

# CANDLE CREEK LOTS

PLEASE ASK FOR MORE DETAILS ON ANY LOT  
and to Confirm Current Availability

LOT	Look Out or Walk Out	Garage Located / Stepped / Access	FRONTAGE	FRONTAGE @ 30' SETBACK	SQ FT**
1	-	Left	108.07	80	26,872
3	-	Left	85.79	90.23	14,876
4	-	-	85.79	90.23	13,552
8	-	-	85.79	90.23	23,942
9	-	On Lilac	95.21 / 170.52	70.66 / 141.84	19,418
18	BOTH	-	90	90	13,500
20	LO - P	Right	90	90	13,500
22	-	Left - Step - Brendan	143.72 / 150	112.77 / 126.11	18,258
23	LO	Left	160.96	154.45	21,552
24	LO	-	90	90	22,209
32	-	Left - Step	90	90	20,700
33	-	Left - Step	90	90	20,700
34	-	-	90	90	20,700
35	-	Right	90	90	20,700
37	-	Right - Step - Brendan	108.08 / 238.10	78.08 / 130.66	28,124
38	-	Right - Step	213.81	134.13	52,126
42	LO	-	82.77	90.7	14,915
44	WO	-	86.06	90.16	14,723
46	WO	Left	90	90	13,670
47	WO	-	90	90	13,666
50*	BOTH	Right	82.62	90.57	17,254
51*	WO	Right	84.09	90.48	21,963
52*	WO	Right	84.09	90.46	32,607
53*	WO	-	80.37	83.7	41,308
54*	WO	-	108.43	102.16	28,612
55*	WO	-	108.43	102.16	28,707
56*	WO	Right	108.43	102.19	28,744
57*	WO	Left	108.43	102.19	28,763
59*	LO	Right	108.43	102.26	28,750
60*	-	Right - Step	113.15	80.64	44,055

NOTE: All dimensions are approximate.

\* Lots 50 - 60 Sq. Ft. includes Pond Ownership / Assoc.

\*\* Sq. Ft. does not include 17' Parkway (Add average of 1700 s.f.)

\*\*\* 20' Side Yard Setback (10' each)

\*\*\* Village Max Lot Coverage : 25% Ranch , 20% 2-Story

## Candle Creek of Frankfort

### School Districts:

#### 157-C : Frankfort Elementary

Grand Prairie (Pre K - 2)

Chelsea (3-5)

Hickory Creek (6-8)

#### 210 : Lincoln Way - EAST (High)

### CC Offers:

Fences are Allowed

No Homeowners Association or Fees (Lots 1 - 49)

Developer Controlled Architectural Review Committee

Variety of Lots Sizes, Frontages, Walk- Out / Look-Out, & Pond Lots

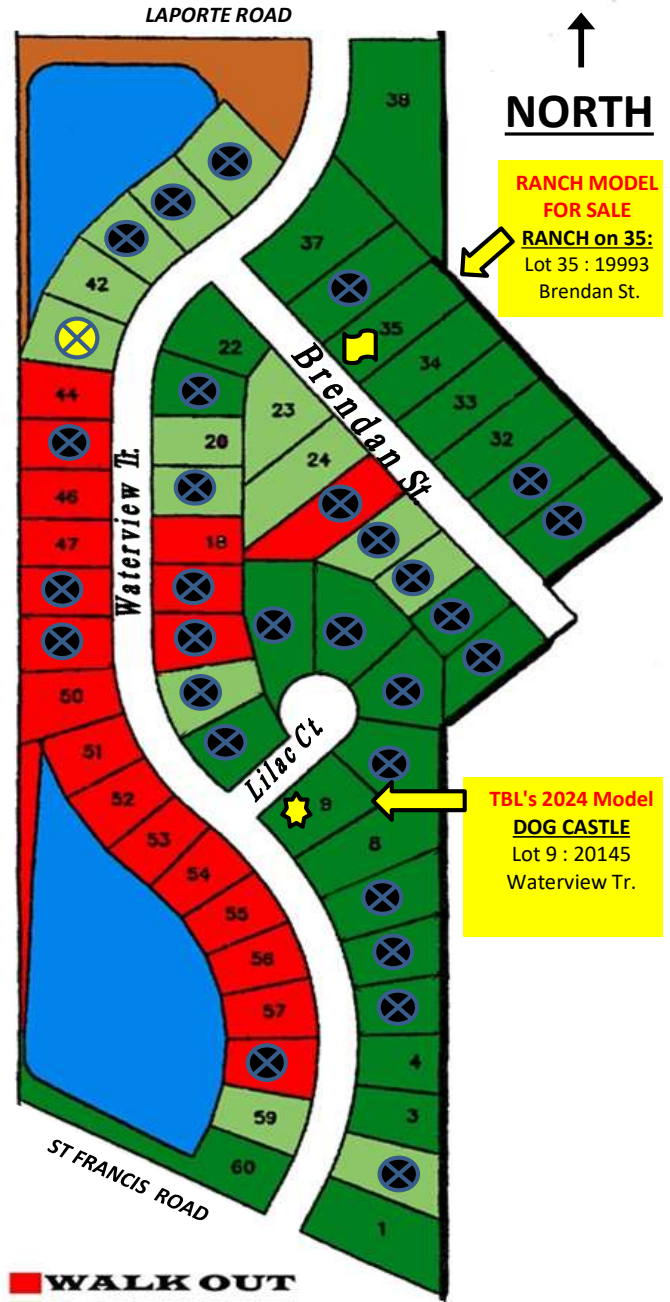
Located North Side of Frankfort: Close to Interstate, Metra Train, Bike Paths

Custom Homes by TBL Construction (Original Developer & Owner of CC)

**2023 Village of Frankfort Beautification Award Winner**  
\* Subdivision & Pond

# TBL CUSTOM HOMES

Unique Homes Built to Your Specifications  
Built on the Lot of Your Choice



**WALK OUT**  
**LOOK OUT**  
**STANDARD BASEMENT**

**TBL MODEL / OFFICE**

**SPEC For Sale**  
(or Coming Soon)

**SOLD**

**SOLD = Under Construction by TBL**

3 Blocks East of  
LaGrange Rd. on  
St. Francis Rd.

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T.B.L. Construction, Inc.

TBL Custom Homes.com

(708)502-2393

1/1/24

# **REASONS TO BUY & LIVE IN CANDLE CREEK** of Frankfort . . .

Candle Creek is an Upscale Subdivision situated on the North side of Frankfort, designed and developed by T.B.L. Construction consisting of 60 Single Family Homesites, 2 Ponds, and Park Area with Bike Path.

Candle Creek is in incorporated Frankfort and has access to all the amenities Frankfort has to offer. It is important to note that each subdivision within Frankfort boundaries have their own associations and set of Covenants & Restrictions (C&R's) which determine what you can build and how you enjoy your home after you move in. Even with Frankfort's standard guidelines, not all subdivisions are the same and it is important to review in detail every subdivisions C&R's. Here are some noteworthy points about Candle Creek that you should know when comparing subdivisions.

## **School Districts:**

- **157-C...** Frankfort Elementary (***Grand Prairie:** Pre-K - 2; **Chelsea:** 3 - 5; **Hickory Creek:** 6 - 8*)
- **210.....** Lincoln-Way East High School

## **Associations / Committees:**

- **NO HOA** (Homeowners Association) or Fees for Lots 1 thru 49.
- **ARC** (Architectural Review Committee) Controlled by TBL has been established to preserve the subdivision's beauty, quality, and value. All homeowners are bound by its guidelines.
- **Private Pond** Lots (50 thru 60) will have their own Association for the South pond.

## **General Guidelines:**

- **C&R's:** established for a variety of homes, maintaining a higher value and higher standard of living.
- **Fences are Allowed:** along lot lines. No Pool Stipulation. (Uniform Height, Style, and Color)
- **Size of Homes:** 2400 s.f Ranch / 2600 s.f. 2-Story. (Most homes over 3200 s.f. but not a requirement.)
- **Mailboxes:** Masonry mailbox to be on your side of the street. (No Cluster or all on 1 side of street.)

## **Lot Variety & Value:**

- Located on the Northern most part of Frankfort close to Metra Train Station, Interstate Access, Bike Paths, Restaurants, and Shopping Malls.
- Meets most Buyer's preferences and can accommodate various types of Custom Homes.
- Designed with Oversized, Cul De Sac, Corner, Pond, and Walk-Out / Look Out Lots.
- Various Lot sizes and frontages to accommodate several Custom Home Designs.
- C.C. is still currently owned by the original Developer & Builder (T.B.L. Construction, Inc.) and they are committed to maintain its beauty, quality and value.
- C.C. as developed has reasonable permit fees. (Sometimes 5,000 less than other subdivisions.)

Please review the Lot Layout and the Summary of Covenants and Restrictions for Candle Creek and feel free to ask for more information and current availability. We believe we have designed a subdivision with everything possible for a higher standard of living and hope you choose Candle Creek for your new home.

## **Candle Creek Location:**

C.C. is located 3 blocks East of Lagrange Rd.  
Off of St. Francis Rd. to Waterview Tr.

## **TBLCustomhomes.com**

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