



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

**Thursday, July 14, 2022
6:30 P.M.**

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes of June 23, 2022**
- 4. Public Hearing: 324 Center Road – Root Residence (Ref #105)**
Public Hearing Request: Request for a variation from Article 6, Section B, Part 2(g)(2) of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry siding on a proposed addition and a variation from Article 6, Section B, Part 2(l) of the Village of Frankfort Zoning Ordinance to permit construction of a single-family home with a basement that is less than 80% of the area of the footprint of the house. (PIN: 19-09-28-229-014-0000)
- 5. Workshop: 21420 S. Harlem Avenue – Thrift Home & Restoration (The Bridge Teen Center)**
Future Public Hearing Request: Proposed Special Use Permit for Indoor retail sales of goods, between 5,000 and 10,000 square feet in the B-4 Office District. (PIN 19-09-24-401-022-0000)
- 6. Workshop: 10235 W. Lincoln Highway – Opa! Addition**
Future Public Hearing Request: Proposed Major Change to the Brookside Commons Office Centre Planned Unit Development for a proposed building addition and other exterior changes. (PIN: 19-09-21-304-044-0000)
- 7. Public Comments**
- 8. Village Board & Committee Updates**
- 9. Other Business**
- 10. Attendance Confirmation (July 28, 2022)**
- 11. Adjournment**

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



MINUTES

MEETING OF VILLAGE OF FRANKFORT PLAN COMMISSION / ZONING BOARD OF APPEALS

June 23, 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, Will Markunas, Nichole Schaefer, Jessica Jakubowski, Brian James

Commissioners Absent: Dan Knieriem, 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 June 9, 2022

Motion (#1): Approval of the minutes, as presented, from May 12 2022

Motion by: Jakubowski

Seconded by: Markunas

Approved: (5-0)

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

B. Public Hearing (Continued from April 28th, 2022): Olde Stone Subdivision 1st Addition

Chris Gruba summarized the staff report.

Chair Rigoni asked the applicant to approach the podium. She asked if the applicant had anything else to add.

The applicant, Mark Berardelli, stated they had nothing more to add, and were available to answer questions and address concerns the commission had.

Chair Rigoni asked the commission if they had any initial questions for the applicant.

There were none.

Chair Rigoni asked staff to clarify whether the density of the proposal had changed since the previous meeting.

Gruba replied that it had not, that density remained at 2.23 dwelling units per acre.

Chair Rigoni noted that the most current plans had the potential to add another buildable lot, and asked if that would change the density calculation.

Gruba responded that it would.

Chair Rigoni concluded that creating an additional lot would put the proposed development above the allowed density for the district. She asked the applicant whether the cul-de-sac on the proposed plans was for access to the out lot.

The applicant said it was.

Chair Rigoni asked if there were any comments from members of the audience.

A resident of Olde Stone, Jack Johnson, approached the podium. He began by expressing his hope that the new members of the Plan Commission took the time to read the current and previous proposals. He stated that he had been fighting the current development for years. One of his concerns was that the proposed density was close to the limit allowed by the Zoning Ordinance. Another concern was that some lots contained larger public utility and drainage easements in the backyards, rendering a larger portion of the rear yard unbuildable. Johnson noted that the number of new homes proposed by this addition would greatly increase vehicle traffic in the neighborhood, which would be an issue for all the neighbors. He stated that it was unfair that this burden be placed on himself and other residents of Olde Stone simply because the nearby Church of Latter-day Saints was unwilling to sell land to the developer for another access point to the subdivision. In addition, the meander put in the road between the current and previous proposal seemed insufficient. Lastly, Johnson expressed that he was frustrated with the plan and its lack of care for the residents' concerns. He said it was not a good project for either the residents or the Village, and he hoped the current commissioners acted the same way as the old commissioners had.

Wesley Lemper, another resident of Olde Stone, approached the podium. He provided detail on the size of his lot, around 26,000 square feet, which was larger than any other lot in the subdivision. When he purchased the property, he assumed the subdivision was complete, though it was not. He grew up in the area, and chose to move to Frankfort in particular because of the control it has over development. The current proposal seemed out of step with the Village's reputation. His main issue was with how the project would be constructed, noting that construction traffic would only be able to use the single point of access to the subdivision. He also wanted to know who would maintain the streets, which would experience greater wear as a result of the heavy vehicles and equipment moving in and out of the neighborhood.

Vince Ferro, a resident of Olde Stone, approached the podium. He noted that there was little change between the current plan and previous plan. In addition, the current plan does not match the design of the rest of Olde Stone. He asked how construction will be handled, as well as how the streets would be maintained. He also asked why the

taxpayers would be burdened with road maintenance when there was a clear need for two entrances to the subdivision. Ferro noted that other nearby subdivisions have two entrances, and that the lack of a second access point may in an emergency be the difference between life and death. He asked why there should be an exception for Olde Stone in this regard.

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

Motion by: Markunas

Seconded by: Schaeffer

Approved: (5-0)

Chair Rigoni asked staff if the cost of improving the road would fall on the developer.

Staff responded it would.

Chair Rigoni asked whether there was already road wear underway as a result of current construction taking place in the subdivision.

Staff responded there was.

Chair Rigoni told the members of the Plan Commission who had joined after the proposal was first brought to the Commission that there were multiple motions to consider. She asked if any commissioners had any questions on the rezoning proposal.

There were none.

Chair Rigoni asked if the commissioners had any questions about the current plat.

Commissioner Markunas stated that his issue from the last meeting was the lack of a second access point. He asked the applicant what Will County said about using their nearby drive, and what alternatives they had considered.

The applicant, Mark Berardelli, responded that he had not spoken with the County, but staff had. According to them, the County could not grant access to that private road, since it was only usable by the Federal Aviation Administration.

Commissioner Markunas asked what alternatives the applicant had considered.

The applicant responded that he had been in talks with the relevant organizations within the church. They were not interested in selling their property at this time.

Commissioner Schaeffer stated that her biggest concern with the proposal was access. However, if the church would not budge, there was nothing to be done.

Commissioner Jakubowski agreed that her biggest concern was the single access point. It created a burden for those living near the entrance, though traffic would slow after all construction was complete.

Commissioner James also expressed concern about the single point of access to the subdivision.

Chair Rigoni stated that the applicant did their due diligence trying to obtain property for a second point of access. If the Plan Commission had cut corners in approving the development with only one point of access, that was a mistake made in the past, and now the consequences were being felt. She thanked the applicant for attempting to purchase the property for a second access point from the Church of Latter-day Saints. She expressed that the situation was what it was, and directed the conversation to concerns over lot sizes.

The applicant commented on lot sizes in the proposed addition. Overall, the lot sizes in the proposed addition were on average larger than the existing lots in the subdivision. The same engineer who designed the existing Olde Stone subdivision had designed the proposed addition, and did so as efficiently as possible.

Commissioner Markunas asked staff what the buildable area would be for the proposed lots 5, 6, 7, and 8 once the rear yard public utility and drainage easements were factored out.

Staff approximated the buildable area to be between 18,000 and 20,000 square feet.

Commissioner Markunas asked if the applicant knew what the figure was.

The applicant responded they did not, but that the lots along Vienna Way and near Outlot C were comparable.

Commissioner Schaeffer noted that the proposal still seemed too dense, especially with the limited access issue. She stated she would like to see fewer lots.

Chair Rigoni asked if the proposal complied with the density requirements.

Staff responded it did.

Chair Rigoni commented that so many subdivisions meet the minimum 15,000 square foot requirement, and that she did not see the proposal meeting density in its current state. There could be issues with lot 8 in particular, since other lots with 16,000-20,000 square feet are surrounded by similar sized lots. She noted that she did not want the easement to move any further west than where it was currently located.

The applicant said the example building envelopes on the submitted plans were oversized and that the house sizes usually do not cover the entire available building envelope.

Chair Rigoni responded that her concern was not with the size of the example footprints, but with but with the other future improvements, such as patios and pools, which may require variations should the current proposal go through. Better to get ahead of those challenges now rather than later.

Commissioner James expressed he had no concern over the sizes of the proposed lots, but did note there were differences between lots on the east and west sides of the road. The possibility of future lot consolidations discounted his concern over lot size.

The applicant stated that there was a prospective buyer who wanted to purchase four lots. He also mentioned the that the building setbacks were varied along the street, as required.

Commissioner Jakubowski also had no concerns about lot sizes, since it was likely someone would consolidate multiple lots.

Chair Rigoni summarized the points of conversation so far. She asked why lot 1 should or should not have been an access point for Outlot A. She asked if the cul-de-sac location could be moved back to the east side of Vienna Way, where it was originally proposed.

The applicant responded he was happy to revert to the original design for the cul-de-sac, and that the change was not a deliberate choice since the main focus was on the southern portion of the addition.

Chair Rigoni asked what the area of Outlot C was on the previously submitted plans.

The applicant responded that it was slightly larger than lots two, three, and four, approximately 17,000 square feet.

Chair Rigoni noted that the concern then was how to get that lot to comply with the width and depth regulations.

The applicant stated that the width was too small, and that the cul-de-sac was in the way as well.

Chair Rigoni responded that she would like to make sure that if the applicant wanted to make that lot buildable in the future, there would be no need bring the proposal to the Plan Commission due to the insufficient size of the lot.

Commissioner Markunas asked if the applicant would be comfortable flipping the cul-de-sac from the west side of the road to the east.

The applicant responded that they did.

There was some discussion on how to incorporate that change into the motion.

Schwarz noted that flipping the cul-de-sac would also be beneficial in the annexation agreement, since it would then be easier in the future for the Village to vacate the property so that another access point to the subdivision could be built. He also noted that adding the cul-de-sac into the density calculations would result in a density less than the required 2.25 dwelling units per acre.

Chair Rigoni added that flipping the cul-de-sac would also provide a greater sense of openness on the site. She asked staff to ensure language on vacating the cul-de-sac is incorporated into the annexation agreement, and acknowledged that the Plan Commission is not involved in that process. She then asked if there were any other points of discussion.

There were none.

Chair Rigoni told the applicant she did not want to see the easement move any further.

The applicant stated he understood.

Chair Rigoni also asked that the applicant follow the Village's standards on construction traffic.

Motion (#3): To recommend the Village Board rezone the northern parcel (PIN: 19-09-31-400-016-0020) from E-R to R-2 and the southern two parcels (PIN: 19-09-31-400-016-0010, 19-09-31-400-013-0000) from E-R to R-2 upon annexation.

Motion by: Markunas

Seconded by: Schaeffer

Approved: (5-0)

Motion (#4): Recommend Village Board approve the Final Plat of Subdivision for Olde Stone Village 1st Addition, in accordance with the reviewed plans and public testimony, subject to any necessary technical revisions prior to recording, conditioned upon final engineering approval, dedication of right-of-way for Wolf Road, legal documentation that the detention pond will be maintained by the Olde Stone 1st Addition HOA, the cul-de-sac be constructed as shown in the preliminary site plan reviewed by the Plan Commission on March 24, 2022, and the public utility and drainage easements in the rear yards of lots 5, 6, 7, and 8 not be expanded.

Motion by: Jakubowski

Seconded by: James

In favor: (3-2; Commissioner Jakubowski, Commissioner James, and Chair Rigoni voted in favor, Commissioner Markunas and Commissioner Schaeffer voted against.)

Chair Rigoni stated the result of the vote and that the project would be brought before the Village Board.

Schwarz explained for the understanding of those in the audience that the proposal would be brought to the Committee of the Whole on July 13th, 2022. If the Committee of the Whole approved the proposal, then another noticed public hearing would be scheduled with the Village Board. The earliest meeting the proposal would be on the agenda for would be August 15th, 2022. At said hearing, the Village Board would first approve ordinances authorizing and executing the annexation agreement, then would decide to either approve or deny the submitted plats.

Chair Rigoni asked the audience to contact staff with questions about the next steps for the project.

C. Public Hearing: 20801 S. LaGrange Road, Chase Bank

Gruba summarized the staff report.

Chair Rigoni asked the applicant to step forward, and asked if she had anything to add. Susan Faber with Black and Veatch on behalf of the applicant approached the podium, and stated she was present to answer questions.

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

There were none.

Chair Rigoni asked if there were any members of the audience who wished to make comments on the proposal.

There were none.

Motion (#5): Motion to close the public hearing.

Motion by: Schaeffer

Seconded by: Jakubowski

Approved: (5-0)

Chair Rigoni explained to members of the audience that the Plan Commission had a longer conversation with the applicant at a previous meeting, which was why the public hearing was so short. She then asked if there were any comments from the Plan Commission.

Commissioner Markunas stated his biggest concern was with the visuals, and he appreciated the photographs and visualizations provided in the report. He asked the applicant what other, substitutable technologies were considered that had different visual appeal.

The applicant responded that the panels proposed are the most efficient on the market. Any other technology would not be a rooftop panel, and outside the scope of the project.

Commissioner Markunas asked if there was any other technology which could generate energy from solar radiation.

The applicant said she could not speak to other solar-collecting technology. In the situation of solar roofs, panels are the only option.

Chair Rigoni stated she struggled with the aesthetic consideration. While they would stand out at first, it is possible that people become used to them over time. At some point the roof would need to be replaced. She asked if the applicant would consider installing shingles that match the color of the panels at that time?

The applicant stated that the panels were had glass surfaces, though they appeared black, and she was unsure if replacement panels would match the shingles.

Chair Rigoni clarified she was requesting the shingles change color to match the panels, and that it may be a condition that could be added to the motion.

Commissioner Markunas asked if the applicant was willing to replace the shingles now.

The applicant responded that the roof was currently in good condition.

Commissioner Markunas asked if she would be willing to replace them regardless of the roof's condition.

The applicant replied that she was not the person who would have final say on that, but that changing the shingles now did not make a lot of sense.

Commissioner Jakubowski mentioned she had seen residential remodels that change out roof shingles without needing to replace the roof, and so that it was possible to do.

Commissioner Markunas stated that he struggled with the aesthetics. Black panels on a gray roof would stand out.

The applicant responded that there were examples of solar roofs on residential developments which showed what the final result would be on the bank. While it stood out initially, over time it became normal. It was also important to consider the importance of renewable energy.

Commissioner James noted that the pictures included in the report were helpful. He was less concerned with aesthetics, since there are other examples where the roof and panel colors clash even more. Given the characteristics of the site, the most high-traffic areas adjacent to the property were already screened by trees.

Gruba asked the applicant if the project was part of a national effort on the part of Chase.

The applicant responded it was.

Gruba then asked if there were any federal or state grants tied to the project.

The applicant stated she was unsure.

Commissioner James stated that the Comprehensive Plan had language in it about encouraging renewable energy projects. Allowing a solar roof on a commercial structure would be in line with that stated goal, and would serve as a good signal of the Village's intent.

Commissioner Jakubowski said she was also not concerned with aesthetics because of the screening on site. She said she would like to see better color matching when the roof was eventually replaced.

Commissioner Schaeffer agreed with Commissioner Jakubowski's comments. She stated she would like to incorporate a condition to the motion for future color matching between the panels and roof shingles.

The applicant stated that the proposed solar panels would generate 49% of the facility's energy needs annually.

Chair Rigoni stated she hoped the panels would not stand out.

Motion (#6): Recommend the Village Board approve a variation from Article 7, Section A, Part 2 (c) of the Village of Frankfort Zoning Ordinance to permit service/utility areas (rooftop solar panels) that are not screened from view on the existing building located at 20801 S. La Grange Road in accordance with the submitted plans, public testimony, and Findings of Fact, with the condition that when the roof shingles have reached the end of

their lifespan and are ready to be replaced, that they be of a color that closely matches the color of the solar panels and that the roof shingle color shall be verified by staff.

Motion by: Jakubowski

Seconded by: Schaeffer

Approved: (4-1; Commissioner Markunas voted against)

Motion (#7): Recommend the Village Board approve a variation from Article 7, Section A, Part 10 of the Village of Frankfort Zoning Ordinance to permit service/utility areas (rooftop solar panels) that are not screened from view on the existing building located at 20801 S. La Grange Road in accordance with the submitted plans, public testimony, and Findings of Fact, with the condition that when the roof shingles have reached the end of their lifespan and are ready to be replaced, that they be of a color that closely matches the color of the solar panels and that the roof shingle color shall be verified by staff.

Motion by: Jakubowski

Seconded by: Schaeffer

Approved: (4-1; Commissioner Markunas voted against)

D. Workshop: Misty Creek Townhomes

Gruba summarized the case.

Chair Rigoni asked the applicant to approach the podium.

The applicant, Mike Flaherty, approached the podium. He expressed his appreciation for staff's report and the opportunity to have a workshop on the project. He noted that the changes suggested at the previous meeting were incorporated into the plans. He explained that the increased size of the detention pond was to accommodate excess runoff from the nearby school, which did not meet all of its runoff requirements.

Chair Rigoni agreed that early, high-level Plan Commission meetings on proposals was beneficial, and that perhaps a mechanism should be created for more in the future. She reminded the members of the Plan Commission that the current item was a workshop, so they should discuss the plans presented. She asked staff what the rezoning request was.

Staff replied that the request was to rezone from E-R, Estate Residential to R-4, Attached Single Family Residential.

Commissioner Markunas said he was at the original workshop. Consensus at that time was that the proposal was an appropriate use for the site, even though the Village's Comprehensive Plan recommends a commercial use for the property.

Commissioners Jakubowski and James agreed.

Chair Rigoni turned the discussion toward the general design on the site plan.

Commissioner Markunas said he liked that the dog park was moved to its current location. It was a good change especially considering potential safety issues with the nearby school.

The applicant agreed, and explained that the park would be owned by the Homeowners Association and therefore private. The design was the best they could do given the space limitations.

Chair Rigoni mentioned the setback exceptions along the west and east sides of the property.

Commissioner Schaeffer said she wanted to talk about the staff recommendation to remove the proposed walking path along the north and west ends of the property and replace it with additional landscaping. She expressed agreement with the idea since anyone who wished to walk could use the existing sidewalks along Laraway Road and 116th Avenue.

Commissioner Jakubowski asked staff how far the proposed walking path was from the proposed sunrooms.

Staff responded it was ten feet away.

The applicant stated he spoke with Gruba and agreed it was a good suggestion.

Chair Rigoni asked if there was a berm on the school property to the north.

The applicant responded there was.

Chair Rigoni then asked if the applicant planned to provide landscaping on the berm.

The applicant said he was.

Chair Rigoni stated that was a good idea since the additional landscaping would help provide the privacy typically expected in back yards. She had no issue with removing the walking path since there were other nearby amenities, and it provided for more creative landscape solutions. It would also eliminate a maintenance item for the proposed Homeowners Association. She saw no issue with reducing the rear setback because of the proposed landscaping.

Commissioners Markunas and Schaeffer agreed.

Chair Rigoni also liked the dedicated right-of-way, since other townhomes have struggled maintaining private roads.

Gruba stated that the Village's engineering consultant mentioned the proposed road should have a 90° turn as proposed, but should bow out the curve, which could impact paved area considerations.

The applicant asked if that was required or suggested.

Chair Rigoni stated that the Plan Commission cannot approve changes related to engineering.

The applicant expressed his uncertainty about how necessary that change was, but said he would consult with Village staff.

Chair Rigoni asked staff if the dedication of right-of-way to Laraway Road was appropriate.

Staff responded that it was.

Commissioner Markunas asked for clarification on the right-in, right-out design of the road on 116th Avenue, since he did not recall seeing it in the previous meeting.

The applicant explained that the right-in, right-out curb cuts were incorporated in response to traffic concerns on Laraway Road.

Chair Rigoni asked if there were any concerns with the proposed floor plans and elevations.

Commissioner James asked the applicant if they were building a similar development in Mokena.

The applicant stated he was not, but that he was building on in Abbey Woods.

Commissioner Schaeffer asked the applicant if they had brought a sample board to the previous meeting.

The applicant said they had.

Chair Rigoni asked the applicant to bring it to the next meeting, to help visualize the variation in materials.

Commissioner Schaeffer asked if there had been two different options for materials at the previous meeting.

The applicant said there were not, that the variety in materials came at the request of the Plan Commission.

Schwarz noted that in regard to the proposed covenants, conditions, and restrictions that would be placed on the proposed units, some language should be included that ensures any property which builds the optional sunroom is visually cohesive with other sunrooms in the development.

Commissioner Schaeffer asked whether the decision to build the optional sunroom was final at the time of construction or purchase, or the optional sunroom could be built at any time by any future resident.

Staff responded that it was the latter.

Chair Rigoni asked if the Plan Commission had any comments on the proposed landscaping. She asked why the detention pond increased in size since the last meeting, and whether it was related to the increased dwelling units per acre figure.

Staff responded that the increased density figure was a result of the larger detention pond, that density was 5.42 units per acre, as opposed to the maximum allowable 5. Density is

based upon the overall net buildable area, which was decreased when the size of the pond was increased.

Chair Rigoni asked how much the detention pond had grown by.

The applicant said he was unsure, but estimated it grew by about a third.

Chair Rigoni asked the applicant to provide documentation which explained why the detention pond grew and why that increased the density of the proposal.

The applicant responded that initially, the plans complied with the density requirements. After more detail was obtained, the necessary change in detention area resulted in the increased density.

Staff mentioned that receiving a yield plan from the applicant would help show the impacts of the increased detention requirements.

The applicant stated they could provide a report explaining the reasons for the changes in the plan.

Chair Rigoni asked if there were any comments on density or open space.

Staff noted that the only common usable space was the walking path on the north edge of the property. However, if the path was removed as suggested, there would then be no usable open space as strictly calculated per Code.

Commissioner Schaeffer stated that the walking path as proposed already did not meet the requirements for usable open space, so removing it would make little difference in the end. In her opinion, the additional landscaping would override any concern about no usable open space. Regardless of the exact wording of the regulations regarding what is or is not considered usable open space, there would be work done on the property to the benefit of future residents.

Chair Rigoni said that the yield plan would give the Plan Commission a better sense of the tradeoffs being made by this proposal. For example, when compared to a non-PUD development on the site, is the tradeoff less open space for more units? A yield plan would clarify this.

The applicant said that this particular proposal did not feel dense in comparison to other developments he had done.

Chair Rigoni agreed, and said that the greater frequency of duplexes to triplexes helped that feeling. She summarized the conversation to that point, which covered setbacks, density, open and green space, and stormwater detention.

The applicant added that he could provide information on how much detention was required and how much was additional.

Commissioner James asked staff whether the proposed shared driveways factored into the parking requirements for the site.

Staff responded that only single driveways counted towards that requirement. Staff had provided the members of the Plan Commission with an aerial photograph of Bowen's Crossing, a similar development which was allowed to build. Staff then asked the Plan Commission how much landscaping they would like to see along the north and west property lines if the walking path were removed.

Commissioner Markunas responded that the landscaping along Laraway Road should be used as a guide.

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

There were none.

Chair Rigoni asked what the next steps for this proposal would be.

Gruba explained the process. First, to a public hearing in front of the Plan Commission, then to the Village Board. Should the Village Board approve, the proposal would return to the Plan Commission again, before appearing before the Village Board once more for final approval.

Commissioner Jakubowski noted that in similar developments, residents in corner units struggle with being blocked in their driveways.

E. Public Comments

There were none.

F. Village Board & Committee Updates

Schwarz noted that the following matters that previously came before the PC/ZBA were approved by the Village Board at its meeting on June 20:

- Homestead Center at the Southwest corner of Wolf and Laraway Roads: The Final Plat of Subdivision was approved.
- LaMarche Residence Exterior Materials Variation at 170 Vail Drive: The ordinance was approved.

G. Other Business

There was no other business.

H. Attendance Confirmation (July 14th, 2022)

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on July 14th.

Commissioners Markunas and Schaeffer indicated they would not be in attendance.

Motion (#8): Adjournment 8:42 P.M.

Motion by: Schaeffer Seconded by: Jakubowski

Unanimously approved by voice vote.

Approved July 14th, 2022

As Presented _____ As Amended _____

_____/s/ Maura Rigoni, Chair

_____/s/ Secretary

Project: Root Residence First Floor Additions

Meeting Type: Public Hearing

Request(s): (1) Request for a variation from Article 6, Section B, Part 2(g)(2) of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry siding on the first floor of an existing home in conjunction with proposed first floor additions in the R-2 Single-Family Residential District located at 324 Center Road; and (2) request for a variation from Article 6, Section B, Part 2(l) of the Village of Frankfort Zoning Ordinance to reduce the requirement that a basement be equal to 80% of the ground floor area of the first story to 60.55% of the ground floor area in the R-2 Single-Family Residential District located at 324 Center Road.

Location: 324 Center Road

Applicant: Michael and Sharon Root

Prop. Owner: Same as above

Consultants: Same as above

Representative: None

Report By: Drew Duffin

Site Details

Lot Size: 40,574 SF

PIN(s): 19-09-28-229-014-0000

Existing Zoning: R-2, Single-Family Detached Residential

Prop. Zoning: N/A

Building(s) / Lot(s): 1 buildings / 1 lot

Figure 1: Location Map



Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Single-family Residential	Single Family Detached Residential	R-2
North	Single-family Residential	Single Family Detached Residential	R-2
South	Utility	Single Family Detached Residential	ER
East	Single-family Residential	Single Family Detached Residential	R-2
West	Single-family Residential	Single Family Detached Residential	R-2

Project Summary

The applicant, Michael Root, is seeking to add a first-floor addition to his two-story home located at 324 Center Road. The applicant is requesting a variation from Article 6, Section B, Part 2(g)(2) of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry siding on the first floor on a proposed addition in the R-2 Single-Family Residential District. The siding proposed for the addition is LP Smart Siding, which will visually match the existing home. The applicant is also requesting a variation from Article 6, Section B, Part 2(l) of the Village of Frankfort Zoning Ordinance to reduce the requirement that a basement be equal to 80% of the ground floor area of the first story.

In summary, the applicant intends to construct a 593 square-foot addition on the first floor at the rear of the house. According to the Building Data information on Sheet T-1 of the architectural plans, the existing house contains 2,977

square feet of floor area including the 1,395 square-foot basement (the Frankfort Township Assessor property information indicates that the existing house contains a gross living area of 2,756 square feet).

Attachments

- Applicant Findings for Variation Standards
- 2020 Aerial Photograph from Will County GIS
- Photographs of site taken on July 1, 2022
- Engineering Site Plan dated May 23, 2022 and received May 23, 2022
- Architectural Plans dated May 23, 2022 and received May 23, 2022
- PC/ZBA Evaluation Form for Variation Findings of Fact

Analysis

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

- The following table is provided to compare the subject property with the R-2 District dimensional and other standards:

	R-2 Single-Family Detached Residential District Requirement	Subject Property	Comments
Minimum Lot Size (square feet) (Single-Family Dwelling)	15,000 SF	40,574 SF	
Minimum Lot Width (Feet)	100 feet	170 feet (approximate)	
Minimum Lot Depth	150 feet	204 feet (approximate)	
Minimum Required Yards (feet) <ul style="list-style-type: none"> • Front • Side • Rear 	<ul style="list-style-type: none"> • 30 feet • Total 25 feet; min. 10 feet on any side • 30 feet 	<ul style="list-style-type: none"> • 75 feet • Total 113 feet (86 proposed); 43 feet on north side (proposed 16); 70 feet on south side • 62 feet (32 feet proposed) 	
Maximum Height (feet)	35 feet	27 feet, 9 inches (approximate)	
Maximum Lot Coverage	20% (for a Two-Story)	5% existing 7.3% proposed	
Maximum Impervious Coverage	40%	15% existing (5,794 SF) 18% proposed (7,040 SF)	
Maximum Rear Yard Coverage	30%	0%	
Minimum Gross Floor Area (square feet, includes basement)	2,600 (for a two-story)	4,372 SF existing 4,965 SF proposed	
Minimum Basement Size	80% of the ground floor area (80% of existing 1,711 SF = 1,369 SF) (80% of proposed 2,304 SF = 1,843 SF)	1,395 SF existing (81.53%) 1,395 SF to remain after addition (60.55%)	Variation requested

Although previous Village approvals of variation requests do not set any precedent, the following information is provided as background:

- On April 15, 2019, the Village Board approved a similar request for a variation from Article 6, Section B, Part 2(g)(2) of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry siding on the first floor of an existing home for the Malcheff residence located at 228 Hamilton Avenue (Ordinance No. 3203). In that case the owners desired to build the addition to match the cedar siding of the existing building. At the March 28, 2019 Plan Commission / Zoning Board of Appeals meeting, a motion was made and seconded to recommend that the Village Board approve a building materials variance to use cedar siding in the construction of an addition on the rear of the existing home located at 228 Hamilton Avenue, in accordance with the reviewed plans and public testimony (Approved 4-0).
- On April 4, 2022, the Village Board approved a similar request for a variation from Article 6, Section B, Part 2(l) of the Village of Frankfort Zoning Ordinance to reduce the required minimum basement size from 80% to 68.3% of the ground floor area of the first story, or 1,971.14 square feet instead of the required 2,308.8 square feet (Option 2) for the Quinlan residence located at 247 Hickory Avenue (Ordinance No. 3350). At the March 24, 2022 Plan Commission/Zoning Board of Appeals meeting, a motion was made and seconded to recommend that the Village Board approve a variance to the basement area requirement for a proposed new house located at 247 Hickory Avenue, in accordance with the submitted plans, public testimony, and Findings of Fact (Approved 5-0).

Standards for Variations

The applicants are requesting a variation from Article 6, Section B, Part 2(g)(2) of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry siding on the first floor of an existing home in conjunction with proposed first and second floor additions and exterior remodeling.

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

- a. The Zoning Board of Appeals shall not vary the provisions of this Ordinance as authorized in this Article 3, Section B, unless they have made findings based upon the evidence presented to it in the following cases:
 1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;
 2. That the plight of the owner is due to unique circumstances;
 3. That the variation, if granted, will not alter the essential character of the locality.
- b. For the purpose of supplementing the above standards, the Zoning Board of Appeals, in making this determination, whenever there are practical difficulties or hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:
 1. That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;
 2. That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
 3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;

4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
5. That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;
6. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood;
7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

Affirmative Motion

For the Commission's consideration, staff is providing the following potential affirmative motions.

1. Recommend that the Village Board approve the request for a variation from Article 6, Section B, Part 2(g)(2) of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry siding on the first floor of an existing home in conjunction with proposed first and second floor additions and exterior remodeling in the R-2 Single-Family Residential District located at 324 Center Road, in accordance with the submitted plans, public testimony, and Findings of Fact.
2. Recommend that the Village Board approve the request for a variation from Article 6, Section B, Part 2(l) of the Village of Frankfort Zoning Ordinance to reduce the requirement that a basement be equal to 80% of the ground floor area of the first story to 60.55% in the R-2 Single-Family Residential District located at 324 Center Road, in accordance with the submitted plans, public testimony, and Findings of Fact.

VILLAGE OF
FRANKFORT
INC • 1879

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

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

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

THE RESIDENCE IN QUESTION IS ALL WOOD SIDING, BUILT IN 1896 & IS IN CHARACTER WITH THE MAJORITY OF HOMES IN OLD TOWN FRANKFORT

2. That the plight of the owner is due to unique circumstances; and THE UNIQUE CIRCUMSTANCES IS THAT MY HOME IS ENTIRELY WOOD SIDING

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

THE MAJORITY OF HOMES IN OLD TOWN FRANKFORT ARE WOOD SIDING

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

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

MY HOME IS ENTIRELY WOOD SIDING

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

I CANNOT SPEAK FOR OTHER PROPERTIES

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

THAT'S CORRECT

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

THAT'S CORRECT

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

THAT'S CORRECT

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

THAT'S CORRECT

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

THAT'S CORRECT

VILLAGE OF
FRANKFORT
INC • 1879

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

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

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

N.A.

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

None

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

THIS IS CORRECT

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

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

I DID NOT INCLUDE A BASEMENT BECAUSE THERE IS NO ROOM FOR A STAIRWAY

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

HA,

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

CORRECT

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

CORRECT

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

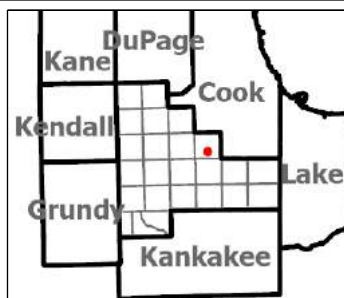
CORRECT

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

CORRECT

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

CORRECT



Legend

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

Notes

Date: 7/6/2022

1: 2,257



0 0.04 0.07 Miles



Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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









Standards of Variation Commissioner Evaluation Form

Article 3, Section B, Part 3 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Zoning Board of Appeals must use to evaluate every variation request. The Zoning Board of Appeals must answer the following three findings favorable to the applicant based upon the evidence provided.

	STANDARD	NOTES	MEETS	
1.	That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;		YES	NO
2.	That the plight of the owner is due to unique circumstances;		YES	NO
3.	That the variation, if granted, will not alter the essential character of the locality.		YES	NO

For the purpose of supplementing the above standards, the Zoning Board of Appeals also determines if the following seven facts, favorable to the applicant, have been established by the evidence.

	STANDARD	NOTES	MEETS	
1.	That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;		YES	NO

2.	That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;		YES	NO
3.	That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;		YES	NO
4.	That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;		YES	NO
5.	That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;		YES	NO
6.	That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood; or		YES	NO
7.	That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.		YES	NO



Standards of Variation Commissioner Evaluation Form

Article 3, Section B, Part 3 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Zoning Board of Appeals must use to evaluate every variation request. The Zoning Board of Appeals must answer the following three findings favorable to the applicant based upon the evidence provided.

	STANDARD	NOTES	MEETS	
1.	That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;		YES	NO
2.	That the plight of the owner is due to unique circumstances;		YES	NO
3.	That the variation, if granted, will not alter the essential character of the locality.		YES	NO

For the purpose of supplementing the above standards, the Zoning Board of Appeals also determines if the following seven facts, favorable to the applicant, have been established by the evidence.

	STANDARD	NOTES	MEETS	
1.	That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;		YES	NO

2.	That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;		YES	NO
3.	That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;		YES	NO
4.	That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;		YES	NO
5.	That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;		YES	NO
6.	That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood; or		YES	NO
7.	That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.		YES	NO

RIA	
	30 LB/FT ²
	90 MPH
Y	0
WEATHERING	SEVERE
FROST LINE DEPTH	42"
TERMITE	MODERATE TO SEVERE
URE	-4°F, 97 1/2%
ATURE	80°F, DRY BULB, 2 1/2%
	76°F, DRY BULB, 2 1/2%
INT	REQUIRED
	FIRM # 170214
	PANELS 0606H-0605H
	12/16/2004
	1543° (F-DAYS)
URE	49.4°F
100)	6,155
200)	542
	5A
IS	MAX. 72°F - HEATING
	MAX. 75°F - COOLING
INFALL RATE	4"

	LIVE LOAD	DEAD LOAD
	100 psf	7
	100 psf	7
	30 psf	10
	30 psf	10
RAIL CEILING	30 psf	15
OF)-EX. CLAY, TILE, CEMENT, SLATE	30 psf	17
ROOF SLOPE NOT STEEPER THAN 3:12)	10 psf	10
AGE)	20 psf	10
ROOMS	40 psf	10
	30 psf	10
	40 psf	10
LS (A SINGLE CONCENTRATED LOAD AT ANY POINT ALONG THE TOP)	200 psf	
	5 psf	
	40 psf	
ERIOR), HORIZONTALLY	5 psf	
0 mph 3-SEC GUST) < 30 "	15 psf	
0 mph 3-SEC GUST) 30' TO 49'	20 psf	
IS ONL.Y)	50 psf	
1/4" = 1 SQUARE INCH=645 mm		

SPECIFICATIONS FOR SITE WORK, CONCRETE, MASONRY, ULATION, ROOFING, DRYWALL, PLUMBING, HEATING, AND

	Fb	E
	850 PSI	1,300,000
	875 PSI	1,400,000
	2600 PSI	1,900,000
	2900 PSI	2,000,000
3/4" TO 1 1/4")	1700 PSI	1,300,000
7/8" TO 18")	2250 PSI	1,500,000

AMING SPANS:

01ST:

STS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON

5 FOLLOWS: SPRUCE-PINE-FIR #2 HEM-FIR #2

LIVE LOAD	2"x6" 2"x8" 2"x10"	2"x12"
12" O.C.	14'-0" 18'-0" 22'-11"	23'-4"
16" O.C.	12'-0" 16'-3" 19'-10"	21'-0"

TS - 30lbs LIVE LOAD	19'-0"	22'-6"
12" O.C.	17'-2"	19'-8"
16" O.C.		

S - 40lbs LIVE LOAD	17'-3"	20'-4"
12" O.C.	15'-5"	17'-7"
16" O.C.		

IE-FIR NO. 2 FOR ROOF RAFTERS THRU 2"x10".

O. 2 PER "U.S. SPAN BOOK FOR CANADIAN LUMBER"

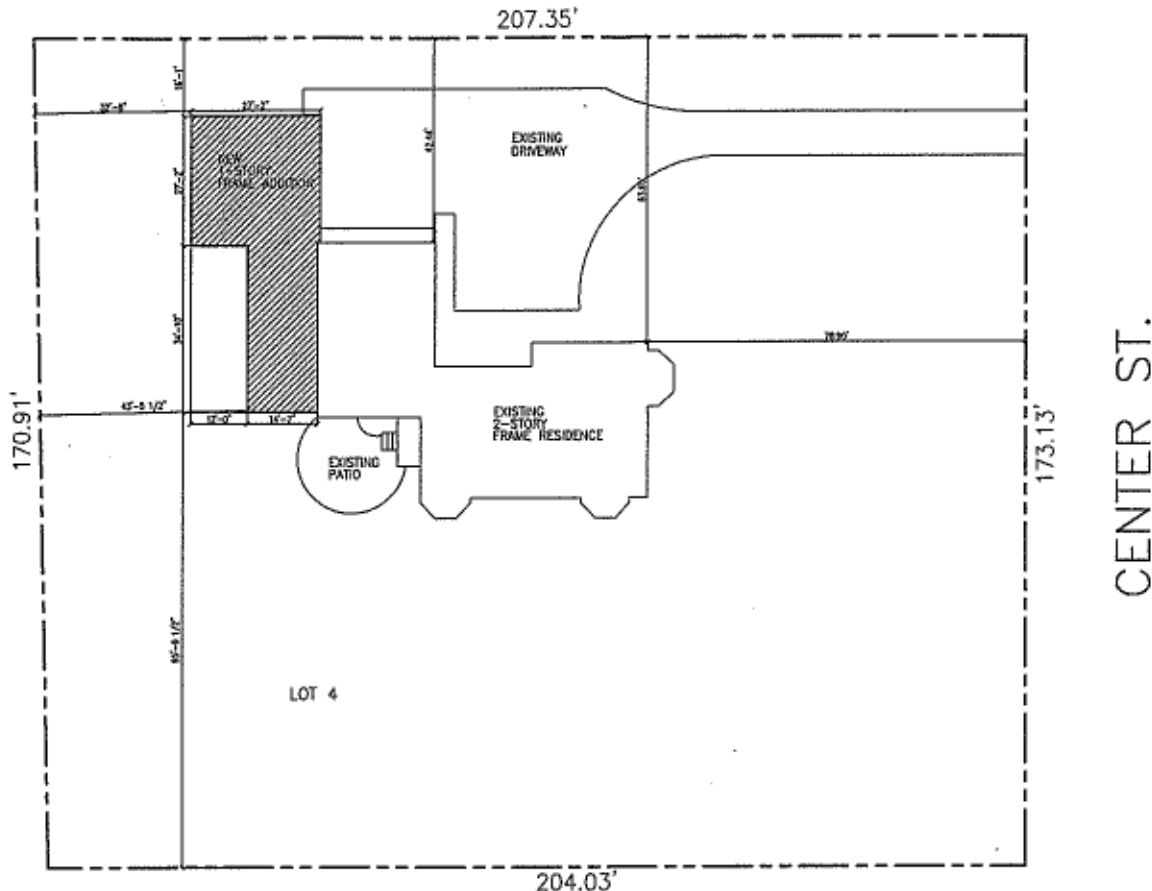
5'-9" 2"x8" @ 12" O.C. = 17'-5"

11'-1" 2"x8" @ 16" O.C. = 15'-1"

14'-4" 2"x10" @ 12" O.C. = 21'-4"

11'-1" 2"x10" @ 16" O.C. = 18'-5"

AN ADDITION FOR THE ROOT RESIDENCE 324 CENTER RD. FRANKFORT, ILLINOIS



SITE PLAN

PRESCRIPTIVE METHOD - 2018 I.E.C.C.

ACTUAL INSULATION PROVIDED BY COMPONENT IN THIS PROJECT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASONRY WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
5 & 6 MARINE 4	.30	.55	N/A	40	20 + 15+5	13/17	30 5	15/19	10, 2 FT.	15/19

* R-38 IS ACCEPTABLE WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT THE EAVES (SECTION 402.2.1 IBC)

b. FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION SIDING, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED - TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.

SYMBOLS

SECTION NUMBER	WOOD FRAME WALL
SHEET NUMBER	BRICK VENEER
DETAIL LETTER	E.I.F.S.
SHEET NUMBER	EARTH
ROOF PITCH RATIO	CONCRETE
OR 0:12	GRAVEL FILL
LEVEL LINE	BATT INSULATION
REVISION	CONCRETE BLOCK
CEILING PATTERN	MINIMUM 3"x4" SOLID BEARINGS OR AS REQUIRED
DETAIL W/ HEIGHT	SLUICOCK

ABBREVIATIONS

A.F.F.	ABOVE FIN. FLOOR	H.P.	HIGH POINT	OPN'G.	OPENING
ALUM.	ALUMINUM	INSUL.	INSULATION	OPP.	OPPOSITE
BLK.	BLOCK	INT.	INTERIOR	PL.	PLAS. LAM. PLASTIC LAMINATE
BLK'G	BLOCKING	JAN.	JANITORY	PLYD.	PLYWOOD
BU.	BEAM	LAV.	LAVATORY	Q.T.	QUARRY TILE
B/C	BOTTOM OF	L.P.	LOW POINT	R.D.	ROOF DRAIN
C.B.	CABINET	MAX.	MAXIMUM	REF.	REFERENCE
C.L.	CENTER LINE	M.C.	MEDICINE CABINET	REFRIG.	REFRIGERATOR
CER.	CERAMIC	M.L.	METAL MATERIAL	REIN.	REINFORCED
CLR.	CLEAR	M.H.	MINIMUM	REQ'D.	REQUIRED
COL.	COLOR	M.Q.	MASONRY OPENING	R.O.	ROUGH OPENING
CONST.	CONSTRUCTION	N.T.S.	NOT TO SCALE	SCH.	SCHEDULE
CONT.	CONTINUOUS	O.C.	ON CENTER	SHT.	SHEET
C.M.U.	CONCRETE MASONRY UNIT	FIN.	FINISH	SIM.	SIMILAR
D.	DIAMETER	FLR.	FLOOR	SPEC.	SPECIFICATION
DET.	DETAIL	FLASH.	FLASHING	ST. STL.	STAINLESS STEEL
D.W.	DISHWASHER	FT.	FOOT	STD.	STANDARD
DWG.	DRAWING	FTG.	FOOTING	T/	TOP OFF
EXST.	EXISTING	GA.	GALVANIZED	TREAD	TREAD
EACH	EACH	GALV.	GALVANIZED	TRK.	TRUCK
EXP. JT.	EXPANSION JOINT	GL.	GLASS	TYP.	TYPICAL
ELEV.	ELEVATION	GYP.SUM	GYP.SUM BOARD	VERT.	VERTICAL
EQ.	EQUAL	H.C.P.	HANDICAPPED	W/	WITH
EXT.	EXTERIOR	HDR.	HOLLOW METAL	W.D.	WOOD
F.D.	FLOOR DRAIN	HORIZ.	HORIZONTAL	WP.	WATERPROOF
FIN.	FOUNDATION	HGT.	HEIGHT	W.W.F.	WIRE WELDED FABRIC

DISCLAIMER STATEMENT:

THE ARCHITECT SHALL NOT HAVE CONTROL OVER CHARGE OR AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE OWNERS AND THE CONTRACTORS RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OWNERS OR CONTRACTORS SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER ACTS OR OMISSIONS OF THE OWNER, CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

RESPONSIBILITY STATEMENT:

IT SHALL BE THE RESPONSIBILITY OF CONTRACTOR, OWNER/CONTRACTOR CARPENTER AND CONCRETE CONTRACTOR TO HAVE FULL SET OF DRAWINGS "MARKED CONSTRUCTION", WITH LATEST REVISION DATE MARKED. IF DIMENSIONAL ERRORS ARE FOUND BETWEEN DIMENSIONS ON FOUNDATION, FIRST, AND SECOND FLOOR DRAWINGS, ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND WORK SHALL NOT PROCEED UNTIL THE DISCREPANCY IS RESOLVED. A LETTER OF DIRECTION OR A REVISED DRAWING SHALL BE PREPARED IMMEDIATELY FOR CONTRACTORS, OWNER, AND ARCHITECT'S RECORD.

OWNER:

MIKE & SHARON ROOT
324 CENTER RD.
FRANKFORT, IL

CONTRACTOR:

H. W. Malthan & Son, Inc.
22813 Challenger Rd. Unit E
Frankfort, IL 60423
815-469-0232 office
708-774-1437 cell

AUTHORITY:

VILLAGE OF FRANKFORT
432 NEBRASKA ST.
FRANKFORT, ILLINOIS
Tel: 815.469.2177
Fax: 815.469.7999
E-mail N/A

BUILDING DATA:

- BASEMENT (EXIST.)	=	1,395 SQ. FT.
- FIRST FLOOR (EXIST.)	=	1,711 SQ. FT.
- FIRST FLOOR (NEW)	=	593 SQ. FT.
- SECOND FLOOR (EXIST.)	=	1,266 SQ. FT.
- TOTAL (1ST. & 2ND.)	=	3,570 SQ. FT.

BUILDING CODE INFORMATION

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL RESIDENTIAL CODE
- 2012 INTERNATIONAL RESIDENTIAL CODE ONE & TWO FAMILY DWELLINGS
- 2014 ILLINOIS STATE PLUMBING CODES
- 2012 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2012 INTERNATIONAL FIRE CODE
- 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
- 2011 NATIONAL ELECTRICAL CODE
- 2012 FUEL GAS CODE

SCOPE OF WORK:

- NEW MASTER BEDROOM SUITE
- NEW LAUNDRY ROOM
- NEW 2-CAR GARAGE

DRAWING INDEX

T-1	TITLE SHEET
A-1	FRONT ELEVATION & ROOF PLAN
A-2	REAR & SIDE ELEVATIONS
A-3	EXISTING/DEMO. FIRST FLOOR PLAN
A-4	FOUNDATION PLAN
A-5	FIRST FLOOR PLAN
A-6	EXISTING SECOND FLOOR PLAN
M-1	MECHANICAL/PLUMBING NOTES
E-1	ELECTRICAL FLOOR PLAN/NOTES
D-1	DETAILS
D-2	WALL SECTIONS

CERTIFICATION

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED IN MY OFFICE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CONFORM TO ALL APPLICABLE CODES AND ORDINANCES OF FRANKFORT, ILLINOIS

MICHAEL J. ROOT ARCHITECT
LICENSE NO. 001-005715 ARCHITECT LICENSE EXPIRES: 11-30-22

ideal
DESIGNS
ARCHITECTS / DESIGNERS
20980 FRANKFORT SQ. RD.
SUITE A
FRANKFORT, ILLINOIS
T: (708) 407-8028
F: (779) 333-7960
gabe@idealdesigns.com
www.idealdesigns.com

AN ADDITION FOR THE
ROOT RESIDENCE
324 CENTER RD.
FRANKFORT, ILLINOIS

5/23/22

DATE:



11/30/22

EXP. DATE:

DESIGN FIRM REG. NO.

184.006972

EXP. DATE

4-30-23

REVISIONS

REV	DATE	REV. PER.

DATE:

05-23-22

DRAWN BY:

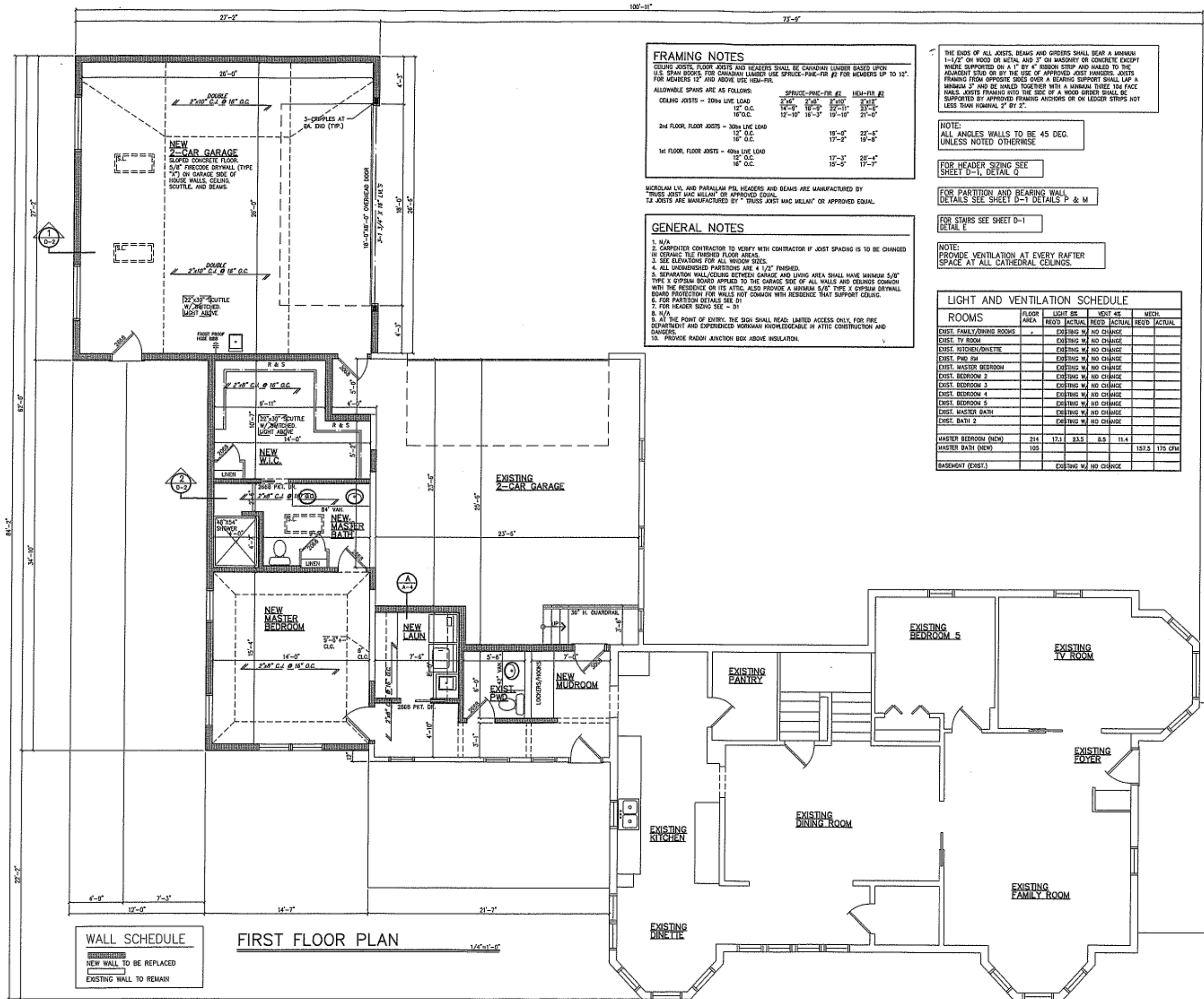
PREVIOUS NO.

PROJECT NO.

22052

SHEET NUMBER

T-1



FRAMING NOTES

CEILING JOISTS, FLOOR JOISTS AND HEADERS SHALL BE CANADIAN LUMBER BASED UPON U.S. SPAN BOOKS. FOR CANADIAN LUMBER USE SPRUCE-PINE-FIR #2 FOR MEMBERS UP TO 12\"/>

ALLOWABLE SPANS ARE AS FOLLOWS:

CEILING JOISTS - 20lbs LIVE LOAD	2"x6"	2"x8"	2"x10"	2"x12"
12' O.C.	14'-8"	16'-9"	22'-11"	23'-0"
16' O.C.	12'-10"	16'-3"	19'-10"	21'-0"
2nd FLOOR FLOOR JOISTS - 30lbs LIVE LOAD				
12' O.C.			18'-0"	23'-5"
16' O.C.			17'-2"	19'-8"
1st FLOOR FLOOR JOISTS - 40lbs LIVE LOAD				
12' O.C.			17'-3"	20'-4"
16' O.C.			15'-5"	17'-7"

MICROLAM LVL AND PARALLAM PSL HEADERS AND BEAMS ARE MANUFACTURED BY "TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL.
TJ JOISTS ARE MANUFACTURED BY "TRUSS JOIST MAC MILLAN" OR APPROVED EQUAL.

GENERAL NOTES

- N/A
- CARPENTER CONTRACTOR TO VERIFY WITH CONTRACTOR IF JOIST SPACING IS TO BE CHANGED IN CERAMIC TILE FINISHED FLOOR AREAS.
- SEE ELEVATIONS FOR ALL WINDOW SIZES.
- ALL UNFINISHED PARTITIONS ARE 4 1/2\"/>

THE ENDS OF ALL JOISTS, BEAMS AND GRIDDERS SHALL BEAR A MINIMUM 1-1/2\"/>

NOTE:
ALL ANGLES WALLS TO BE 45 DEG.
UNLESS NOTED OTHERWISE.

FOR HEADER SIZING SEE
SHEET D-1, DETAIL Q

FOR PARTITION AND BEARING WALL
DETAILS SEE SHEET D-1 DETAILS P & M

FOR STAIRS SEE SHEET D-1
DETAIL E

NOTE:
PROVIDE VENTILATION AT EVERY RAFTER
SPACE AT ALL CATHEDRAL CEILINGS.

LIGHT AND VENTILATION SCHEDULE

ROOMS	FLOOR AREA	REQ'D	ACTUAL	REQ'D	ACTUAL	REQ'D	ACTUAL
EXIST. FAMILY/DINING ROOMS		EXISTING W/	NO CHANGE				
EXIST. TV ROOM		EXISTING W/	NO CHANGE				
EXIST. KITCHEN/DINETTE		EXISTING W/	NO CHANGE				
EXIST. PWD RM		EXISTING W/	NO CHANGE				
EXIST. MASTER BEDROOM		EXISTING W/	NO CHANGE				
EXIST. BEDROOM 2		EXISTING W/	NO CHANGE				
EXIST. BEDROOM 3		EXISTING W/	NO CHANGE				
EXIST. BEDROOM 4		EXISTING W/	NO CHANGE				
EXIST. BEDROOM 5		EXISTING W/	NO CHANGE				
EXIST. MASTER BATH		EXISTING W/	NO CHANGE				
EXIST. BATH 2		EXISTING W/	NO CHANGE				
MASTER BEDROOM (NEW)	216	12.1	23.5	8.5	11.4		
MASTER BATH (NEW)	105				157.5	175 CFM	
BASEMENT (EXIST.)		EXISTING W/	NO CHANGE				

Ideal
DESIGNS

ARCHITECTS / DESIGNERS

20800 FRANKFORT SQ. RD.

SUITE A

FRANKFORT, ILLINOIS

T: (708) 407-8028

F: (779) 333-7980

gobe@idealdesigns.com

www.idealdesigns.com

AN ADDITION FOR THE
ROOT RESIDENCE
324 CENTER RD.
FRANKFORT, ILLINOIS

DATE:

EXP. DATE:

DESIGN FIRM REG. NO.
184.006972

EXP. DATE
4-30-23

REVISIONS

REV # DATE REV. PER:

DATE:
05-23-22

DRAWN BY:
PREVIOUS NO.:

PROJECT NO.
22052

SHEET NUMBER

A-5

Project: Thrift Home & Restoration (The Bridge Teen Center)

Meeting Type: Workshop

Requests: Special Use Permit indoor retail sales of goods, between 5,000 and 10,000 square feet in the B-4 Office District; Final Plat of Resubdivision to adjust the existing lot lines so that the existing parking lot is located entirely on the same lot as the existing building.

Location: 21420 S. Harlem Avenue

Applicants: Rob and Priscilla Steinmetz, representing The Bridge Teen Center, a 501c3 non-profit corp.

Prop. Owner: Scott Sarris

Consultants: Patrick McCarty, Jr., PWM Architecture, LLC

Report By: Michael J. Schwarz, AICP

Site Details

Parcel/Lot Size: 5.34 acres

PIN(s): 19-09-24-401-021-0000
19-09-24-401-022-0000
19-09-24-401-019-0000
19-09-24-401-020-0000

Existing Zoning: B-4 Office District

Prop. Zoning: B-4 Office District with a Special Use Permit for indoor retail sales of goods, between 5,000 and 10,000 square feet

Building(s) / Lot(s): 1 building / 4 lots

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Office (Vacant)	General Commercial	B-4
North	Undeveloped	General Commercial	B-2
South	SF Detached Residential	SF Detached Residential	R-2
East	Agriculture	General Commercial	Cook County
West	SF Detached Residential	SF Detached Residential	R-2

Figure 1: Location Map



Project Summary

The applicants, Rob and Priscilla Steinmetz, representing The Bridge Teen Center, a 501c3 non-profit corporation, have filed an application requesting a Special Use Permit for indoor retail sales of goods, between 5,000 and 10,000 square feet in the B-4 Office District for the 5.34-acre property located on the west side of Harlem Avenue, south of Route 30/Lincoln Highway, commonly known as 21420 S. Harlem Avenue. According to the Fact Sheet provided by the applicants, the proposed “Thrift Home & Restoration” would sell used furniture, home goods, antiques and collectibles, crafts and creations from local artisans, small potted plants, salvaged architectural elements, repurposed and “upcycled” items, jewelry, and accessories and select designer apparel. The profits from the business would be used to support the mission of The Bridge Teen Center which is located at 15555 71st Court in Orland Park. The retail operation would also provide employment and retail training opportunities for area students

as well as provide volunteer opportunities for teen and adult individuals and groups. Future proposals for the use of the adjacent lots that are included in overall property would be brought to the Village for future consideration.

The overall subject property includes Lots 5 and 6 in the Georgetown Square Subdivision (recorded in 1987) and Lots 97 and 98 in the Georgetown Subdivision 1st Addition (recorded in 1989). In conjunction with the special use, the applicants will also need to request approval of a Final Plat of Resubdivision to adjust the existing lot lines so that the existing parking lot is located entirely on the same lot as the existing building. At present, portions of the unfinished parking lot encroach onto the adjacent lots.

Property Background

The Georgetown professional building located at 21420 Harlem Avenue is a 9,000 square-foot office building that was constructed in 1992 and never occupied. The interior space was never completed. There is a gravel floor, and the interior wall framing remains unfinished. The roofing shingles are poor condition. It is currently not known when the property was annexed into the Village of Frankfort. The property was rezoned to the B-4 Office District in 2002.

Attachments

1. 2020 Aerial Photograph from Will County GIS
2. Site Photographs taken 7/8/22
3. Profile and Prospectus for The Bridge
4. Fact Sheet for Thrift Home & Restoration
5. Plats of Survey for four lots dated 4/29/08
6. Site Plan with Privacy Fence Elevation dated 5/27/22
7. Floor Plan / Building Elevations dated 4/29/22
8. 3D Renderings
9. Image of Privacy Fence
10. Exterior Wall Light Details
11. Parking Lot Light Pole Details

Analysis

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

Land Use

The applicant has desires to establish and operate a thrift store within the existing building. The applicant has provided a Fact Sheet which describes the proposed business (see attached).

Hours of Operation

The applicant has indicated that the proposed business hours of operation are:

- 10:00 a.m. to 7:00 p.m. Tuesday through Thursday
- 10:00 a.m. to 5:00 p.m. Monday, Wednesday, Friday, Saturday
- Closed Sunday and Monday

The proposed hours are within the Village's normal hours of operation which are 7:00 a.m. to 11:00 p.m. per Article 6, Part 2(q) of the Zoning Ordinance.

Employees

The applicant has indicated that on a given day, they would estimate a rotating schedule of 2-3 employees and 4-5 volunteers.

Zoning

1. The applicant proposes to rehabilitate and renovate the existing 9,000 square-foot, brick, one-story office building and the associated unfinished parking lot.
2. A Special Use Permit for indoor retail sales of goods, between 5,000 and 10,000 square feet is required in the B-4 Office District.
3. The Village's ordinance does not contain specific use standards for the B-4 Office District.
4. No variations from the Zoning Ordinance have been requested as part of the application.
5. The proposed retail use is consistent with the Future Land Use Map in the Comprehensive Plan which designates the property as "General Commercial."

Site Plan

1. The Site Plan depicts the existing building and unfinished parking lot.
2. The existing building complies with all required setbacks in the B-4 Office District.
3. The Zoning Ordinance specifies a parking ratio of one (1) space per two hundred fifty (250) square feet of gross floor area plus one (1) space per employee for the work shift with the largest number of Employees. The existing 9,000 square-foot building therefore requires 36 parking spaces (including 2 handicap accessible spaces) for the building square footage, and another 5 spaces for the estimated number of employees and volunteers during any given shift, for a total of 41 parking spaces. A total of 45 spaces are provided on the proposed Site Plan.
4. The Site Plan depicts the required trash enclosure (though not labeled) in a drive-aisle in the northwest area of the Site Plan. The applicant are proposing to block off this drive-aisle from accessing the adjacent lot to the north given that there would still be an opportunity for cross-access to the north via the existing drive-aisle located closer to and parallel to Harlem Avenue. The Zoning Ordinance requires that trash enclosures be constructed of materials to match the exterior of the building (in this case brick). Details for the proposed trash enclosure have not been provided at this time.
5. The Site Plan depicts a proposed 6-foot tall white vinyl fence along the west property line.
6. The Project Architect has indicated that the existing decorative brick walls on either side of the driveway entrance would likely be removed due to their deteriorating condition.
7. The Site Plan does not depict the existing stormwater detention basin which is off-site to the north. The Village Engineer will need to review the applicant's proposed renovation of the existing parking lot to confirm that the existing basin has adequate capacity to serve the existing building and paved areas and that there is documentation confirming that the applicants have the legal right to use the existing basin.
8. The B-4 Office District requires a maximum impervious surface lot coverage of 70%. Village staff is awaiting confirmation from the applicant's design engineer to confirm that that the proposed redevelopment will have enough green space to comply with this requirement pending the proposed resubdivision to adjust the existing lot lines so that the existing parking lot is located entirely on the same lot as the existing building.

Landscape Plan

1. The applicant has not yet submitted a Landscape Plan which depicts the existing and proposed trees and other plantings. This will be provided prior to the public hearing.

Engineering Plans

1. The applicant has not yet submitted Engineering Plans which must be reviewed by the Village's consulting engineer. At least one round of review will be completed prior to the public hearing.

Architecture

1. The applicant intends to rehabilitate the existing long-vacant and never completed office building.
2. Building Elevations and 3D Renderings have been provided.

3. A covered dock enclosure would be added to the northwest corner of the building to provide a screened area for donation drop-offs. The wall material would be stained barn wood. The material for the flat roof would be galvanized metal in color that would match the proposed new asphalt roofing shingles in a dark grey color.
4. The rear windows on the west elevation and the two westernmost windows on the south elevation would be covered with stained barn wood. The applicant desires to add this material for the aesthetics of the exterior as well as to cover these windows which will be blocked by shelving on the interior.
5. The two small pediments above the doors on the south elevation would be stained barn wood.

Photometrics Plan

1. The applicant has not yet provided a Photometrics Plan, although the proposed building and parking lot light fixtures and light pole specifications have been provided at this time. The colors will be bronze for both the parking lot light fixtures and the goose neck building light fixtures. The Village's Municipal Code requires decorative bases for all parking lot light poles. The maximum light pole height in the B-4 Office District is 20 feet. The Photometrics Plan will be provided prior to the public hearing.

Signage

1. The building rendering reflect a wall sign on the east elevation facing Harlem Avenue. Specific details have not been provided at this stage in the review process.
2. The applicants desire to utilize the existing monument sign which reflect "Georgetown" would be used for ground signage.

Preliminary and Final Plat of Subdivision

In conjunction with the special use, the applicants will also need to request approval of a Final Plat of Resubdivision to adjust the existing lot lines so that the existing parking lot is located entirely on the same lot as the existing building.

Standards for Special Uses

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

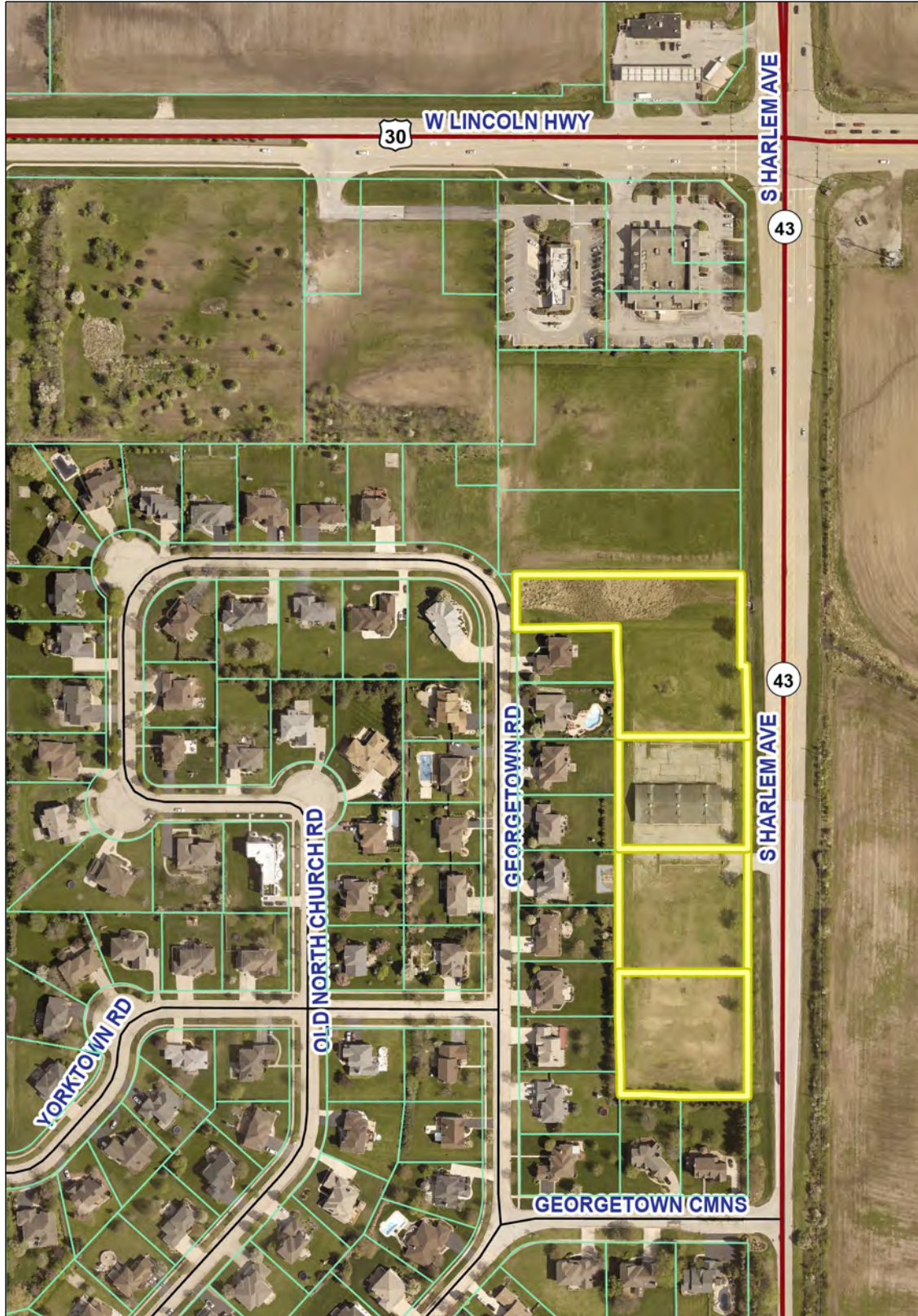
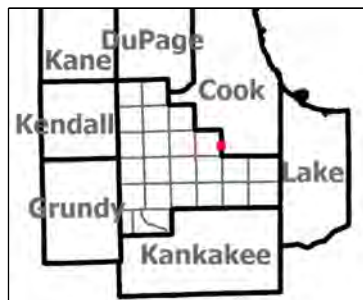
The Plan Commission shall make written findings of fact and shall refer to any exhibits containing plans and specifications for the proposed special use, which shall remain a part of the permanent record of the Plan Commission. The Plan Commission shall submit same, together with its recommendation to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

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

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



Thrift Home & Restoration - 21420 S. Harlem Avenue



Legend

Roadways

- Federal
- State
- County
- Local and Private

Parcels LY

Townships

Notes

Date: 6/29/2022

1: 4,514

0 0.07 0.14 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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

Site Photos – 21420 S. Harlem Avenue (July 8, 2022)



Figure 1: 21420 S. Harlem Avenue, viewed looking northwest from the driveway entrance to the site.



Figure 2: Decorative brick wall on south side of driveway entrance from Harlem Avenue.



Figure 3: Back (west) side of decorative brick wall on north side of driveway entrance from Harlem Avenue.



Figure 4: Cross-access drive-aisle on east side of building, viewed looking north.



Figure 5: East and North Building Elevations, viewed looking southwest.



Figure 6: North parking lot, viewed looking west. Homes in Georgetown Subdivision visible in background.



Figure 7: South parking lot, viewed looking west. Homes in Georgetown Subdivision visible in background.



Figure 8: West transitional yard, viewed looking north. Homes in adjacent Georgetown visible at left.



Figure 9: West transitional yard, viewed looking south. Homes in adjacent Georgetown visible at right.



Figure 10: South main entrance to building.



Figure 11: Undeveloped property adjacent to south, viewed looking south from south parking lot.



PROFILE & PROSPECTUS



ABOUT THE BRIDGE



The Bridge Teen Center is an innovative 501(c)(3) nonprofit organization that provides FREE holistically-designed afterschool programs for students in 7th-12th grade. Our programs are unique in that they are offered exclusively for teens, are designed around the interests and needs of teens in the suburbs, are facilitated almost exclusively by adult volunteers from the community, and are offered to students **free of charge**.

Our free programs are divided into five different “buckets” which include: Everyday Life, Educational Support, Mind/Body, Community Connections and Expressive Arts. From trades programs to culinary demos to art programs and job readiness training, 350+ programs are offered annually.

We are a place for students not just to BE, but to BECOME.

In our changed world, teens face many challenges – including mental health, suicidal tendencies, self-deception as a result of social media, anxiety, and more. We proactively address these issues by providing a positive, supportive, and safe environment where teens can **CONNECT** with peers and positive adult mentors, **ENGAGE** in life changing programs and events, and be **EMPOWERED** to challenge themselves to grow in ways they never dreamt possible.

Our programs have been recognized at the local, state, and national level by many well-known organizations over the years, including the Afterschool Alliance, Illinois Afterschool Network, US Conference of Mayors, John Maxwell, and more. Over the last 12 years, The Bridge has emerged as a national trendsetter in teen afterschool programming and is contacted for guidance from groups and organizations all over the country on a regular basis.

TEEN CENTER TIMELINE

JUNE 2010

The first 2,400 square foot “temporary” location opens in Orland Park.



JULY 2013

The Bridge purchases the entire 24,000 sq. foot building they had been renting since 2010.



DECEMBER 2015

The Bridge completes another expansion project to double their space for a second time.



NOVEMBER 2017

The Bridge Teen Center wins Chick-fil-A's True Inspiration Award.



AUGUST 2019

A new single-night attendance record is set on Friday, August 23rd with 214 students.



APRIL 2020

Despite the COVID-19 shelter-in mandate, we provided 'Bridge @ Home' kits and 'Bridge @ Zoom' programming to students.



JULY 2020

Resumed in-person programs with COVID-19 safety guidelines for students, volunteers and staff.



NOVEMBER 2021

November is officially declared 'Empowering Teens Month' in Illinois by the governor in honor of The Bridge Teen Center's free holistic programs.



MAY 2011

The first expansion is completed to double The Bridge's square footage.



JULY 2015

The Bridge's anti-bullying initiatives earn Orland Park a national Livability Award from the U.S. Conference of Mayors.



JANUARY 2016

The Bridge Thrift Store is launched to raise funds and provide new job-readiness programs & service opportunities for students.



MARCH 2018

The Bridge becomes the sole host of the long-running Chef's Auction fundraiser, and raises a record \$149,310 in the first year.



MARCH 2020

The Bridge Thrift Store awarded "Best Thrift Store" Southwest Choice Award.



JUNE 2020

The Bridge Thrift Store reopens to the public with COVID-19 safety guidelines.



OCTOBER 2020

The Bridge serves their 10,000th unique student since opening in 2010.



REDEFINING THRIFT



The Bridge Thrift Store is not your typical charitable resale shop.

Founded in 2016, our brand has been built around quality, cleanliness, organization, and stylish merchandising. Not only is the store known for high quality merchandise at great prices, but as evidenced by the reviews shared here, it is known for exceptional guest services and a commitment to supporting local teens and families.

From the moment you walk in, it is evident that this is not like other stores in its category. Department store style sections feature clean and organized merchandise. Unique and unexpected additions include a 360 degree jewelry counter in the heart of the store, an award-winning "Antiques & Cool Junk" section, and creative signage that rivals the largest national retailers. **It is a store our students are proud to be part of.**

Not only does the store generate significant revenue and feet on the street, but it provides **meaningful opportunities for suburban teens.** From short-term community service opportunities to group service projects to participating in the innovative "Thriftastic" job readiness program, valuable skills are being shared with young people that will be carried with them throughout life. The store is amazing, but it can be argued that the impact on the community is even more impressive.

The Bridge Thrift Store is seeking a second location in the Frankfort area. The purpose of this expansion is to increase sustainable revenue for The Bridge Teen Center, provide more convenient service and job readiness programming for students in the Lincoln-Way area, and to provide a destination for individuals looking to give their gently used merchandise to a **LOCAL cause that supports LOCAL families** (instead of national organizations with unknown beneficiaries).

THRIFTASTIC PROGRAM



Encouraging, Affirming and Preparing for the Future...

As the job market continues to rapidly evolve, programs that equip young people for future positions are more crucial than ever before. The Bridge Teen Center and The Bridge Thrift Store are responding to this need in a profound way. Our "Thriftastic" job readiness programming is intentionally designed to challenge students to discover new talents, develop as leaders, and learn to function as part of a thriving team.

The Thriftastic program is designed to help introduce students to the concept of serving others while gaining hard and soft skills, maintaining a committed schedule, and serving as part of a team. There are four progressive program tiers, where students set specific goals and measure their outcomes (with staff). A booklet is used throughout the program to track benchmarks and facilitate meaningful discussions as students build their professional and leadership skills.

Over the last year, this program has grown exponentially - tripling projections. We also saw major growth in overall volunteerism, with a 140% increase over the prior year (600+ students). Students consistently refer to their roles as their 'jobs' and have a sense of ownership over their specific areas. They have a purpose and are valued for their service. Many are even counting down the days until they can earn paid positions at the store.

This program consistently provides students with an invaluable opportunity to learn and grow in a safe and nurturing (yet challenging) environment. We are privileged to speak into their lives and encourage and affirm them in their daily tasks. We are also building relationships with them and helping them to gain confidence. **We are preparing them for more than just a job - we are preparing them to become hard-working, well-rounded young adults that contribute to their community.**

BY THE NUMBERS



92%

% of Donations Directed to Program

10,800+

Different Students Served Since 2010

128

Local Communities Served Since 2010

350+

Free Programs Offered Per year

\$0

Ongoing Government Funding Received

500-800

New Students Welcomed Per Year



115-170

Transactions Per Day

1,000,000+

Transactions Since 2016

\$45,000+

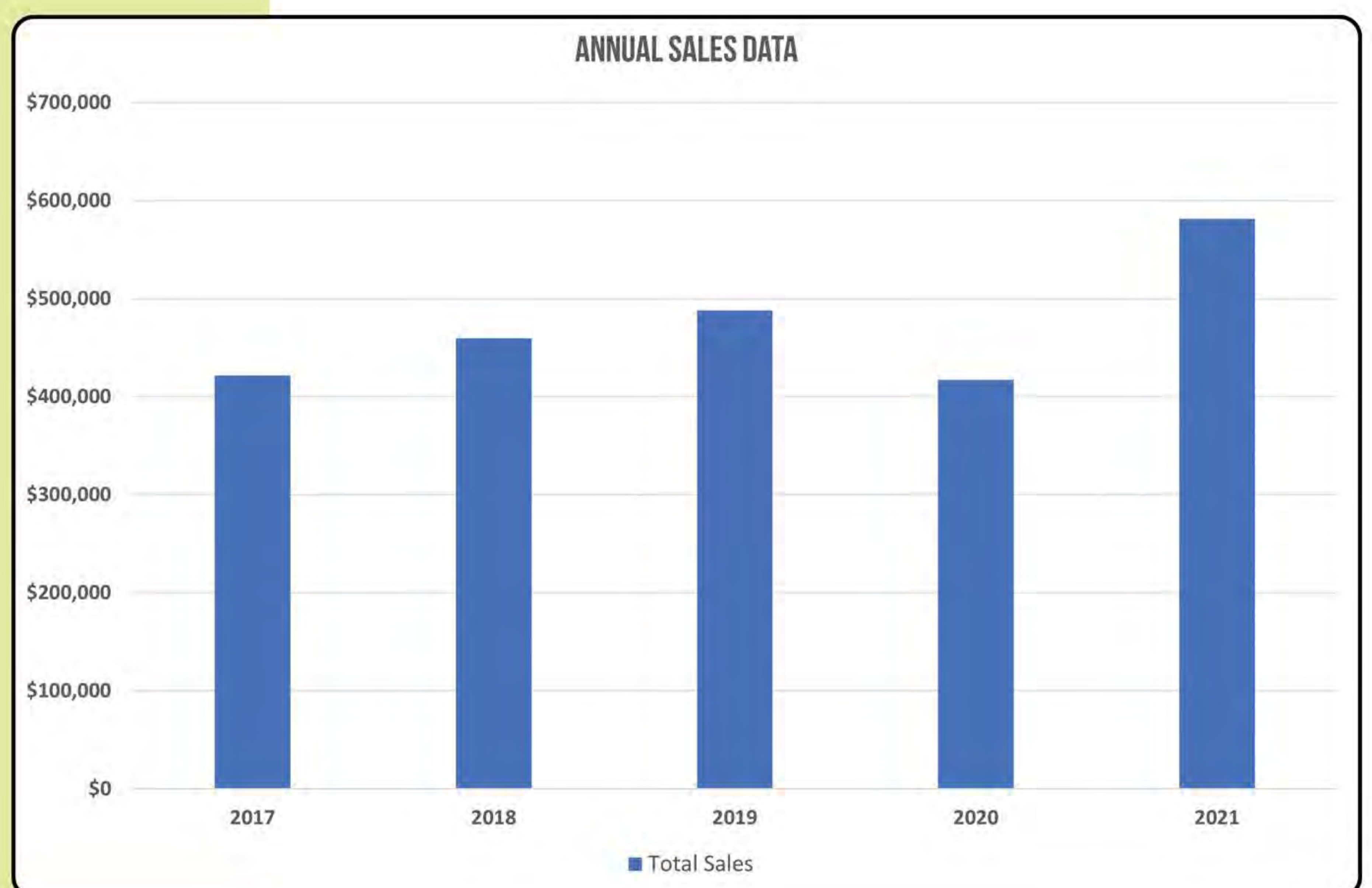
Average Monthly Revenue

\$2,000,000+

Donated Since 2016

600+

Student Volunteers Per Year



STORE FEEDBACK

AWARDS:

2019 WINNER
BEST THRIFT STORE

22ND
Century
MEDIA

2020 WINNER
BEST THRIFT STORE

SOUTHWEST
CHOICE
AWARDS
PRESENTED BY 22ND CENTURY MEDIA

2020 WINNER
BEST ANTIQUES

SOUTHWEST
CHOICE
AWARDS
PRESENTED BY 22ND CENTURY MEDIA

Reviews ★★★★★

**“Not your typical
Thrift Store...”**

**“...this place is so clean
and organized.”**

**“...a treasure of a
thrift store...”**

**“...the store always
blows my mind.”**

**“...wonderful nice
inviting people
work there...”**

“Such a cute store!”

**“I love this store
and everything
it stands for.”**

**“...very clean, organized
and stylish....”**

WHAT'S NEXT: OUR VISION



Showroom style/specialty thrift store, focusing on higher end home goods (includes furniture, decor, antiques and collectibles).



Curated retail space for unique offerings such as house plants, vintage items, and dedicated space for “pop-up” shops that feature the work of local artisans.



Second operation provides more opportunity/closer proximity for current and new Lincoln-Way area students to engage in our job readiness programming.



Outdoor green space with meadow and quiet space to promote emotional and mental health in a welcoming and safe environment for students.

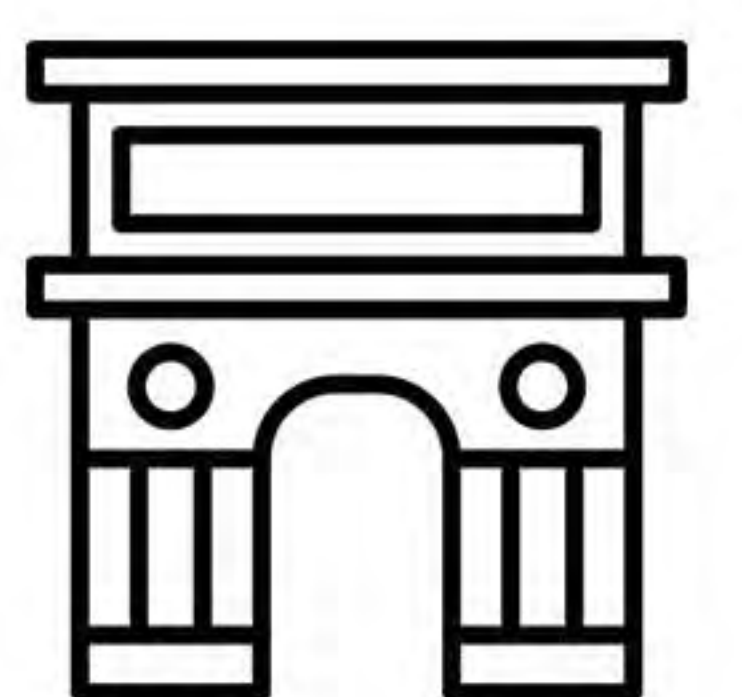


Additional space will be added in time to include:

Extension of The Bridge Teen Center’s gardening programming, to include a year-round educational greenhouse and space for additional STEM programs.



Additional retail space for repurposing and architectural salvage inventory - further distinguishing our brand as unique in our sector.



REAL IMPACT



SUSTAINABILITY

Revenue from a second Thrift Store location will provide an additional 20-30% of The Bridge Teen Center's operating budget, making the organization less reliant on unstable donations and event fundraising.



BUILDING FUTURES

The ability to expand our thriving "Thriftastic" job readiness programming means we will have the opportunity to impact many more young lives in communities surrounding Frankfort. This will be especially important as the job market remains competitive for employers who seek qualified, experienced workers.



NEXT GENERATION

Contributing now to building out a second store location will represent a direct investment in our local teens and families - making sure The Bridge is available to them for many years to come in communities we have yet to consistently reach.



LOCAL IMPACT

Additional space that provides amenities our existing facility cannot will open up new opportunities for thousands of local teens - not only through expanded job readiness programming but also through a broader base of outdoor programs that focus on STEM and gardening.



RALLYING COMMUNITY

The Bridge is built on the support of the local community in virtually every way. A second store location will allow us to expand opportunities for community members, local clubs, churches and other groups to serve locally in support of teens and families in their own backyard.

CONTACT INFO



STORE LOCATION:

15605 S. Harlem
Orland Park, IL 60462



EMAIL:

priscilla@thebridgeteencenter.org



MAIN PHONE:

708.532.0500



ORGANIZATION WEBSITE:

THEBRIDGETEENCENTER.ORG



SOCIAL MEDIA:

[FB.COM/BRIDGETHRIFT](https://www.facebook.com/BRIDGETHRIFT)
[FB.COM/BRIDGETC](https://www.facebook.com/BRIDGETC)
INSTAGRAM: BRIDGETHRIFT
INSTAGRAM: THEBRIDGETC



RECEIVED

By Mike Schwarz at 4:35 pm, Jun 13, 2022

RETAIL SALES OF DONATED GOODS:

- Furniture
- Home Goods
- Antiques & Collectibles
- Crafts & Creations from Local Artisans
- Small Potted Plants
- Salvaged Architectural Elements
- Repurposed & Upcycled Items
- Jewelry
- Accessories & Select Designer Apparel

JOB READINESS TRAINING & VOLUNTEERISM:

- Retail Training Area for Students
- Ongoing Teen Volunteerism (Individuals & Groups)
- Volunteer Opportunities for Adults (Individuals & Groups)

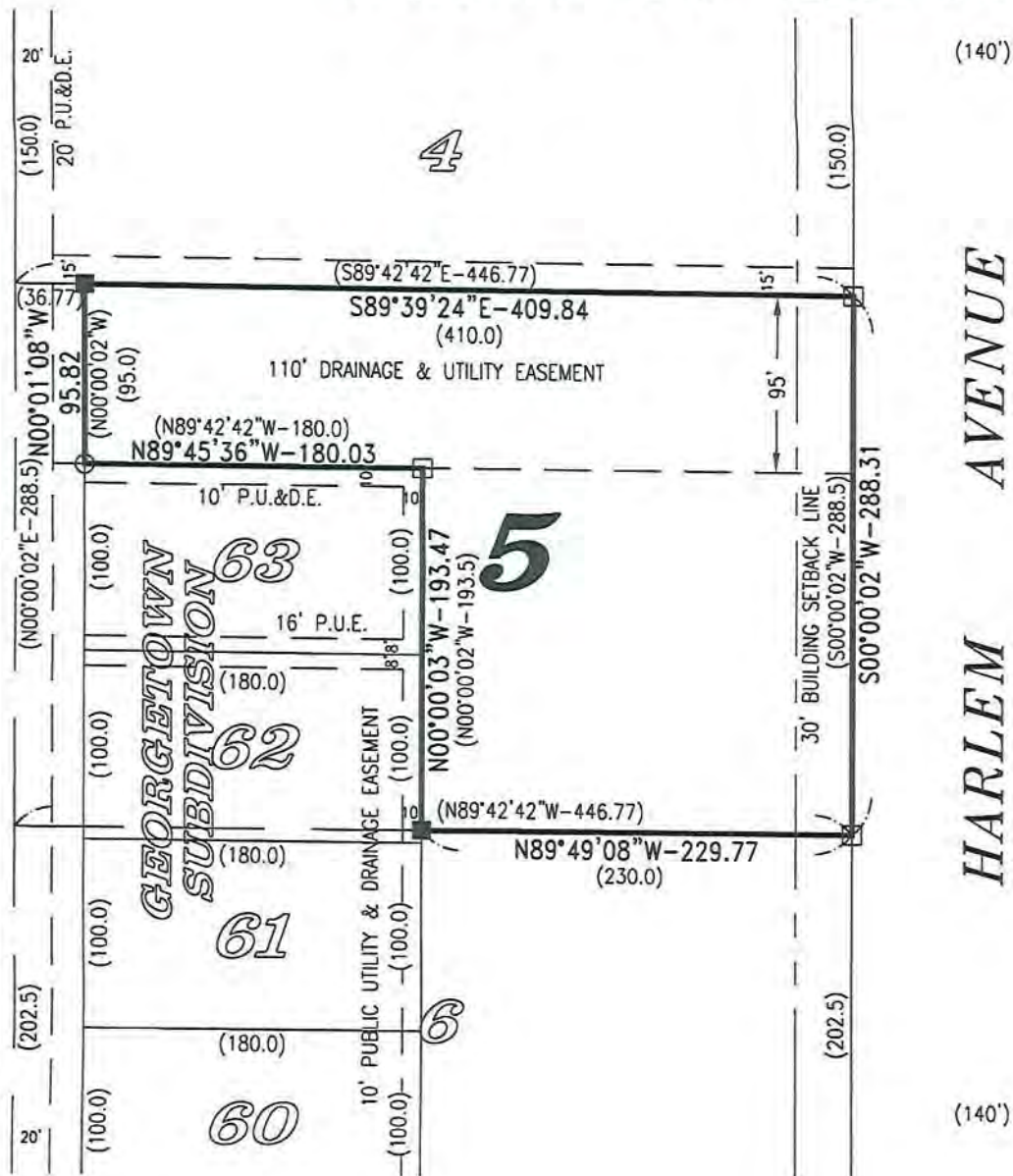
CONNECTIVITY TO THE BRIDGE TEEN CENTER:

- Although there is a clear affiliation with The Bridge Teen Center, this location is NOT a Teen Center.
- The building is being purchased by The Bridge Thrift Store, NOT The Bridge Teen Center.
- The Bridge Teen Center is simply the beneficiary of proceeds from this establishment.
- Future proposals for use of the adjacent vacant parcels will be brought to the village for consideration.

STORE HOURS:

- Sunday/Monday: CLOSED
- Tuesday/Thursday: 10-7
- Monday/Wednesday/Friday/Saturday: 10-5

PLAT OF SURVEY



SCALE 1" = 100'

LEGEND

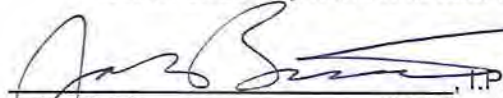
- IRON PIPE RECOVERED
- IRON ROD RECOVERED
- IRON ROD SET
- (100.0) RECORDED DIMENSION
- 100.00 MEASURED DIMENSION

SUGGESTED LAND DESCRIPTION

A part of Lot 5, in Georgetown Square, being a Subdivision of part of the Southeast Quarter of Section 24, Township 35 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded January 13, 1987 as Document Number R87-1983, in Will County, Illinois described as follows: Beginning at an iron rod at the Northeast corner of said Lot 5; thence South 00°00'02" West a distance of 288.31 feet to an iron rod at the Southeast corner of said Lot 5; thence North 89°49'08" West along the South line of said Lot 5 a distance of 229.77 feet to an iron rod on the East line of Georgetown Subdivision, recorded as Document Number 89-25414; thence North 00°00'03" West a distance of 193.47 feet to an iron rod at the Northeast corner of Lot 63 in said Georgetown Subdivision; thence North 89°45'36" West a distance of 180.03 feet to an iron rod at the Northwest corner of said Lot 63; thence North 00°01'08" West along the East line of said Georgetown Subdivision a distance of 95.82 feet to an iron rod on the North line of said Lot 5; thence South 89°39'24" East a distance of 409.84 feet to the point of beginning, containing 1.918 acres more or less, SUBJECT TO rights of way for road, drainage and easement apparent or of record.

This is to certify that on April 16 and 24, 2008, at the request of GEORGE SARRIS, Agent, I, John C. Barrett, an Illinois Professional Land Surveyor, certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service conforms to the current applicable Illinois Professional Land Surveyor Association Standards. This survey does not guarantee title information; Valid only if Original Surveyor's Seal is affixed.

Given under my hand and seal this 29th day of April, 2008.


John C. Barrett, I.P.L.S. #2997 Expires 11-30-08
Tyson Engineering, Inc. 367 South Schuyler Avenue
Design Firm License #184-001136 Kankakee, IL 60901

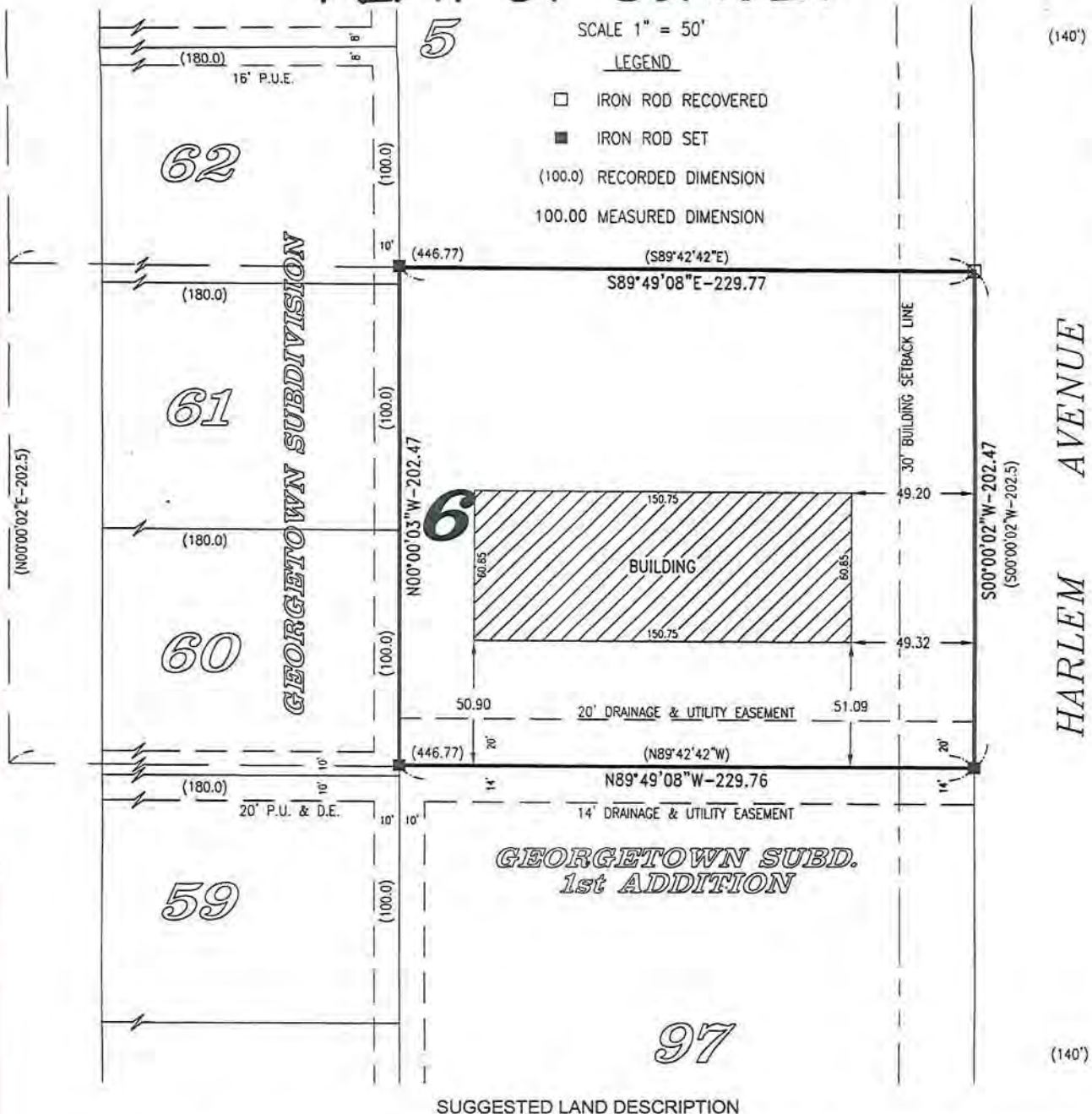


Job #S08121

NOTES:

1. This professional service conforms to the current Illinois minimum standards for a boundary survey.
2. Please check Land Description with Deed and report any discrepancy immediately.
3. Compare all points before building by same and report any discrepancies at once.
4. Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat.
5. Consult local authorities for building lines established by local ordinance.
6. No title or easement documentation was provided by the Agent. Property lines, easements and rights-of-way shown hereon are based solely on information furnished by the agent. The Land Surveyor did not do a title search to locate any other easements or agreements of record.

PLAT OF SURVEY




SUGGESTED LAND DESCRIPTION

A part of Lot 6, in Georgetown Square, being a Subdivision of part of the Southeast Quarter of Section 24, Township 35 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded January 13, 1987 as Document Number R87-1983, in Will County, Illinois described as follows: Beginning at an iron rod at the Northeast corner of said Lot 6; thence South 00°00'02" West a distance of 202.47 feet to an iron rod at the Southeast corner of said Lot 6; thence North 89°49'08" West along the South line of said Lot 6 a distance of 229.76 feet to an iron rod on the East line of Georgetown Subdivision recorded as Document Number 89-25414; thence North 00°00'03" West along said East line a distance of 202.47 feet to an iron rod on the North line of said Lot 6; thence South 89°49'08" East a distance of 229.77 feet to the point of beginning, containing 1.068 acres more or less, SUBJECT TO rights of way for road, drainage and easement apparent or of record.

This is to certify that on April 16, 2008, at the request of GEORGE SARRIS, Agent, I, John C. Barrett, an Illinois Professional Land Surveyor, certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service conforms to the current applicable Illinois Professional Land Surveyor Association Standards. This survey does not guarantee title information. Valid only if original Surveyor's Seal is affixed.

Given under my hand and seal this 29th day of April, 2008.


John C. Barrett, I.P.L.S. #2997 Expires 11-30-08
367 South Schuyler Avenue
Tyson Engineering, Inc. Kankakee, IL 60901
Design Firm License #184-001136



RECEIVED

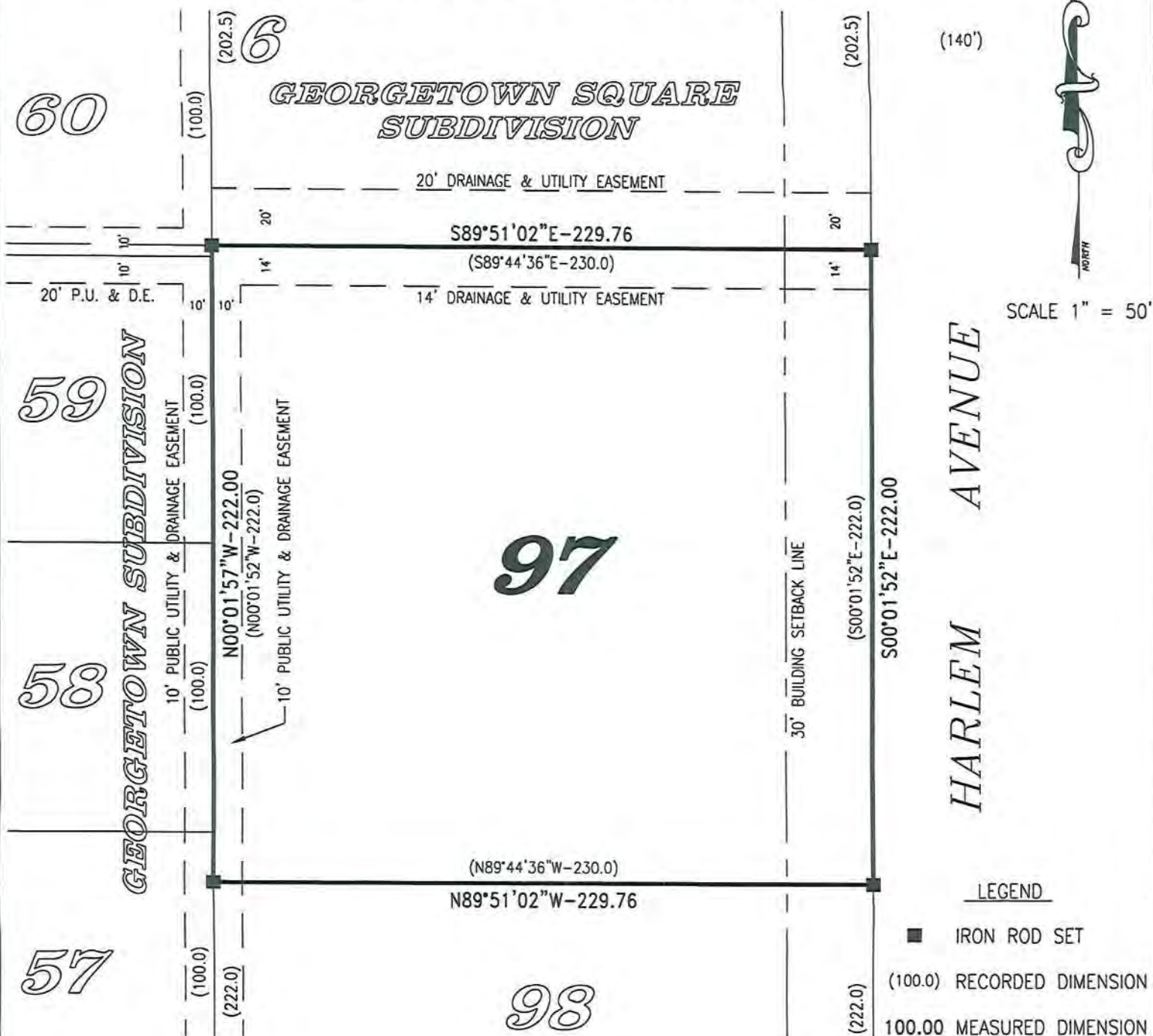
MAY 14 2008

Job #S08122

NOTES:

1. This professional service conforms to the current Illinois minimum standards for a boundary survey.
2. Please check Land Description with Deed and report any discrepancy immediately.
3. Compare all points before building by same and report any discrepancies at once.
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5. Consult local authorities for building lines established by local ordinance.
6. No title or easement documentation was provided by the Agent. Property lines, easements and rights-of-way shown hereon are based solely on information furnished by the agent. The Land Surveyor did not do a title search to locate any other easements or agreements of record.

PLAT OF SURVEY



LEGAL DESCRIPTION

Lot 97 Georgetown Subdivision First Addition being a Subdivision of part of the Southeast Quarter of Section 24, Township 35 North, Range 12 East of the Third Principal Meridian in Will County, Illinois.

This is to certify that on April 16, 2008, at the request of GEORGE SARRIS, Agent, I, John C. Barrett, an Illinois Professional Land Surveyor, certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service conforms to the current applicable Illinois Professional Land Surveyor Association Standards. This survey does not guarantee title information. Valid only if original Surveyor's Seal is affixed.

Given under my hand and seal this 25th day of April, 2008.

 I.P.L.S. #2997 Expires 11-30-08

John C. Barrett 367 South Schuyler Avenue

Tyson Engineering, Inc. Kankakee, IL 60901

Design Firm License #184-001136

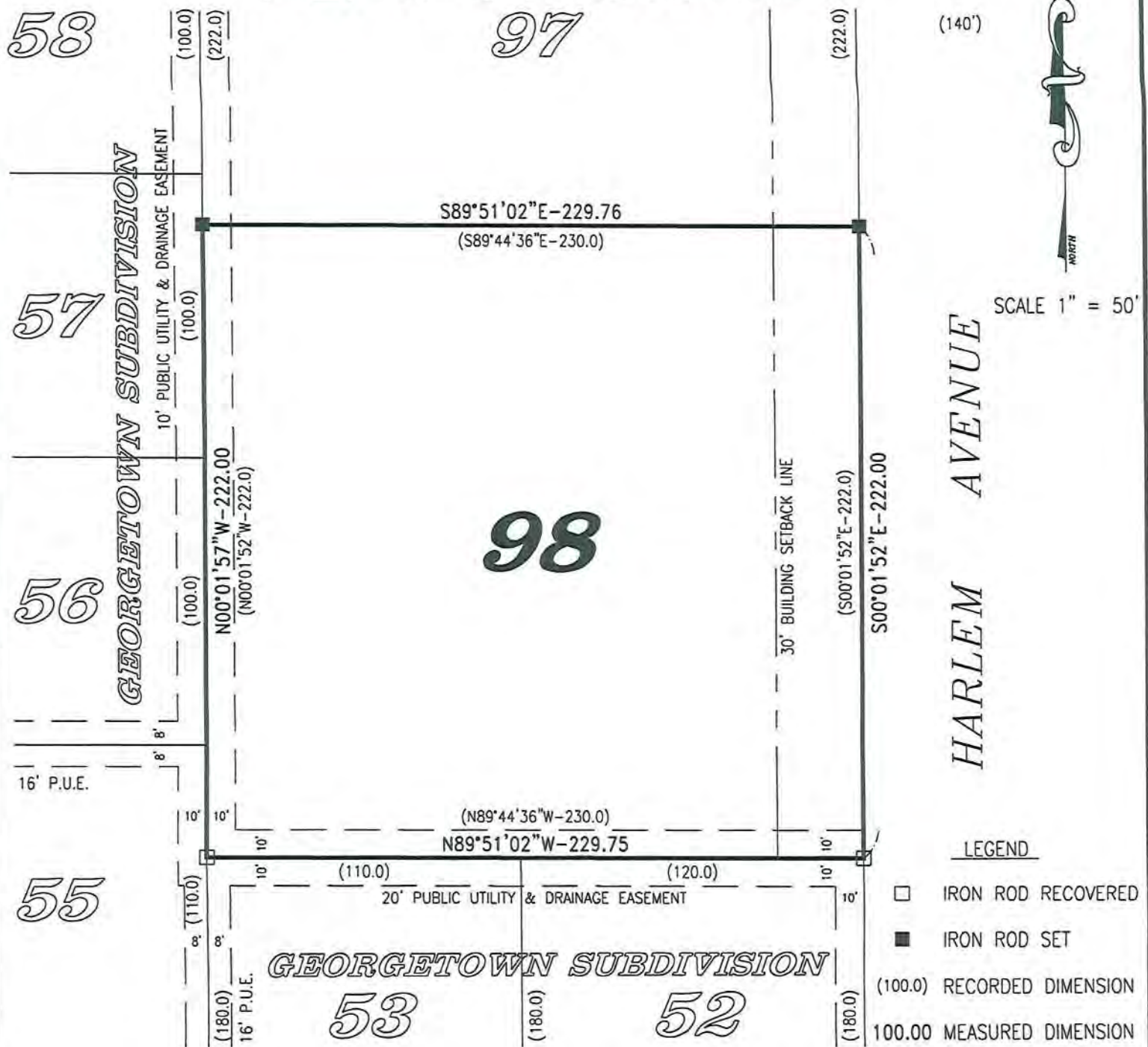


Job #S08123

NOTES:

1. This professional service conforms to the current Illinois minimum standards for a boundary survey.
2. Please check Land Description with Deed and report any discrepancy immediately.
3. Compare all points before building by same and report any discrepancies at once.
4. Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat.
5. Consult local authorities for building lines established by local ordinance.
6. No title or easement documentation was provided by the Agent. Property lines, easements and rights-of-way shown hereon are based solely on information furnished by the agent. The Land Surveyor did not do a title search to locate any other easements or agreements of record.

PLAT OF SURVEY



LEGAL DESCRIPTION

Lot 98 Georgetown Subdivision First Addition being a Subdivision of part of the Southeast Quarter of Section 24, Township 35 North, Range 12 East of the Third Principal Meridian in Will County, Illinois.

This is to certify that on April 16, 2008, at the request of GEORGE SARRIS, Agent, I, John C. Barrett, an Illinois Professional Land Surveyor, certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey and that this professional service conforms to the current applicable Illinois Professional Land Surveyor Association Standards. This survey does not guarantee title information. Valid only if original Surveyor's Seal is affixed.

Given under my hand and seal this 25th day of April, 2008.


 John C. Barrett, I.P.L.S. #2997 Expires 11-30-08
 367 South Schuyler Avenue
 Tyson Engineering, Inc. Kankakee, IL 60901
 Design Firm License #184-001136

RECEIVED
 MAY 14 2008



Job #S08124

NOTES:

1. This professional service conforms to the current Illinois minimum standards for a boundary survey.
2. Please check Land Description with Deed and report any discrepancy immediately.
3. Compare all points before building by same and report any discrepancies at once.
4. Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat.
5. Consult local authorities for building lines established by local ordinance.
6. No title or easement documentation was provided by the Agent. Property lines, easements and rights-of-way shown hereon are based solely on information furnished by the agent. The Land Surveyor did not do a title search to locate any other easements or agreements of record.

RECEIVED
By Mike Schwarz at 4:36 pm, Jun 13, 2022

PWM
ARCHITECTURE,
LLC
3603 CHESAPEAKE RD.
SAINT CHARLES, IL 60173

NO.	DATE	ISSUE / REVISION
1	05-27-22	FOR REVIEW

BRIDGE
21240 S Harlem Avenue
Frankfort, Illinois

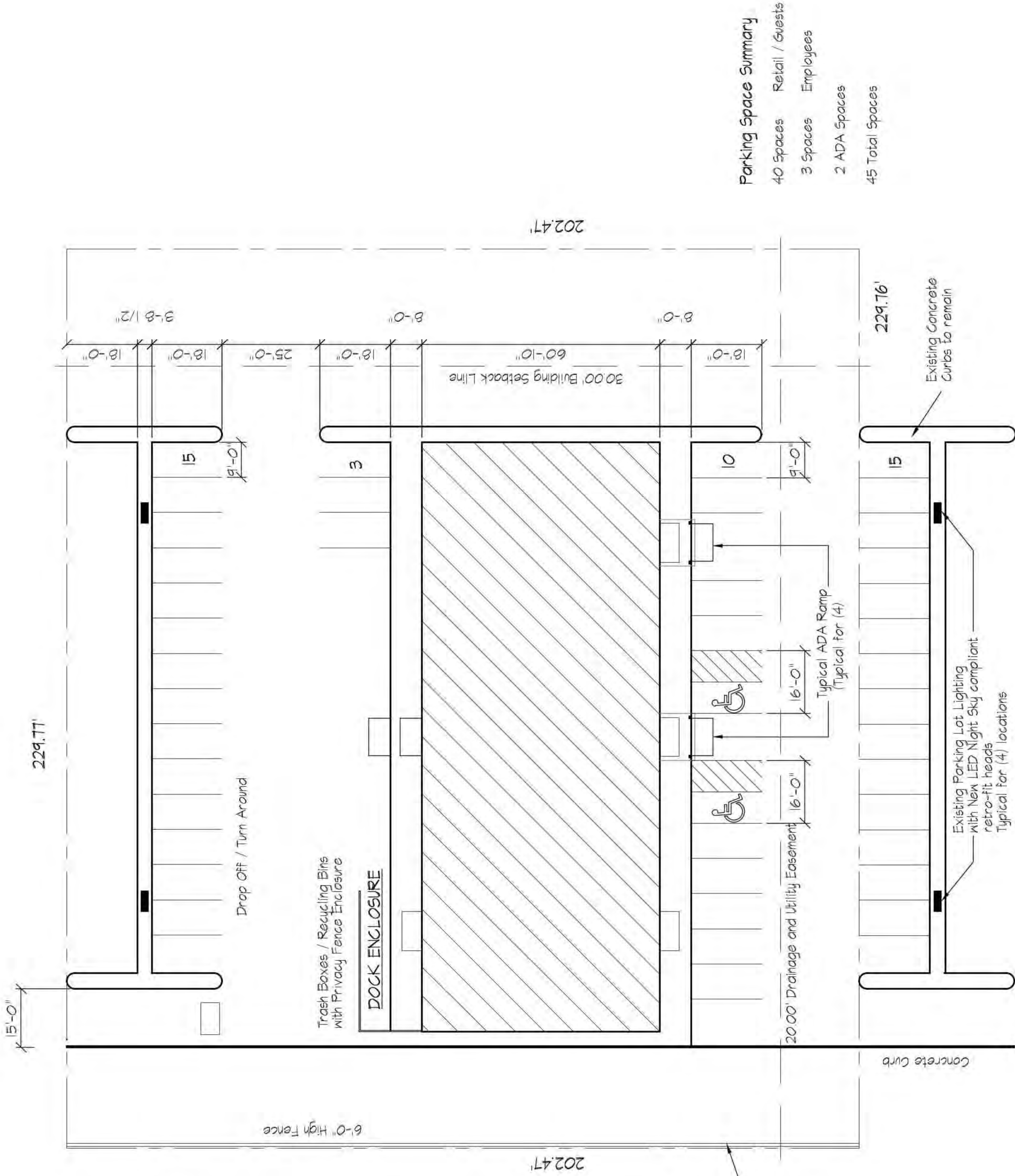
PROJECT NO.:	
DRAWN BY:	JJP
CHECKED BY:	PWM

SHEET TITLE:

FLOOR PLAN

SHEET:

SP1.0



Parking Space Summary
40 Spaces Retail / Guests
3 Spaces Employees
2 ADA Spaces
45 Total Spaces

1 SITE PLAN
SP1.0 1"=25'-0"



Privacy Fence Elevation
6 foot high privacy fence

PWM

ARCHITECTURE,
LLC

3603 CHESAPEAKE RD
SAINT CHARLES, IL 60175

		05-27-22	FOR REVIEW
		04-24-22	FOR REVIEW
		04-26-22	FOR REVIEW
		04-25-22	FOR REVIEW
		04-20-22	FOR REVIEW
		04-10-22	FOR REVIEW
NO.	△	DATE	ISSUE /REVISION

BRIDGE

21240 S Harlem Avenue
Frankfort, Illinois

PROJECT NO.:

DRAWN BY:

JUP

CHECKED BY:

PWM

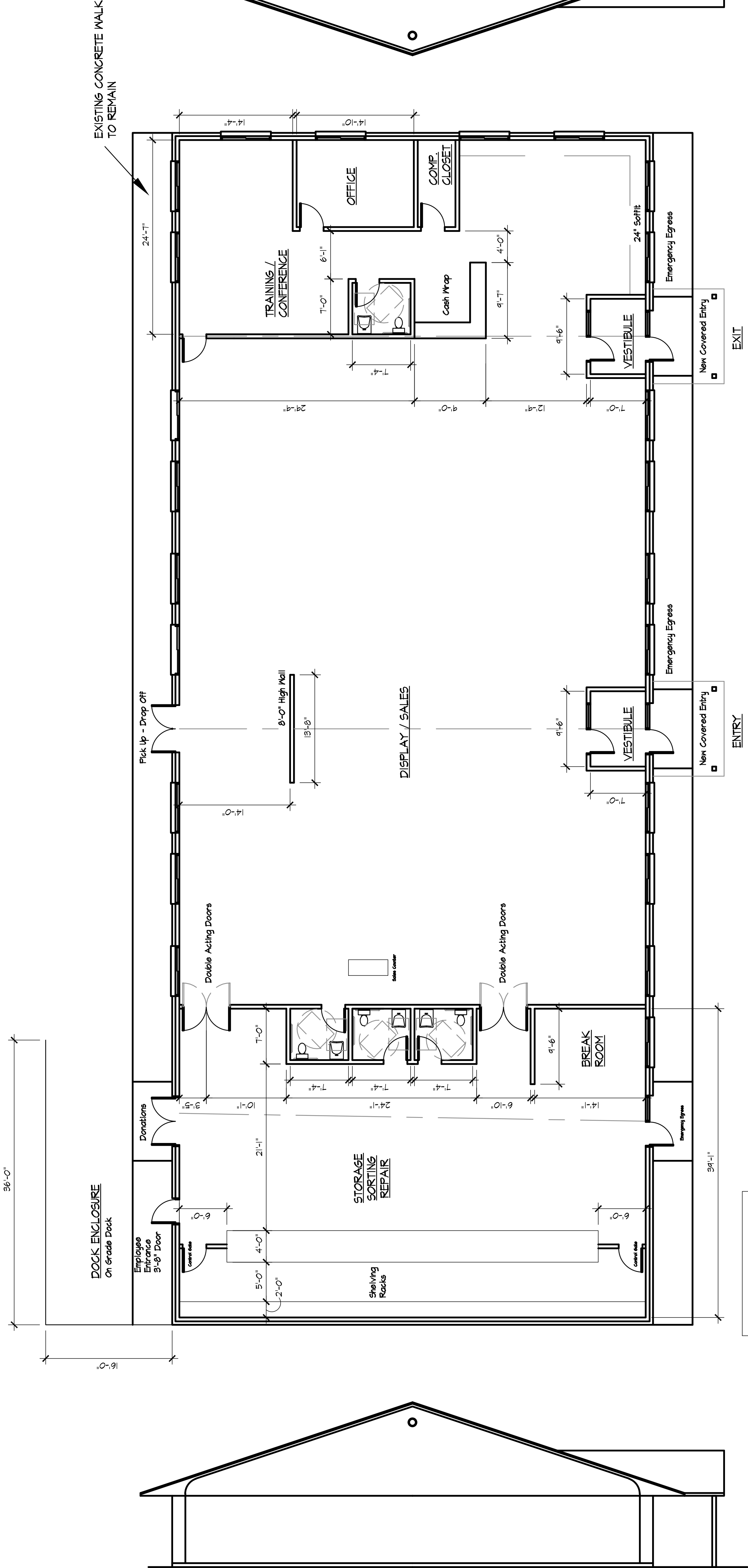
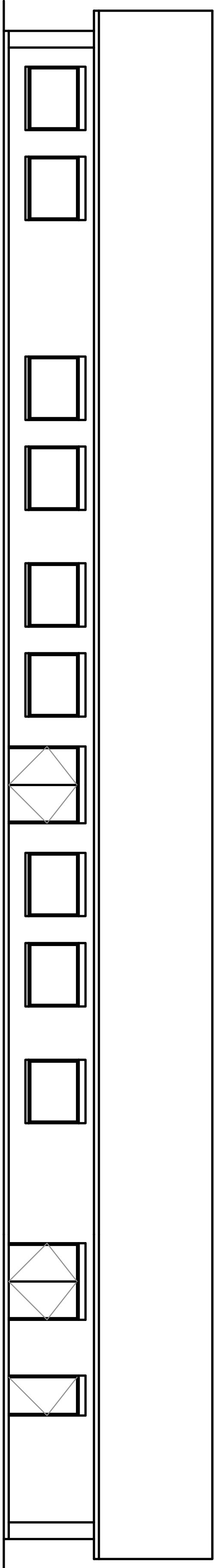
SHEET TITLE:

FLOOR PLAN

SHEET:

A1.0

RECEIVED
By Mike Schwarz at 4:36 pm, Jun 13, 2022

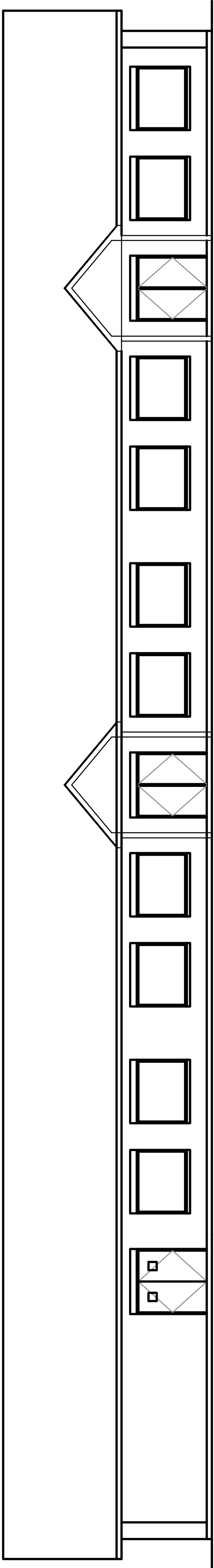


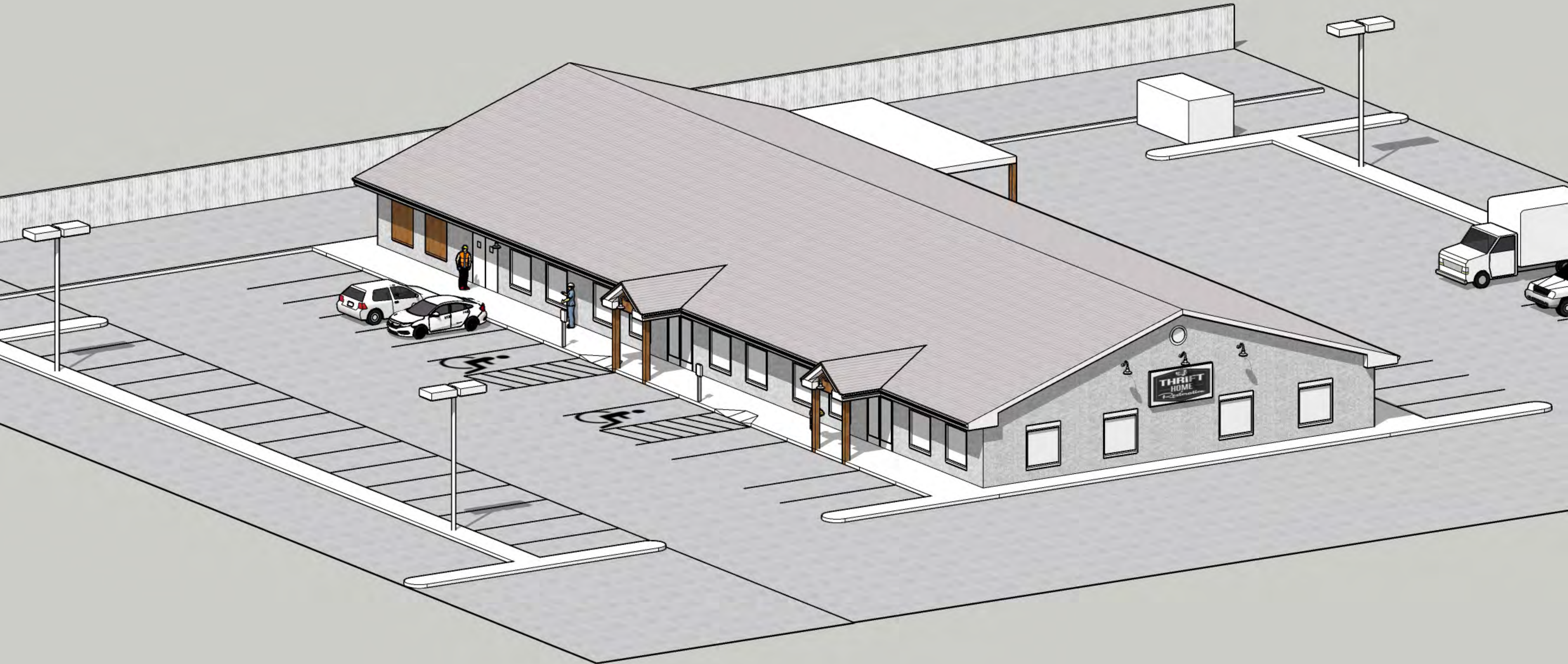
1

A1.0

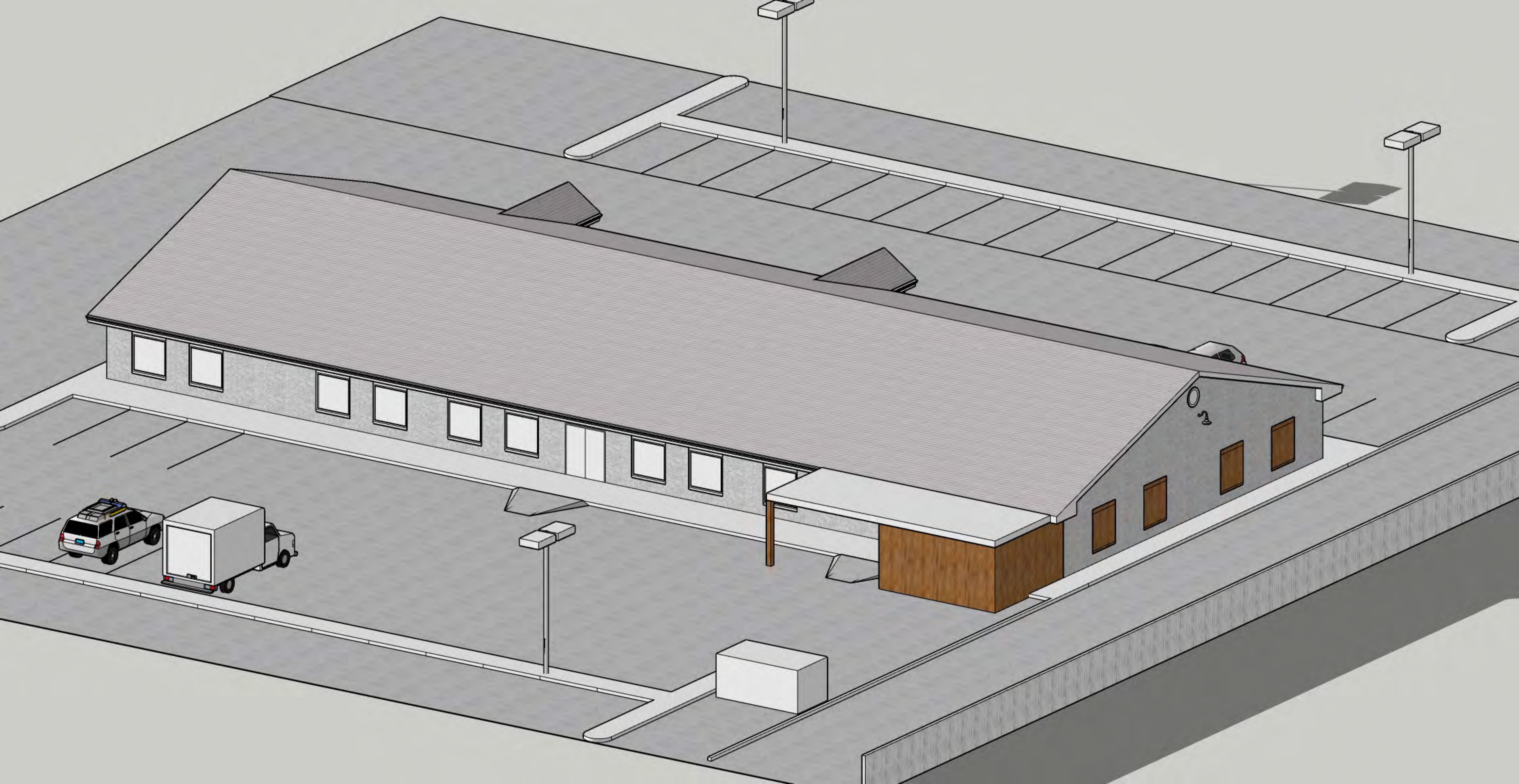
1/8" = 1'-0"

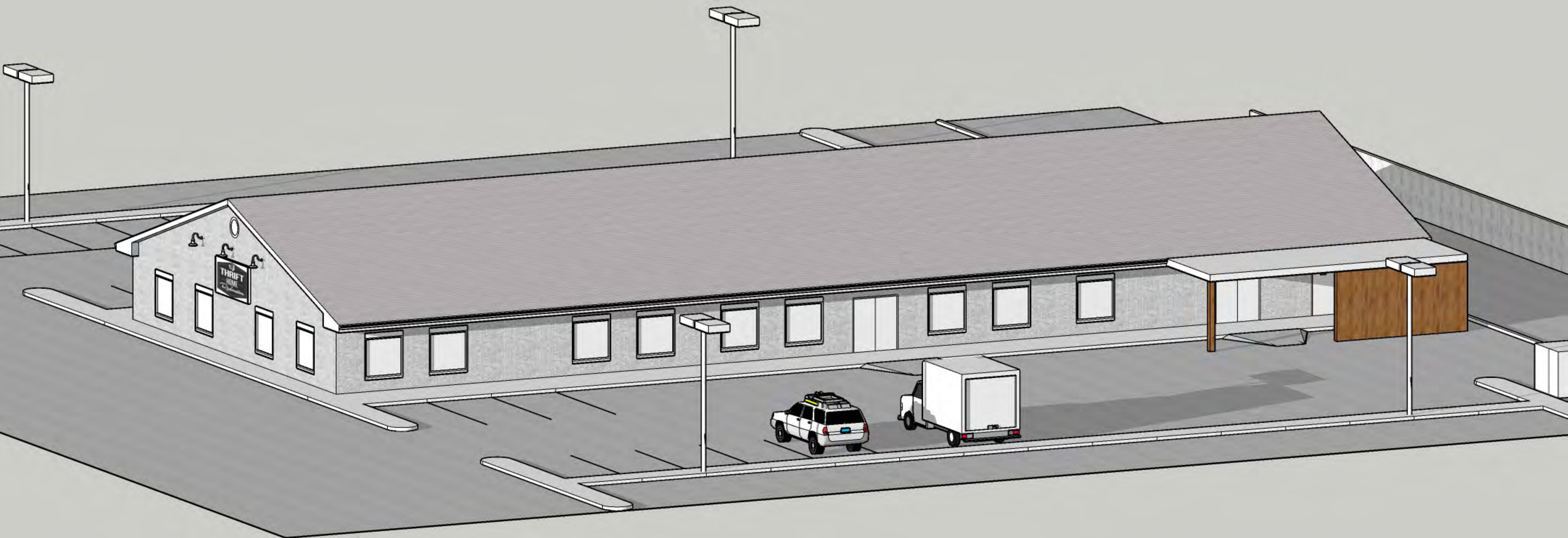
FLOOR PLAN - ELEVATIONS



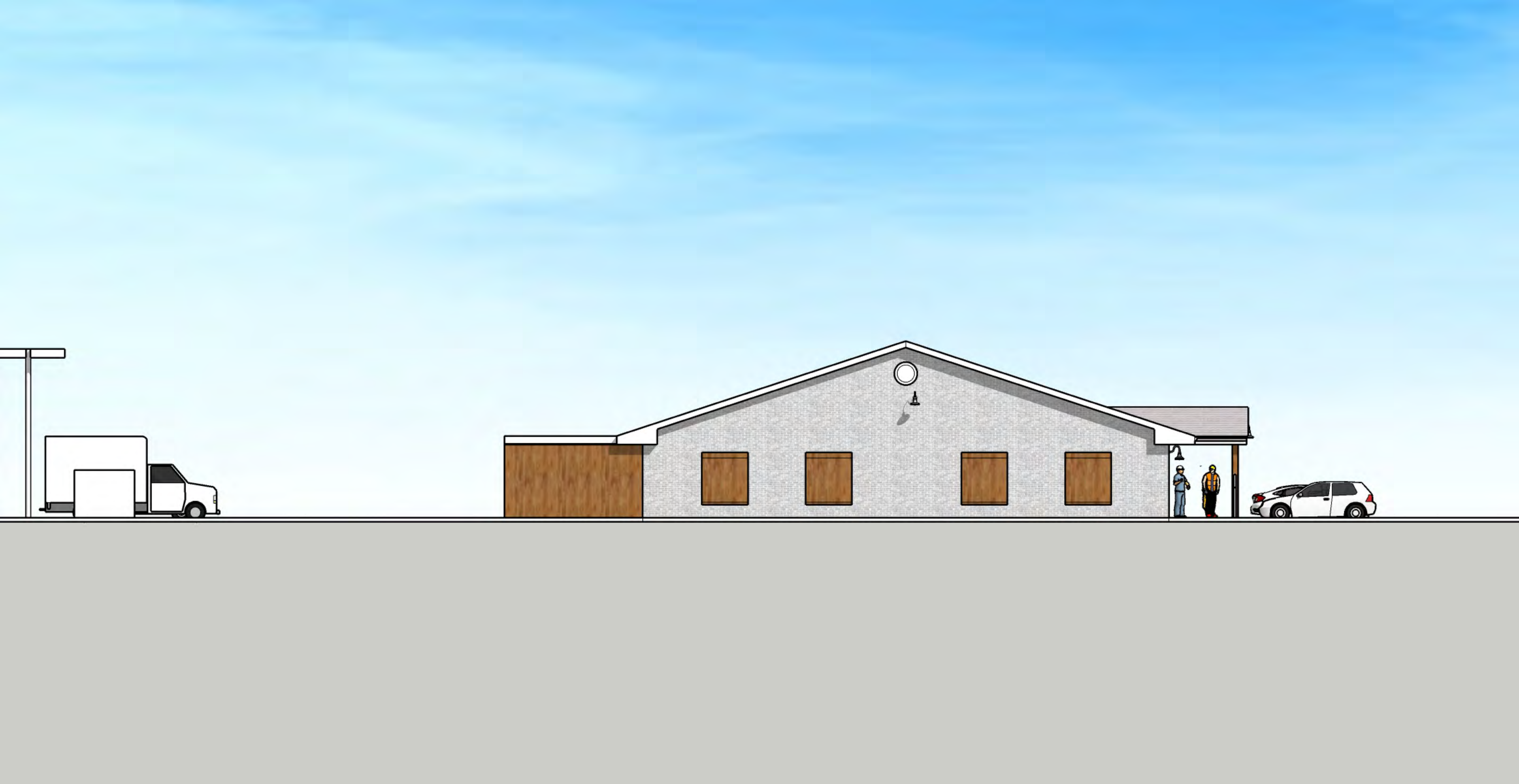


















R Series

10" Angle Shades

RECEIVED

By Mike Schwarz at 4:38 pm, Jun 13, 2022

UL LISTED FOR WET LOCATIONS

RAS10-ABR
Shade Only.
Shown with optional
RGN15-ABR Goose Neck



RAS10-WH
Shade Only.
Shown with optional
RGN15-WH Goose Neck



RAS10-GA
Shade Only.
Shown with optional
RGN15-GA Goose Neck



Galvanized
finishes may be
inconsistent

RAS10-SB
Shade Only.
Shown with optional
RGN15-SB Goose Neck



RAS10-SG
Shade Only.
Shown with optional
RGN15-SG Goose Neck
and RWG10-SG Wire Guard

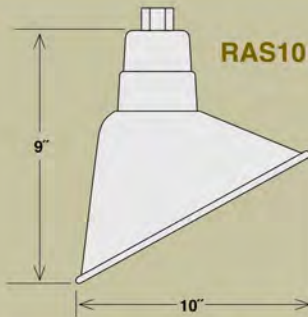


RAS10-SR
Shade Only.
Shown with optional
RGN15-SR Goose Neck

EASY TO ORDER:

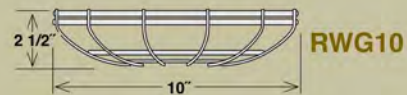
1. Choose a Shade
2. Choose a Goose Neck
3. Wire Guard Optional

Angle Shades



ITEM #	WIDTH	LAMPS	WIRE	FINISH
RAS10-ABR	10"	Med. 200W A21	100"	Architectural Bronze
RAS10-GA	10"	Med. 200W A21	100"	Galvanized
RAS10-SB	10"	Med. 200W A21	100"	Satin Black
RAS10-SG	10"	Med. 200W A21	100"	Satin Green
RAS10-SR	10"	Med. 200W A21	100"	Satin Red
RAS10-WH	10"	Med. 200W A21	100"	White

Wire Guards



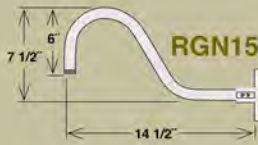
ITEM #	WIDTH	FINISH
RWG10-ABR	10"	Architectural Bronze
RWG10-GA	10"	Galvanized
RWG10-SB	10"	Satin Black
RWG10-SG	10"	Satin Green
RWG10-SR	10"	Satin Red
RWG10-WH	10"	White

Goose Necks (Actual Photos Shown on Page 58)

Back Plate included
with goose neck



RGN12



RGN15



RGN22



RGN23



RGN24



RGN30



RGN41

ITEM #	ID	LENGTH	FINISH
RGN12-ABR	3/4"	13"	Architectural Bronze
RGN12-GA	3/4"	13"	Galvanized
RGN12-SB	3/4"	13"	Satin Black
RGN12-SG	3/4"	13"	Satin Green
RGN12-SR	3/4"	13"	Satin Red
RGN12-WH	3/4"	13"	White
RGN15-ABR	3/4"	14 1/2"	Architectural Bronze
RGN15-GA	3/4"	14 1/2"	Galvanized
RGN15-SB	3/4"	14 1/2"	Satin Black
RGN15-SG	3/4"	14 1/2"	Satin Green
RGN15-SR	3/4"	14 1/2"	Satin Red
RGN15-WH	3/4"	14 1/2"	White
RGN22-ABR	3/4"	21 1/2"	Architectural Bronze
RGN22-GA	3/4"	21 1/2"	Galvanized
RGN22-SB	3/4"	21 1/2"	Satin Black
RGN22-SG	3/4"	21 1/2"	Satin Green
RGN22-SR	3/4"	21 1/2"	Satin Red
RGN22-WH	3/4"	21 1/2"	White
RGN23-ABR	3/4"	23"	Architectural Bronze
RGN23-GA	3/4"	23"	Galvanized
RGN23-SB	3/4"	23"	Satin Black
RGN23-SG	3/4"	23"	Satin Green
RGN23-SR	3/4"	23"	Satin Red
RGN23-WH	3/4"	23"	White
RGN24-ABR	3/4"	24"	Architectural Bronze
RGN24-GA	3/4"	24"	Galvanized
RGN24-SB	3/4"	24"	Satin Black
RGN24-SG	3/4"	24"	Satin Green
RGN24-SR	3/4"	24"	Satin Red
RGN24-WH	3/4"	24"	White
RGN30-ABR	3/4"	30"	Architectural Bronze
RGN30-GA	3/4"	30"	Galvanized
RGN30-SB	3/4"	30"	Satin Black
RGN30-SG	3/4"	30"	Satin Green
RGN30-SR	3/4"	30"	Satin Red
RGN30-WH	3/4"	30"	White
RGN41-ABR	3/4"	41"	Architectural Bronze
RGN41-GA	3/4"	41"	Galvanized
RGN41-SB	3/4"	41"	Satin Black
RGN41-SG	3/4"	41"	Satin Green
RGN41-SR	3/4"	41"	Satin Red
RGN41-WH	3/4"	41"	White

RECEIVED

By Mike Schwarz at 4:37 pm, Jun 13, 2022



Razar LED Generation

The Ultimate in LED Site Illumination



Site/Area

Wall Mounted

Bollard



Patents Pending

**U.S. ARCHITECTURAL
LIGHTING**

Family of Products

Ultimate Application Flexibility

The era of LED's is upon us. This technology has impressed itself on the field of lighting and changed it in ways never before seen. The time is now for a new generation of luminaires that leverage the power and flexibility, the precision and longevity LED's bring to the world of illumination.

The time is now for the Razar LED Generation.

Until now, LED luminaires were created in a vacuum, a roadway fixture here, a wall mount luminaire there. The Razar LED Generation satisfies all these applications with a single, cohesive language of design that unifies the aesthetic of site/area, wall mount, and low level illumination while maintaining architectural harmony.

The optical components are consistent throughout all luminaires that make up the Razar LED Generation as well as their capabilities - field rotatability and replacement, the range of drive currents, dimming, the list goes on.

The Razar LED Generation - Your choice for LED illumination as it should be done.



Heavy Duty Cast Components

The Razar optical housings and arm/electrical compartment components are all constructed of durable corrosion resistant precise low copper aluminum castings with $\frac{1}{4}$ " minimum wall thickness. Prior to finishing, all castings are sand blasted to create a uniform and clean surface for paint adhesion.

Razar LED

Site/Area

Razar LED represents the fullest complement of form and technology in LED illumination. Robust cast aluminum housings stand up to all outdoor conditions while creating a form that is both elegant and reflective of its technological core.

Three housing sizes allow for the selection of the most properly scaled luminaire body so that at the selected mounting height the overall assembly looks balanced and harmonious with the architectural context.

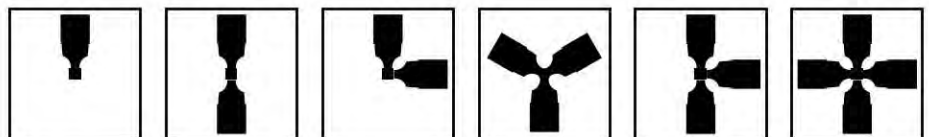
Optically Razar LED allows for the ideal selection of LED count, color temperature, and drive current to provide pleasing illumination levels and complementary illumination of the visual terrain. Controlled optics also eliminate uplight (light pollution) and minimize spill light (light trespass) with a wide variety of distribution patterns that include house side shielding to suit the requirements of the site.

All told it would be difficult to find any luminaire family better suited to fulfill the task of LED illumination other than Razar LED by U.S. Architectural Lighting.

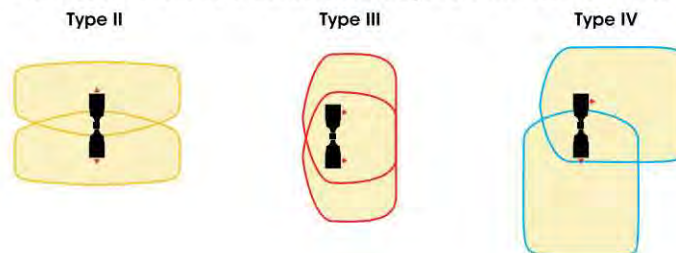


Site Adaptive Pole Mounting Configurations and Field Rotatable Optics

The ability to rotate asymmetric optical patterns by 90° increments combines with a wide variety of luminaire mounting configurations to allow complete illumination coverage of any site configuration.



Examples of the flexibility of distribution coverage from twin mount luminaires @ 180°:



Very Low Profile



Complements Today's Architecture

Razar was specifically designed to be an eclectic form, a current trend in contemporary architectural design.

Less Visual Conflict with Background Architecture

With the optical housing only 2.5" deep, Razar disappears into the background.

Low EPA The shallow profile results in an E.P.A. of .64 for the larger luminaire. This allows the use of lighter and less expensive poles.

Ultra High Performance Optics Developed by U.S. Architectural

No Upward Light



All **PLED**® Modules are rotatable in 90° increments in the field.



Two LED Sizes:

7" Square, 20LED Module The larger Razar LED models (RZR & RZR-G), Wall Mounts and Bollards, utilize the 7" module with 20 LED's.



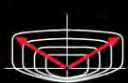
80LED Module

5" Square, 12LED Module The smaller Razar LED model (RZRM) utilizes a 5" module with 12 LED's.



48LED Module

Available Light Distributions



Type II*



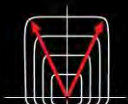
Type II FR*



Type II ML



Type III*



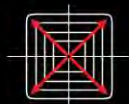
Type IV*



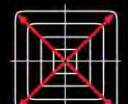
Type IV FT*



Type V Sq. N

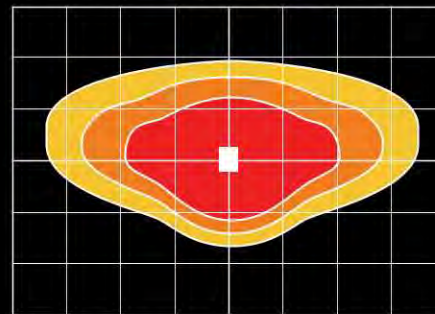


Type V Sq. M

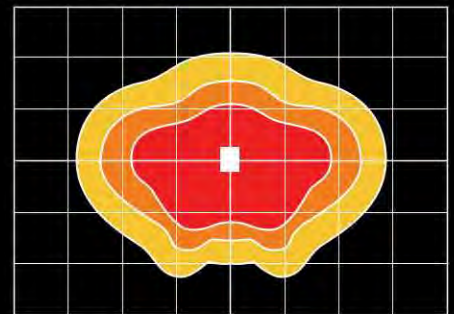


Type V Sq. W

Razar 175W. LED Package equals 400W Metal Halide with Better Uniformity.



175W. Razar LED



400W Metal Halide

■ .2 - .5Fc ■ .5 - 1Fc ■ 1Fc and above

9 LED Distributions

Aside from standard IES distribution Types II, III, IV, and VSQ, Razar LED optics include application specific patterns.

For auto dealerships, highlighting the front row of cars in the sales lot is enhanced by the new Type II-FR which concentrates its pattern along a wide band with a narrow forward throw. This makes the front row of cars stand out and draw attention while the color spectrum of LED illumination makes all the nuances in the automotive design shine. Additionally, the new Type VSQ-N heightens the intensity of illumination within the confines of the dealership, not wasting illumination outside the sales area.

Also new is the Razar LED Type II-ML median illuminator which combines the virtues of back-to-back Type II distributions in a single luminaire. Illuminating narrow median strips and roadways has never been made easier.

All modules are field replaceable.

* Asymmetric optics field rotatable in 90° increments.

LED Drivers

Drivers are mounted flush against the electrical compartment housing for maximum heat dissipation and held in place by a quick-release slip-bracket for ease of servicing.

Terminal Block

Optional - for use with street lighting projects or as required

Photocell Receptacle

Optional - For individual control of luminaire operation as daylight illumination fades.

Occupancy Sensor

Optional - Location of motion sensor to control the level of the luminaire based on activity within the range the selected sensor.

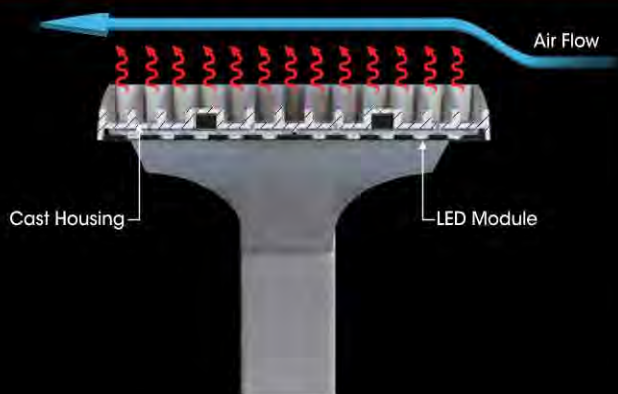


Surge Protection

Today's energy efficient products rely heavily on electronic circuitry that requires far less power than was used in the past. The sophistication of these components comes with the challenge of being far more sensitive to power fluctuations than legacy products using transformers or core and winding inductors. Fusing offers a measure of protection to wiring, but fuses react too slowly to properly protect electronic HID ballasts and LED drivers.

Surge protectors react quickly to power spikes, absorbing or completely shunting them away from luminaire components. However, unlike fuses, surge protectors are a perishable item. They are rated according to the number and intensity of spike and surges and when that combination of frequency and intensity are reached, they no longer function to protect components down line and must be replaced. Thus, installing surge protectors in easily accessible locations for future maintenance is the prudent course.

U.S. Architectural Lighting supplies a surge protectors with every Razer LED luminaire to insure long term performance.

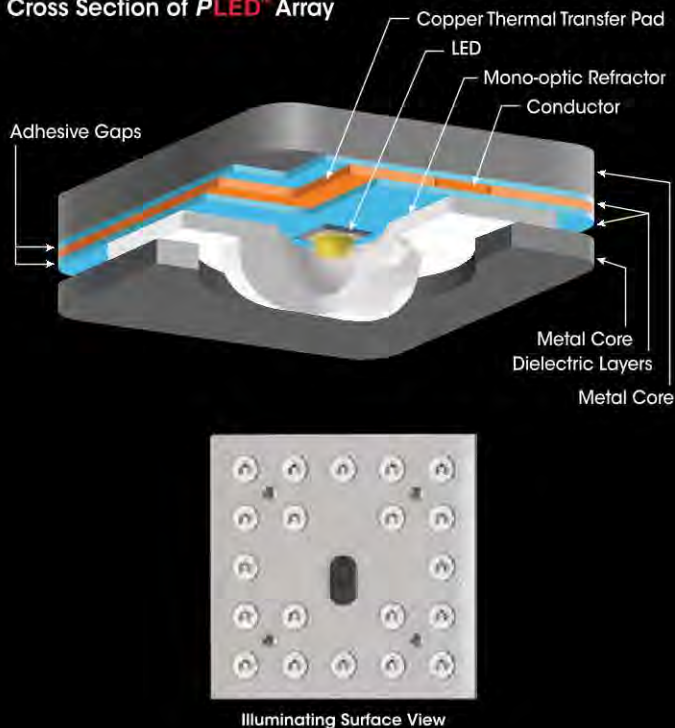


Outstanding Thermal Management

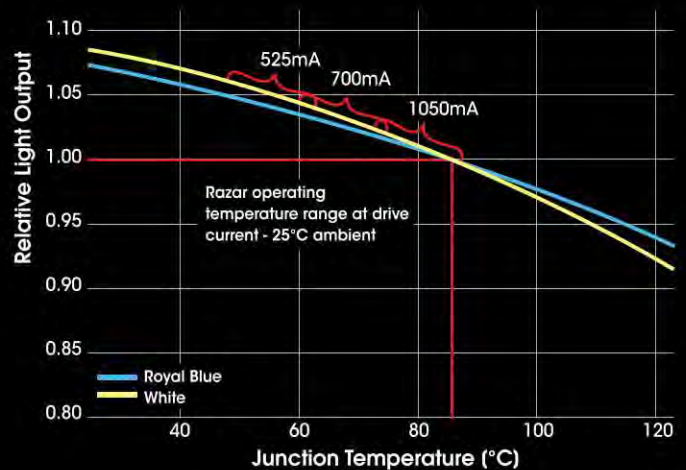
Razer uses U.S. Architectural's new **PLED**™ Array which consists of emitters (LED's) distributed across a metal core PCB individually sealed within an injection molded acrylic refractor and sandwiched between a thermally conductive dielectric designed to transfer heat to both the front and back surfaces of the PCB array.

The back of the **PLED**™ Array PCB mounts directly to the luminaire housing which has been milled to a flatness of <.003" in 12" for complete surface contact and maximum thermal conductivity. The illuminating side of the **PLED**™ Array has a generous surface area that further draws heat from the emitters, convecting that heat to the atmosphere, and lowering the component junction temperatures to maximize lumen output and overall system efficacy.

Cross Section of PLED™ Array



Lumen Output of Lumileds Luxeon™ T - T_j test = 85°C



Drive current and system operating temperatures greatly impact LED life and lumen output. A lower drive current lowers the operating temperature thereby extending the life of the LED, in most cases by tens of thousands of hours. Lower drive currents and lower temperatures also increase the efficacy of the LED improving overall system efficiency.

LED Life Expectancy

Using current industry guidelines (TM21), LED life can only be estimated up to 6x the actual tested time on the component. Most LED's have been tested for @ 10,000 actual hours, thus most manufacturers show a minimum of 60,000hrs of expected life.

All elements in the design and construction of Razer LED are geared to minimize heat and improve luminaire performance. The combination of robust heat-sinking technology and lower drive currents result in L70 LED life expectancies well in excess of 100,000 hours.

No. of LEDs	Drive Current	System Watts	HID Equivalent	Approx. Average Lumens - 4000K
24	525mA	41	70 - 100	4579
	700mA	53	100	5734
	1050mA	80	150 - 175	7499
40	525mA	65	100 - 150	7583
	700mA	86	175	9494
	1050mA	133	200 - 250	12478
48	525mA	81	150 - 175	9158
	700mA	105	200	11457
	1050mA	160	250 - 320	14998
80	525mA	131	200 - 250	15167
	700mA	173	400	18999
	1050mA	266	575	24955
120	525mA	196	450	22750
	700mA	260	575 - 750	28493
	1050mA	399	750 - 1000	37433

Project: Opa! Building addition and relocation of outdoor seating
Meeting Type: Workshop
Requests: Major PUD Change; Plat of Resubdivision (to consolidate underlying lots)
Location: 10235 W. Lincoln Highway
Applicant: George Karuntzos
Prop. Owner: Karuntzos Investments, LLC
Representative: Steven Francis, Linden Group

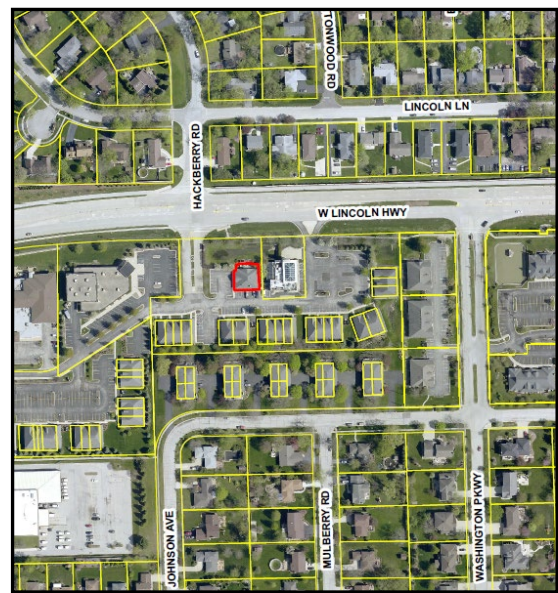
Site Details

Gross Area: 4,420 sq. ft. (0.1 acres)
PIN(s): 19-09-21-304-044-0000
Existing Zoning: B-4
Proposed Zoning: B-4
Future Land Use: General Commercial
Buildings: 8 (within entire PUD)
Units: 21 (within entire PUD)

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Restaurant	General Comm.	B-4
North	Comm. PUD	General Comm.	B-4
South	Comm. PUD	General Comm.	B-4
East	Comm. PUD	General Comm.	B-4
West	Comm. PUD	General Comm.	B-4

Figure 1. Location Map



Project Summary

The applicant, George Karuntzos, is proposing a building addition and relocation of the outdoor patio for the existing Opa restaurant, within the Brookside Commons PUD. The project would involve enclosing the existing 670 square foot patio and constructing a new 324 square foot outdoor seating area adjacent to it. The changes would only affect the parcel for the restaurant, which measures approximately 0.10 acres. There would be no changes to the common area within the PUD, including the existing parking, sidewalks and landscaping.

The proposal will require a Major PUD change to alter the approved plans for the Brookside Commons PUD, as well as a new Plat of Resubdivision to combine the 3 underlying lots for the property. The Brookside Commons PUD is located between the Brookside Commons West PUD and the Brookside Office Condos PUD. Each PUD was approved separately. There is no formal shared parking agreement between the three separate PUDs.

Attachments

1. Plat of Survey, received June 2, 2022
2. Aerial Photographs, Village of Frankfort GIS (large scale and small scale)
3. Aerial map of Brookside Commons PUD, Brookside Commons West PUD and Brookside Office Condos PUD
4. Tax Assessment Map, Will County
5. Tenant roster and parking analysis, prepared by staff (before and after the addition)
6. Pictures taken by staff, May 13, 2022
7. Existing tenants map, prepared by staff

8. Brookside Commons PUD Site Geometrics Plan, received June 2, 2022
9. Preliminary Site Plan 1":20' scale, received April 11, 2011
10. Preliminary Site Plan 1":10' scale, received March 16, 2011
11. Preliminary Site Plan ¼":1' scale, received June 2, 2022
12. Building Elevation drawing, north & west elevation, received March 16, 2022
13. Building Elevation drawing, east elevation, received June 2, 2022

Analysis

2019 Comprehensive Plan

1. The Comprehensive Plan illustrates the subject property as "General Commercial". The property is currently being used for a restaurant and the expansion and continuation of the use aligns with the Plan.

Zoning

1. The subject property is currently zoned B-4, Office, with a PUD overlay which was approved as a special use (Ordinance No. 1594 approved on October 21, 1996). The enclosure of the existing patio as well as constructing a new outdoor patio would require a Major change to the existing PUD.

Site Plan

1. The existing restaurant floorplan will not change with the proposed addition/enclosure. The restaurant is 2,675 square feet and seats 60 people.
2. The existing 670 square foot patio area, on the rear of the building but facing Route 30, would be enclosed to allow year-round use. The enclosed patio would be equipped with foldable glazing panels which could open during the summer months. The patio, before and after the enclosure, seats 40 people.
3. A new, 324 square foot outdoor patio would be constructed on the east side of the building addition/enclosure, which would seat additional 16 people. The patio would only be accessible through the new enclosed patio area.
4. Both the building addition/enclosure and the proposed outdoor patio would be ADA compliant.
5. All changes to the site plan would occur on the 0.10-acre parcel, with no changes to the common areas of the PUD.

Building Elevations and Floorplans

1. The existing 670 square foot patio masonry knee walls would remain, with composite siding and windows added above and enclosed by a roof. The proposed shingle roof over the existing patio would match the existing roof regarding pitch and materials. The pediment facing Route 30 would be constructed of fiber cement panels.
2. The outdoor lights along the perimeter of the existing patio would be removed and repurposed elsewhere on site. They may be used for the proposed outdoor patio.
3. The proposed 324 square foot outdoor patio deck would be constructed of composite wood. The railing around the patio would measure 3' 2 ¾" tall, complying with the Zoning Ordinance requirement of 3' minimum. The color would be Coastal Bluff by Trex (brown).

Parking & Loading

1. The Zoning Ordinance requires 1 parking space for every 100 square feet of gross floor area, plus one space for each employee during the largest working shift, regardless of whether the area is inside the building or outdoor seating. The area of the 1st floor of the restaurant is 2,675 square feet and the existing patio is 670 square feet, for a total of 3,345 square feet. The largest working shift is 8 employees. As such, the restaurant currently requires 42 parking spaces per Code.
2. The construction of the 324 square foot patio would add an additional 3 parking spaces per code, for a total of 45 parking spaces for the restaurant.
3. Staff performed a parking analysis of Brookside Commons (attached to this report). The PUD contains 125 parking spaces, including 7 ADA accessible spaces. Currently, all the existing uses within the PUD require approximately 248 parking spaces, resulting in a parking deficiency of 123 spaces. The proposed building addition/enclosure with the proposed outdoor patio would add 3 more parking spaces, for a total of 251 spaces required. These figures do not account for the former Simply Smokin' restaurant, which is closed.
4. The former Simply Smokin' restaurant remains closed at this time. If reopened as a restaurant, it would require approximately 98 additional parking spaces. The parking analysis table currently reflects 0 spaces required for this former restaurant because it is closed. It is possible that this structure may be reopened for something other than restaurant, which would require less additional parking.
5. 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. Office users peak parking demands are primarily on weekdays, between approximately 8 am – 5 pm, whereas restaurants peak parking demands are primarily on weekends in the evening.
6. Some existing tenants have noted that up to a dozen parking spaces are lost in the wintertime for snow storage.
7. There are no designated loading areas within the Brookside Commons PUD. Delivery trucks typically park in the drive aisle south of the restaurant. Some existing tenants have indicated to staff that deliveries are common during normal business hours and that it negatively affects traffic circulation within the PUD.

Stormwater & Drainage

1. Robinson Engineering has performed a cursory review of the project. Due to the small amount of impervious surface added to the site (324 SF), final engineering may be performed at the time of permitting.
2. According to the National Wetlands Inventory maps, there are no wetlands or floodplains on the subject property.

Landscaping

1. The enclosure of the patio will not affect any existing landscaping. The proposed 324 square foot new outdoor patio will result in the loss of a row of shrubs (see attached pictures). The representative has stated that no trees or any other landscaping would be removed as part of the project.

2. The site is heavily landscaped between the building and Route 30, including around the existing detention pond on the north side of the building.

Other

1. Although the project will require a Final Plat of Resubdivision to combine the underlying lots, a draft plat has not been provided at this time. The plat will be required prior to a public hearing.
2. The proposed plans were forwarded to the Utility and Building departments and the Frankfort Fire District. These departments have not indicated any concerns with the proposed plans.
3. The existing bathroom facilities are able to accommodate the proposed building addition/enclosure as well as the new outdoor patio.

Standards for 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.

Special Use Request (PUD) ---

The following findings of fact are used to judge the merit of a special use permit request.

Findings of Fact:

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

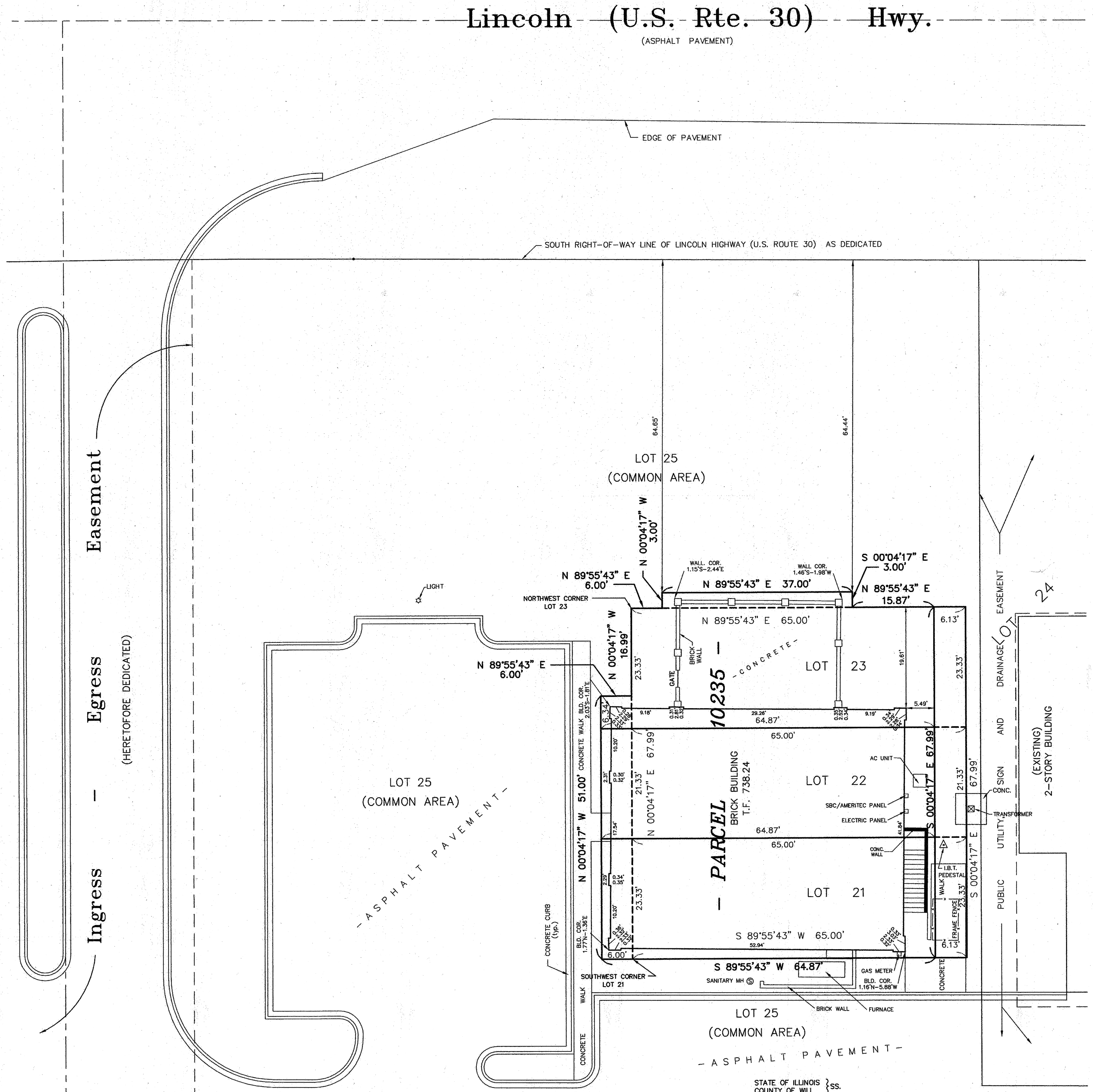
2. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
3. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
4. 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.
5. 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.
6. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
7. 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.
8. 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.

... *PLAT OF SURVEY* ...

Lots 21, 22 and 23 (except the East 6.13 feet thereof) in Brookside Commons P.U.D., being a Subdivision of the West Half of the Southwest Quarter of Section 21, Township 35 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded November 25, 1997 as Document No. R97-104659 in Will County, Illinois;

That part of Lot 25 in Brookside Commons P.U.D., being a Subdivision of the West Half of the Southwest Quarter of Section 21, Township 35 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded November 25, 1997 as Document No. R97-104659 in Will County, Illinois, being described as follows: Commencing at the Northwest corner of Lot 23 in said Brookside Commons P.U.D.; thence North 89°55'43" East 6.00 feet along the North line of said Lot 23 to the Point of Beginning; thence North 00°04'17" West 3.00 feet; thence North 89°55'43" East 37.00 feet; thence South 00°04'17" East 3.00 feet to the North line of said Lot 23; thence South 89°55'43" West 37.00 feet along said North line to the Point of Beginning, in Will County, Illinois.

That part of said Lot 25 in Brookside Commons P.U.D. described as follows: Beginning at the Southwest corner of Lot 21 in said Brookside Commons P.U.D.; thence South 89°55'43" West 6.00 feet; thence North 00°04'17" West 51.00 feet; thence North 89°55'43" East 6.00 feet to the West line of Lot 23 in said Brookside Commons P.U.D.; thence South 00° 04'17" East 51.00 along the West line of Lots 23, 22 and 21 in said Brookside Commons P.U.D. to the Point of Beginning, in Will County, Illinois.

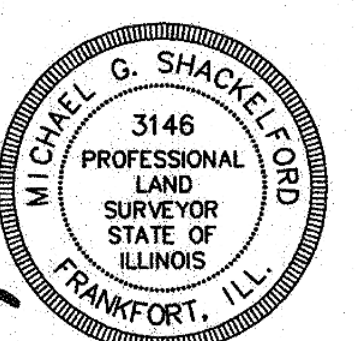


STATE OF ILLINOIS }
COUNTY OF WILL } ss.

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

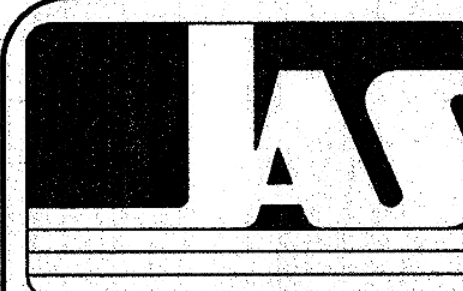
FRANKFORT, ILLINOIS JANUARY 6, A.D. 2004.
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3146 (exp. 11-30-04)



FRANKFORT, ILLINOIS 60423

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Joseph A. Schudt & Associates
19350 S. HARLEM AVENUE FRANKFORT, IL 60423
PHONE: 708-720-1000 FAX: 708-720-1065
e-mail: survey@joseng.com <http://www.joseng.com>

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

Date: 1-06-04
Scale: AS SHOWN
Disk No.: 9692-241SURR
Drawn: RLC/KB/TF
Checked: MGS
Sheet
1 OF 1
Job No.: 9692-241SURR

10235 W. Lincoln Highway - Opa addition (Brookside Commons PUD)



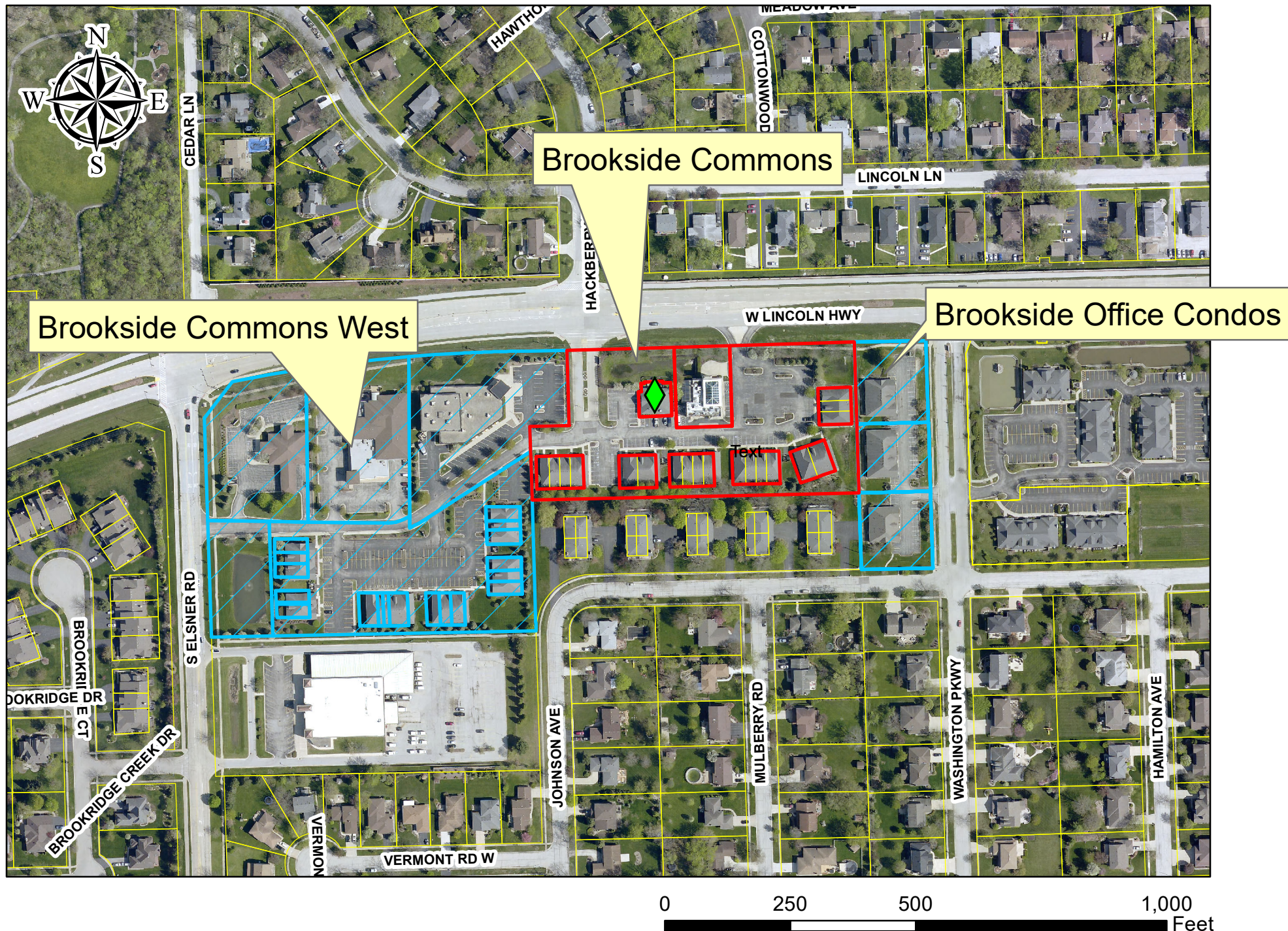
10235 W. Lincoln Highway - Opa addition (Brookside Commons PUD)



10235 W. Lincoln Highway - Opa addition (Brookside Commons PUD)



10235 W. Lincoln Highway - Opa addition (Brookside Commons PUD)



[illegible]

Denise Winfrey
County Executive
Rhonda R. Novak
Supervisor of Assessments

S002898
Brookside Commons PUD
R97-104659

S002899
Brookside Country Villas
Condos
R85-028174

S002900
Brookside Country Villas
Condos 1st Amdt.
R85-033872

S002901
Brookside Country Villas
Condos 2nd Amdt.
R86-049419

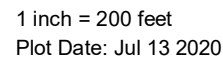
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Brookside Country Villas
Condos 3rd Amdt.
R86-057416

S002903
Brookside Country Villas
Condos 4th Amdt.
R87-011583

S002911
Brookside Sub
R77-016794

S006856
Brookside Commons West
Lot 1 PUD
R2001-037511

S007202
Brookside Commons West
Lots 2 thru 23, 2nd PUD
R2002-127624



EXISTING PARKING

Address	Name	Use Classification (Parking)	GFA (approx)	Employees	Exam Rooms	Parking required
10171	Frankfort Implant Detistry	Health Clinic: 3 spaces per exam room plus 1 space for each employee	1,466	6	4	18
10175	Brookside Dental	Health Clinic: 3 spaces per exam room plus 1 space for each employee	1,466			18
10179	Planet Color	Personal Service (Salon): 1 space per 200 SF GFA, plus 1 space for each employee	1,466	6		14
10181	Pain Management Institute	Professional office: 1 space per 200 SF GFA	2,200			11
10189	Midwest Anti-aging	Professional office: 1 space per 200 SF GFA	2,200			11
10197	CEI Marketing Communications	Business office: 1 space per 200 SF GFA	1,400			7
10201	Association Professional Counseling	Professional office: 1 space per 200 SF GFA	1,400			7
10205	Logiscial Claims Solutions	Business office: 1 space per 200 SF GFA	1,400			7
10209	ZPS Psychiatric Services	Professional office: 1 space per 200 SF GFA	1,400			7
10217	Platt Counseling	Professional office: 1 space per 200 SF GFA	1,400			7
10221	Area Marketing & Promotions	Business office: 1 space per 200 SF GFA	1,400			7
10225	Family Medicine	Health Clinic: 3 spaces per exam room plus 1 space for each employee	1,400	4	3	15
10229	Chiropractic	Health Clinic: 3 spaces per exam room plus 1 space for each employee	1,400	2	4	14
10237	Ameriprise Financial	Business office: 1 space per 200 SF GFA	2,250			12
10241	Partners in Oral Surgery	Health Clinic: 3 spaces per exam room plus 1 space for each employee	2,250	7	4	19
10257	Atlas Wealth Management	Business office: 1 space per 200 SF GFA	1,450			8
10261	Ameriprise Financial	Business office: 1 space per 200 SF GFA	1,450			8
10265	Synchronicity Event Marketing	Business office: 1 space per 200 SF GFA	1,450			8
10269	Lott Management, LLC	Business office: 1 space per 200 SF GFA	1,450			8
10235	OPA!	Full-Service restaurant: 1 space per 100 SF GFA plus 1 for each employee	3,345	8		42
10211	Former Simply Smokin' (closed)	Full-Service restaurant: 1 space per 100 SF GFA plus 1 for each employee	5,000			0
Total						248

Available parking: 125 spaces, including 7 ADA spaces

PROPOSED PARKING

Address	Name	Use Classification (Parking)	GFA (approx)	Employees	Exam Rooms	Parking required
10171	Frankfort Implant Detistry	Health Clinic: 3 spaces per exam room plus 1 space for each employee	1,466	6	4	18
10175	Brookside Dental	Health Clinic: 3 spaces per exam room plus 1 space for each employee	1,466			18
10179	Planet Color	Personal Service (Salon): 1 space per 200 SF GFA, plus 1 space for each employee	1,466	6		14
10181	Pain Management Institute	Professional office: 1 space per 200 SF GFA	2,200			11
10189	Midwest Anti-aging	Professional office: 1 space per 200 SF GFA	2,200			11
10197	CEI Marketing Communications	Business office: 1 space per 200 SF GFA	1,400			7
10201	Association Professional Counseling	Professional office: 1 space per 200 SF GFA	1,400			7
10205	Logiscial Claims Solutions	Business office: 1 space per 200 SF GFA	1,400			7
10209	ZPS Psychiatric Services	Professional office: 1 space per 200 SF GFA	1,400			7
10217	Platt Counseling	Professional office: 1 space per 200 SF GFA	1,400			7
10221	Area Marketing & Promotions	Business office: 1 space per 200 SF GFA	1,400			7
10225	Family Medicine	Health Clinic: 3 spaces per exam room plus 1 space for each employee	1,400	4	3	15
10229	Chiropractic	Health Clinic: 3 spaces per exam room plus 1 space for each employee	1,400	2	4	14
10237	Ameriprise Financial	Business office: 1 space per 200 SF GFA	2,250			12
10241	Partners in Oral Surgery	Health Clinic: 3 spaces per exam room plus 1 space for each employee	2,250	7	4	19
10257	Atlas Wealth Management	Business office: 1 space per 200 SF GFA	1,450			8
10261	Ameriprise Financial	Business office: 1 space per 200 SF GFA	1,450			8
10265	Synchronicity Event Marketing	Business office: 1 space per 200 SF GFA	1,450			8
10269	Lott Management, LLC	Business office: 1 space per 200 SF GFA	1,450			8
10235	OPA!	Full-Service restaurant: 1 space per 100 SF GFA plus 1 for each employee	3,669	8		45
10211	Former Simply Smokin' (closed)	Full-Service restaurant: 1 space per 100 SF GFA plus 1 for each employee	5,000			0
Total						251

Available parking: 125 spaces, including 7 ADA spaces













By Christopher Gruba at 11:18 am, May 11, 2022

SITE DATA		
LAND AREA	4,4937 SF	10 AC
BUILDING AREA		
EXISTING	2675 SF	
PROPOSED	610 SF	
TOTAL	3,345 SF	

SITE DATA BASED ON UNDERLYING B-4 ZONING DISTRICT REQUIREMENTS		
	<u>EXISTING</u>	<u>REQUIRED PER B-5 ZONING</u>
PARKING		
RESTAURANT, FULL SERVICE		
OPA RESTAURANT	22 CARS (NEAREST SPACE)	1 SPACE PER 100sqft PLUS EMPLOYEES
CLOSED RESTAURANT	39 CARS (NEAREST SPACE)	1 SPACE PER 100sqft PLUS EMPLOYEES
HEALTH CLINIC		
PARTNERS DENTAL CLINIC	2	3 PATRON PARKING PER EXAM ROOM PLUS EMPLOYEES
IMPLANT DENTISTRY		3 PATRON PARKING PER EXAM ROOM PLUS EMPLOYEES
MARVA GETHERS PHYSICIAN		3 PATRON PARKING PER EXAM ROOM PLUS EMPLOYEES
BROOKSIDE DENTAL		3 PATRON PARKING PER EXAM ROOM PLUS EMPLOYEES
OFFICE		
AMERIPRISE FINANCIAL		1 SPACE PER 200sqft GROSS AREA
PERSONAL SERVICE		
ACCESS WELLNESS CENTER		1 SPACE PER 200SQFT GROSS AREA PLUS EMPLOYEES
MASSAGE PARLOR		
MIDWEST ANTI AGING MED SPA		1 SPACE PER 200SQFT GROSS AREA PLUS EMPLOYEES
PLANET COLOR SALON		1 SPACE PER 200SQFT GROSS AREA PLUS EMPLOYEES
TOTAL	122 CAR SPACES IN SHARED LOT A 132 CAR SPACES IN SHARED LOT B	

The site plan for Brookside Commons West features several key elements:

- Buildings:** Five existing buildings are shown as rectangles with the following areas:
 - Top Left: EXISTING BUILDING 1600 SF
 - Bottom Left: EXISTING BUILDING 5,250 SF
 - Center: EXISTING BUILDING 5,000 SF
 - Bottom Right: EXISTING BUILDING 4800 SF
 - Far Right: Two EXISTING BUILDING 4800 SF units.
- Parking:** Multiple SHARED PARKING AREAS are distributed throughout the site, primarily along the central and right-hand streets.
- Landscaping:** A large, irregular landscaped area is located in the upper center of the site. Smaller landscaped areas are indicated by hatched patterns near the building footprints.
- Streets:** The site is bounded by streets on the top, bottom, left, and right, with parking spaces aligned along these boundaries.

The site plan shows Brookside Commons bounded by W. Lincoln Highway to the north and W. Main Street to the east. The plan includes several existing buildings, some proposed additions, and multiple shared parking areas. Key features include:

- Existing Buildings:**
 - EXISTING DETENTION AREA
 - EXISTING CPA RESTAURANT BUILDING - 2,678 SF (labeled OPA!)
 - Fmr. Simply Smokin' (closed) - 5,000 SF
 - EXISTING BUILDING 5,000 SF (multiple locations)
 - EXISTING BUILDING 4,900 SF
 - EXISTING BUILDING 5,000 SF
 - EXISTING BUILDING 5,000 SF
 - EXISTING BUILDING 4,400 SF
- Parking Areas:** Multiple SHARED PARKING AREAS are distributed throughout the site.
- Proposed Additions:** PROPOSED ENCLOSED PATIO ADDITION (670 SF) and PROPOSED DECK (8'x10').
- Surrounding Streets:** W. LINCOLN HIGHWAY, W. MAIN STREET, and W. BROADWAY.
- Adjacent Properties:** 10179: Planet Color (6 employees), 10175: Brookside Dental (closed Wednesday), 10171: Frankfort Imp (6 employees, 4 exam rooms).

Address	Business Name	Employees	Exam Rooms
10257	Atlas Wealth Management		
10261	Ameriprise Financial		
10265	Synchronicity Event Marketing		
10269	Lott Management LLC		
10241	Partners in Oral Surgery	7 employees	4 exam rooms
10237	Ameriprise Financial		
10229	Chiropractic	2 employees	4 exam rooms
10225	Family Medicine	4 employees	3 exam rooms
10221	Area Marketing & Promotions		
10217	Platt Counseling		
10209	ZPS Psychiatric Svcs.		
10205	Logistical Claims Solutions		
10201	Association Professional Counseling		
10197	CEI Marketing Communications		
10189	Midwest Anti-Aging		
10181	Pain Management Institute		

SITE DATA	4,945/21 SF	NO AC
LAND AREA		
BUILDING AREA		
EXISTING	2,675 SF	
PROPOSED	6,052 SF	
TOTAL	3,376 SF	

SITE DATA BASED ON UNDERLYING B-D ZONING DISTRICT REQUIREMENTS

EXISTING	REQUIRED PER B-D ZONING
PARKING	
RESTAURANT, FULL SERVICE	
OPA RESTAURANT	1 SPACE PER 100SQFT PLUS EMPLOYEES
GOLFED RESTAURANT	1 SPACE PER 100SQFT PLUS EMPLOYEES
HEALTH CLINIC	
PARTNERS DENTAL CLINIC 2	3 PATRON PARKING PER EXAM ROOM PLUS EMPLOYEES
INFANT DENTISTRY	3 PATRON PARKING PER EXAM ROOM PLUS EMPLOYEES
MARVA GETHENS PHYSICIAN	3 PATRON PARKING PER EXAM ROOM PLUS EMPLOYEES
BROOKSIDE DENTAL	3 PATRON PARKING PER EXAM ROOM PLUS EMPLOYEES
OFFICE	
W-ENTERPRISE FINANCIAL	1 SPACE PER 200SQFT GROSS AREA
PERSONAL SERVICE	
ACCESS WELLNESS CENTER	1 SPACE PER 200SQFT GROSS AREA PLUS EMPLOYEES
MASSAGE PARLOR	
MOVANT ANTI AGING HED SPA	1 SPACE PER 200SQFT GROSS AREA PLUS EMPLOYEES
FLORIST COLOR SALON	1 SPACE PER 200SQFT GROSS AREA PLUS EMPLOYEES
TOTAL	122 CAR SPACES IN SHARED LOT A 52 SPACES IN SHARED LOT B



ARCHITECTURE
LAND PLANNING
INTERIOR ARCHITECTURE
LANDSCAPE ARCHITECTURE

10100 ORLAND PARKWAY SUITE 110
ORLAND PARK, ILLINOIS 60467
(708) 799-4400
WWW.LINDENGROUPINC.COM

OPA
MODERN GREEK CUISINE
Frankfort, Illinois

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3

2022-0019

PROJECT NUMBER _____

2-25-2022

F

DRAWN BY _____ FINAL REVIEW _____

DRAWINGS, SPECIFICATIONS, PLANS, CONCEPTS, ARRANGEMENTS
 DESIGNS REPRESENTED OR REFERRED TO IN THESE DOCUMENTS
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SHEET NAME

S-1.0

HEET

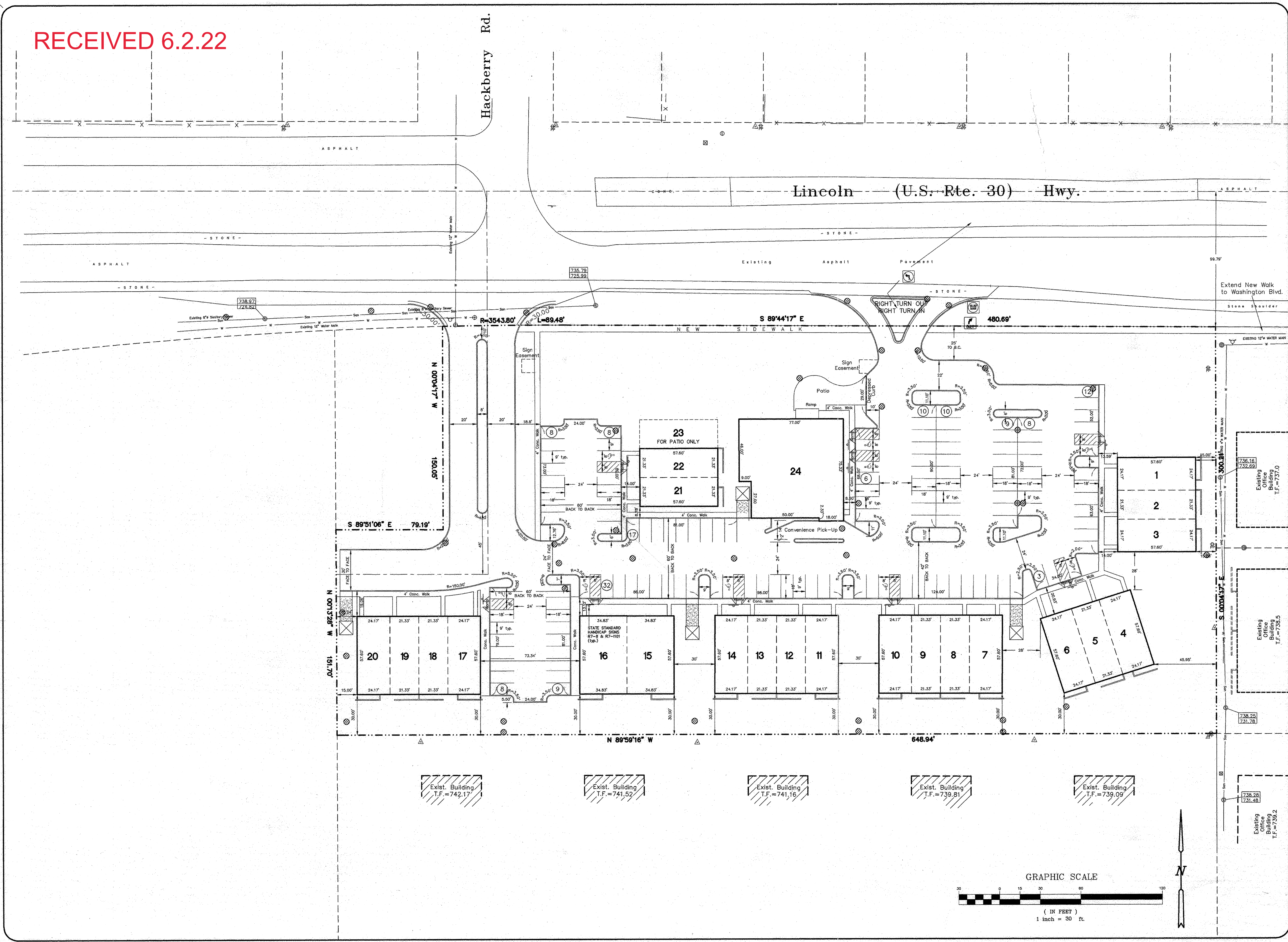
PRELIMINARY SITE PLAN

1"=20'-0"



RECEIVED 6.2.22

D:\PROJECTS\9692\9692g001.dwg Mon Jun 08 10:25:46 1998 COPYRIGHT 1998 - JOSEPH A. SCHUDT & ASSOCIATES



FRANKFORT

19350 S. HARLEM AVENUE, FRANKFORT, IL., 60423

PHONE: 1-708-720-1000 FAX: 1-708-720-1065

CIVIL ENGINEERING LAND SURVEYING LAND PLANNING

BROOKSIDE COMMONS

Frankfort, Illinois

Site Geometrics

REVISIONS: 9-26-97 6-8-98
4-21-97 2-25-98
8-21-97 6-5-98

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Date: 12-9-96
Scale: 1" = 30'
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2 OF 7
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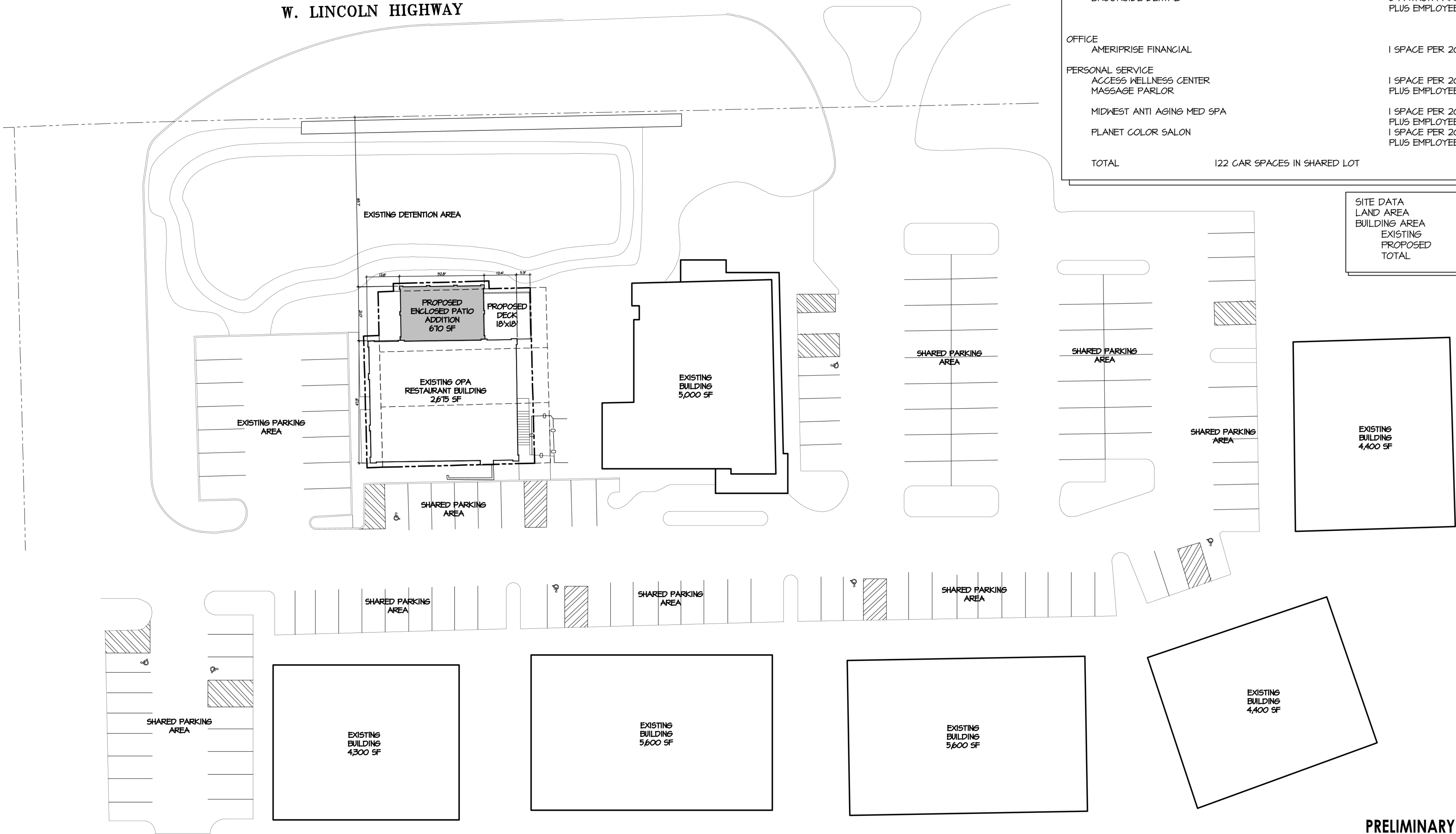
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(708) 799-4400
WWW.LINDENGROUPINC.COM

PROPOSED ADDITION TO

OPA!
MODERN GREEK CUISINE
Frankfort, Illinois

SITE DATA BASED ON UNDERLYING B-4 ZONING DISTRICT REQUIREMENTS		
	EXISTING	REQUIRED PER B-5 ZONING
PARKING		
RESTAURANT, FULL SERVICE		
OPA RESTAURANT	22 CARS (NEAREST SPACE)	1 SPACE PER 100sqft PLUS EMPLOYEES
CLOSED RESTAURANT	34 CARS (NEAREST SPACE)	1 SPACE PER 100sqft PLUS EMPLOYEES
HEALTH CLINIC		
PARTNERS DENTAL CLINIC 2		3 PATRON PARKING PER EXAM ROOM PLUS EMPLOYEES
IMPLANT DENTISTRY		3 PATRON PARKING PER EXAM ROOM PLUS EMPLOYEES
MARVA GETHERS PHYSICIAN		3 PATRON PARKING PER EXAM ROOM PLUS EMPLOYEES
BROOKSIDE DENTAL		3 PATRON PARKING PER EXAM ROOM PLUS EMPLOYEES
OFFICE		
AMERIPRISE FINANCIAL		1 SPACE PER 200sqft GROSS AREA
PERSONAL SERVICE		
ACCESS WELLNESS CENTER		1 SPACE PER 200sqft GROSS AREA PLUS EMPLOYEES
MASSAGE PARLOR		
MIDWEST ANTI AGING MED SPA		1 SPACE PER 200sqft GROSS AREA PLUS EMPLOYEES
PLANET COLOR SALON		1 SPACE PER 200sqft GROSS AREA PLUS EMPLOYEES
TOTAL	122 CAR SPACES IN SHARED LOT	

SITE DATA		
LAND AREA	4,419.57 SF	.10 AC
BUILDING AREA		
EXISTING	2,675 SF	
PROPOSED	670 SF	
TOTAL	3,345 SF	



PRELIMINARY SITE PLAN
1"=20'-0"

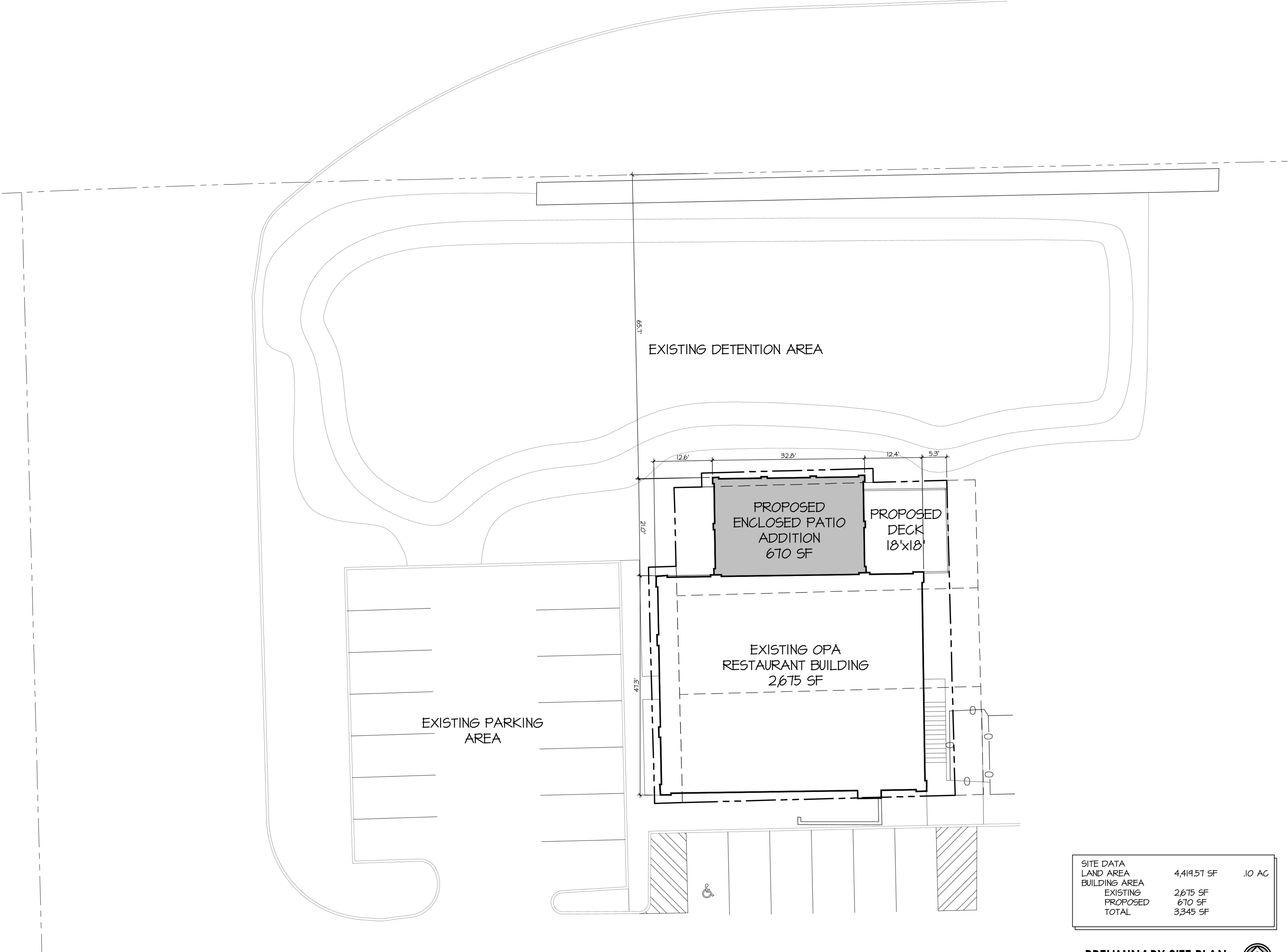
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W. LINCOLN HIGHWAY



SITE DATA		
LAND AREA	4,419.57 SF	.10 AC
BUILDING AREA		
EXISTING	2,675 SF	
PROPOSED	670 SF	
TOTAL	3,345 SF	

PRELIMINARY SITE PLAN



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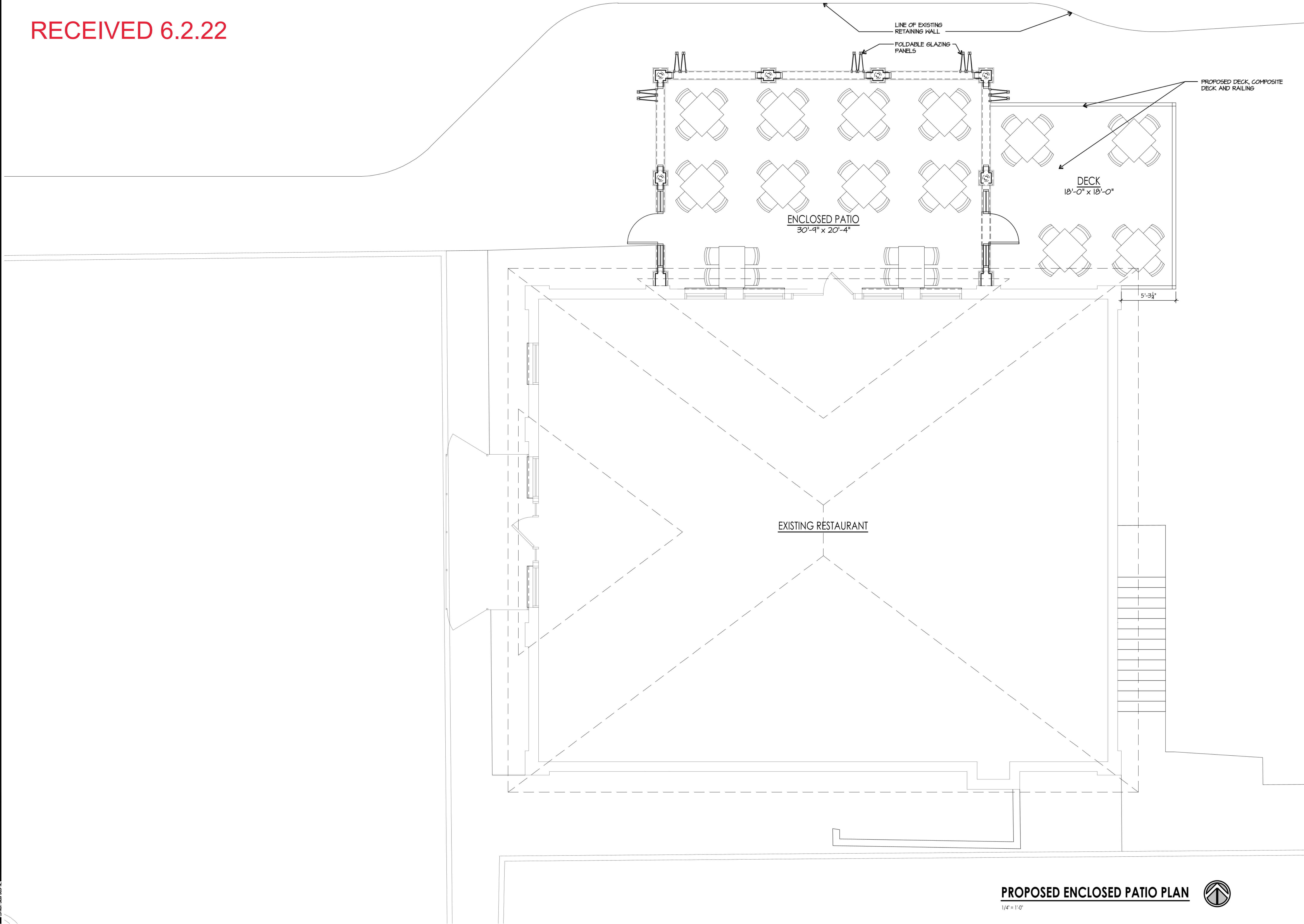
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PROPOSED ENCLOSED PATIO PLAN

1/4" = 1'-0"



L

G

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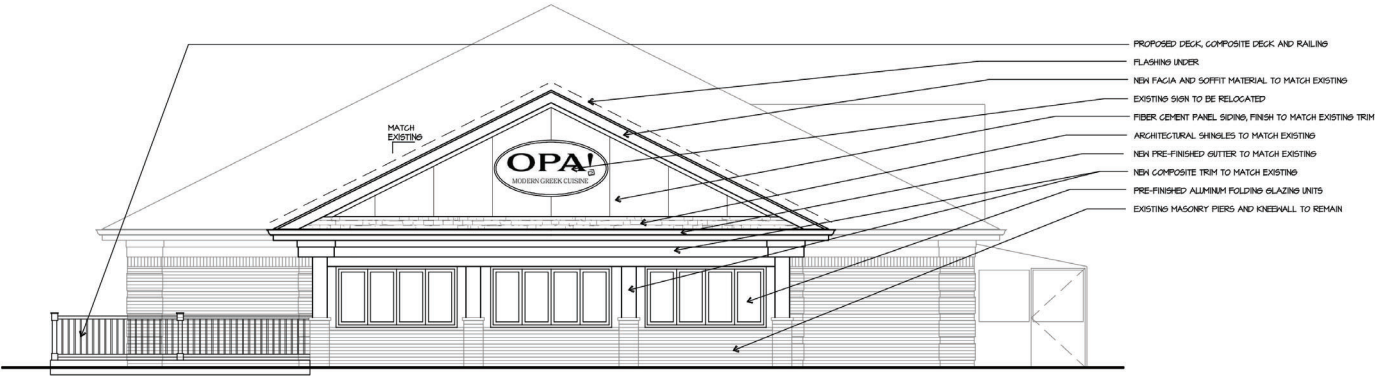
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PROPOSED WEST ELEVATION

1/4" = 1'-0"



PROPOSED NORTH ELEVATION

1/4" = 1'-0"



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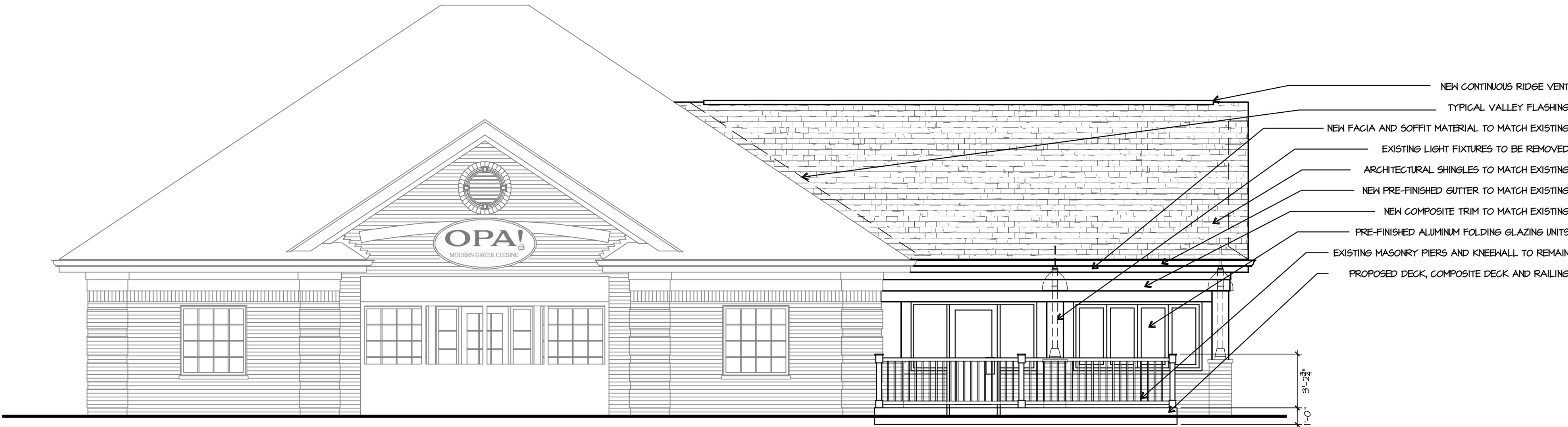
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PROPOSED EAST ELEVATION

1/4" = 1'-0"

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