated she did not have much to add. She had visited other locations, and in those places the memory care wings were full. She added that there was a need for facilities like the one proposed. This property was always supposed to be developed, and this was the least impactful use.

Chair Rigoni asked the Plan Commission to give staff direction on the proposed trees. She noted that they went from a workshop where 15 feet of landscaping was provided as separation, to the currently proposed 30 feet for landscape screening. Architecture and other site considerations had been made to mitigate any adverse impact on neighborhood. This was a commercially zoned property and many other developments could be built on this site which would have a greater impact on the neighborhood. The Plan Commission

had not yet made their decision. She asked the Plan Commission their opinion on the increased number of evergreen trees and the decreased number of deciduous trees.

The members of the Plan Commission all agreed it was a good change.

Chair Rigoni asked how tall the trees would be at the time of installation.

Staff responded that they would meet the requirements in the Landscape Ordinance, and believed they would be 6' tall.

Chair Rigoni asked what time garbage collection would take place.

The architect estimated it would be early in the morning, around 7:00 AM for food deliveries. For garbage collection, he would coordinate with the neighborhood to find a time that would be the least disruptive.

Chair Rigoni stated she wanted to be clear what the applicant meant by "really early," and explained that the delivery times were within the Village's allowed hours of operation.

The architect suggested that deliveries could be later in the morning too, between 8:00 and 10:00 AM.

Chair Rigoni asked staff if they wanted the Plan Commission to discuss any other topics.

Staff requested the Plan Commission discuss the proposed architecture and materials.

Chair Rigoni asked the members of the Plan Commission if they had any comments.

There were none.

A member of the public asked if she could comment.

Chair Rigoni responded that the public hearing had been closed.

Staff clarified that if it was the desire of the Plan Commission, they could re-open the public hearing.

**Motion (#10):** To reopen the public hearing.

Motion by: James

Seconded by: Knieriem

Approved: (4-2, Commissioner Knieriem and Commissioner Schaeffer voted no)

Bunny Mashione approached the podium. She said that the neighbors understood the subject property would be developed at some point. She had experience being on a board

before, and knew that the Plan Commission had the power to decide what would and what would not be able to locate at the subject property.

Chair Rigoni asked that Ms. Mashione ask her question and stay on topic.

Bunny Mashione continued, saying the neighbors knew something was coming, they just did not expect a development of the size proposed. The Plan Commission has the ability to say what does or does not go on that site. Offices would be nice there, but the Plan Commission had the ability to decide what went there.

Chair Rigoni thanked Ms. Mashione for her comments.

Rita Starkey approached the podium. She explained that she was not against the development, rather she was scared because the change from senior living to assisted living created a gray area. She asked the Plan Commission how the neighbors can be certain that the applicant only takes in who they say they will at this meeting.

Chair Rigoni responded that the applicant was on record saying what they will do, and they will be held to that.

**Motion (#11):** To close the public hearing.

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (6-0)

Chair Rigoni asked members of the Plan Commission if they had any other questions.

Commissioner Schaeffer asked staff whether their question for clarification on what would happen with the entrance sign along Lincoln Highway was directed to the Plan Commission or to the applicant.

Chair Rigoni stated that the submitted plans stated the sign would remain.

The architect and engineer affirmed their intention to keep the sign.

Commissioner Schaeffer asked staff if their question was answered sufficiently.

Staff said it was, and noted the existence of an easement by the sign.

Commissioner James asked if the Plan Commission could set a requirement for where bus would be parked.

Chair Rigoni said they could.

Commissioner James stated he would like the bus parked on the west side of the property.



Commissioner Schaeffer asked where the trash enclosure was moved to.

Chair Rigoni indicated where the trash enclosure was moved to. She asked if the Plan Commission wanted to add bus parking as condition.

Commissioner James and Commissioner Markunas said they did.

Chair Rigoni asked the members of the Plan Commission if they were comfortable with the received public testimony.

All members responded by stating that they were.

Chair Rigoni asked staff if they needed any direction in regard to landscaping.

Staff said that the minutes reflected that the landscaping was acceptable. Staff then asked if any members of the Plan Commission wanted to make comment on the proposed retaining wall.

Chair Rigoni stated they should match Chase Bank on La Grange Road, which the applicant had cited as an example.

Staff asked the Plan Commission if they had any preference for color.

Commissioner Markunas said it should match the building.

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

There were none.

**Motion (#12):** Recommend to the Village Board to approve the Special Use Permit for an assisted living facility, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned upon final engineering approval, the replacement of any damaged sections of public sidewalk, that the base of any future ground sign shall be consistent with the materials of the wainscot of the building, and that the facility's bus be parked on the west side of the building.

Motion by: Schaeffer

Seconded by: Markunas

Approved: (6-0)

**Motion (#13):** Recommend the Village Board approve the Final Plat of Subdivision for Oasis Senior Living, in accordance with the reviewed plans and public testimony, subject to any technical revisions prior to recording and conditioned upon final engineering approval.

Motion by: Schaeffer

Seconded by: James

Approved: (6-0)

Chair Rigoni thanked the architect for hosting a neighborhood meeting. The Plan Commission often asks applicants to hold them, but they don't always happen.

#### **E. Public Comments**

There were none.

#### **F. Village Board & Committee Updates**

Mike Schwarz noted that the following matters that previously came before the PC/ZBA were approved by the Village Board at its meeting on September 19:

- 25 Carpenter Street variances and plat of resubdivision were approved.
- Special Use Permit for Facen4Ward at 20871 S. La Grange Road was approved.
- The Major Change to the PUD for Opa! was tabled to the October 3<sup>rd</sup> meeting, as the applicant was not present at the September 19<sup>th</sup> meeting.

Mr. Schwarz also noted that a resolution supporting the Village's Illinois Transportation Enhancement Program (ITEP) Grant was recommended for approval at the September 14<sup>th</sup> Committee-of-the-Whole meeting and was approved at the September 19<sup>th</sup> Village Board meeting. The Village intends to apply for an ITEP Grant for the Sauk Trail Bike Path to complete a one-mile gap in its existing trail network.

#### **G. Other Business**

There was no other business.

#### **H. Attendance Confirmation (September 8<sup>th</sup>, 2022)**

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on October 13<sup>th</sup>, and to notify staff once they knew they could not attend. Commissioner Jakubowski indicated she would not be present.

**Motion (#14):** Adjournment 8:57 P.M.

Motion by: Schaeffer

Seconded by: Knieriem

Unanimously approved by voice vote.

Approved October 13<sup>th</sup>, 2022

As Presented\_\_\_\_\_ As Amended\_\_\_\_\_

\_\_\_\_\_/s/ Maura Rigoni, Chair

\_\_\_\_\_/s/ Secretary

**Project:** Tiny Tots Play Cafe  
**Meeting Type:** Workshop  
**Requests:** Special Use Permit for Indoor Recreation, and consideration of a parking adjustment  
**Location:** 9500 W. Lincoln Highway, Suites 5, 6, and 7  
**Applicant:** Matthew Coello  
**Prop. Owner:** Iser Gregory F. Trust #8242  
**Consultants:** None  
**Representative:** Gregg Iser, Jr.  
**Report By:** Drew Duffin

### Site Details

**Lot Size:** 45,732 square feet (+/-)  
**PIN(s):** 19-09-22-100-066-0000  
**Existing Zoning:** B2 Community Business  
**Prop. Zoning:** B2 Community Business with a Special Use for Indoor Recreation  
**Building(s) / Lot(s):** 1 building / 1 lot  
**Adjacent Land Use Summary:**

|                         | Land Use      | Comp. Plan                         | Zoning |
|-------------------------|---------------|------------------------------------|--------|
| <b>Subject Property</b> | Commercial    | Mixed Use                          | B2     |
| <b>North</b>            | Grocery Store | N/A                                | B2     |
| <b>South</b>            | Auto Parts    | Single Family Attached Residential | B2     |
| <b>East</b>             | None          | Mixed Use                          | B2     |
| <b>West</b>             | Retail        | General Commercial                 | B2     |

Figure 1: Location Map



### Project Summary

The applicant, Matthew Coello, is requesting a Special Use Permit for Indoor Recreation to operate an indoor children's play facility with ancillary food service located at 9500 W. Lincoln Highway, Suites 5, 6, and 7. The owner of the property is Iser Gregory F. Trust #8242, which is represented by Gregg Iser, Jr. The proposed use would provide toys and indoor play equipment for children six years old and younger. In addition, a café would offer food and beverages to parents, guardians, and children. Patrons would be required to pay a per-child fee to play in the play area. No walk-in food-only customers would be permitted. A parking adjustment based on the availability of shared parking is also requested.

### Attachments

1. 2021 Aerial Photograph from Will County GIS
2. Site Plan received 10.6.22
3. Floor Plan for Suites 5, 6, and 7 received 9.23.22
4. Hours of operation for the other tenants of the property
5. Parking requirements at 9500 W. Lincoln Highway
6. Equipment schedule for the café
7. Findings of Fact completed by the applicant
8. Site Photographs taken 10.6.22

9. Sample photographs of Playroom Café Two in Naperville, Illinois

## **Analysis**

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

### **Use**

1. The site includes the following uses: Sorriso's Ristorante & Bar, which occupies three suites, Perfect Nails, and a Currency Exchange, which occupy one suite each.
2. The proposed use would take up three, 1,200 square foot suites for a total area of 3,600 square feet. Per the submitted floorplan, twelve tables would be provided to patrons laid out around the play area.
3. On the application, the applicant noted that Tiny Tots Play Café would have age-appropriate playground equipment, toys, riding cars, and activities for children six years old and younger. Specific equipment was not submitted as a part of the application, but the applicant submitted photos from Playroom Café Two in Naperville as an example of their business concept.
4. Tiny Tots Play Café's food service would not be available to the public. That is, only patrons who have brought children with them and who have paid the "play fee" would be able to order food and drinks off of the café menu.
5. Based on the submitted equipment schedule for the proposed ancillary food service, staff believes that there will be no cooking on-site. Only four of the nine listed pieces of equipment will use any form of heat, including an industrial coffee/espresso maker, a toaster oven, a panini press, and a microwave.
6. The applicant is not seeking a liquor license at this time.
7. In the description of the business provided by the applicant, Tiny Tots Play Café will also host events such as birthday parties, movie nights, craft nights, and meet-and-greets with holiday characters. This suggests that Tiny Tots may occasionally operate later than 4:00 PM. If this is the case, there could be a parking deficiency on-site, requiring up to 90 parking spaces per the Zoning Ordinance, depending on the day of the week. The Plan Commission may consider adding a condition at a future public hearing to limit the hours of operation in order to avoid any potential issues with parking.

### **Parking**

1. The proposed use is not listed within the Zoning Ordinance's parking regulations. Per Article 7, Section B, Part 2(i), parking spaces for uses not listed shall be provided in accordance with recommendations of the Planning Commission and the Village Board.
2. To provide some basis for discussion of an appropriate minimum parking requirement, staff would suggest applying a combination of minimum parking requirements which may partially apply to the proposed use. Relevant parking regulations might include:
  - a. *Other Indoor Recreational Uses. One (1) space per four (4) patrons based upon the maximum capacity of the facility; plus one (1) space per employee for the work shift with the largest number of employees.*
  - b. *Restaurant, Fast-Food. One (1) space per 75 square feet of gross floor area; plus one (1) space per two (2) employees for the work shift with the largest number of employees*

Staff estimates that the proposed use would require approximately 40 parking spaces. This estimate was based on the assumption that 40% of the proposed space (i.e., the play area) fell under the “Other Indoor Recreational Uses” regulation, while the remaining 60% of the proposed space fell under the “Restaurant, Fast-Food” regulation. The employee parking requirement was calculated for the space as a whole. The applicant has stated that they believe the largest shift would comprise three people.

3. Existing parking on the site meets the requirements as laid out in the Zoning Ordinance. However, with the addition of the proposed use, a strict interpretation of the parking regulations indicates that this site does not have sufficient parking for all uses. The following table breaks down the parking requirements for each use per the Zoning Ordinance. Please note that the listed total required parking for the proposed use will change based on guidance from the Plan Commission and Village Board:

| Tenant                                       | Spaces per Employee | Spaces per Square Footage                            | Tenant Required Parking         |
|--|---------------------|--|---------------------------------|
| Suite 1 (Vacant)                             | 0                   | 0  | 0                               |
| Suite 2, 3, 4 (Sorriso's Ristorante & Bar)   | 13                  | 36   | 49                              |
| Suite 5, 6, 7 (Proposed Tiny Tots Play Café) | 3                   | 37<br>(29 for food service portion, 8 for play area) | 40                              |
| Suite 8 (Perfect Nails)                      | 4                   | 6  | 10                              |
| Suite 9 (Currency Exchange)                  | 2                   | 5  | 7                               |
| Total Parking                                | 22 spaces           | 68 spaces  | <b>106 spaces (79 existing)</b> |

4. Should the Plan Commission recommend a minimum parking requirement which results in the code-required parking exceeding the amount of available parking on-site, the applicant will require a parking adjustment.
5. The hours of operation for the various tenants will impact the availability of parking at different times of day and throughout the week. The following table lists the hours of operation for each tenant Monday to Sunday.

| Tenant                         | Hours   |
|--------------------------------|---|
| Sorriso's Ristorante & Bar     | Tuesday – Thursday, 4:00 PM – 9:00 PM<br>Friday – Saturday, 4:00 PM – 10:00 PM<br>Sunday, 4:00 PM – 8:00 PM |
| (Proposed) Tiny Tots Play Café | Monday – Sunday, 10:00 AM – 4:00 PM   |
| Perfect Nails                  | Tuesday – Saturday, 10:00 AM – 7:30 PM  |
| Currency Exchange              | Monday, 9:00 AM – 7:00 PM<br>Tuesday – Wednesday, 9:00 AM – 6:00 PM<br>Thursday – Friday, 9:00 AM – 7:00 PM |

6. Based on the above hours of operation, the parking lot at 9500 W. Lincoln Highway should never be completely full. At its peak times (Thursday 4:00 PM – 6:00 PM and Friday 4:00 PM – 6:00 PM), the Zoning Ordinance would require 66 parking spaces in total. All other times throughout the week would require fewer parking spaces.
7. Staff took photographs of the site and the current parking situation on the morning of October 6<sup>th</sup>, 2022. The photos were taken at a time the proposed use would be open to get an accurate sense of the parking demand at that time. The lot had approximately 14 occupied spaces and 65 available spaces.
8. Despite the property's proximity to other commercial uses, in particular Walgreen's and Mariano's, there is no automobile access to either site from 9500 W. Lincoln Highway. For a person to travel from 9500 W. Lincoln Highway to Mariano's, for example, said person would need to exit onto Lincoln Highway and enter the parking lot from the road. Other commercial properties are accessible on foot, but walking from this property to another does carry some risk, since a person would need to either walk across a large parking lot, or a drive aisle that doubles as an entryway for cars turning off of Lincoln Highway.

#### **Miscellaneous**

1. The property owner has submitted a copy of a recorded Driveway Easement granted to the property owner by Mariano's. It is staff's understanding that the easement does not grant patrons of 9500 W. Lincoln Highway the ability to use the Mariano's parking lot to park their vehicles. Instead, staff believes that the easement allows ingress and egress from 9500 W. Lincoln Highway via the Mariano's parking lot, a construction easement for the property owner on a specific portion of the property to connect the two lots, and allows Mariano's an easement to repair and maintain said driveway. As seen on the site photos, no such driveway has been constructed as of this report.
2. At the time of writing, staff has not yet received a plat from the applicant. One will be required prior to any public hearing being scheduled.

#### ***Standards for Special Uses***

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

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

- a. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
- b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- d. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

- e. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
- f. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- g. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

### ***Adjustments to Required Parking***

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

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

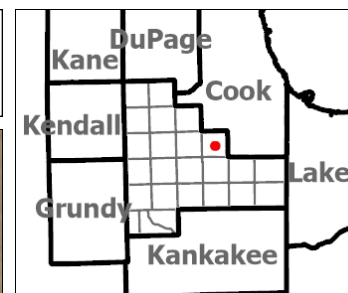
When a reduction of parking spaces attributable to shared parking or off-site parking is requested, the petitioner shall submit written verification that such parking is available and shall include copies of any contracts, joint lease agreements, purchase agreements, and other such documentation to show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



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



## Aerial Photo - 9500 W. Lincoln Hwy



### Legend

#### Roadways

— Federal

— State

— County

— Local and Private

□ Townships

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

0 0.07 0.1 Miles

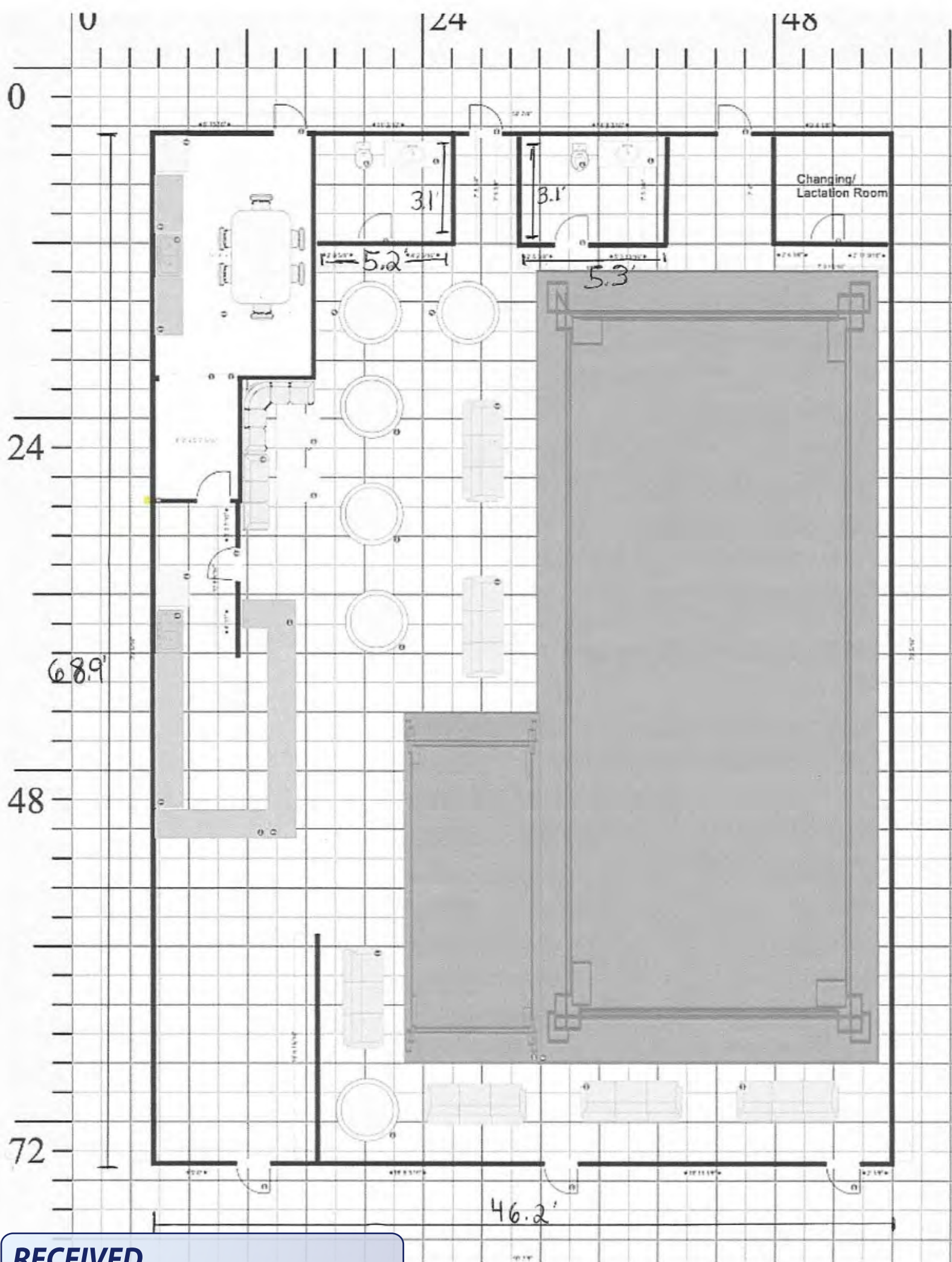
1: 4,407



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### Notes





**RECEIVED**

By aduffin at 4:08 pm, Oct 05, 2022

## **HOURS OF OPERATION**

|           |             |            |
|-----------|-------------|------------|
| Sorriso's | Tue - Thurs | 4pm - 9pm  |
|           | Fri - Sat   | 4pm - 10pm |
|           | Sun         | 4pm - 8pm  |

|          |         |            |
|----------|---------|------------|
| Tiny Tot | Mon-Sun | 10am – 4pm |
|----------|---------|------------|

|               |         |               |
|---------------|---------|---------------|
| Perfect Nails | Tue-Sat | 10am – 7:30pm |
|---------------|---------|---------------|

|                   |                |           |
|-------------------|----------------|-----------|
| Currency Exchange | Mon, Thur, Fri | 9am – 7pm |
|                   | Tue, Wed       | 9am - 6pm |
|                   | Sat            | 9am - 4pm |

**RECEIVED**

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

## **Food Service Equipment List**

Industrial sink

Refrigerator

Display Refrigerator

Pastry Display Case

Industrial coffee/espresso maker

Blender

Toaster oven

Panini press

Microwave

**RECEIVED**

*By aduffin at 4:07 pm, Oct 05, 2022*



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

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

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

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

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

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

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

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

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

True, the exterior architectural appeal and functional plan of the building will not be at odds with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

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

There are adequate utilities, access roads and drainage.

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

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

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

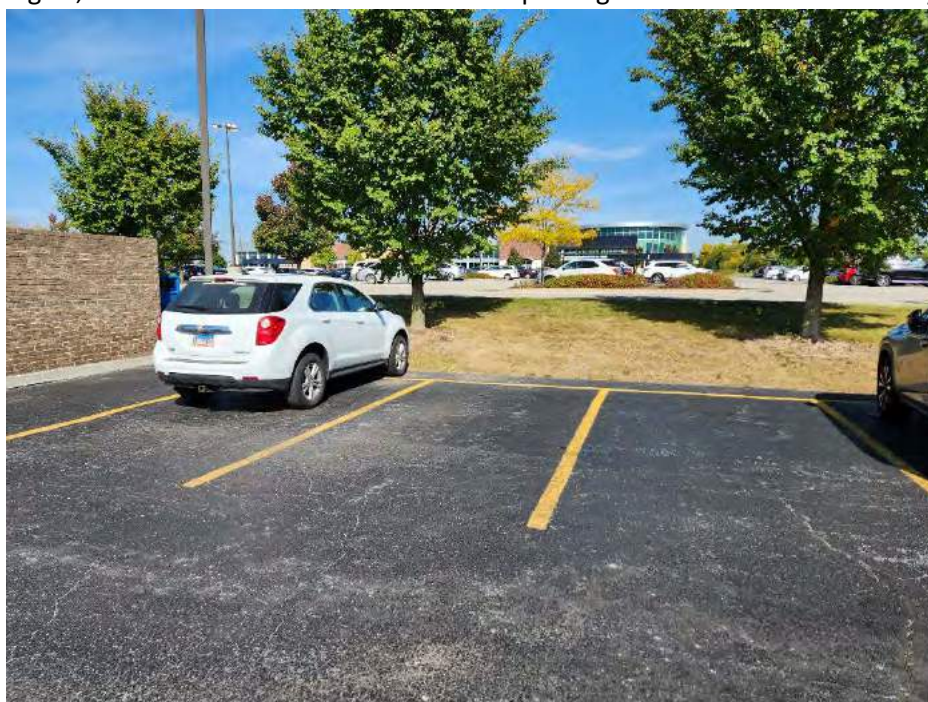
True, the special use shall conform to the applicable regulations of the district in which it is located.



## Site Photographs



Facing SE, different elevations from Mariano's parking lot to 9500 W. Lincoln Hwy lot



Facing N, different elevation from Mariano's parking lot





Facing W, separation from Walgreen's parking lot



Facing SE, in front of building



Facing north



Facing NE





Atypical parking spaces



Rear of building, facing east



Rear of building, facing west



Suite 5





Suite 6



Suite 7

Photos from Playroom Cafe Two in Naperville, IL



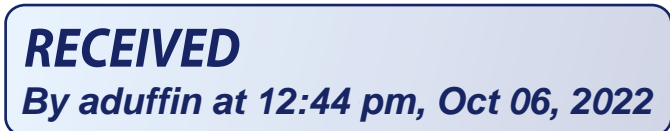








A north arrow pointing upwards, with the letter 'N' in the center. Below it is a graphic scale bar divided into alternating black and white segments. The scale is marked with '20' at the left end, '0' in the middle, '10' at the right end, and '20' at the far right end. Below the scale bar, the text '( IN FEET )' is written, followed by '1 inch = 20 ft.'









**Project:** Rhumbar  
**Meeting Type:** Workshop #2  
**Requests:** Special Use for a full-service restaurant with liquor sales; Special Use for outdoor seating; Special Use for a drive-up service window; Special Use for a Major Change to the Brookside Commons PUD (amending Ordinance No. 2992 from 2015 which amended Ordinance No. 1895 which granted a Special Use for a Planned Development in 2002)  
**Location:** 10211 W. Lincoln Highway  
**Applicant:** Joji Tirumalareddy, Tulips Chicago LLC dba Rhumbar  
**Prop. Owner:** Medha Teja LLC-Frankfort  
**Consultants:** William Warman, Architect  
**Representative:** David Bejgiert, Attorney  
**Report By:** Michael J. Schwarz, AICP

### Site Details

**Lot Size:** 1.3 acres (56,628 SF)  
**PIN(s):** 19-09-21-304-021-0000  
**Existing Zoning:** B4 Office District, PUD  
**Prop. Zoning:** B4 Office District, PUD, with a Special Use for a Full-Service Restaurant with Liquor Sales; Special Use for Outdoor Seating; Special Use for a Drive-up service window  
**Building(s) / Lot(s):** 1 building (7,061 SF) / 1 lot  
**Adjacent Land Use Summary:**

|                         | Land Use    | Comp. Plan                | Zoning |
|-------------------------|-------------|---------------------------|--------|
| <b>Subject Property</b> | Restaurant  | General Commercial        | B4 PUD |
| <b>North</b>            | Residential | Single-Family Residential | R-2    |
| <b>South</b>            | Office      | General Commercial        | B4 PUD |
| <b>East</b>             | Office      | General Commercial        | B4 PUD |
| <b>West</b>             | Restaurant  | General Commercial        | B4 PUD |

Figure 1: Location Map



### Project Summary

The applicant, Joji Tirumalareddy, has filed an application requesting approval of a Special Use for a full-service restaurant with liquor sales; a Special Use for outdoor seating; a Special Use for a drive-up service window; and a Major Change to the Brookside Commons PUD (amending Ordinance No. 1895 which granted a Special Use for a Planned Development in 2002), for the subject property located at 10211 W. Lincoln Highway. Joji Tirumalareddy holds 100 percent interest in Tulips Chicago LLC doing business as Rhumbar. Medha Teja LLC is the real estate company holding the ownership of the building. Tulips Chicago LLC is leasing the property from Medha Teja LLC.

The applicant proposes to open a new restaurant to be named Rhumbar. The subject building was most recently occupied by Simply Smokin BBQ however has been vacant for many years. In 2015, the same applicant requested and was granted these same requests (not including the Special Use for a drive-up service window) but was not granted a liquor license and never opened the restaurant. On October 5, 2015, the Village Board approved

Ordinance No. 2990 which granted a Special Use for a full-service restaurant with liquor sales; Ordinance No. 2991 which granted a Special Use for outdoor seating; and Ordinance No. 2992 which granted a Major Change to the Brookside Commons Office Centre PUD. Given that the Special Uses never commenced on the property, the applicant must re-apply and again go through the Village's review process. Since the last workshop held on June 9, 2022, the applicant has removed the proposed small addition at the southwest corner of the building to add an exterior cooler and has removed the proposed new covered vestibule at the northeast corner of the building.

## **Attachments**

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1. 2020 Aerial Photograph from Will County GIS
2. Site Photos taken on 5.19.22
3. First Floor Plan received 9.22.22
4. Mezzanine Floor Plan received 9.22.22
5. Exterior Material Finishes (3D Color Renderings) received 9.22.22
6. Exterior Light Fixture Details (3D Color Renderings) received 9.22.22
7. Interior Floor Plan (3D Color Renderings) received 9.22.22
8. Food Menu received 6.7.22
9. Beverage Menu received 6.7.22

## **Analysis**

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

### **Full-Service Restaurant with Liquor Sales**

- The sale of liquor is typical in connection with full-service restaurants in Frankfort.
- The Village of Frankfort Municipal Code contains several special use categories addressing a wide range of liquor sales operations, each with their own corresponding standards.
- Rhumbar is classified as a full-service restaurant with liquor sales and is subject to the following use standards:
  1. Bar and lounge areas within the restaurant shall not contain more than 25% of the total number of seats located within the premises nor shall they exceed 25% of the total customer floor area. A total of 69 seats are labeled in the bar area. A total of 259 interior seats are shown (199 seats on the first floor and 60 seats on the mezzanine level). The proposed 60 outdoor seats are not counted toward this calculation. Therefore, the proposed 69 seats in the bar area equate to 26.6% of the 259 total interior seats. This slightly exceeds the maximum ratio allowed by the Liquor Ordinance. **(Does not comply** - A minimum of 5 seats would need to be removed from the bar area to achieve compliance.)
  2. Bar and lounge areas within the restaurant shall not exceed 25% of the total customer floor area. The submitted floor plans indicate that the dining area on both floors is 4,788 square feet and the bar area located on the first floor is 1,029 square feet. Therefore, the proposed bar area is 21.5% of the total dining floor area and complies with the requirement. **(Complies.)**
  3. Bar and lounge areas within the restaurant shall be reasonably delineated from the dining area by a wall, partition or similar permanent and physical improvement. A wall with three doorway openings separates the bar area from the first-floor dining area. **(Complies.)**
  4. Amusement devices are not permitted. **(Complies** - No amusement devices are shown on the floor plans.)
  5. Electronic video displays and their accompanying audio, including but not limited to televisions and projection screens, shall not be located or transmitted outside of the dedicated bar or lounge area. **(Complies** – all televisions and their sound will be limited to the dedicated bar area.)

6. All menu items and specials shall be available until one hour prior to closing and shall be prepared and cooked by an on-site kitchen staff. **(Complies - all food will available until close).**
- Significant interior renovation is proposed to comply with the standards for this Special Use, as the existing bar is centrally located and not delineated from the dining area.
  - The applicant's 2015 liquor license request included a request for live entertainment. The 2015 plans depicted a 5' x 7' stage in the northwest corner of the bar area. The 2015 liquor license request was not approved. With the current plan submittal, a triangular approximate 50-60 square-foot stage is depicted on the proposed first floor plan in the northwest corner which appears to signify that regular entertainment will be provided. An additional request for a Special Use for Indoor Entertainment will be required if indoor entertainment will be the primary use of the space and is more than ancillary to the proposed use for a full-service restaurant.
  - The subject property was designed and intended for restaurant use as part of the PUD approval for the original Brookside Commons office complex. All previous tenants have used the building as a restaurant.
  - Previous restaurant tenants have provided liquor sales at this location.
  - During the 2015 workshop meeting Commissioners discussed parking availability in the immediate area noting that daytime parking is limited. The eastern portion of the Brookside Commons office complex contains 6 office buildings and 2 restaurants which together share 123 parking spaces. Below is a breakdown of Village ordinance requirements based on use and square footage:

| Use            | Square Footage | Ordinance Provision | Required Parking |
|----------------|----------------|---------------------|------------------|
| Office         | 25,500         | 5 / 1,000 sq. ft.   | 127              |
| Restaurant     | 9,843          | 10 / 1,000 sq. ft.  | 98               |
| total required |                |                     | 225              |

- Although technically deficient with respect to Zoning Ordinance requirements (225 spaces required / 123 provided) the original PUD for the Brookside Commons office complex took into consideration shared parking opportunities and offset peak hours of operation. Whereas the office users utilize the majority of the parking spaces during the weekdays, restaurants typically utilize the parking spaces during the evenings and on weekends.
- Despite shared parking opportunities it is reasonable to assume that restaurant parking availability will be limited during the late afternoon and early evening hours on weekdays where restaurant and office hours overlap. Staff has asked the applicant to consider potential off-site parking opportunities, such as a lease agreement with one or more neighboring businesses such as Avanti Furniture and/or Cole Digital.
- Commissioners are encouraged to consider that that any use of the vacant building will increase parking demand beyond present day observations. If the subject building was converted to an office use, overall parking requirements would be reduced to 192 spaces however more of the parking would be in demand during the weekday daytime hours and any shared parking / offset peak hour efficiencies would be reduced or eliminated.

#### Extended Hours

- The Zonin Ordinance limits the permissible hours of operation for commercial businesses to the hours of 7:00 am to 11:00 pm. Establishments that operate outside of those hours must be approved to do so through a Special Use Permit.
- The applicant has not applied for extended hours of operation at this time.

- Following the 2015 workshop meeting the applicant agreed to limit his requested hours of operation to 11:00 pm during the week and 12:00 pm on Friday and Saturdays only. The initial 2015 proposal contemplated 1:00 am daily operation.
- The 2015 staff report noted that the Village previously approved extended hours of operation until 12:00 am or later for several full-service restaurants with liquor sales including Jameson's, Tommy Nevins (since closed), Buffalo Wild Wings, Francesca's, and La Dolce Vita.
- None of the previous restaurant tenants at this location requested extended hours of operation.

### **Outdoor Seating**

- Outdoor seating areas require approval of a Special Use within the B4 Office District.
- The applicant intends to provide outdoor seating on the existing concrete patio area north and east of the primary entrance.
- The 2015 Site Plan reflected thirty-six seats in the proposed outdoor seating area (68 seats initially were proposed). The current plan submittal depicts 60 outdoor seats among 13 tables, plus an outdoor waitress station.
- The Village's Municipal Code requires that outdoor seating areas must be enclosed by a fence or wall with a minimum height of 3' where liquor sales are provided. The applicant previously proposed to install a 4' ornamental iron fence enclosing the entire outdoor seating area. The color 3D renderings show black open-style fencing around the outdoor seating area. Specifications for the fencing have not been provided at this time.
- In 2015, the submitted site plan shows that at the eastern end of the outdoor seating area the proposed fence would have extended to the edge of the parking lot. At the 2015 workshop meeting Commissioners requested the fence be shifted  $\pm 8'$  to the west so as to allow use of the existing customer drop off / pickup area and to limit potential maintenance issues due to vehicular damage. The submitted color 3D rendering appears to satisfy this previous concern.
- Due to the proposed liquor sales and the outdoor seating area's proximity to residential properties ( $\pm 270'$  south /  $\pm 180'$  north), staff recommends the Commission discuss limiting the hours of the outdoor seating area and prohibiting live entertainment and condition any approvals accordingly.
- The Village of Frankfort zoning ordinance establishes a maximum sound level of 55 decibels measured at the property lines of commercial development. As a point of comparison 55 decibels is comparable to a normal human conversation or the hum of an electrical transformer from 100' away. Staff recommends any outdoor music comply with this requirement as a condition of approval.
- The proposed outdoor area is not expected to significantly increase parking demand and is seasonal in nature.
- Ordinance No. 2991 which previously granted a Special Use for outdoor seating in 2015 included the following conditions:
  1. The outdoor seating area is limited to the north portion of the building only and to the nine (9) tables depicted on the restaurant renovation plan;
  2. No live entertainment in the outdoor dining area;
  3. Outdoor amplified music shall not exceed 55 decibels as measured at the property line, in
  4. accordance with Article 6, Part 2, of the Village of Frankfort Zoning Ordinance;
  5. All exterior doors to remain closed during indoor live entertainment; and
  6. Relocation of the easternmost portion of the outdoor seating area enclosure  $\pm 8$  feet to the
  7. west.

### **Drive-Up Service Window**

- The Zoning Ordinance classifies drive-up service windows as a Special Use. The applicant intends to re-establish the use of the existing drive-up service window on the rear of the building for call-ahead pick-up only. There would be no ordering of food from the drive-up window and therefore any vehicle queuing would be minimal.

### **Major Change to a Planned Unit Development**

- The existing building has been vacant for many years and as a result has not been properly maintained.
- The following site changes require approval of a Major Change to a PUD: installation of a wrought iron enclosure for the outdoor seating area, new doors, including bus station access to the outdoor seating area on the north side of the building, new main entrance doors on the east side of the existing tower on the north side of the building, and exterior changes to the building including the addition of brick veneer on the existing tower, replacement of existing sconce lighting with new sconce lighting and rope lighting for accent lighting under the roof overhangs.
- The existing E.I.F.S entrance tower element is deteriorating and needs to be removed and rebuilt. The 2015 proposed Building Elevations depicted stone veneer on the new vestibule to comply with current commercial building standards which require masonry construction. At this time, the applicant is proposing to remove the existing E.I.F.S. material and install brick veneer in either darker red “Lee Brick” or lighter red “Trainstation” panel brick. It is staff’s understanding that the applicant proposes to use a thin dimension material as a veneer and does not propose to use standard dimension brick stacked upon a brick ledge. Staff has requested that the applicant submit a material sample for staff review and to ensure that the proposed material will attempt to match the color of the existing red brick on the building as well as the color of the brick on the office buildings in the Brookside Commons PUD.
- The color 3D renderings show new channel cut letter signage on the tower facing Route 30. Signage details were not provided at the time of this report. The applicant will comply with Village sign regulations.

### ***Standards for Planned Unit Developments*** --- ***(also applicable to Major Changes to Planned Unit Developments)***

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

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

- a. The plan is designed to protect the public health, welfare, and safety.
- b. The proposed development does not cause substantial injury to the value of other property in the immediate area.
- c. The plan provides for protection of the aesthetic and function of the natural environment, which shall include, but not be limited to, flood plains, streams, creeks, lakes, ponds, wetlands, soil and geologic characteristics, air quality, vegetation, woodlands, and steep slopes.
- d. The plan provides for and ensures the preservation of adequate recreational amenities and common open spaces.
- e. Residential use areas may provide a variety of housing types to achieve a balanced neighborhood.

- f. The planned unit development provides land area to accommodate cultural, educational, recreational, and other public and quasi-public activities to serve the needs of the residents thereof.
- g. The proposed development provide for the orderly and creative arrangement of all land uses with respect to each other and to the entire Village.

### ***Standards for Special Uses***

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

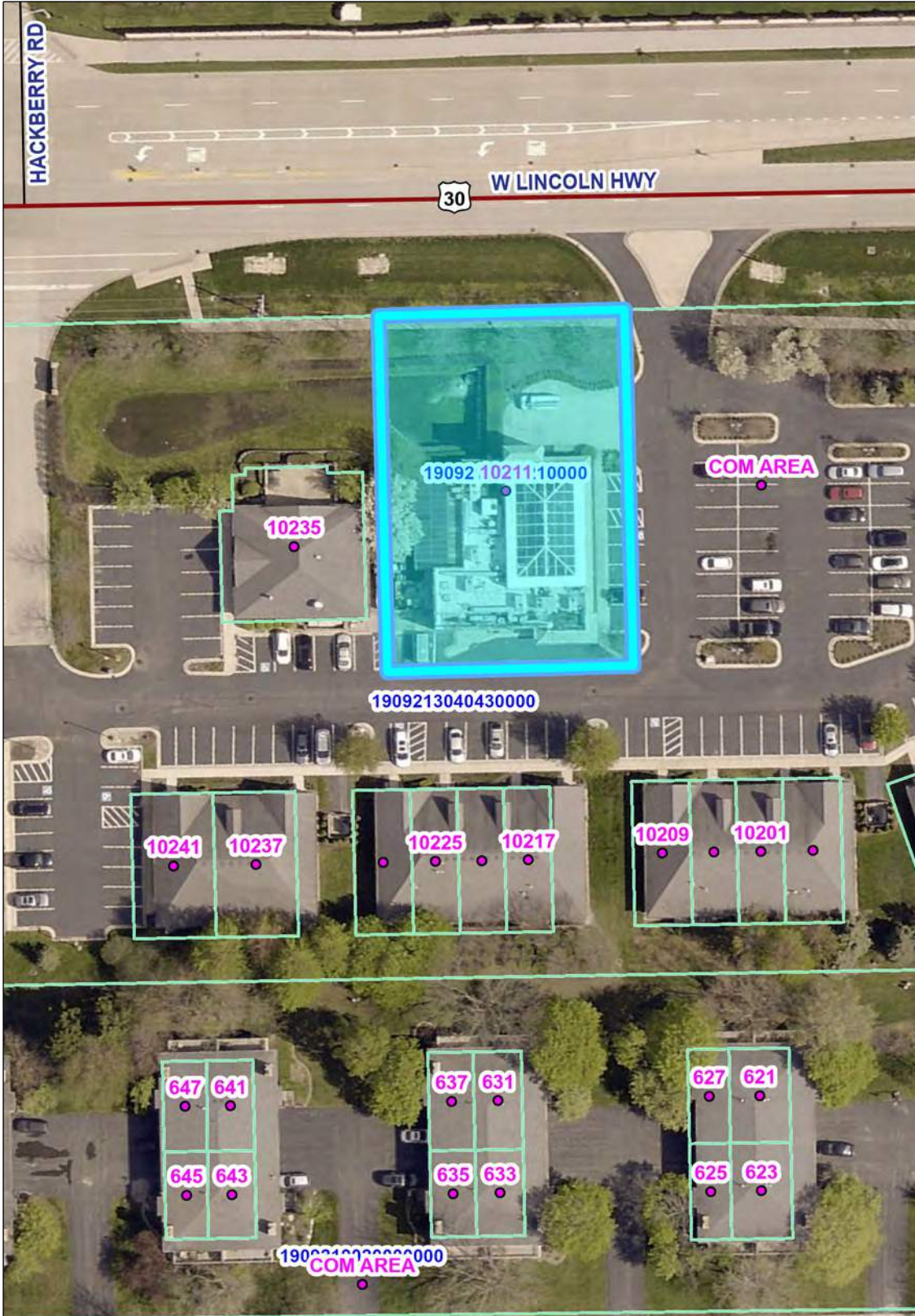
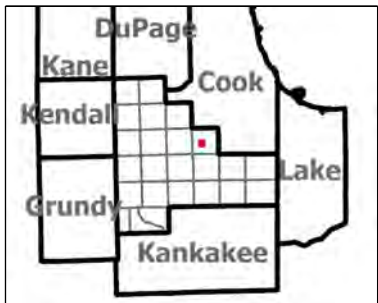
The Plan Commission shall make written findings of fact and shall refer to any exhibits containing plans and specifications for the proposed special use, which shall remain a part of the permanent record of the Plan Commission. The Plan Commission shall submit same, together with its recommendation to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

- a. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
- b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- d. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
- e. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
- f. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- g. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.





# 10211 W. Lincoln Highway

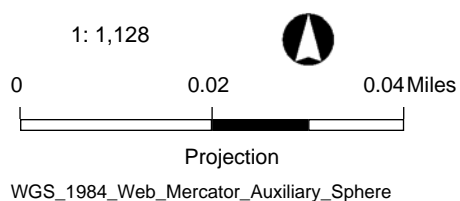


### Legend

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

### Notes

Date: 6/1/2022



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**SIMPLY  
SMOKEY**  
BBQ & GRILL



**SIMPLY  
SMOKIN**  
BBQ & GRILL











**SIMPLY  
SMOKIN'**  
BBQ & GRILL







**SIMPLY  
SMOKIN**  
BBQ & GRILL





















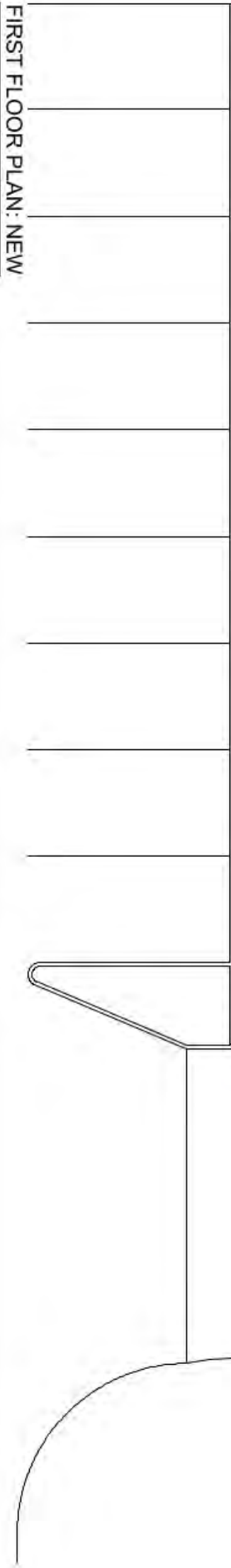
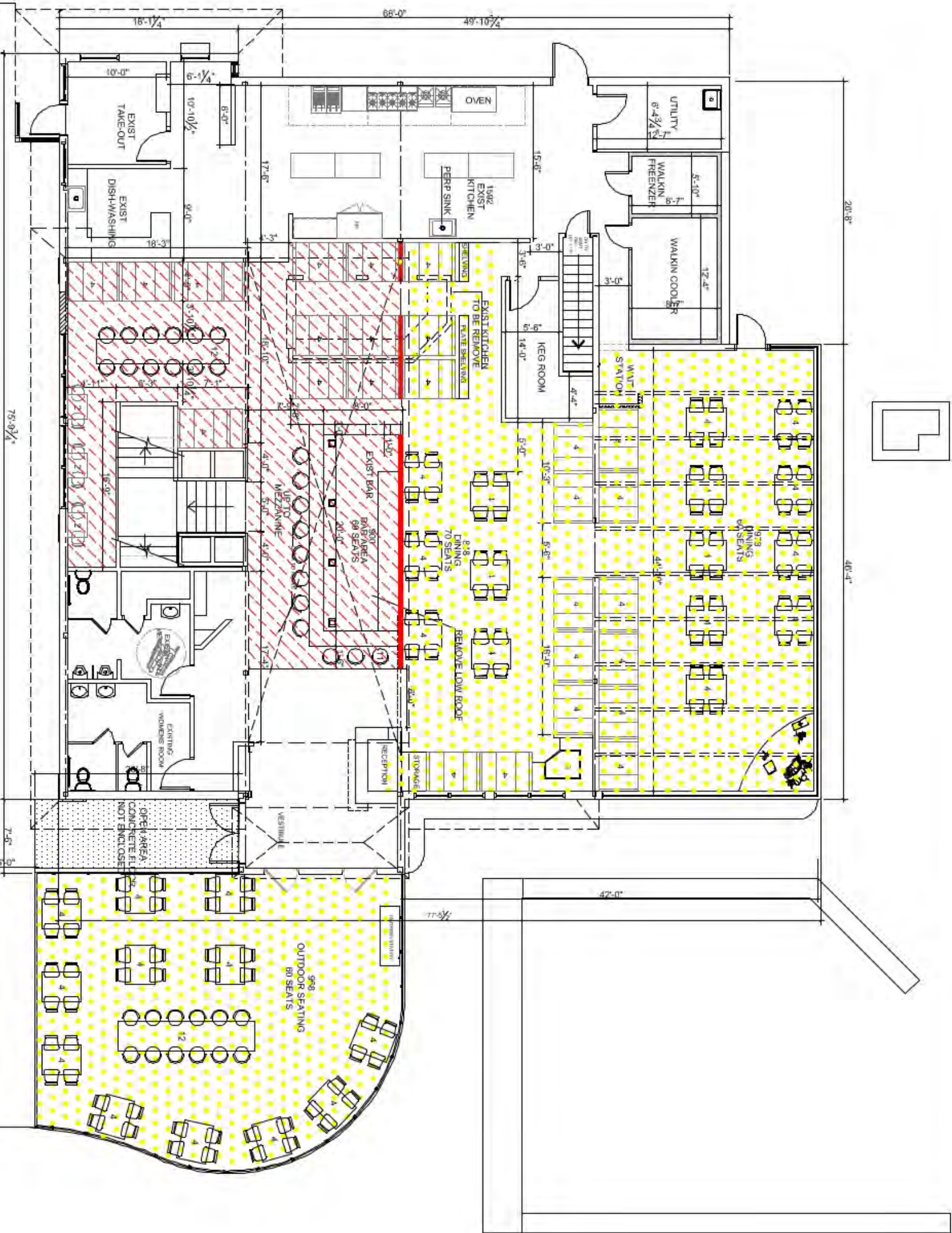


SIMPLY SMOKIN  
BBQ & GRILL









FIRST FLOOR PLAN: NEW

SCALE: 1/8" = 1'-0"

### OCCUPANCY CALCULATIONS

CLASS: ASSEMBLY GROUP A - 2  
OCCUPANCY CONTENT: 15SF / PERSON (DINING AREA)  
TOTAL BUILDING AREA = 5291 + 1552 SF = 6843 TOTAL  
TOTAL DINING AREA = 4788 SF  
AREAS NOT INCLUDED (HALL & TOILETS) = 1149SF  
RESTAURANT KITCHEN = 1592 SF / 100PP = 15 PEOPLE  
OCC. CONTENT DINING AREA: 4788 / 15SF = 319 PEOPLE MAX  
OCC. CONTENT DINING AREA: 4788 / 15SF = 319 PEOPLE MAX  
BAR AREA: 69 PEOPLE (ACTUAL)  
TOTAL DINING + BAR AREA = 319 PEOPLE  
25% OF 319 = 79 MAX BAR SEATS

DINING AREA

BAR AREA

GROUND FLOOR:-  
DINING AREA: 981+919+968 = 2868 SFT  
BAR AREA: 1029 SFT  
MEZZANINE FLOOR:-  
DINING AREA - 891  
TOTAL DINING AREA: 2868+1029+891 = 4788 SFT  
BAR AREA 25% OF TOTAL DINING AREA = 1197 SFT MAX



I CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS AND I HAVE PREPARED THE ABOVE DRAWINGS AND SPECIFICATIONS FOR THE INTERIOR RENOVATION OF EXISTING 1-1/2 STORY BRICK BUILDING FOR A NEW RESTAURANT PER PLANS. I HAVE REVIEWED THE DRAWINGS AND SPECIFICATIONS AND I AM SURE THAT THEY COMPLY WITH THE MINIMUM CODES OF CONSTRUCTION OF THE ILLINOIS CODE OF CONSTRUCTION (ICC) AND THE ILLINOIS CODE OF CONSTRUCTION (ICC) AND THE ILLINOIS CODE OF CONSTRUCTION (ICC).

INTERIOR RENOVATION OF EXISTING 1-1/2 STORY BRICK BUILDING FOR A NEW RESTAURANT PER PLANS  
10211 W LINCOLN HIGHWAY, FRANKFORT, IL

|   |      |             |
|---|------|-------------|
| William Wagoner<br>Illinois License 001-210873<br>Address: 27 East Monroe St. Ste. 1400,<br>Chicago, IL 60603<br>Ph: 312-310-3025 |      |             |
| PERMIT # 100XXXXXX  |      |             |
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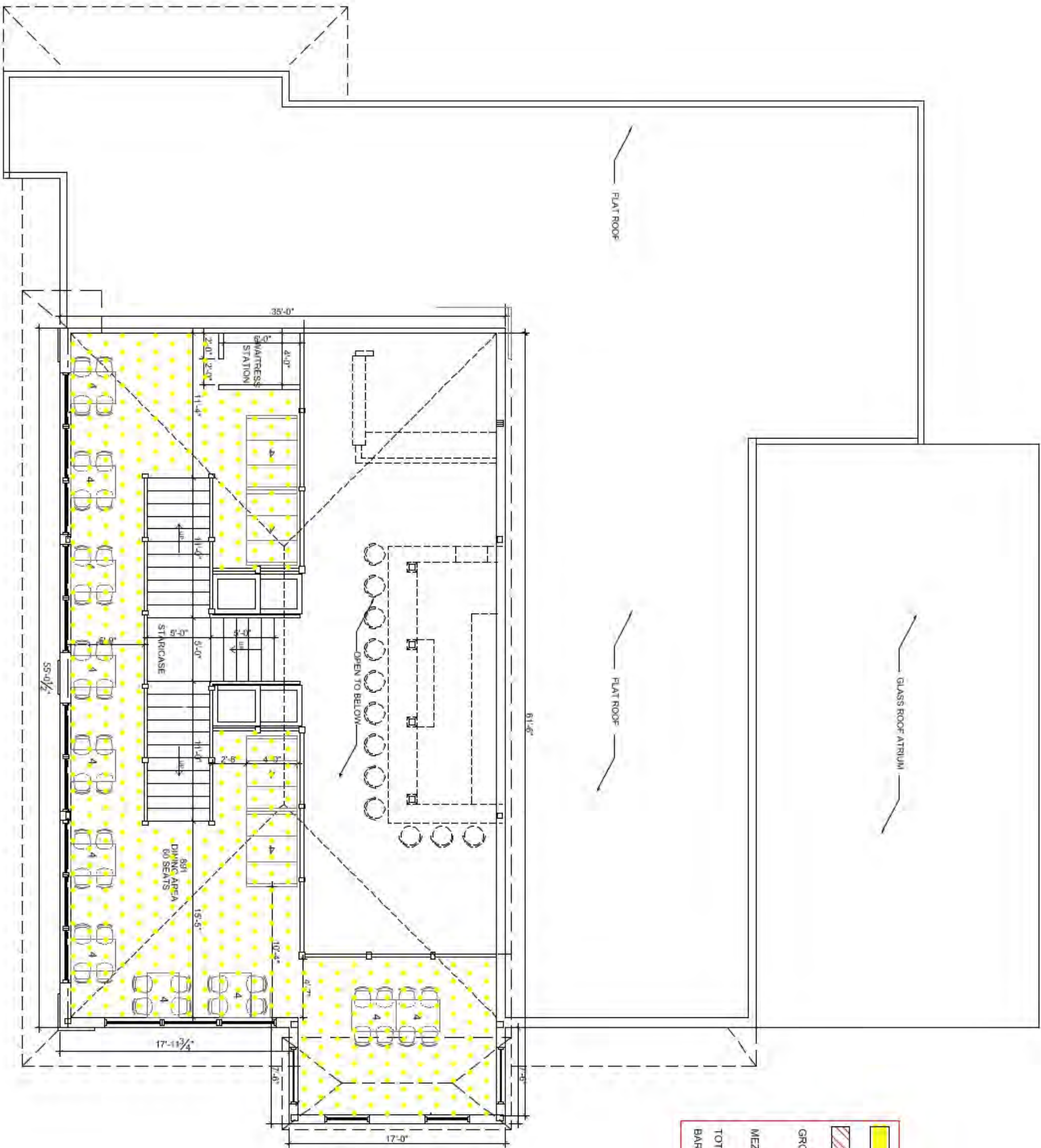
FIRST FLOOR PLAN

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| CHECKED BY:    | MM         |
| DATE OF ISSUE: | 10/10/2022 |

A101

**RECEIVED**  
By Mike Schwarz at 10:23 am, Sep 22, 2022





|  |             |
|--|-------------|
|  | DINING AREA |
|  | BAR AREA    |
| GROUND FLOOR:-                                   |             |
| DINING AREA - 978+848+968 = 2794 SFT             |             |
| BAR AREA - 1072 SFT                              |             |
| MEZZANINE FLOOR:-                                |             |
| DINING AREA - 891                                |             |
| TOTAL DINING AREA:- 2794+1072+891 = 4757 SFT     |             |
| BAR AREA 25% OF TOTAL DINING AREA = 1146 SFT MAX |             |



I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, SKILL AND EXPERIENCE THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND ALL APPLICABLE CODES AND ORDINANCES.

WILLIAM WARREN  
ILLINOIS LICENSE NUMBER: 001-010673

DESIGNER: I AM A REGISTERED ARCHITECT AND I HAVE REVIEWED THESE DRAWINGS AND I HAVE NO OBJECTION TO THE DESIGN OR CONSTRUCTION OF THE PROJECT. I HAVE NO OBJECTION TO THE DESIGN OR CONSTRUCTION OF THE PROJECT. I HAVE NO OBJECTION TO THE DESIGN OR CONSTRUCTION OF THE PROJECT.

INTERIOR RENOVATION OF EXISTING  
1-1/2 STORY BRICK BUILDING FOR A  
NEW RESTAURANT PER PLANS  
10211 W LINCOLN HIGHWAY, FRANKFORT, IL

William Warren  
Illinois License 001-010673  
Address: 27 East Monroe St Ste 1400,  
Chicago, IL 60603  
Ph: 312.310.2628

PERMIT # 100XXXXXX

| REVISIONS |      |
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MEZZANINE FLOOR PLAN

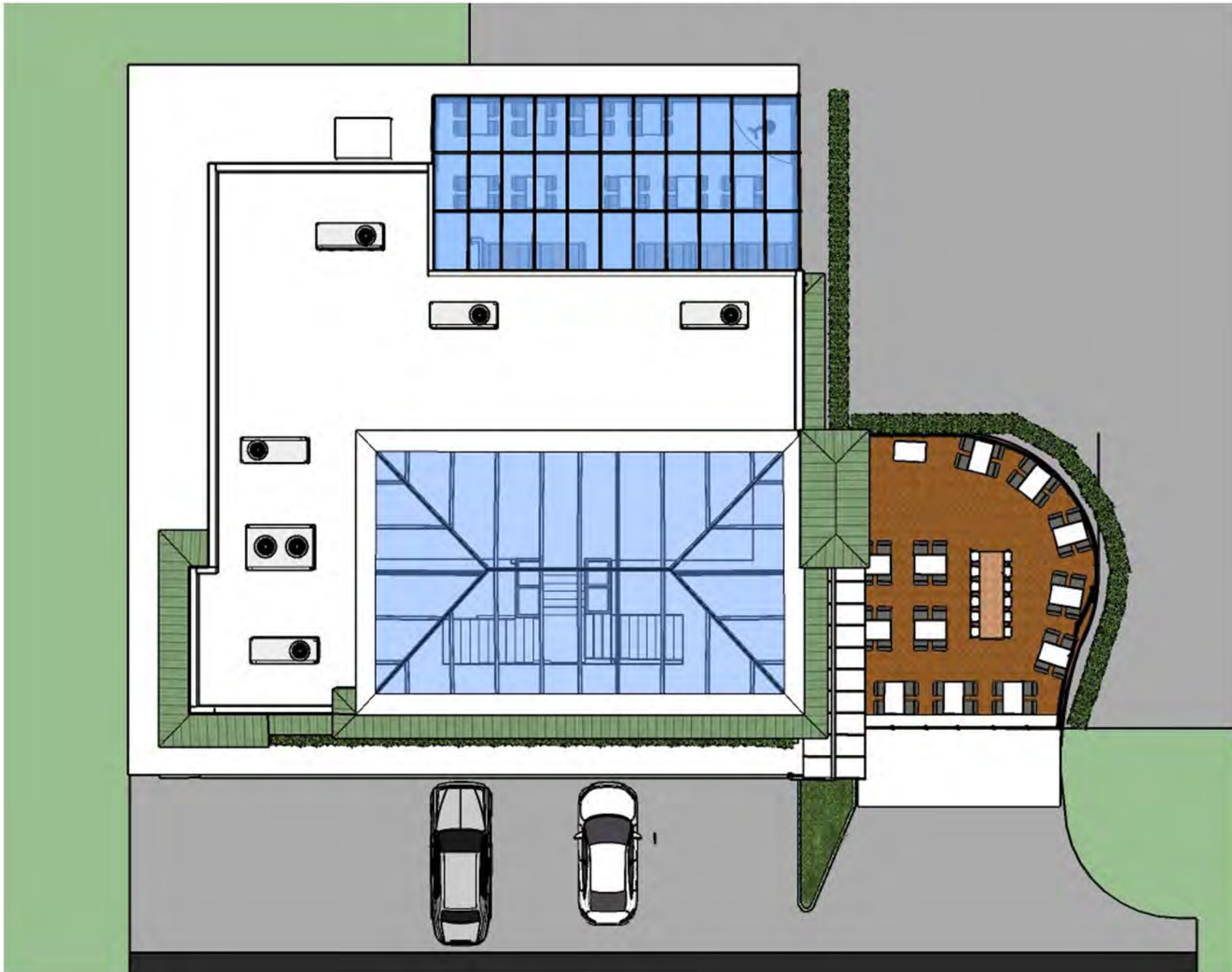
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A102

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*By Mike Schwarz at 10:23 am, Sep 22, 2022*

## Exterior Material Finishes





Existing Brick  
(no change)←

Existing color light  
green (no change)←



Lee Brick or  
(or)



Trainstation-pane  
brick







Lee Brick

(or)



Trainstation-panel  
brick

Existing color light  
green (no change)

Existing color Beige  
(no change)

Existing Brick  
(no change)







Lee Brick

(or)

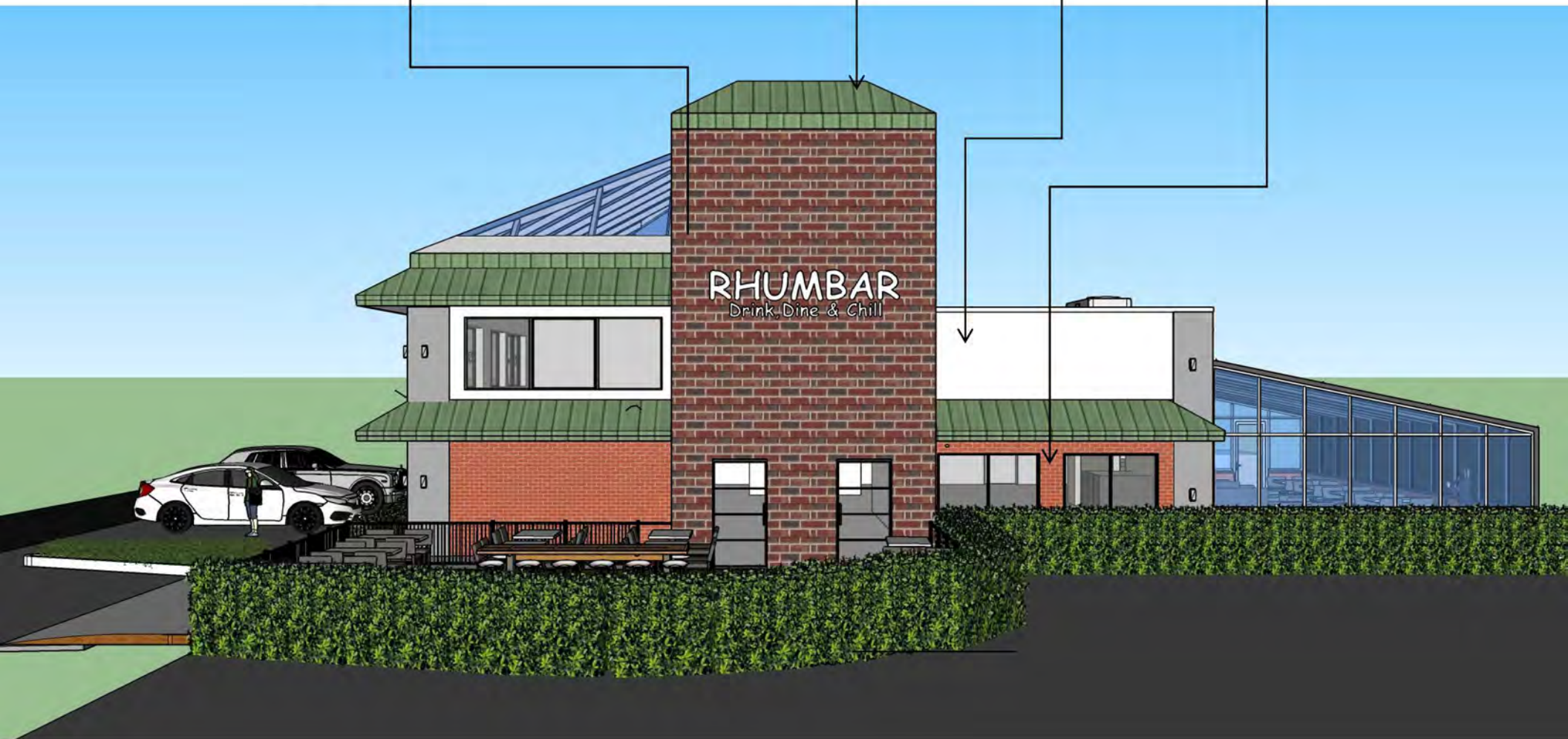


Trainstation-panel  
brick

Existing color light  
green (no change)

Existing color Beige  
(no change)

Existing Brick  
(no change)





Lee Brick

(or)

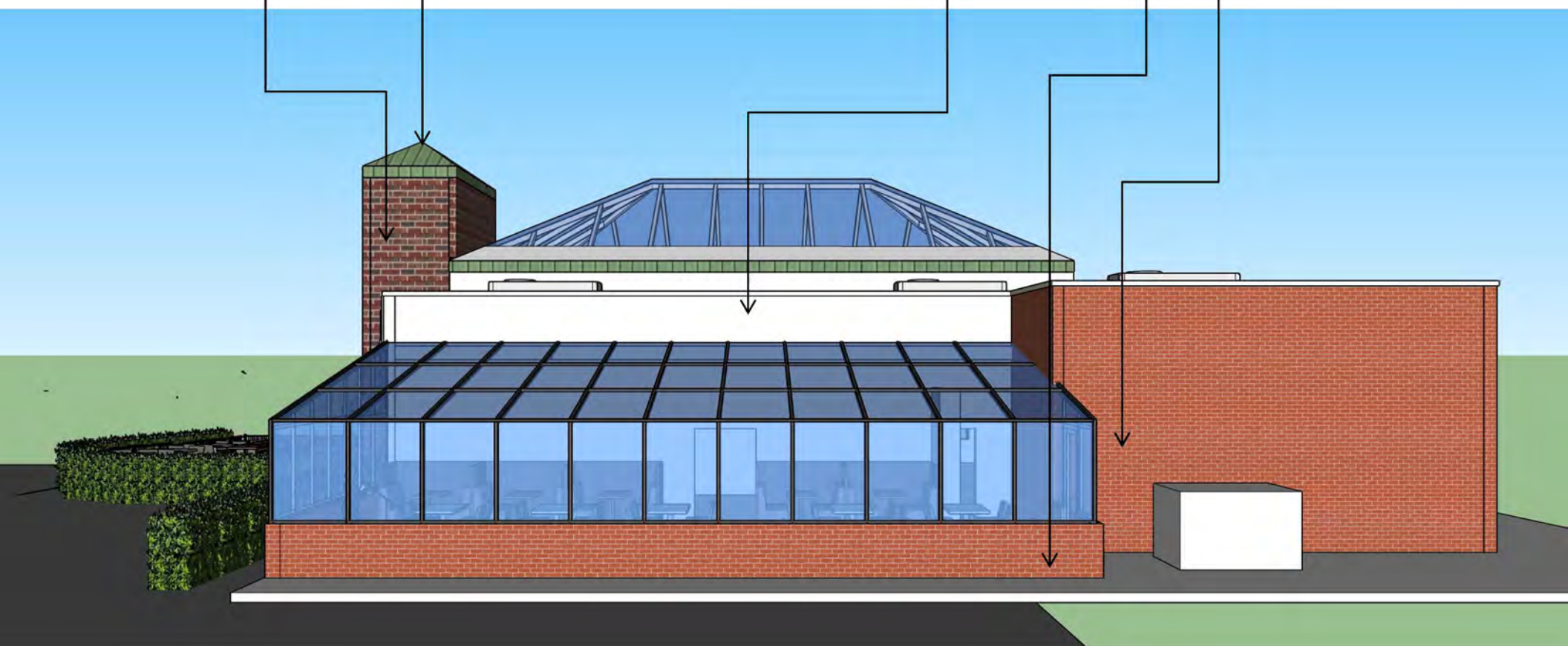


Trainstation-panel  
brick

Existing color light  
green (no change)

Existing color Beige  
(no change)

Existing Brick  
(no change)







Lee Brick

(or)

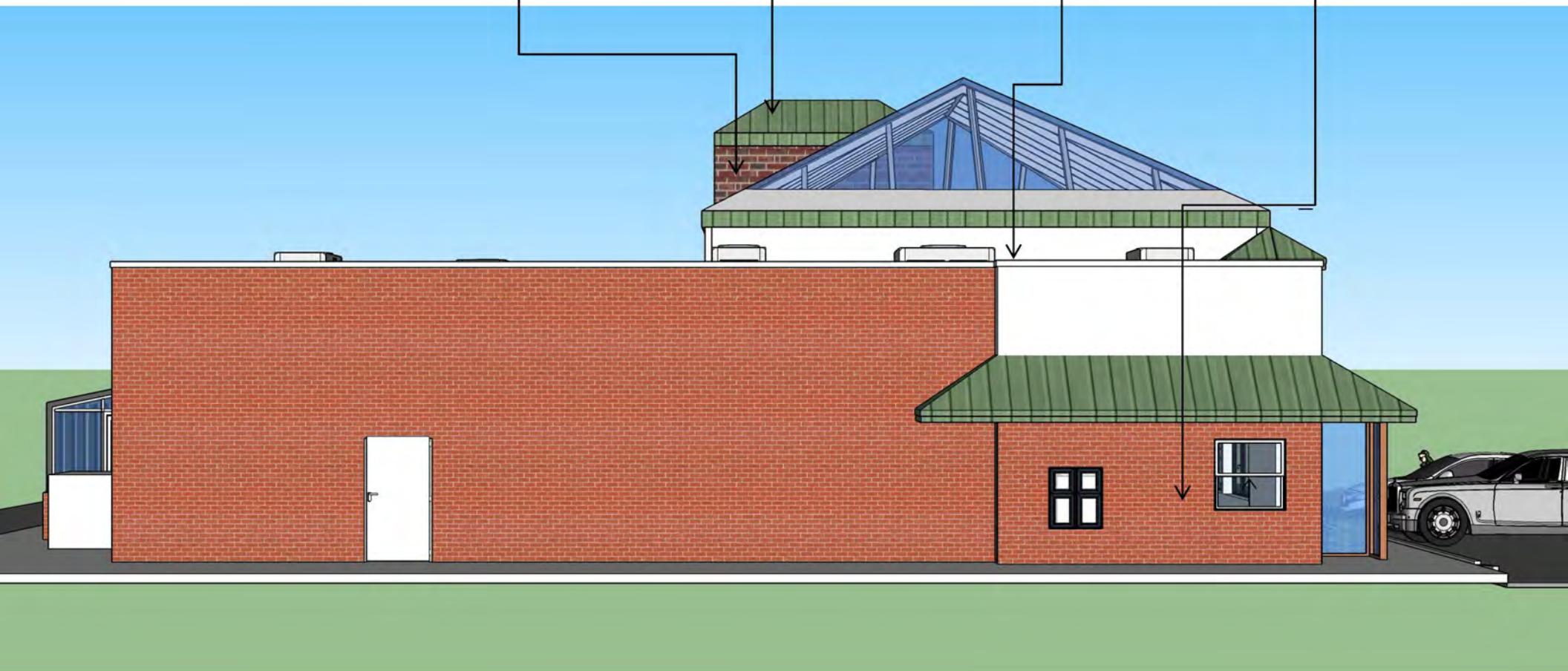


Trainstation-panel  
brick

Existing color light  
green (no change)

Existing color Beige  
(no change)

Existing Brick  
(no change)





Existing Brick  
(no change)

Existing color Beige  
(no change)

Existing color light  
green (no change)



Lee Brick

(or)



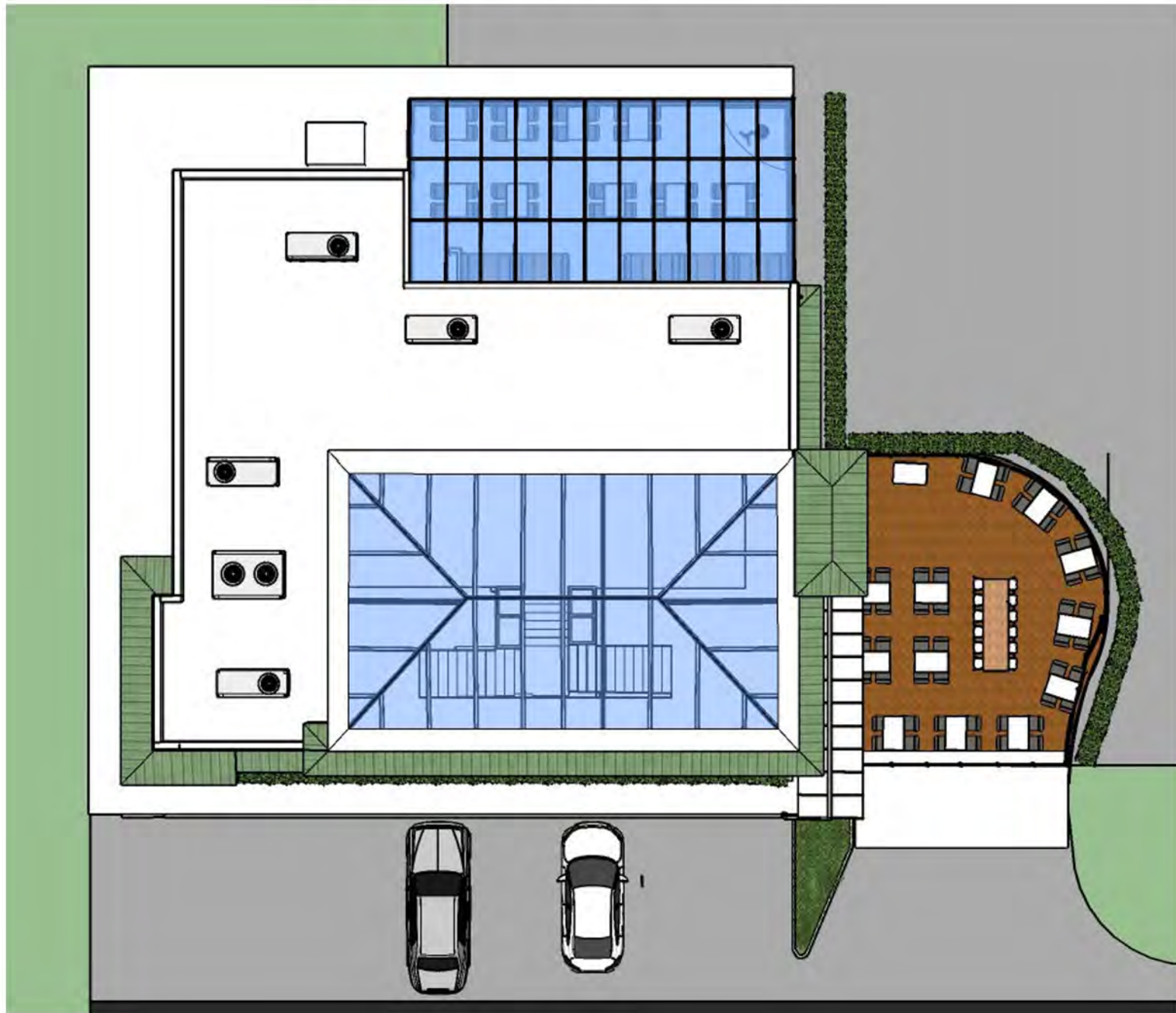
Trainstation-panel  
brick



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*By Mike Schwarz at 10:23 am, Sep 22, 2022*

## LIGHT FIXTURE DETAILS





Exist Light to be  
Fixtures remove



Exist Light to be  
Fixtures remove







IP68 waterproof RGB building facade 36 W light LED flexible linear flex wall washer strips



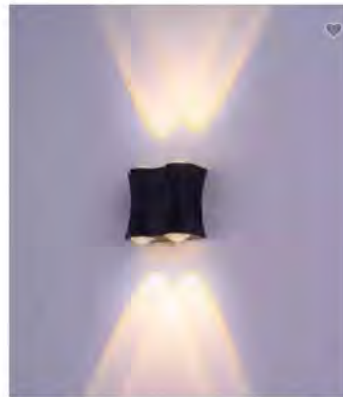
d decorative up and down lighting solar powered led wall mount lamp outdoor







IP68 waterproof RGB building facade 36 W light LED flexible linear flex wall washer strips

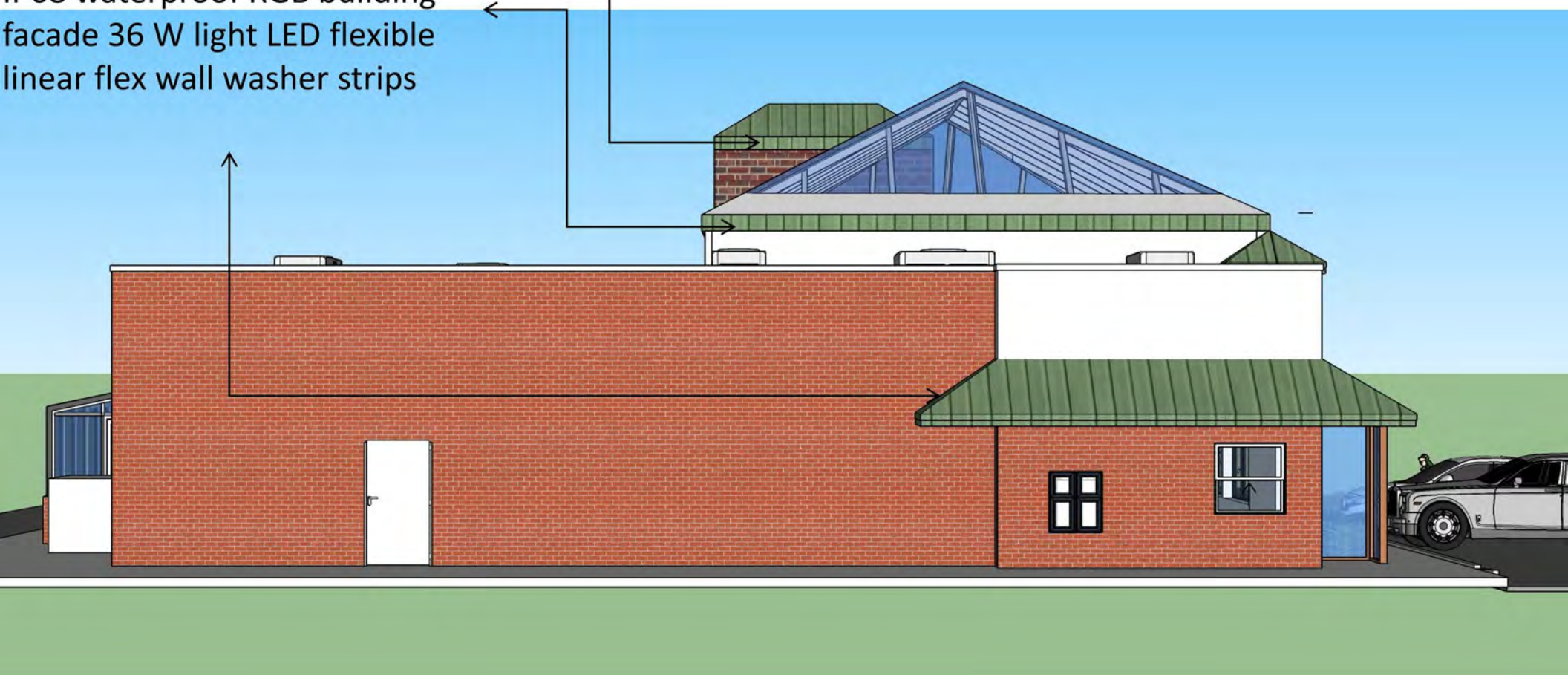


d decorative up and down lighting solar powered led wall mount lamp outdoor





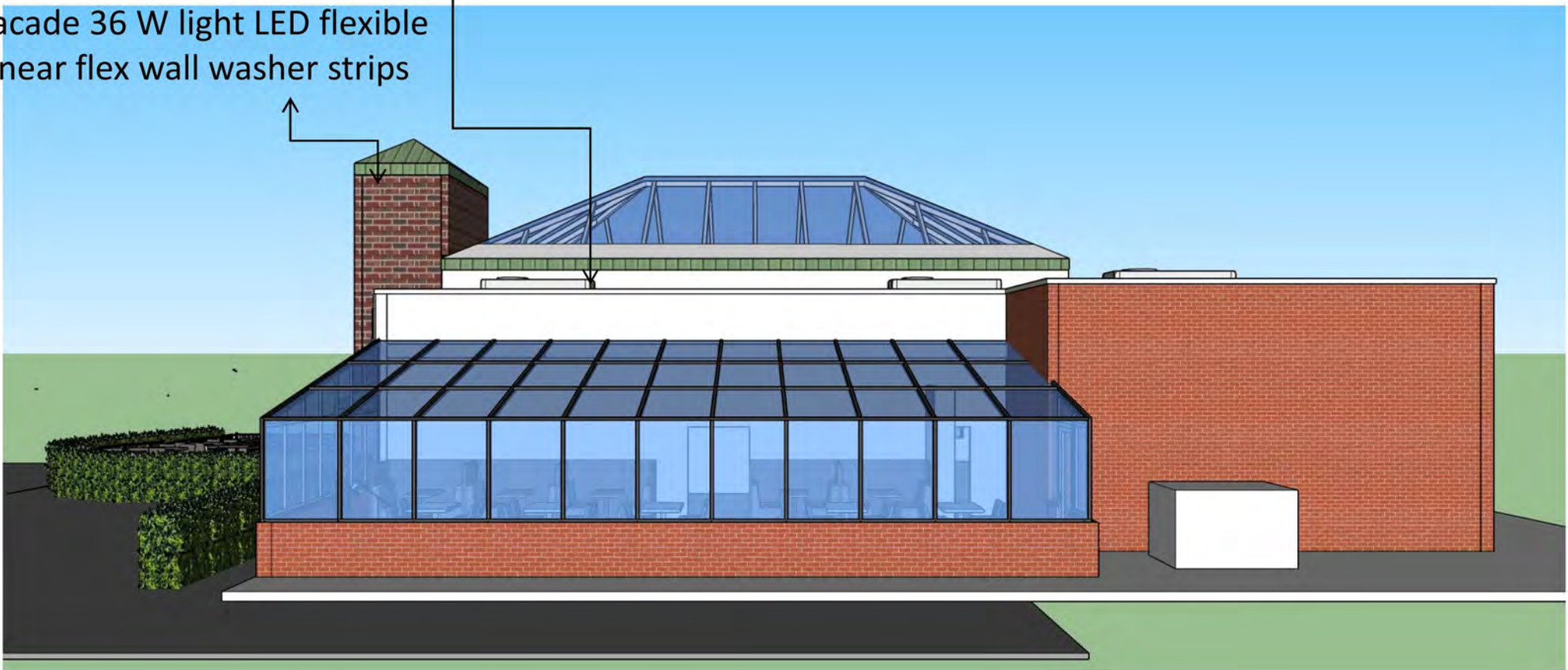
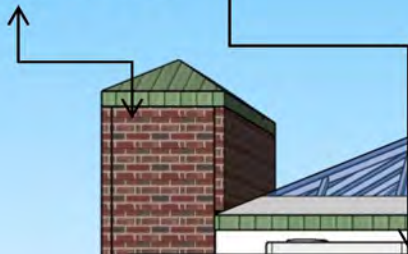
IP68 waterproof RGB building  
facade 36 W light LED flexible  
linear flex wall washer strips







IP68 waterproof RGB building  
facade 36 W light LED flexible  
linear flex wall washer strips



BOKUN 12V Eye-  
Catching LED Signage  
→ Custom Made Neon  
Acrylic Sign Outdoor







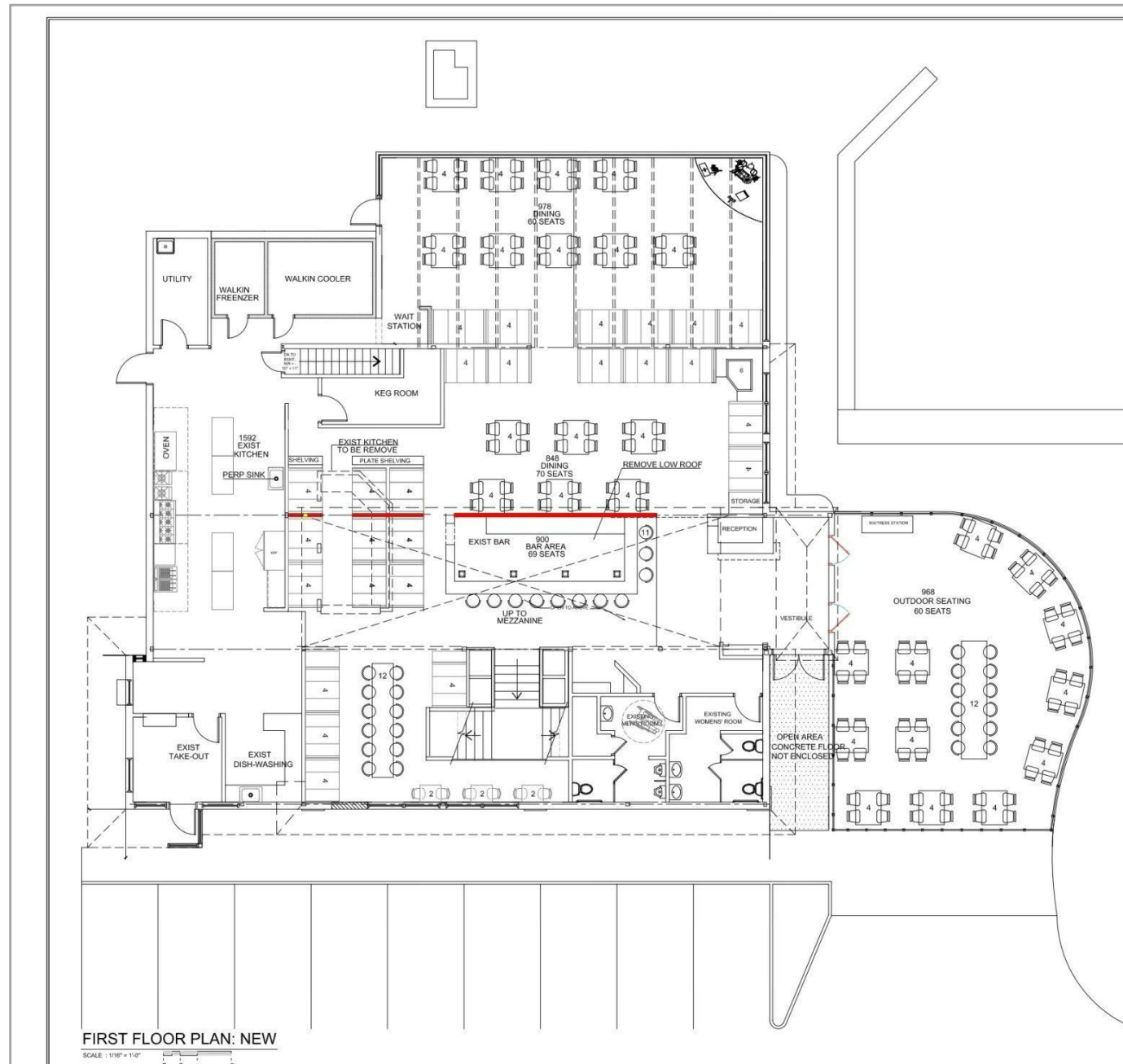
NCW30101, IP67 ULTRA  
THIN LED WALL WASHER



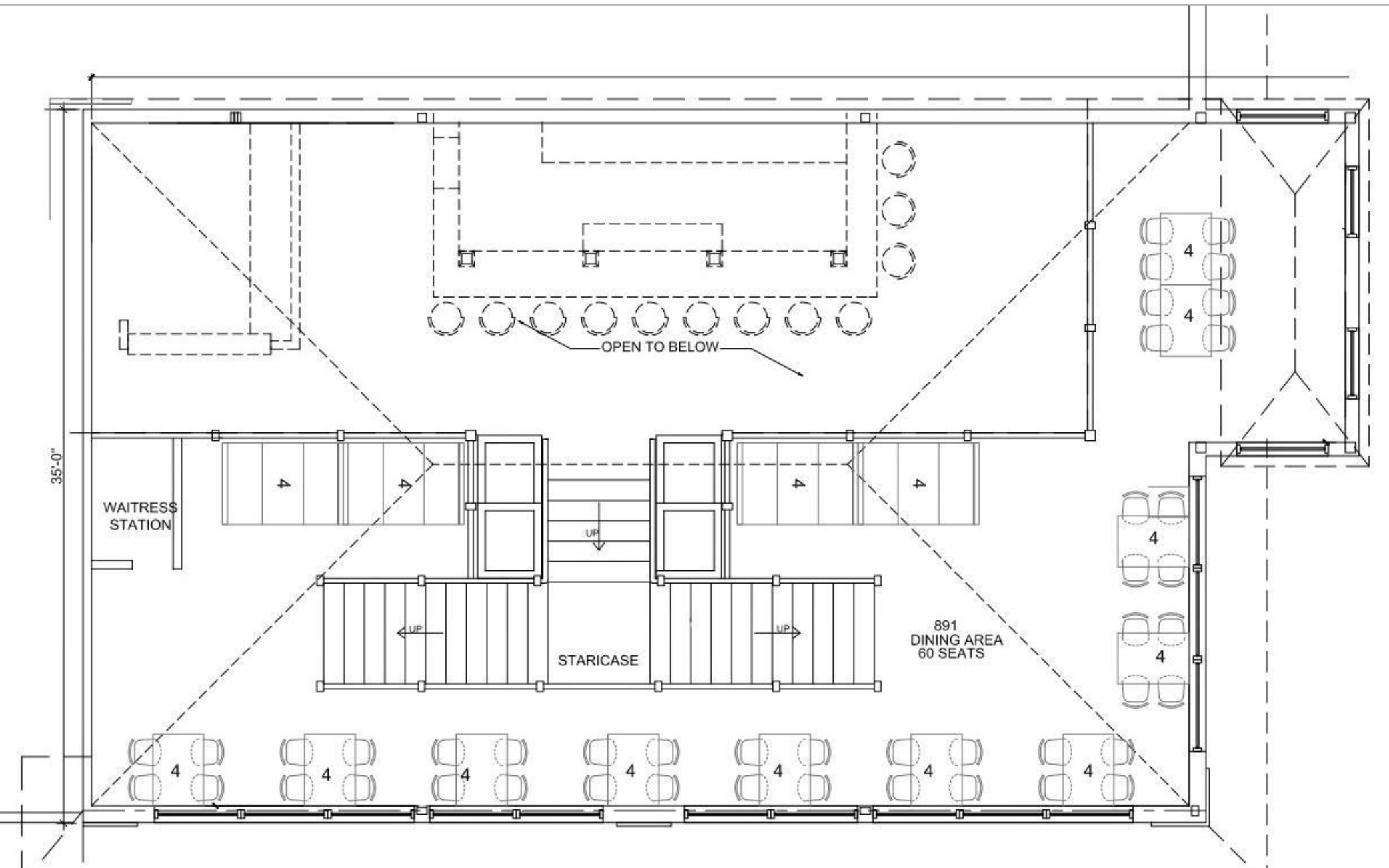
**RECEIVED**

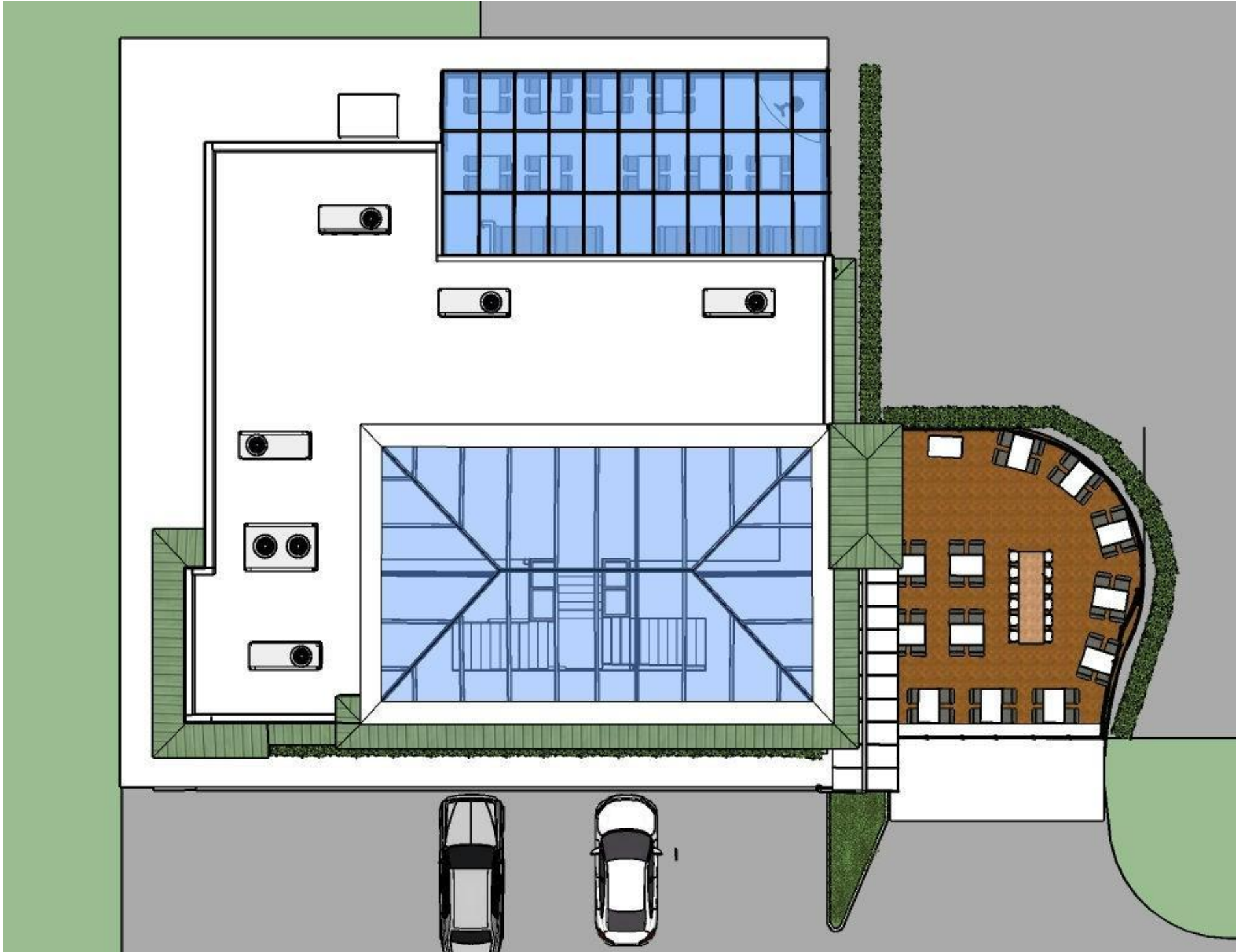
By Mike Schwarz at 10:24 am, Sep 22, 2022

# Floor plan

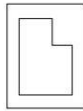


# Mezzanine Floor Plan





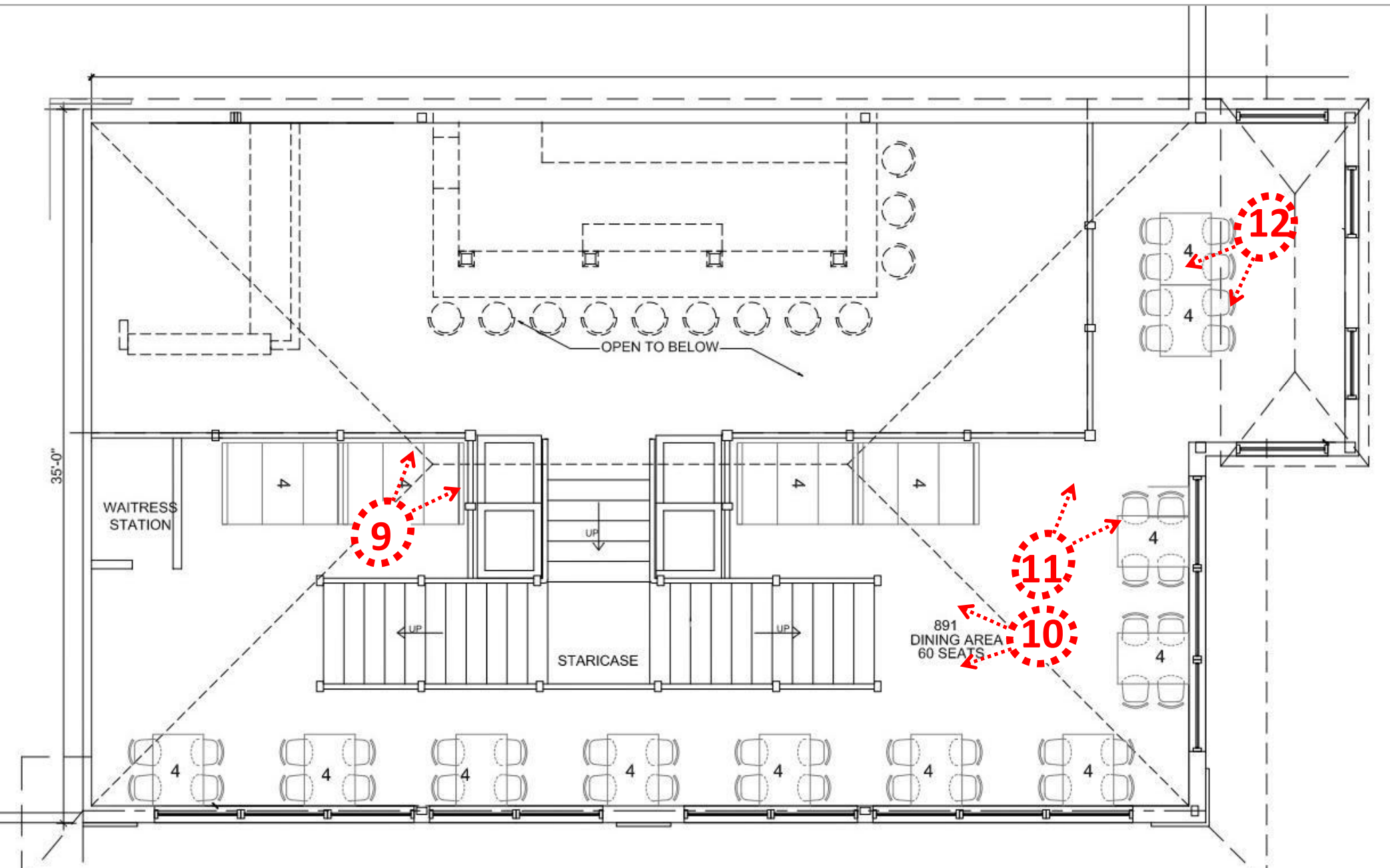




# Key plan



# Key Plan

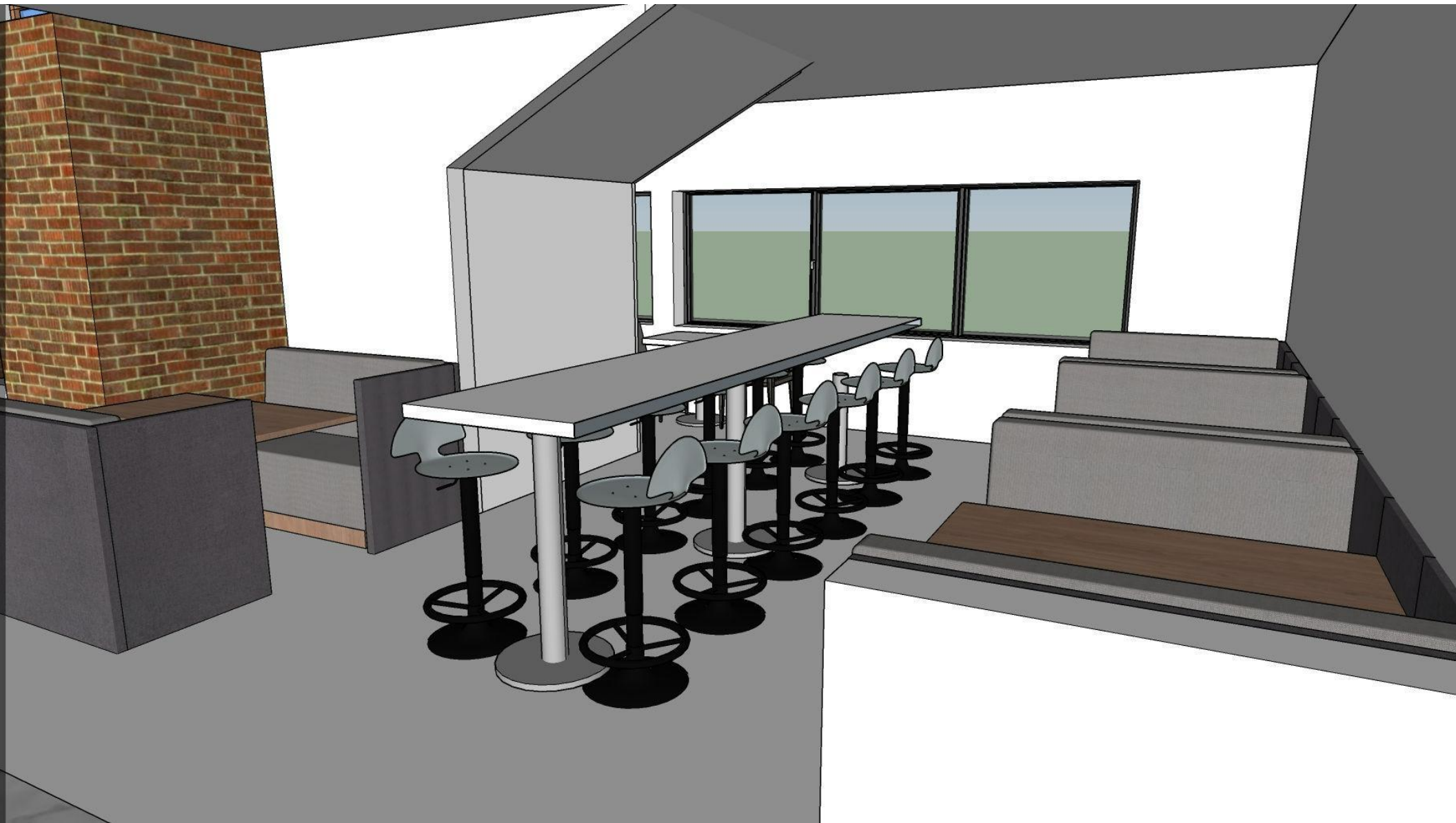




## 3D View -1



## 3D View -2





## 3D View -3



## 3D View -4





## 3D View -5

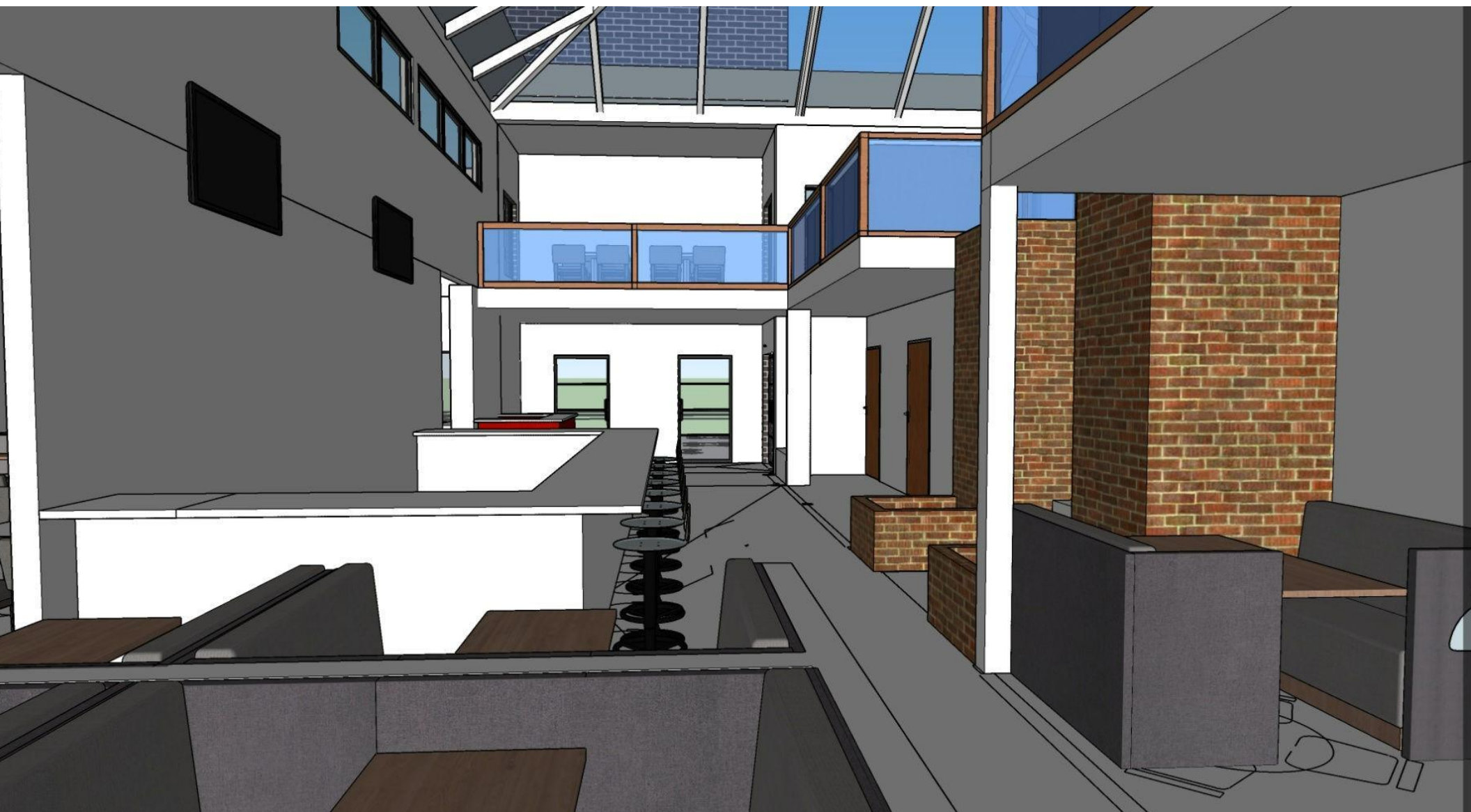


## 3D View -6





## 3D View -7

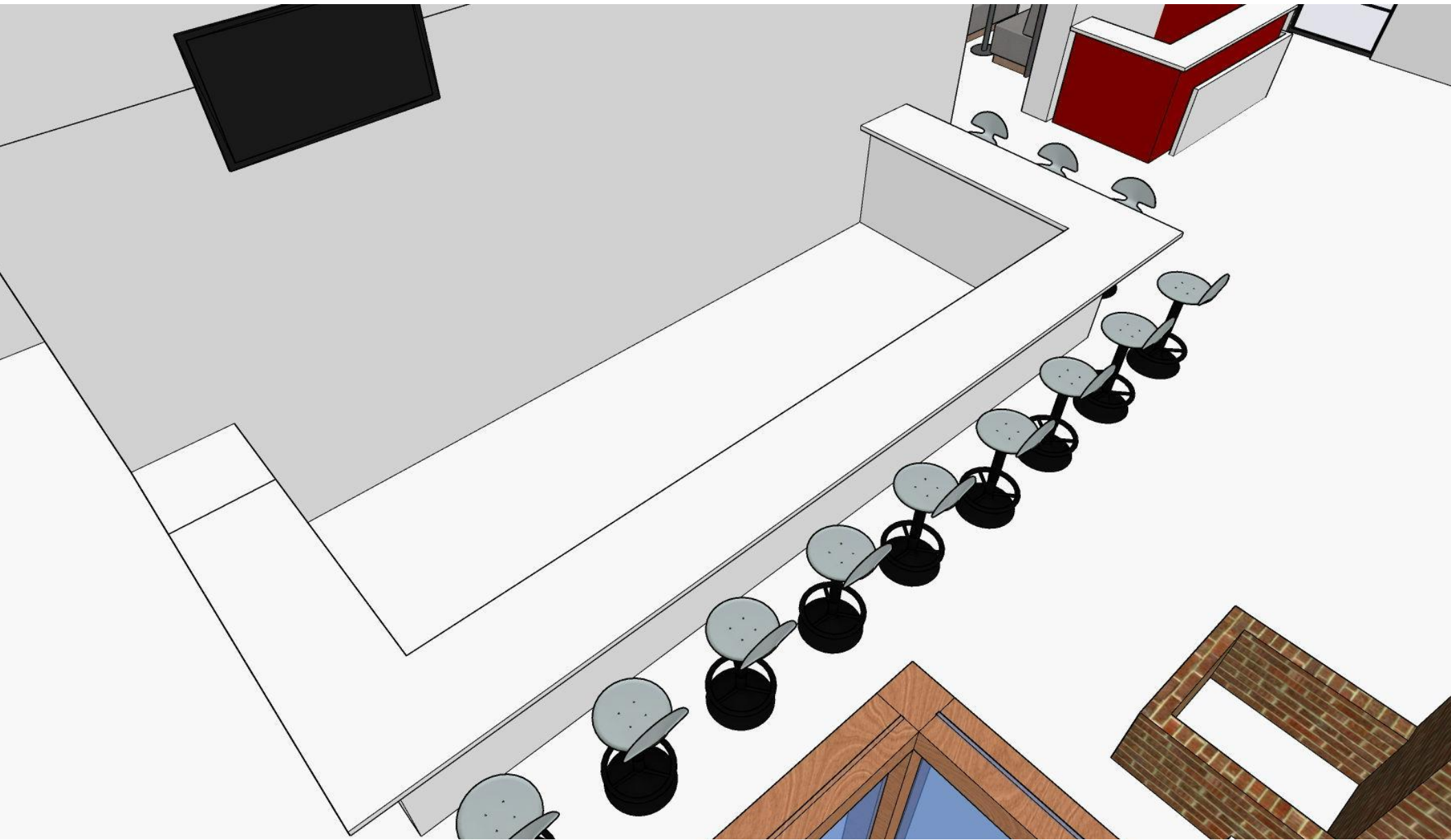


## 3D View -8





## 3D View -9



## 3D View -10





## 3D View -11



## 3D View -12





## 3D View -13



**RECEIVED***By Mike Schwarz at 1:01 pm, Jun 07, 2022*

# TULIPS MENU

## SALADS

**ROASTED BEET SALAD 12**

arugula, marinated fennel, pistachios, burrata,  
prosciutto, red wine caramel

**BEEF COBB 15**

grilled beef tenderloin, diced egg, avocado,  
fried green tomatoes, white cheddar, scallions,  
smoked bacon-bleu cheese dressing

**CHOPPED CAESAR 8**

shaved manchego, roasted red peppers, pretzel croutons

**GRILLED SHRIMP SALAD 15**

brussels sprouts, spaghetti squash, spinach, red onion, crispy salami, smoked gouda,  
horseradish vinaigrette

**ROTISSERIE CHICKEN SALAD 12**

field greens, dried cranberries, candied walnuts,  
goat cheese, herb vinaigrette

## BURGERS

 served with Fresh Cut Fries with sea salt seasoning

*Our custom blend burgers are hand-pattied each morning for today's service*

**REPUBLIC BURGER 9**

caramelized onion-smoked bacon relish, bleu cheese,  
gruyere, arugula, fried egg

**BELLE ISLE BURGER 8**

grilled onions, sautéed mushrooms, beer-cheese fondue

**CLASSEN BURGER 8**

white cheddar, porter-hickory sauce, lettuce, chopped pickles, mayo

**HOUSEMADE TURKEY BURGER 8**

field greens, grilled tomatoes, white cheddar, avocado relish

**CHICKPEA BURGER 8**

cucumber raita, field greens, sliced tomato



## SIGNATURE SANDWICHES

### **KNIFE & FORK BLT 9**

bacon, fried green tomatoes, avocado relish, white cheddar, arugula, herb vinaigrette, toasted sourdough, served open face

### **WOOD FIRED RIBEYE SANDWICH 15**

gruyere, caramelized onion, arugula, horseradish mayo, toasted sourdough

### **PULLED CHICKEN MELT 8**

roisserie chicken, lettuce, tomato, provolone, serrano-honey mustard, toasted sourdough

### **CORNE BEEF REUBEN 9**

housemade corne beef, red cabbage sauerkraut, 1000 island dressing, swiss, marble rye

### **SHORT RIB BÁNH MÌ 10**

sriracha mayo, cilantro, pickled vegetables and jalapeno, french roll

## HOUSE SPECIALTIES

### **BOCK BATTERED FISH & CHIPS 15**

fried caper tartar sauce, aged malt vinegar, shoestring fries

### **WOOD FIRED RIBEYE 24**

pickled cipollini onions, agrodolce sauce, choice of side

### **JALAPENO GLAZED SALMON 18**

choice of side

### **HOUSE BRINED ROTISSERIE CHICKEN 15**

peas, asparagus, prosciutto, mustang wheat beer nage

### **BACON WRAPPED MEATLOAF 14**

bleu cheese stuffed, bacon wrapped black angus meatloaf, porter-hickory sauce, choice of side

### **BLACK BEAN TOSTADA STACK 12**

crispy corn tortillas stacked with black bean puree, mixed greens, roasted red

|  |
|--|
| peppers, grape tomatoes, cilantro crema, avocado, queso fresco |
|--|

## SNACKS

|                               |
|-------------------------------|
| <b>REPUBLIC SCOTCH EGG 10</b> |
|-------------------------------|

|                                  |
|----------------------------------|
| <i>our take on a pub classic</i> |
|----------------------------------|

|                                  |
|----------------------------------|
| <b>SRIRACHA CHICKEN WINGS 12</b> |
|----------------------------------|

|  |
|--|
| <i>celery slaw, thai roasted peanuts</i> |
|--|

|                                    |
|------------------------------------|
| <b>HOT ONION &amp; BACON DIP 8</b> |
|------------------------------------|

|                             |
|-----------------------------|
| <i>fresh tortilla chips</i> |
|-----------------------------|

|                                |
|--------------------------------|
| <b>PULLED CHICKEN NACHOS 9</b> |
|--------------------------------|

|   |
|---|
| <i>caramelized onions, red peppers,<br/>jalapenos, sour cream</i> |
|---|

|                                 |
|---------------------------------|
| <b>SMOKED SALMON SLIDERS 12</b> |
|---------------------------------|

|  |
|--|
| <i>bacon, lettuce, serrano-honey mustard</i> |
|--|

|                           |
|---------------------------|
| <b>AHI TUNA TARTAR 12</b> |
|---------------------------|

|  |
|--|
| <i>fried jalapeno and onion, avocado relish,<br/>soy vinaigrette, tortilla chips</i> |
|--|

|                                |
|--------------------------------|
| <b>TRUFFLE POTATO SKINS 10</b> |
|--------------------------------|

|  |
|--|
| <i>diced bacon, truffle sour cream</i> |
|--|

|                               |
|-------------------------------|
| <b>HOMEMADE PUB PRETZEL 8</b> |
|-------------------------------|

|  |
|--|
| <i>serrano-honey mustard,<br/>beer-cheese fondue</i> |
|--|

|                    |
|--------------------|
| <b>SIDE ACTION</b> |
|--------------------|

|                    |
|--------------------|
| <b>\$4.50 each</b> |
|--------------------|

|                             |
|-----------------------------|
| <b>SEA SALT SHOESTRINGS</b> |
|-----------------------------|

|                               |
|-------------------------------|
| <b>ELBOW MAC &amp; CHEESE</b> |
|-------------------------------|

|                                   |
|-----------------------------------|
| <b>WITH BACON &amp; ANDOUILLE</b> |
|-----------------------------------|

|                                 |
|---------------------------------|
| <b>SEARED WHOLE GREEN BEANS</b> |
|---------------------------------|

|                           |
|---------------------------|
| <b>LITTLE HOUSE SALAD</b> |
|---------------------------|

|                    |
|--------------------|
| <b>CELERY SLAW</b> |
|--------------------|

|                             |
|-----------------------------|
| <b>VEGETABLE OF THE DAY</b> |
|-----------------------------|

|                                 |
|---------------------------------|
| <b>SEASONAL FRUIT SELECTION</b> |
|---------------------------------|

|                              |
|------------------------------|
| <b>VERMONT WHITE CHEDDAR</b> |
|------------------------------|

|                       |
|-----------------------|
| <b>&amp; ALE SOUP</b> |
|-----------------------|



## Oven Pizzas:

**Pizzas are made fresh in the oven. Multigrain dough available on any pizza.  
Fresh Mozzarella Cheese topping with every Pizza.**

**Add a side Insalata or Caesar salad for only \$2.99.**

### TULIPS SPECIAL PIZZA

**Pepperoni, house made tomato sauce and extra mozzarella cheese.**

**Small \$10.99**

**Large \$18.99**

### BBQ CHICKEN

**BBQ chicken marinated in a smoky hickory BBQ sauce topped with  
caramelized onions and mozzarella cheese.**

**Small \$10.99**

**Large \$18.99**

### VERDE

**A white style pizza with fresh mozzarella, prosciutto and arugula with a  
balsamic glaze.**

**Small \$10.99**

## SWEET

**\$7 each**

### MEME'S DONUTS

*warm spiced-sugar donuts  
with three tasty dipping sauces*

### CINNAMON-PECAN COFFEE CAKE

*vanilla bean ice cream and caramel sauce*

### FULLY LOADED BROWNIE

*vanilla bean ice cream, housemade  
chocolate and caramel sauce*

**RECEIVED**

*By Mike Schwarz at 1:02 pm, Jun 07, 2022*

# TULIPS ON TAP

## LAGERS

### Light Lager

|                 |       |      |      |
|-----------------|-------|------|------|
| Shiner          | Texas | 4.0% | 7.00 |
| Light<br>Blonde |       |      |      |

### Pale Lager

|                               |            |      |      |
|-------------------------------|------------|------|------|
| Anchor<br>California<br>Lager | California | 4.9% | 8.00 |
| Pabst Blue<br>Ribbon          | California | 5.0% | 6.00 |

|                                  |          |      |      |
|----------------------------------|----------|------|------|
| Budweiser<br>(Full-<br>Strength) | Missouri | 5.0% | 6.00 |
|----------------------------------|----------|------|------|

|                      |        |      |      |
|----------------------|--------|------|------|
| Kronenbou<br>rg 1664 | France | 5.5% | 8.00 |
|----------------------|--------|------|------|

|                               |        |      |      |
|-------------------------------|--------|------|------|
| Dos Equis<br>Special<br>Lager | Mexico | 4.5% | 6.50 |
|-------------------------------|--------|------|------|

|                   |        |      |      |
|-------------------|--------|------|------|
| Pacifico<br>Clara | Mexico | 4.5% | 6.50 |
|-------------------|--------|------|------|

|                  |       |      |      |
|------------------|-------|------|------|
| Estrella<br>Damm | Spain | 5.4% | 8.00 |
|------------------|-------|------|------|

## Pilsner



|   |                |      |             |
|---|----------------|------|-------------|
| <b>Marshall<br/>Old<br/>Pavilion<br/>Stella<br/>Artois<br/>Pilsner<br/>Urquell<br/>Warsteiner<br/>Premium</b> | Oklahoma       | 5.0% | <b>6.50</b> |
|   | Belgium        | 5.2% | <b>7.50</b> |
|   | Czech Republic | 4.4% | <b>7.00</b> |
|   | Germany        | 4.8% | <b>8.00</b> |

## **Amber/Dunkel**

|   |            |      |             |
|---|------------|------|-------------|
| <b>Anchor<br/>Steam<br/>Abita<br/>Amber</b> | California | 4.9% | <b>6.00</b> |
|   | Louisiana  | 4.5% | <b>6.50</b> |

|  |               |      |             |
|--|---------------|------|-------------|
| <b>Sam Adams<br/>Boston<br/>Lager<br/>Mustang 66</b> | Massachusetts | 4.9% | <b>8.00</b> |
|  | Oklahoma      | 5.6% | <b>8.00</b> |

|  |         |      |             |
|--|---------|------|-------------|
| <b>Spaten<br/>Oktoberfes<br/>t<br/>Warsteiner<br/>Dunkel</b> | Germany | 5.9% | <b>8.50</b> |
|  | Germany | 4.9% | <b>8.00</b> |

## **BOTTLES: Bock Beer**

|  |         |      |             |
|--|---------|------|-------------|
| <b>Shiner<br/>Bock<br/>Ayinger<br/>Celebrator<br/>Kulmbache<br/>r Eisbock<br/>(12oz)</b> | Texas   | 4.4% | <b>6.00</b> |
|  | Germany | 6.7% | <b>8.00</b> |
|  | Germany | 9.2% | <b>7.00</b> |

## **Black Lager/Schwarzbier**

|                   |         |      |             |
|-------------------|---------|------|-------------|
| <b>Kostritzer</b> | Germany | 4.8% | <b>6.50</b> |
|-------------------|---------|------|-------------|

## **BOTTLES: ALES**

### **Blond & Golden Ale**

|                          |          |      |             |
|--------------------------|----------|------|-------------|
| <b>Anthem<br/>Golden</b> | Oklahoma | 7.0% | <b>8.00</b> |
|--------------------------|----------|------|-------------|

### **One (12oz)**

|   |          |      |             |
|---|----------|------|-------------|
| <b>Black Mesa</b>                                   | Oklahoma | 5.0% | <b>8.50</b> |
| <b>Coop<br/>Horny<br/>Toad</b>                      | Oklahoma | 5.3% | <b>8.50</b> |
| <b>Delirium<br/>Tremens<br/>(12oz)</b>              | Belgium  | 8.5% | <b>9.00</b> |
| <b>Maredsous<br/>6 (12oz)</b>                       | Belgium  | 6.0% | <b>7.00</b> |
| <b>Saison<br/>Goose<br/>Island<br/>Sofie (12oz)</b> | Illinois | 6.5% | <b>8.50</b> |
| <b>Tank 7<br/>(12oz)</b>                            | Missouri | 8.5% | <b>8.00</b> |
| <b>Prairie<br/>Birra (12oz)</b>                     | Oklahoma | 4.5% | <b>5.50</b> |

## **BOTTLES: Belgian Style White Ale**

|                                   |          |      |             |
|-----------------------------------|----------|------|-------------|
| <b>Avery<br/>White<br/>Rascal</b> | Colorado | 5.6% | <b>8.50</b> |
| <b>Blue Moon</b>                  | Colorado | 5.0% | <b>6.50</b> |
| <b>Blanche de<br/>Bruxelles</b>   | Belgium  | 4.5% | <b>8.00</b> |
| <b>Hoegaarde<br/>n</b>            | Belgium  | 5.0% | <b>8.00</b> |
| <b>Blanche de<br/>Chambly</b>     | Canada   | 5.0% | <b>8.50</b> |

## **BOTTLES: Golden Wheat Beer & Hefeweizen**

|                              |          |      |             |
|------------------------------|----------|------|-------------|
| <b>Boulevard<br/>80-Acre</b> | Missouri | 5.5% | <b>8.00</b> |
| <b>Boulevard<br/>Wheat</b>   | Missouri | 4.4% | <b>6.50</b> |



|             |                 |             |             |
|-------------|-----------------|-------------|-------------|
| <b>Choc</b> | <b>Oklahoma</b> | <b>5.0%</b> | <b>8.00</b> |
|-------------|-----------------|-------------|-------------|

|                 |                 |             |             |
|-----------------|-----------------|-------------|-------------|
| <b>Marshall</b> | <b>Oklahoma</b> | <b>4.7%</b> | <b>8.00</b> |
|-----------------|-----------------|-------------|-------------|

|                |                 |             |             |
|----------------|-----------------|-------------|-------------|
| <b>Sundown</b> |                 |             |             |
| <b>Mustang</b> | <b>Oklahoma</b> | <b>5.3%</b> | <b>6.50</b> |
| <b>Washita</b> |                 |             |             |

|                   |                |             |             |
|-------------------|----------------|-------------|-------------|
| <b>Ayinger</b>    | <b>Germany</b> | <b>5.1%</b> | <b>8.00</b> |
| <b>Brau Weiss</b> |                |             |             |

|                   |                |             |             |
|-------------------|----------------|-------------|-------------|
| <b>Franziskan</b> | <b>Germany</b> | <b>5.0%</b> | <b>8.50</b> |
| <b>er Hefe</b>    |                |             |             |
| <b>Weissbier</b>  |                |             |             |

## **BOTTLES: Dark Wheat Beer**

|                   |                |             |             |
|-------------------|----------------|-------------|-------------|
| <b>Franziskan</b> | <b>Germany</b> | <b>5.0%</b> | <b>6.00</b> |
| <b>er Dunkel</b>  |                |             |             |
| <b>Weissbier</b>  |                |             |             |

|                  |                |             |             |
|------------------|----------------|-------------|-------------|
| <b>Schneider</b> | <b>Germany</b> | <b>8.2%</b> | <b>7.00</b> |
| <b>Aventinus</b> |                |             |             |
| <b>(12oz)</b>    |                |             |             |

## **Pale Ale/Bitter**

|               |                   |             |             |
|---------------|-------------------|-------------|-------------|
| <b>Anchor</b> | <b>California</b> | <b>6.0%</b> | <b>8.00</b> |
|---------------|-------------------|-------------|-------------|

|                   |                   |             |             |
|-------------------|-------------------|-------------|-------------|
| <b>Saaremaa</b>   |                   |             |             |
| <b>Island Ale</b> |                   |             |             |
| <b>Sierra</b>     | <b>California</b> | <b>5.6%</b> | <b>5.00</b> |

|                   |                 |             |             |
|-------------------|-----------------|-------------|-------------|
| <b>Nevada</b>     |                 |             |             |
| <b>Black Mesa</b> | <b>Oklahoma</b> | <b>5.0%</b> | <b>5.50</b> |

|                  |                |             |             |
|------------------|----------------|-------------|-------------|
| <b>ESB</b>       |                |             |             |
| <b>Boddingto</b> | <b>England</b> | <b>4.8%</b> | <b>5.50</b> |

|                  |                |             |             |
|------------------|----------------|-------------|-------------|
| <b>ns</b>        |                |             |             |
| <b>Smithwick</b> | <b>Ireland</b> | <b>5.0%</b> | <b>5.50</b> |

**s**

## **BOTTLES: CIDERS/FRUIT BEERS**

### **Cider**

|                |                   |             |             |
|----------------|-------------------|-------------|-------------|
| <b>Crispin</b> | <b>California</b> | <b>4.5%</b> | <b>6.50</b> |
| <b>Pacific</b> |                   |             |             |

|                     |                  |             |             |
|---------------------|------------------|-------------|-------------|
| <b>Pear (12oz)</b>  |                  |             |             |
| <b>Crispin</b>      | <b>Minnesota</b> | <b>5.0%</b> | <b>6.50</b> |
| <b>Original</b>     |                  |             |             |
| <b>Apple (12oz)</b> |                  |             |             |

|                            |         |      |      |
|----------------------------|---------|------|------|
| Angry Orchard Apple        | Ohio    | 5.0% | 8.00 |
| <b>Fruit Beer</b>          |         |      |      |
| Lindeman's Framboise (6oz) | Belgium | 4.0% | 8.00 |
| Lindeman's Peche (6oz)     | Belgium | 4.0% | 8.00 |

## COCKTAILS: FLIGHTS

### THE CLASSEN CURVE 12

Anchor Cali Lager, California I Kostritzer Schwarzbier, Germany  
 Delirium Tremens, Belgium I Rogue Hazelnut Nectar, Oregon

### ABBEY ROAD 15

Maredsous 6 Blond, Belgium I La Fin du Monde, Canada  
 Trois Pistoies, Canada I St Bernardus Abt 12, Belgium

### PRIDE OF OKLAHOMA 8.50

Prairie Birra, OKC I Coop F5, OKC  
 Roughtail Red Republic, MWC I Anthem Uroboros, OKC

### BEST IN SHOW 15

Ayinger Celebrator, Germany I Chimay White, Belgium  
 Schneider Aventinus, Germany I Yeti Stout, Colorado

### IPA CHALLENGE 12

Anderson Hop Ottin, California I Green Flash West Coast, California  
 Hercules 2IPA, Colorado I Roughtail IPA, Oklahoma

All kinds of Soft Drinks , Hot and Ice Coffee , Tea  
 Milk Shakes, Fruit Juices



# Memo

**To:** Plan Commission/Zoning Board of Appeals  
Building Department Director Adam Nielsen

**From:** Drew Duffin, Planner

**Date:** October 13, 2022

**Re:** Minor Change to a PUD at 61 Kaffel Court

---

On September 22, 2022, staff received an application for a Minor Change to Kaffel's Plank Trail PUD to construct a new 12' by 14' (168 square-foot), 10'-3" tall, open sided gazebo in the rear of the property located at 61 Kaffel Court (PIN:19-09-21-410-045-0000). The property is zoned R-4, Multifamily Residential. The gazebo is intended to serve as an additional amenity available to residents of the apartment buildings on the property.

The proposed gazebo will be built on the north side (in the rear) of the existing apartment buildings. The wood columns and headers of the proposed gazebo will be painted white to match the colors of the fencing and deck rim joists in the rear of the property. The roof of the gazebo will be standing seam metal panels pre-painted from the gazebo manufacturer in a "coffee brown" color, which should be compatible with the light brown color of the asphalt shingle roof and dark brown trim colors of the apartment buildings.

Pursuant to Zoning Ordinance Article 3, Section F, Part 12, e, "the Code Official may approve minor changes in the planned unit development which do not change the concept or intent of the development and shall convey all decisions to the Plan Commission in writing. Minor changes are defined as any change not defined as a major change." This memo serves as notification to the Plan Commission of staff's approval of the Minor Change to Kaffel's Plan Trail PUD to construct a new 12' by 14' (168 square-foot), 10'-3" tall, open sided gazebo in the rear of the property.

A Plat of Survey dated January 19<sup>th</sup>, 2018 which shows the existing improvements and the proposed gazebo (highlighted in pink), product specifications for the gazebo, and photos of the existing residences are attached for information.

Hi peter!

Sell Watchlist My eBay



Search for anything

All Categories

Back to home page / Listed in category: Home & Garden > Patio, Lawn & Garden > Garden Structures & Shade Equipment > Gazebos & Pergolas

Share

168 sq ft

## Yardistry 12' x 14' Grand Gazebo with Aluminum Roof

Condition: New

Quantity:  3 available

Price: US  
**\$3,799.99**

[\\$170 for 24 months  
with PayPal Credit\\*](#)

Buy It Now

Add to cart

Best Offer:

Make Offer

Add to  
Watchlist

**Ships from United States**

Shipping: **FREE Economy Shipping** | [See details](#)  
Located in: Yuba City, California, United States

Delivery: Estimated between **Sat, Aug 13** and **Mon, Aug 22** to 60423 ⓘ  
This item has an extended handling time and a delivery estimate **greater than 20 business days**.

Returns: Seller does not accept returns | [See details](#)

Payments:

\*\$170 for 24 months. Minimum purchase required. | [See terms and apply now](#)

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**RECEIVED**

**By Mike Schwarz at 6:20 pm, Sep 22, 2022**

16' x 12' Patio Gazebo, Mesh  
Curtains, Double Vented Steel  
Roof, Aluminum Grey

New

**\$2,399.99**

~~\$6,386.99~~ 61% off

11 x 13 Wood Framed  
Hardtop Gazebo with Metal Roof  
and Ceiling Hook

New

**\$2,249.99**

~~\$5,554.99~~ 59% off

10'x10'/10'x12' Patio Gazebo  
Netting Curtains Aluminum  
Frame 2 Tier Roof Black

New

**\$854.99**

Free shipping

14' x 12' Cedar Pavilion with  
Aluminum Roof

New

**\$2,861.10**

Free shipping

12'x10' Outdoor Hardtop  
with Galvanized Steel  
Aluminum Frame, Brown

New

**\$1,344.99**

~~\$3,473.99~~ 61% off

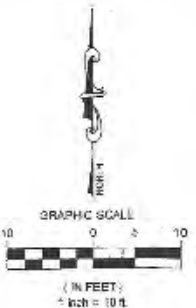




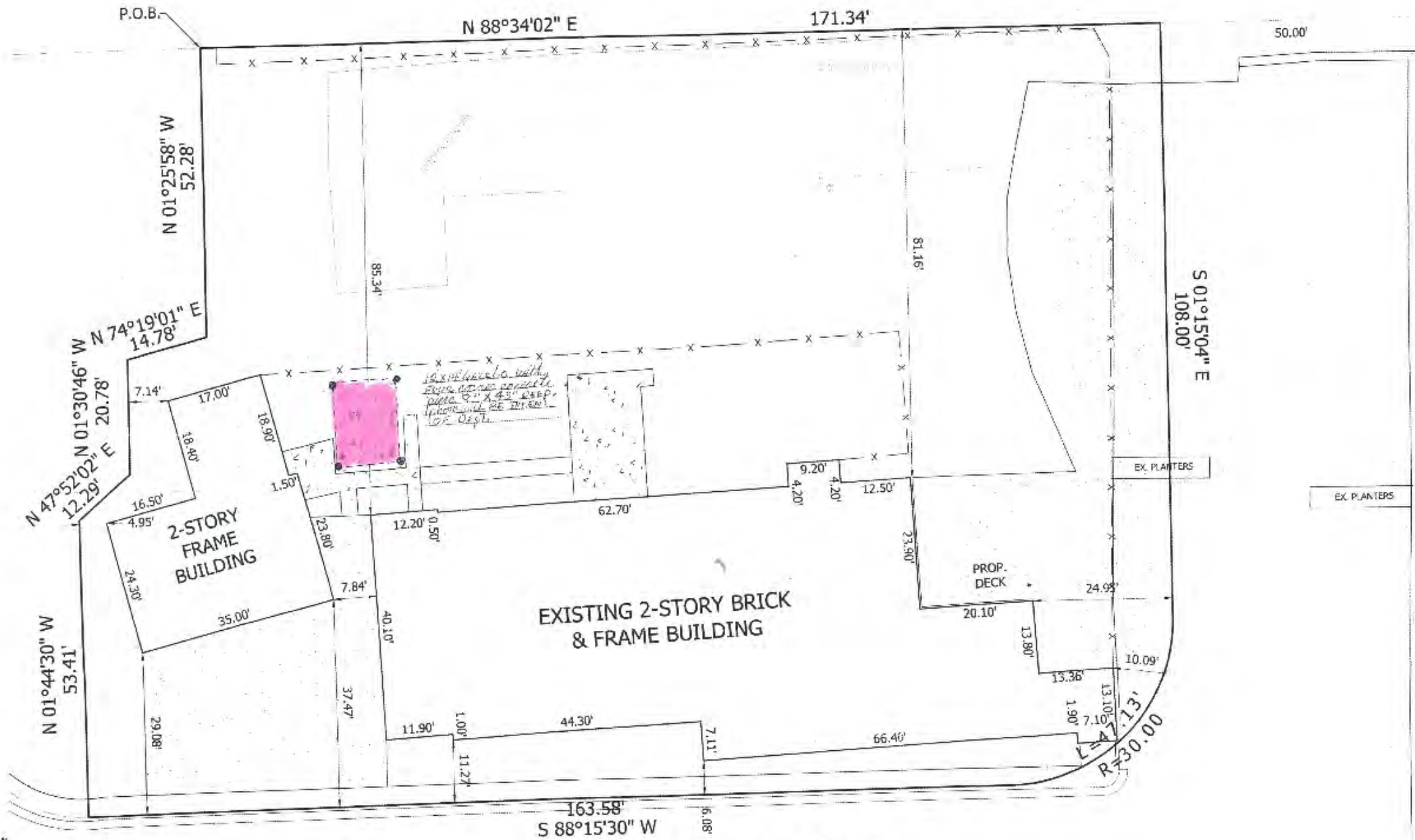




# PLAT OF SURVEY



LEGAL DESCRIPTION:  
THAT PART OF LOTS 1 AND 2 IN KAFFEL'S PLANK TRAIL, A PLANNED UNIT DEVELOPMENT, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1981 AS DOCUMENT R91-27358 AND CERTIFICATE OF CORRECTION RECORDED AUGUST 28, 1981 AS DOCUMENT R91-49120, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 1, THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 26.00 FEET TO THE POINT OF BEGINNING, THENCE 00 DEGREES 00 MINUTES 00 SECONDS WEST 57.28 FEET, THENCE SOUTH 74 DEGREES 06 MINUTES 34 SECONDS WEST 14.78 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 20.78 FEET, THENCE SOUTH 54 DEGREES 12 MINUTES 18 SECONDS WEST 12.29 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 16.50 FEET, THENCE SOUTH 40 DEGREES 00 MINUTES 00 SECONDS EAST 168.58 FEET, THENCE ALONG A CURVE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 30.00 FEET AND AN ARC DISTANCE OF 47.12 FEET, THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 108.00 FEET, THENCE NORTH 80 DEGREES 00 MINUTES 00 SECONDS WEST 171.34 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.



KAFFEL COURT

STATE OF ILLINOIS  
COUNTY OF WILL  
I, MICHAEL R. ROGINA, ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION THEREOF.  
DATED THIS 19TH DAY OF JANUARY, 2022  
MICHAEL R. ROGINA  
LICENSE EXPIRES 11/30/2028

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.  
REFER TO DEED OR GUARANTEE TITLE POLICY FOR BUILDING LINE RESTRICTIONS OR EASEMENTS NOT SHOWN ON PLAT OF SURVEY.  
TO ENSURE AUTHENTICITY OF ANY COPIES, THEY MUST BEAR THE SURVEYOR'S IMPRESSED SEAL.  
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

COMMONLY KNOWN AS:  
81 KAFFEL COURT  
FRANKFORT, ILLINOIS

|   |                 |                          |           |
|---|-----------------|--------------------------|-----------|
| PT. OF LOT 1, IN KAFFEL'S PLANK TRAIL PUD                           |                 |                          |           |
| SCALE:  | FIELDWORK DATE: | PROJECT/ALLOCATION DATE: | DRAWN BY: |
| 1"=10'  | XXX             |                          | JDC       |
| <b>ROGINA</b>   |                 |                          |           |
| ENGINEERS & SURVEYORS, LLC  |                 |                          |           |
| 2225 CHANARD ROAD, JAMES TOWN, MISSOURI 65729-0777 FAX 816/729-4702 |                 |                          |           |
| Professional Engineer Firm License No. 244-029845 - Exp. 02/28/27   |                 |                          |           |
| FILE NO:  |                 |                          | 6302.01   |

**RECEIVED**  
By Mike Schwarz at 6:19 pm, Sep 22, 2022

# Memo

**To:** Plan Commission/Zoning Board of Appeals  
**From:** Michael J. Schwarz, AICP  
**Date:** October 13, 2022  
**Re:** 2023 PC/ZBA Meeting Dates

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Each year the Plan Commission/Zoning Board of Appeals must approve and publish its meeting dates. The 2023 meeting dates are listed below for review and consideration. Every month includes two scheduled meetings (second and fourth Thursdays) with the exception of November which only includes one meeting due to the Thanksgiving Holiday on November 23.

***Suggested Affirmative Motion: Approve the 2023 Plan Commission/Zoning Board of Appeals meeting dates as follows:***

1/12  
1/26  
2/9  
2/23  
3/9  
3/23  
4/13  
4/27  
5/11  
5/25  
6/8  
6/22  
7/13  
7/27  
8/10  
8/24  
9/14  
9/28  
10/12  
10/26  
11/9  
12/14  
12/28