



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

**Thursday, January 11, 2024  
6:30 P.M.**

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

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- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes of December 14, 2023**
- 4. Public Hearing: 20 S. White Street – Frankfort Arts Association (Ref#104)**  
Request: Special Use Permit for Indoor Entertainment in the H-1 Historic District.  
(PIN: 19-09-28-208-003-0000).
- 5. Public Hearing: 116 and 118 Kansas Street – Petite Patate (Ref#106)**  
**(CONTINUATION OF PUBLIC HEARING FROM 12/14/23)**  
Request: Special Use Permit for a full-service restaurant with liquor sales in the H-1 Historic District (PINs: 19-09-28-206-017-0000 and 19-09-28-206-016-0000).
- 6. Public Hearing: 116 and 118 Kansas Street – Kevin Kreger (Ref#108)**  
**(CONTINUATION OF PUBLIC HEARING FROM 12/14/23)**  
Request: Zoning Ordinance Variations to (1) reduce the required west interior side yard from 5 feet to 3 feet, (2) reduce the required east interior side yard from 5 feet to 1 feet, and (3) reduce the required rear yard from 10 feet to 6 feet, for a one-story rear building addition, and (4) to waive all required off-street parking; and a Special Use Permit for a Vacation Rental, in the H-1 Historic District (PINs: 19-09-28-206-016-0000 and 19-09-28-206-017-0000).
- 7. Public Hearing: 20500 S. La Grange Road – Pamela Montalbano Massage Therapy (Ref#107)**  
Request: Special Use Permit for a massage establishment in the B-4 Office District (PIN: 19-09-16-400-031-0000).
- 8. Non-Public Hearing: Voorn Lawndale Plat of Subdivision**  
Request: Preliminary and Final Plat of the Voorn Lawndale Subdivision (PINs: 19-09-22-304-012-0000 and 19-09-22-304-013-0000).
- 9. Public Hearing: Village of Frankfort Zoning Ordinance Text Amendment – Accessory Structures**  
Request: Consideration of proposed revisions to the Village of Frankfort Zoning Ordinance regarding accessory structures (Article 5, Section D).
- 10. Public Hearing: Village of Frankfort Zoning Ordinance Text Amendment – Parking Requirements**  
Request: Consideration of proposed revisions to the Village of Frankfort Zoning Ordinance regarding off-street parking requirements (Article 7, Section B and Article 6, Section C, Part 3(g)).
- 11. Public Comments**
- 12. Village Board & Committee Updates**
- 13. Other Business**

#### **14. Attendance Confirmation (January 25, 2024)**

#### **15. Adjournment**

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





## MINUTES

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

December 14, 2023 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

- Call to Order:** Chair Schaeffer called the meeting to order at 6:30 PM
- Commissioners Present:** Nichole Schaeffer (Chair), Dan Knieriem, Brian James, Johnny Morris
- Commissioners Absent:** David Hogan, Jessica Jakubowski, Will Markunas
- Staff Present:** Planning & Economic Development Director Mike Schwarz, Senior Planner Christopher Gruba, Planner Amanda Martinez
- Elected Officials Present:** None

#### A. Approval of the Minutes from October 26<sup>th</sup>, 2023

Chair Schaeffer asked for questions or comments regarding the minutes. There were none.

**Motion (#1):** To approve the minutes from October 26<sup>th</sup>, 2023, as presented.

Motion by: Knieriem

Seconded by: James

Approved: (4-0)

#### B. Public Hearing: 165 Industry Avenue, Unit C (Unit 3 on Plat of Survey) – CNC Lawncare (continued from October 26, 2023)

Mike Schwarz presented the staff report.

The applicant, Chad Uthe and the owner, Jonas B, approached the podium. Mr. Uthe noted that the trucks that were displayed on the pictures to the Commission are put away each night and not left outside.

Chair Schaeffer asked the owner if he had been informed of the need to consolidate the lots. He said that he had and that he has an attorney working on it. Chair Schaeffer asked him if he was agreeable to consolidating the lots. He responded yes.

Commissioner Knieriem asked the owner how long he had owned the property and if he had made any improvements to it since then. The owner said that he's owned it for 2 ½ years and that the current conditions of the property are the same as when he purchased it.

Commissioner Morris said that some issues had been raised by the adjacent property owner at the last public hearing, including burning debris. Mr. Uthe responded that all downspouts on his property are aimed away from neighboring properties, so he disagrees that there is stormwater runoff affecting other properties. Mr. Uthe said that there was a concrete wall that fell apart on his property, but that he fixed it. Mr. Uthe said that he sometimes burns branches on the site, but before he does he contacts the Fire District for permission.

Commissioner James asked staff if burning debris is a permitted use. Mr. Schwarz responded that this is more of a municipal code issue and not a zoning issue. Commissioner Knieriem asked Dennis Merz of the Frankfort Fire District, who was in attendance, if this is a common request. Mr. Merz replied that it was a common request and that granting approval mostly depends on weather conditions at the time. Commissioner Morris asked if obtaining approval to burn debris is approved verbally. He responded yes.

Commissioner Knieriem said that he went out to the property and it looked like they did a great job of cleaning it up. He asked about the status of a white pickup truck in the rear yard. Mr. Uthe said that he's in the process of removing that vehicle.

Commissioner James agreed that the property looked like it was in better shape.

Chair Schaeffer also agreed that it was both cleaned up and also kept tidy since then. She asked if anyone in the public wished to speak. There were none.

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

Motion by: James

Seconded by: Morris

Approved by voice vote: (4-0)

Chair Schaeffer said that they would review the Special Use Permit for the use first. She noted that there were two proposed conditions of approval, being that the parcels must be consolidated and that any vehicles stored outside would be parked on a paved surface.

Commissioner Knieriem asked if they intended to pave any areas for parking if, in the summer, there were 10 employee trucks on site. Mr. Uthe said that they have an agreement with the property to the south to park vehicles, which has a paved parking lot. Commissioner Knieriem asked if they could furnish a letter of this agreement.

Commissioner Morris asked if the applicant was going to enter into an agreement with the property to the south or if they intended to pave any of their subject property for parking.

Mr. Uthe responded that he would not be parking on his property, but if he did, he would pave a small portion for parking. Chair Schaeffer asked whether a condition of approval should be added to require paving in the event of outdoor parking. Commissioner Knieriem asked Mr. Schwarz for his opinion. He responded that site plans are approved in conjunction with a Special Use Permit and currently, the site plan does not illustrate any areas for parking on the subject property.

Commissioner Knieriem asked if any vehicles would be parked in the area of the existing northern parcel and what this area would be used for. The applicant responded that they would not park vehicles in the existing northern parcel area and that nothing would be stored in this area either.

Chair Schaeffer read condition #3 and noted that there was agreement among the Commission to keep it.

Chair Schaeffer read condition #4. Mr. Uthe said that an employee would be assigned to sweep the street clean once a day.

Chair Schaeffer read condition #5 regarding the removal of junk vehicles and noted that this condition had largely been met, apart from the single white truck on site.

Chair Schaeffer read condition #6, requiring that the applicant submit a Grading Plan and that the area be graded and seeded. Mr. Uthe agreed with this. Chair Schaeffer said that a Grading Plan should be submitted within 60 days of approval by the Board, assuming approval by the Board.

Commissioner James asked that if the existing northern parcel would not be used for anything, that it should be kept maintained.

**Motion (#3):** Recommend that the Village Board approve the request for a Special Use Permit for a Landscape Business for the property located at 165 Industry Avenue, Unit 3 (PINs: 19-09-34-103-009-1001, 19-09-34-902-000-0000, 19-09-34-100-071-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following condition(s):

1. Within one year of the date of Village Board approval of a Special Use Permit for a Landscape Business, the property owner shall record a Plat of Resubdivision to consolidate Parcels 1 and 2, and shall amend the existing condominium documents and record amended condominium documents as may be legally necessary, so that the northern parcel is brought into compliance with the Subdivision Ordinance (by achieving frontage on a public right-of-way) and the proposed accessory use for outdoor storage of uncontained bulk materials is thereby brought into compliance with the Zoning Ordinance (by achieving a

location on the same parcel and in connection with the principal use of a landscape business); Non-compliance with this condition may result in fees and penalties pursuant to Article 11, Section A of the Zoning Ordinance; and

2. Any and all vehicles associated with the landscape business, including customer vehicles, employee personal vehicles, trucks, and trailers shall be parked on an approved paved surface; and
3. Semi-trailers, shipping containers or other similar storage containers are prohibited for storage; and
4. Any and all dirt and other debris on the paved surfaces of Parcels 1 and 2 and/or on any portion of the public street, shall be swept clean on a daily basis; and
5. Any and all existing outdoor storage materials, equipment, and vehicles on Parcel 2 (PIN 19-09-34-100-071-0000) that are not in accordance with the submitted Site Plan (“Yard Plan” dated September 27, 2023) shall be removed from said parcel within 60 days of the date of Village Board approval of a Special Use Permit for a Landscape Business; and
6. The property owner or owner of the landscape business shall submit a Grading Plan for Parcel 2 (PIN 19-09-34-100-071-0000), within 60 days of the date of Village Board approval of a Special Use Permit for a Landscape Business, with said Grading Plan to be reviewed by the Village Engineer; Following approval of the Grading Plan, all dirt ground surfaces shall be planted with grass seed or installed with sod within 6 months of the date of Village Board approval of a Special Use Permit for a Landscape Business.

Motion by: Knieriem

Seconded by: James

Approved: (4-0)

Chair Schaeffer discussed the Special Use Permit request for outdoor storage. She reviewed each of the six (6) recommended conditions, which were largely the same as the conditions for the first Special Use Permit. Condition #1 states that if the parcel to the north is sold, then the Special Use Permits become null and void. Mr. Schwarz noted that this was a safeguard to ensure that the two parcels are combined.

**Motion (#4):** Recommend that the Village Board approve the request for a Special Use Permit for Outdoor Storage of uncontained bulk materials, in the I-2 General Industrial District, for the property located at 165 Industry Avenue, Unit 3 (PINs: 19-09-34-103-009-1001, 19-09-34-902-000-0000, 19-09-34-100-071-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following condition(s):

1. If and when the property owner desires to transfer ownership of Parcel 2 (PIN 19-09-34-100-071-0000), if such transfer is done prior to any consolidation of Parcels 1 and 2, the Special Use Permit for outdoor storage of uncontained bulk materials shall become null and void on any portion of Parcel 2 (PIN 19-09-34-100-071-0000); and
2. Bulk materials stored on site may not exceed the fence height and/or shall be completely screened from the public right-of-way and adjacent properties; and
3. Semi-trailers, shipping containers or other similar storage containers are prohibited for storage; and
4. Any and all dirt and other debris on the paved surfaces of Parcels 1 and 2 and/or on any portion of the public street, shall be swept clean on a daily basis; and
5. Any and all existing outdoor storage materials, equipment, and vehicles on Parcel 2 (PIN 19-09-34-100-071-0000) that are not in accordance with the submitted Site Plan (“Yard Plan” dated September 27, 2023) shall be removed from said parcel within 60 days of the date of Village Board approval of a Special Use Permit for Outdoor Storage of uncontained bulk materials; and
6. The property owner or owner of the landscape business shall submit a Grading Plan for Parcel 2 (PIN 19-09-34-100-071-0000), within 60 days of the date of Village Board approval of a Special Use Permit for a Landscape Business, with said Grading Plan to be reviewed by the Village Engineer; Following approval of the Grading Plan, any and all dirt ground surfaces shall be planted with grass seed or installed with sod within 6 months of the date of Village Board approval of a Special Use Permit for Outdoor Storage of uncontained bulk materials.

Motion by: James

Seconded by: Morris

Approved: (4-0)

Mike Schwarz noted that this project would likely proceed to the Board in January but would be in touch with the applicant.

### **C. Public Hearing: 11240 W. Laraway Road – Sauna Guard Wellness Center**

Amanda Martinez presented the staff report.

Applicants Omar Hassad and Mohammad Jalouga approached the podium. The applicants noted that they would not have walk-in customers and that all appointments would be made ahead of time. In this way, their business would not generate a lot of parking, since only

one masseuse could work on one person at one time. The applicant noted that they are in the process of purchasing the Walgreens property next door.

Amanda Martinez noted that the property currently has 24 parking spaces. However, based upon the floor plan submitted, the use would require a total of 32 spaces.

Chair Schaeffer asked the applicant if they've ever owned or operated a business like the proposed massage establishment. The applicant replied that this would be his first massage establishment, but he does own various other businesses.

Commissioner Knieriem said that he thought the proposed use was appropriate and that the new building looked nice.

Commissioner Morris asked the applicant if they've ever been involved in any massage business. Mr. Jalouga responded that he worked as a chiropractor student, which is somewhat related because there are massage therapists that work with chiropractors. Commissioner Morris asked how the hiring process would work for masseuses. Mr. Hassad responded that they would perform complete background checks, including criminal background checks and whether they are professionally licensed. Commissioner Morris asked the applicant how many customers would come per day. Mr. Hassad responded that he didn't know but reiterated that clients had to make appointments ahead of time. Commissioner Morris asked about the proposed hours of operation and why they chose the business hours. Mr. Hassad responded that they would be open from 9 am – 7 pm, Monday through Friday, 9 am – 5 pm on Saturday and closed on Sunday. He explained that they'd be open later on weekdays to allow customers to come in after their normal working hours. On Saturdays, they wouldn't be open as late because most people don't work on Saturdays, allowing them to come at midday. On Sundays, they thought that most people would rather stay home.

Commissioner James said he liked that the applicant had a business plan for their new building. He's also never noticed a parking issue at Walgreens.

Chair Schaeffer asked if anyone in the public wished to speak.

Michael Brewer signed in at the podium, who is the president of the Sandalwood HOA, located behind the new commercial building. He said that his only concern is the lack of landscaping on the backside of the landscape berm, adjacent to Sandalwood Subdivision. He said that before the building was constructed, there was brush and vegetation that obscured the view of the building. This brush was cleared out and the existing trees were trimmed high, so that the view of the new brick building is very noticeable. He asked if more landscaping could be installed on the back side of the berm. He also noted that there had been lawn maintenance issues on the property in the recent past.

Mr. Hassad responded that the grass did get tall once but only because he was in the process of construction and had intended to dump dirt over the grass in order to grade the site. He said that since his commercial property sits higher than the residential subdivision, the building is naturally more noticeable. Even if he installed a fence between his property and Sandalwood Subdivision, the building would still be seen.

Commissioner James asked staff if a Landscape Plan had been submitted and approved for this property. Mike Schwarz responded that the plans were reviewed by the Building Department but that he would confirm with them to make sure that the approved plans were adhered to.

Mr. Brewer said he also noticed a blue dumpster behind the building. Mr. Hassad said that this was a construction dumpster which would be removed once all construction is completed. Chair Schaeffer reiterated that staff would investigate the landscaping and the approved Landscape Plan.

**Motion (#5):** To close the public hearing.

Motion by: James

Seconded by: Morris

Approved: (4-0)

**Motion (#6):** Approve an adjustment to the minimum number of required parking spaces to allow the existing 24 parking spaces on the property to serve the proposed uses.

Motion by: James

Seconded by: Morris

Approved: (4-0)

**Motion (#7):** Recommend the Village Board approve a Special Use Permit for a Massage Establishment to operate in the B-2 Community Business District for the property located at 11240 W. Laraway Road, Frankfort, Illinois 60423 (PIN 19-09-30-401-063-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following two conditions:

- a. The applicant shall comply with Zoning Ordinance Article 5, Section C, Part 11.1, Use Regulations for Massage Establishments; and
- b. The applicant shall obtain a Business License.

Motion by: Morris

Seconded by: James

Approved: (4-0)

Mike Schwarz said that this item would likely be heard by the Board at their first meeting in January.

**D. Public Hearing: 116 Kansas Street – Petite Patate**

Amanda Martinez presented the staff report.

There was an initial debate as to whether there should be any discussion on this item, since staff requested that this item be continued (tabled) to the January 11<sup>th</sup>, 2024 meeting. It was decided that since the applicant traveled to attend the meeting, as well as several members of the audience that may have wished to speak, that the Commission could discuss the item.

Chair Schaeffer asked if there was anything in the public that wished to speak. Mark Creer approached the podium, who lives at 119 W. Nebraska Street. He was concerned that garbage from the future restaurant use may impact his residence. He said that there were racoons and opossums that lived in the building while it was vacant. He noted that there is not a lot of space on their site to situate a garbage bin. Mr. Kreger responded that he hadn't yet determined where a garbage bin would be placed, but that likely the existing platted alley that was disused for so long would be used again, in part to collect garbage.

No other members of the public wished to speak.

Commissioner Knieriem said that containment vessels for food grease would likely be needed and to keep this in mind while designing the site, mostly in order to minimize the impact to adjacent residences. Mr. Kreger said that he was planning to install a concrete pad in the rear for a commercial dumpster for the restaurant use and that the proposed office and residential uses would likely have standard residential bins for curbside pickup. Commissioner Knieriem said that there are requirements for commercial dumpster enclosures.

**Motion (#8):** To continue and keep open the public hearing until the January 11<sup>th</sup>, 2024 PC/ZBA meeting.

Motion by: James

Seconded by: Knieriem

Approved: (4-0)

**E. Public Hearing: 116 & 118 Kansas Street – Kevin Kreger**

Amanda Martinez presented the staff report. Mike Schwarz asked the Commission whether they wanted to act on this project or keep the public hearing open and continue the meeting on January 11<sup>th</sup>, 2024.



The applicant, Kevin Kreger, said that he would prefer that the PC/ZBA act tonight and vote on the requested variations, in order for him to proceed with exterior construction work during the winter, weather permitting. There was some discussion that the Board would likely not review the variations requests until mid-January and that voting on the variations would not necessarily advance the project. Chair Schaeffer said that she would prefer to not act on the variations now and other related requests later, which would be a “piecemeal” approach. She asked staff whether the Special Use Permit for the vacation rental was properly noticed. Staff responded that it was published in the newspaper, abiding by State noticing requirements, but that it was not included on the face of the agenda and for that reason, it may not be technically legal to act on it. Commissioner Knieriem said that he’d rather that the Commission act on everything at once and avoid a piecemeal approach. He asked staff if the Commission took action on the variations tonight, if it would be acted upon by the Board on December 18<sup>th</sup>. Mike Schwarz responded no. There was consensus to at least discuss the project.

Mr. Kreger said that the vacation rental would act as his second home and would reside there when it was not rented out. It would be an upscale unit and not a party house. Chair Schaeffer asked about the anticipated rate of occupancy. He responded that the Village ordinance permits units to be rented for up to 60 days per year, so he would aim for the maximum permitted.

Amanda Martinez noted that there is a renewal process for vacation rentals and that if there are incidents, the license could be revoked. Revocation would be done administratively. Commissioner Morris asked if revocation was dependent upon receiving complaints. She responded yes and that inspections would also be conducted.

The Commission agreed that the variations and all requests should be discussed at the PC/ZBA meeting on January 11<sup>th</sup>, 2024, when hopefully the Commission would have a full roster.

Amanda Martinez said she received a letter from a downtown business owner located at 106 Kansas Street and read it into the record. The letter regarding opposition to the proposed Vacation Rental, support for the setback variations, and a concern for parking.

**Motion (#9):** To continue and keep open the public hearing until the January 11<sup>th</sup>, 2024 PC/ZBA meeting.

Motion by: Knieriem

Seconded by: James

Approved: (4-0)

## **F. Workshop: Village of Frankfort Zoning Ordinance Text Amendment, Parking Regulations**

Chris Gruba presented the staff report.

There was a consensus to review the approach rather than go through each regulation one by one.

Commissioner Knieriem asked staff what has changed since the February workshop?

Chris Gruba responded that he added seven more “real life” examples of commercial properties, comparing current parking regulations to the proposed regulations. He also noted that several months have passed since the initial workshop, as well as changes to the Plan Commission roster, meriting workshop discussion prior to a public hearing on the text amendment.

Chair Schaeffer said she liked the hard data offered from the manual, which was included with the staff report. The ITE manual provided actual vehicle counts at specific properties and used this to calculate the amount of parking required per gross floor area of the building.

Commissioner Knieriem asked if staff could explain the columns in the table that is attached to the staff report.

Chris Gruba emphasized the third column that says, “proposed for Frankfort”.

Chair Schaeffer asked to start discussion with the “Opa!” (Brookside Commons) commercial plaza example provided by staff.

Chris Gruba stated that Brookside Commons would still have a deficiency when using the proposed new parking calculation, but it would be slightly less of a deficiency. He noted that it would be concerning if the proposed new calculation changed it to state there is a surplus of parking at that location.

Commissioner Morris asked staff what the standard width of a parking space is per Code or by State regulation.

Chris Gruba responded that the Village of Frankfort’s standard parking space is 9’x18’ and that is common in other places as well.

Commissioner Morris asked if there was an opportunity to consider the standard width of parking spaces in this conversation because there are some parking lots around the Village that have narrow parking spaces and that is the reason why sometimes cars accidentally hit each other.

Chris Gruba said that if parking stalls were to be widened, he would advise a 9.5’ width, since anything above that is atypical across the country.

Chair Schaeffer asked staff if each specified land use would have a different unit of gross floor area to divide by.

Mike Schwarz responded yes and that is a practice used by various other communities because it captures the whole building, and it is easier to get rather than singling out the units.

Chris Gruba presented the “Butera Center” example. He noted that staff doesn’t believe there is a parking deficiency at this site and should be in surplus with the existing and the proposed parking calculations. He stated that with the existing and proposed parking calculations, the “Butera Center” would still be identified as being slightly deficient, so the proposed text amendment for parking would still take a more conservative approach.

Chair Schaeffer noted that the data driven approach by using the manual is very telling.

Commissioner Morris asked if there is a way to consider businesses that anticipate growth.

Chris Gruba responded that the Village’s off-street parking requirements are to implement minimum parking spaces not maximum parking spaces, so the businesses could expand their parking if they wanted to.

Commissioner James asked if the “Butera Center” would have an opportunity to redevelop their parking lot if they needed to implement more parking.

Chris Gruba stated that if there was a surplus of parking, the property owner could carve out an outlot for development.

Commissioner James stated that it would be helpful if staff could provide research to show how the Village would account for the projects that will be proposed in the next year or so.

Chris Gruba presented the “Oasis Senior Living” example. He noted that staff believes this site may be slightly deficient for parking when it was approved last year, and the proposed new parking calculation would identify them as slightly deficient to align with this. In other words, the proposed parking language would require slightly more parking for senior facilities than is currently required.

Commissioner Morris asked if there would be consideration write in minimum Electric Vehicle parking spaces. Chris Gruba responded that electric vehicle spaces would be counted the same as regular spaces, at least as proposed right now.

Mike Schwarz responded that the market has been driving residents and businesses to willingly implement Electric Vehicle parking spaces.

There was a consensus to think about bicycle parking spaces and Electric Vehicle parking spaces in the next iteration of a text amendment regarding parking.

## **G. Public Comments**

There were no public comments.

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

Mike Schwarz stated that there have been three Village Board meetings since the last Plan Commission meeting. At the November 6, 2023 Village Board meeting, the Roma Sports and Prestwick Golf Club projects were approved. At the November 20, 2023 Village Board meeting, there were no Plan Commission items presented. At the December 4, 2023 Village Board meeting, a resolution was approved to oppose a solar farm that was proposed within 1.5 miles of the Village's boundaries.

## **I. Other Business**

There was no other business discussed.

## **J. Attendance Confirmation (January 11<sup>th</sup>, 2024)**

Chair Schaeffer asked Commissioners to please let staff know if someone cannot attend the next meeting.

**Motion (#10):** Adjournment 9:34 P.M.

Motion by: Morris

Seconded by: James

The motion was unanimously approved by voice vote (4-0).

Approved January 11<sup>th</sup>, 2024

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

\_\_\_\_\_/s/ Nichole Schaeffer, Chair

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

**Project:** FAA Underground  
**Meeting Type:** Public Hearing  
**Requests:** Special Use Permit for Indoor Entertainment for an art gallery with associated art classes  
**Location:** 20 S. White Street  
**Applicant:** Christina Cooley  
**Prop. Owner:** Shi Naps, LLC, Series 1  
**Consultants:** None  
**Representative:** Christina Cooley  
**Report By:** Amanda Martinez, Planner

### Site Details

**Lot Size:** 12,565.3 square feet (0.29 acres)  
**PIN(s):** 19-09-28-208-003-0000  
**Existing Zoning:** H1 Historic District  
**Prop. Zoning:** H1 Historic District with a Special Use Permit for Indoor Entertainment  
**Building(s) / Lot(s):** 1 building / 1 lot  
**Tenant Space:** 1,450 sq. ft.

Figure 1: Location Map



### Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Commercial	Mixed-Use	H1
<b>North</b>	Park	Parks/Open Space	H1
<b>South</b>	Commercial	Mixed-Use	H1
<b>East</b>	Commercial	Mixed-Use	H1
<b>West</b>	Commercial	Mixed-Use	H1

### Project Summary

Christina Cooley, the applicant, representing Frankfort Arts Association, tenant, and Shi Naps LLC Series 1, property owner, is requesting a Special Use Permit for Indoor Entertainment for an art gallery with associated art classes for the property located at 20 S. White Street. The requested Special Use Permit would allow the Frankfort Arts Association to operate with regular art classes and art gallery space in addition to the retail business located at 20 S. White Street.

### Attachments

1. Aerial Photograph from Will County GIS
2. Site Photographs taken 12.28.23
3. Floor Plan received 11.21.23
4. Plat of Survey received 5.4.23
5. Business Operation letter received 11.21.23
6. Special Use Permit Findings of Fact responses provided by applicant and received 11.21.23
7. Special Use Permit Findings of Fact Evaluation Form for Plan Commissioners

### Analysis

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

***Proposed Use***

- The applicant is the Frankfort Arts Association which is a 501©(3) nonprofit public charity.
- The applicant is seeking approval of a Special Use Permit for Indoor Entertainment in order to operate a business that includes selling art and art products that are designed by local artists, workspace/classroom for art classes, and art gallery space.
- The retail component of the business is a use that is permitted-by-right in the H1 Historic District.
- The applicant anticipates that there will be some event hosting for artists to showcase and talk about their artwork. Additionally, there will be Frankfort Arts Association meetings held in the space.
- The subject building currently houses a coffee shop, bowling alley, retail pet store, and two retail boutiques.
- The tenant space formerly housed “’Tis the Season” and is accessible from a door located on the south side of the building as well as from a door located on the north side of the building.
- The subject tenant space is approximately 1,450 square feet. Per the submitted floor plan, the workspace/classroom area is in the rear of the tenant space. The workspace/classroom area is 10’5” by 51’ which is approximately 531.42 square feet and consists of 3 tables, 12 chairs, and a storage area with shelves.
- Per the submitted floor plan, the front of the tenant space will have retail displays, wall displays, a front desk, a bathroom, a utility room, and a waiting area with a couch and two chairs.
- Proposed exterior signage for the business will require a Certificate of Appropriateness from the Historic Preservation Commission.
- Per the submitted statement of purpose, the business will operate with volunteer workers and will operate from 9a.m. to 12p.m. on Thursdays, Fridays, and Saturdays. Classes will be offered as one-to-two-hour classes within the said hours of operation. If the operation hours expand, the applicant has stated that the operating hours will be within the permissible hours as defined in Article 6, Part 2(q) of the Zoning Ordinance (permissible hours are from 7a.m. to 11p.m.).
- The applicant does not have a defined class schedule as availability of classes would be reliant on available volunteers.
- At this time, the applicant is not seeking a Liquor License in conjunction with the proposed Special Use Permit for Indoor Entertainment.
- Staff notes that the property owner of the subject site has a pending PC/ZBA application that proposes a new PUD for the subject building, 2 Special Uses, a Plat of Resubdivision, a 15,780 square foot building addition, and a Variation for relief of on-site parking requirements.
  - If the subject tenant space is ever re-addressed due to the propped building addition project, the Special Use Permit in consideration would remain valid.

- If the subject tenant space relocates within or not within the subject building, the Special Use Permit in consideration would be null and void.
- If the subject tenant space grows in area or expands into additional tenant spaces, the Special Use Permit in consideration would be null and void.
- A similar project that requested an art gallery with associated art classes is Studio C located at 14 Hickory Street which had a public hearing held at the April 28, 2022, Plan Commission meeting. Approval of the Studio C project was conditioned upon “no performance art activities which involve musical instruments and/or theatrical performance”. For consistency, staff suggests considering the said condition in the proposed FAA Underground project.

### **Parking**

- Per the submitted statement of purpose, the workspace/class will accommodate individual artists or small groups in an amount ranging from 1 to 10 people at a time.
- There are no on-site parking spaces for the subject building. The property owner’s pending parking variation application is being requested to waive all required off-street parking spaces for the subject building (for existing uses and proposed new uses).
- Article 6, Section C, Part 3 (g)(6) states, “The Village Board has determined that it may be unreasonable and impractical for individual building uses within the historic district to provide auxiliary parking facilities on site. Parking facilities to accommodate the requirements of the uses within the designated area may best be provided by the Village in public parking areas developed in compliance with a general plan of parking facilities. Therefore, any new building or structure, or any expansion to an existing building, or any change in use to a use which requires additional parking as compared to the original use, may be relieved from providing the normally required off-site parking through the approval of a variation. The Village Board may require, as a condition of the variation approval, compensation toward a public parking area. Shared parking is also encouraged in this district”.
- Staff provides the below parking analysis for the subject site based on existing tenants:

<b>Business Name (use classification for parking)</b>	<b>Tenant Space (square feet)</b>	<b>Parking Spaces Required (use parking calculation)</b>
Grounded Coffee Bar (restaurant, fast food)	1,512 SF	23 (1 per 75 sq. ft.; plus 1 per 2 employees)
*Frankfort Bowl (bowling alley)	6,978 SF	30 (5 per alley; plus 1 per employee; no employees at this time since vacant)
Bentley’s Pet Stuff (general business est.)	2,065 SF	12 (1 per 250 sq. ft.; plus 1 per employee)
Briosa Boutique (general business est.)	830 SF	7 (1 per 250 sq. ft.; plus 1 per employee)
Lennox Rose Boutique (general business est.)	410 SF	3 (1 per 250 sq. ft.; plus 1 per employee)
Vacant (general business est.)	529 SF	3 (1 per 250 sq. ft.; plus 1 per employee; no employees at this time since vacant)
<b>FAA Underground</b>	<b>1,450 SF</b>	<b>8</b>

<b>(general business est.)</b>		<b>(1 per 250 sq. ft.; plus 1 per employee)</b>
<b>Total Spaces Required</b>		<b>85</b>
<b>Total Spaces Provided</b>		<b>0</b>

\*The property owner verbally indicated that the bowling alley would re-open despite it currently sitting vacant.

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

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

### ***Affirmative Motion***

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For the Commission’s/Board’s consideration, staff is providing the following proposed affirmative motion.

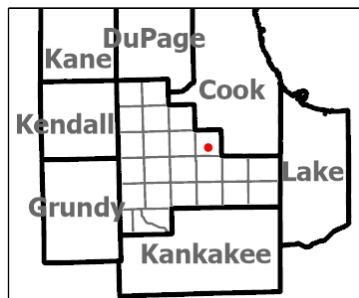
Recommend the Village Board approve a Special Use Permit for Indoor Entertainment for an art gallery with associated art classes for the property located at 20 S. White Street, in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following condition(s):

1. The business shall implement a minimum 15-minute break in between classes to accommodate parking space turnover.





# 20 S. White Street



## Legend

- Address Points
- Parcels
- Townships



## Notes

Date: 11/17/2023

1: 564

0 0.01 0.02 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](mailto:gis@willcountyillinois.com).

Site Photographs Taken 12.28.23

**Main Entrance of Subject Building (view from Ash Street):**





**Main Entrance of Subject Tenant Space/Entrance (view from White Street):**

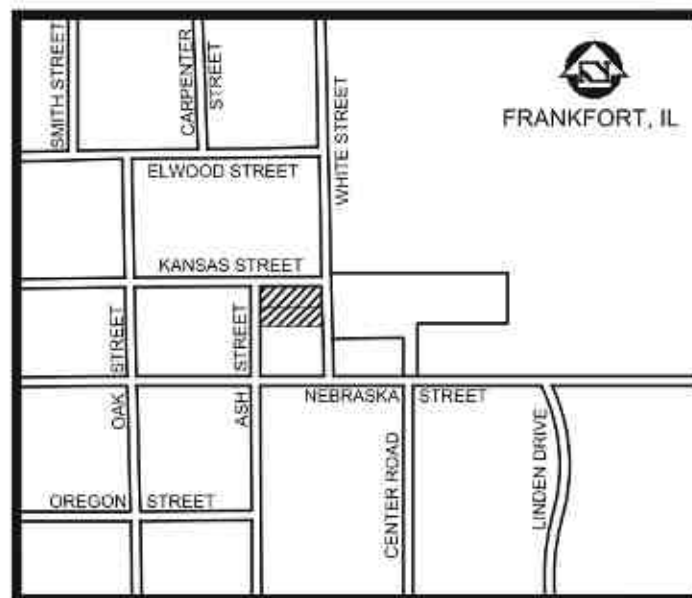


**Corner Side of Subject Building (view of Kansas Street):**





PRELIMINARY and FINAL PLAT  
of  
**22 WHITE STREET RESUBDIVISION**



**VICINITY MAP**

(NOT TO SCALE)

INDICATES SITE LOCATION

**Easement Provisions**

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

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

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

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

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

An easement is hereby reserved for and granted to

*Ni-Cor Gas Company*

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

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

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

**PUBLIC UTILITY AND DRAINAGE EASEMENTS**

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

**TAX MAPPING AND PLATTING CERTIFICATION**

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.

BY: \_\_\_\_\_  
DIRECTOR

**COUNTY CLERK CERTIFICATION**

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

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

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

\_\_\_\_\_  
COUNTY CLERK (SEAL)

**COUNTY RECORDER CERTIFICATION**

THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, AFORESAID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M.

\_\_\_\_\_  
COUNTY RECORDER

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

**PLANNING AND ZONING COMMISSION APPROVAL**

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

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

ATTEST: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_

**VILLAGE BOARD APPROVAL**

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

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

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

BY: \_\_\_\_\_  
VILLAGE PRESIDENT

\_\_\_\_\_  
(SEAL)

PLAT PREPARED BY  
AND RETURN TO:



Joseph A. Schudt & Associates

9455 ENTERPRISE DRIVE, MOKENA, ILLINOIS 60448  
PHONE: 708-720-1000 FAX: 708-720-1065  
e-mail: survey@jaseng.com http://www.jaseng.com

CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

**OWNER'S CERTIFICATE**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

\_\_\_\_\_  
MANAGER

**NOTARY CERTIFICATE**

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS

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

GIVEN MY SIGNATURE AND SEAL

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2022.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**COMMENTS AND RECOMMENDATIONS:**

- 1) PROVIDE PROFESSIONAL DESIGN FIRM NUMBER.
- 2) PROVIDE CLIENT NAME AND CONTACT INFORMATION.
- 3) THE SURVEYOR'S CERTIFICATION LEGAL DESCRIPTION DOES NOT CORRESPOND WITH THE PLAT OF BOWEN'S SUBDIVISION. PLEASE REVIEW AND REVISE ACCORDINGLY. MAY NEED TO CONSULT WITH TITLE COMPANY. (SEE INCLUDED SUBDIVISION PLATS)
- 4) PROVIDE DOCUMENT NUMBERS FOR STREETS NOTED AS HERETOFORE DEDICATED.
- 5) CONFIRM THAT THERE ARE NO EASEMENTS REQUIRED FOR THIS SUBDIVISION PLAT.
- 6) VERIFY AREA OF SUBDIVISION.
- 7) OWNER'S CERTIFICATION NEEDS TO INCLUDE JOLIET JUNIOR COLLEGE DISTRICT 525.
- 8) PROVIDE DRAINAGE CERTIFICATION FOR THE DESIGN ENGINEER AND OWNER OF THE LAND OR HIS DULY AUTHORIZED ATTORNEY TO SIGN.

**SURVEYORS CERTIFICATION**

STATE OF ILLINOIS )  
COUNTY OF WILL ) SS

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

THE SOUTH 36 1/2 FEET OF LOT 3, AND ALL OF LOT 4, IN BLOCK 1 IN BOWEN'S SUBDIVISION OF BLOCKS 1, 12 AND 13, IN THE ORIGINAL TOWN OF FRANKFORT, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 29, 1857, AS DOCUMENT NUMBER 27610, IN WILL COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT:

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

DATED AT \_\_\_\_\_ ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A.D.  
ILLINOIS REGISTERED LAND SURVEYOR NO. 3152

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

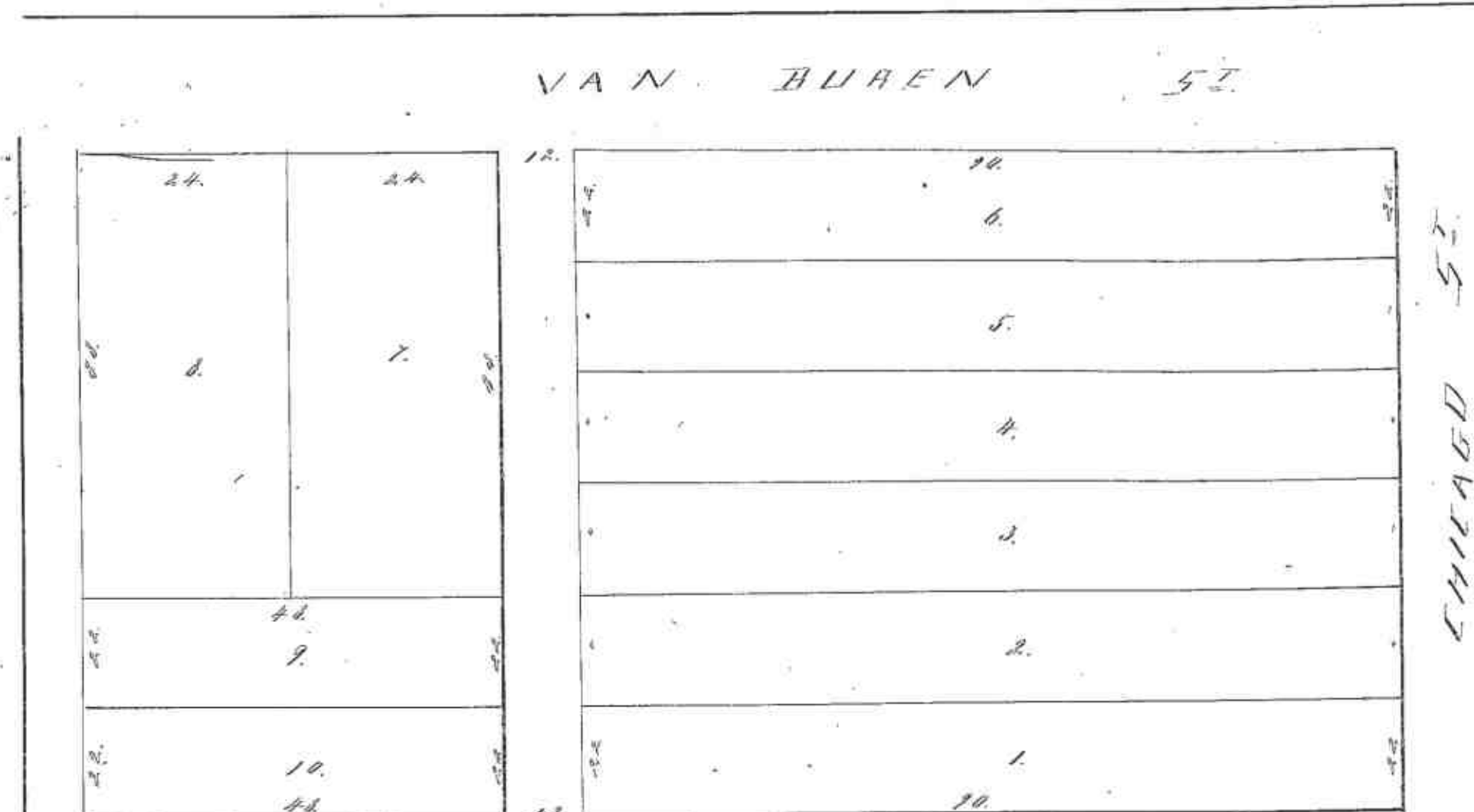


01-26-2022

21-070-012



# Subd. of Lots 1 and 8 Block 21 in old Town of Joliet.

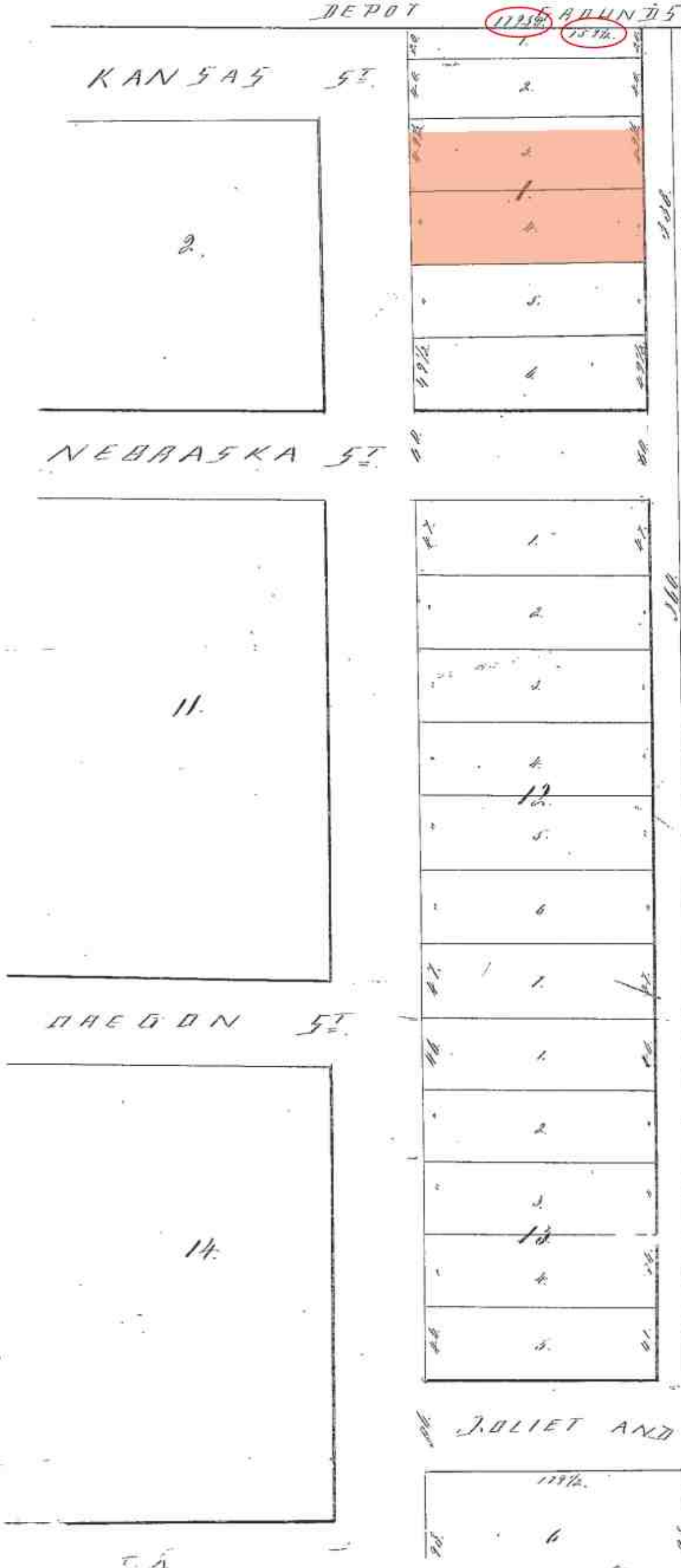


I certify that under the direction of Joel L. Mathewson, I have subdivided Lots Seven (7) and Eight (8) in Block twenty one (21) Joliet, said of by James P. Campbell and recorded by him as Sublot. The annexed Plot represents the Subdivision; Distances given in Feet. March 26th 1857. Geo. H. Mc Gregor City Surveyor pro.

State of Ill. } J. O. Simonds, a Justice of the Peace, in and for said County do hereby certify, that Joel L. Mathewson, who is to me personally known did this day come in person, came before me, and acknowledged that the Subdivision of Lots 7 & 8 Block 21, old Town of Joliet, was laid out and platted as herein set forth, by his direction, by Geo. H. Mc Gregor City Surveyor for Geo. H. Mc Gregor Deputy, and that he is owner and proprietor of the same. J. O. Simonds J.P. (Seal)

N. 27473. Rec. June 11th 1857. Orig. Map Book 52. Page 510. J. H. Lintock. Recd.

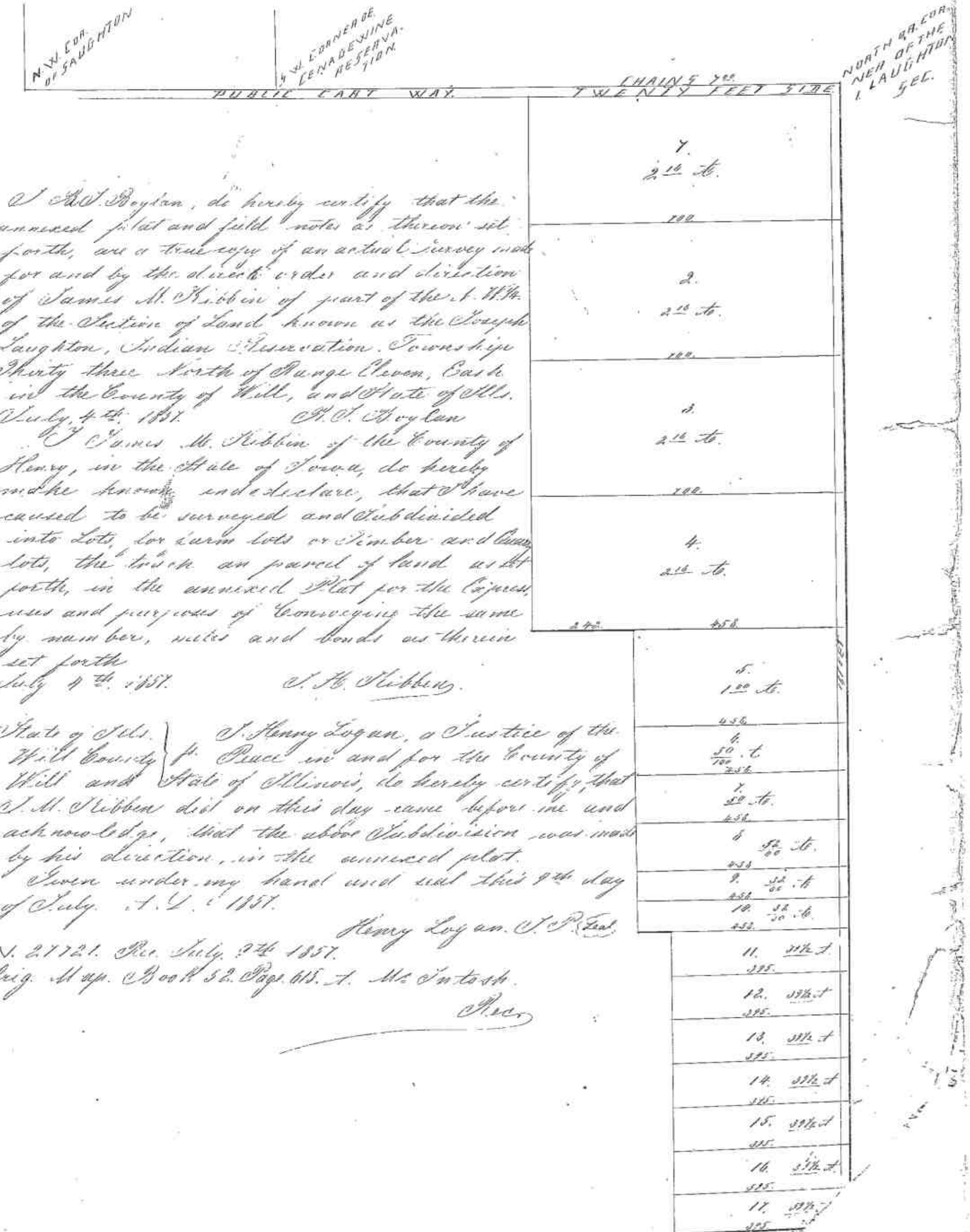
## Bowen's Subd. of Block 1, 12 & 13 in Frankford Illinois.



I certify that under the direction of Sherman W. Bowen, I have subdivided Block one (1), twelve (12) and thirteen (13) in the Town of Frankford, as laid off by Josephus V. Jones and recorded in Book 42. Page 161. Will County records. The figures in Red ink show the original Award. The figures in Black ink, represent the new survey. Distances are given in Feet. June 27th 1857. Joel Mathewson Co. Surveyor, Will County.

State of Ill. } J. William C. North, a Justice of the Peace, in and for said County do hereby certify, that Sherman W. Bowen of said County Will known to me as the person mentioned in the annexed Certificate as the owner of the land in this Plot, appeared before me this day in person and acknowledged himself as the owner of said Plot and that said plot and survey, of the subdivision of Block one (1) twelve (12) and thirteen (13) in Frankford were made under his direction. W. J. North J.P. (Seal)

N. 27610. Rec. June 29th 1857. Orig. Map Book 52. Page 605. J. H. Lintock. Recd.



I certify that under the direction of James M. Ribben, I have subdivided Block one (1), twelve (12) and thirteen (13) in the Town of Frankford, as laid off by Josephus V. Jones and recorded in Book 42. Page 161. Will County records. The figures in Red ink show the original Award. The figures in Black ink, represent the new survey. Distances are given in Feet. July 9th 1857. J. H. Ribben

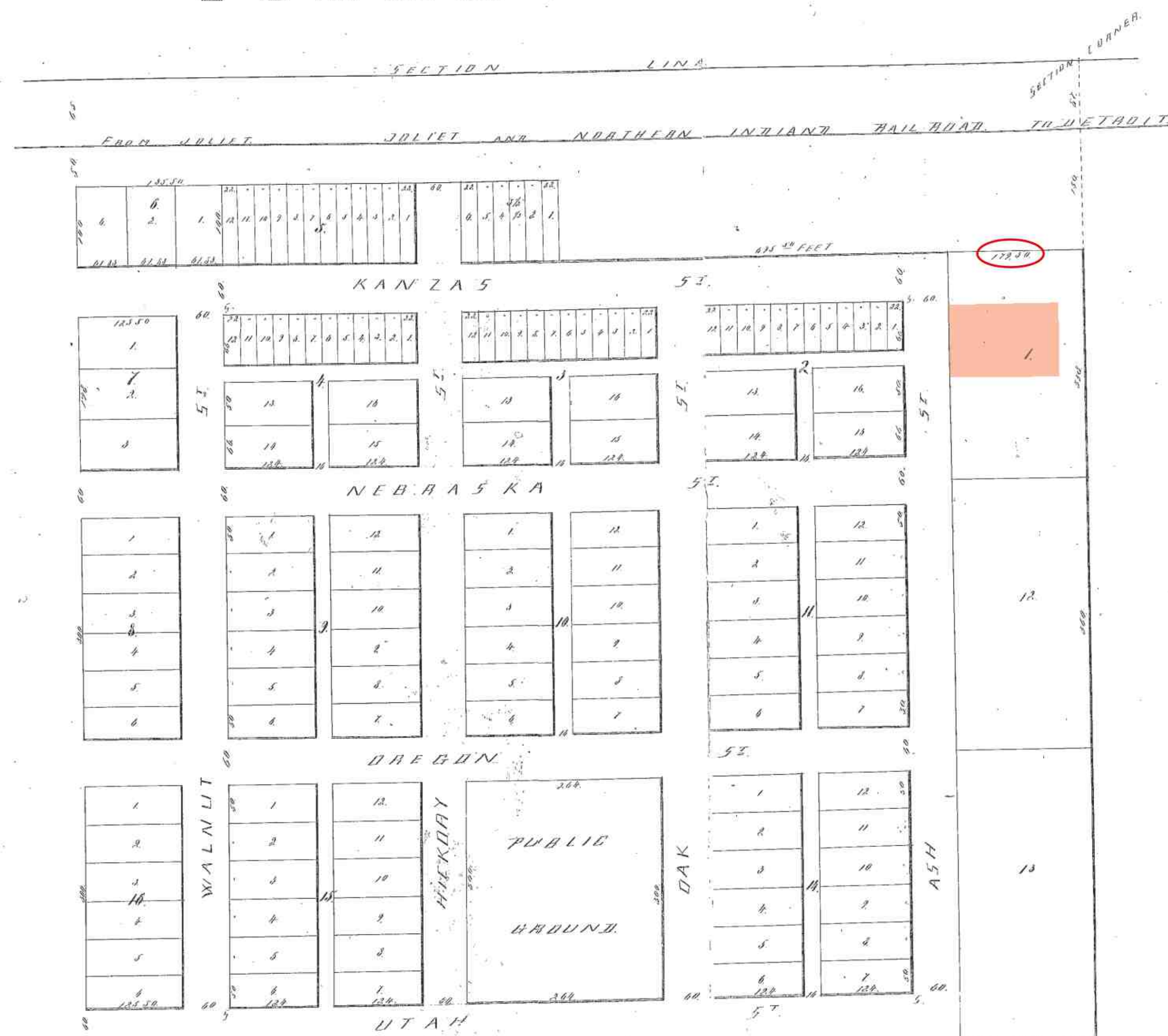
State of Ill. } James M. Ribben of the County of Henry, in the State of Iowa, do hereby make known and declare, that I have caused to be surveyed and subdivided into lots for corn, lots for timber and lots, the block or parcel of land as set forth, in the annexed Plot for the purposes and purposes of conveying the same by number, miles and bonds as therein set forth. July 9th 1857. J. H. Ribben.

State of Ill. } Henry Logan, a Justice of the Peace, in and for the County of Will and State of Illinois, do hereby certify, that J. M. Ribben did on this day come before me and acknowledged, that the above Subdivision was made by his direction, in the annexed plot. Given under my hand and seal this 9th day of July. J. J. 1857. Henry Logan J.P. (Seal)

N. 27721. Rec. July 9th 1857. Orig. Map Book 52. Page 611. J. H. Lintock. Recd.



# FRANKFURT.



I J. S. Mathewson County Surveyor of Will County do certify that under the Direction of W. D. Plured and Sherman H. Bowen I have surveyed and plattd the Town of Frankfort in said County under and in pursuance of the Laws of the State of Ill. and that the above is a true and correct plat of said Town as surveyed by me. Said Town or Village being located on the North End of the East half of the North East quarter of Section twenty eight (28) in Township thirty five (35) North of Range twelve (12) East of the Third principal Meridian.

J. S. Mathewson County Surveyor of Will Co.  
March 2nd 1855. By J. P. Jones, Dep.

By J. P. Jones. Dep.

By J. P. Jones. Dep.

I, J. O. Simonds, one of the Justices of the Peace in and for said County do hereby certify that  
 Wilson G. Blum and Sherman H. Brown each appeared before me this day in person and severally acknow-  
 ledged themselves as proprietors of the Town of Frankfort as above surveyed and platted and that the above  
 survey and plat of said Town was made under their direction.  
 In Witness whereof I have hereunto set my hand and affixed my seal as such Justice of the peace  
 this 24<sup>th</sup> day of December, 1885.

In Witness whereof I have hereunto set my hand and affixed my seal as such Justice of the peace  
this 24<sup>th</sup> day of December, 1885.

N. 22877. Rec. Jan. 9. 1856.

Original Map Book 43. Page. 16812.

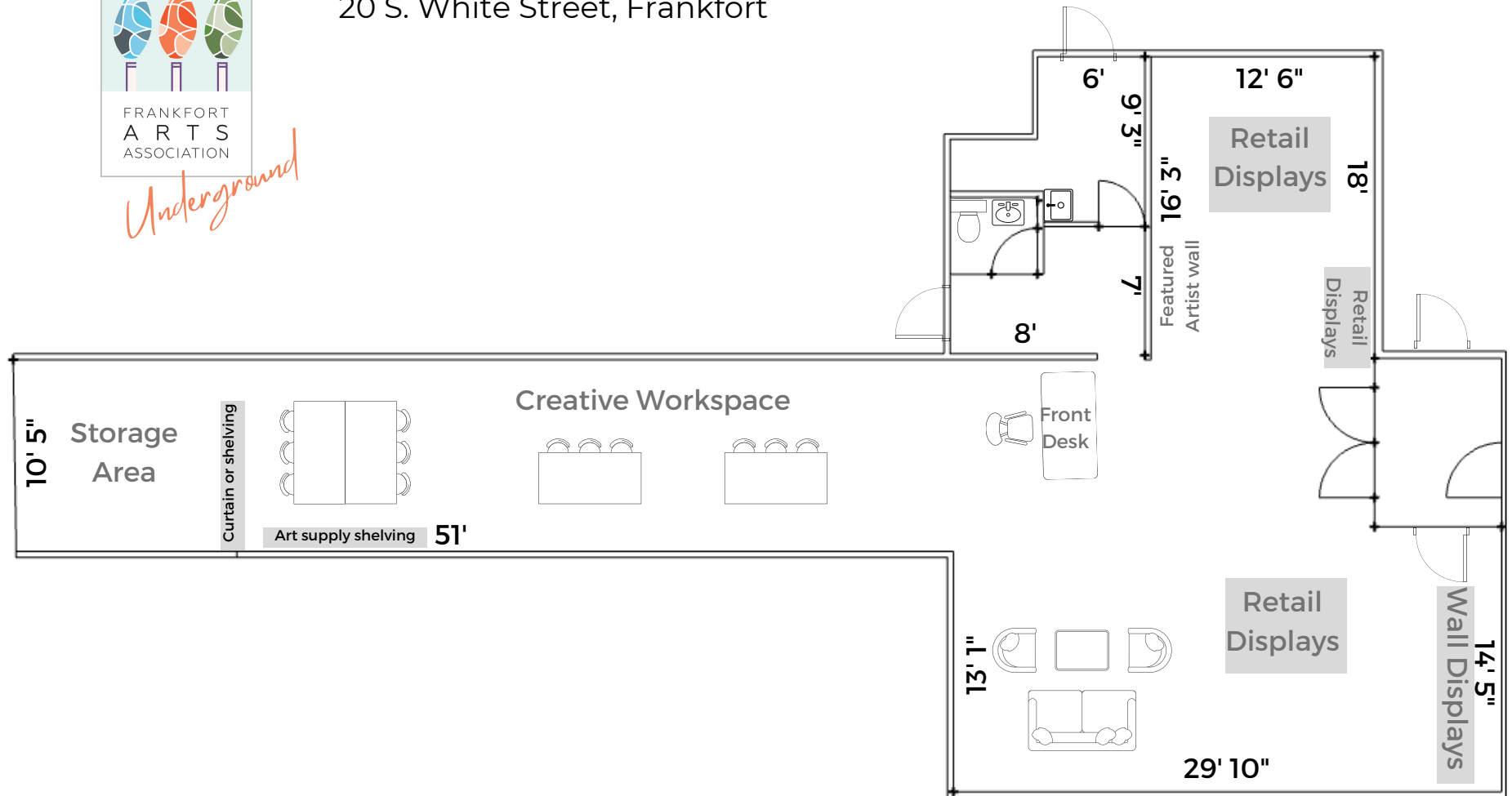
J. O. Simonds, V. P. (Seal)





20 S. White Street, Frankfort

*Underground*





## **STATEMENT OF PURPOSE**

The Frankfort Arts Association (FAA) respectfully requests a Special Use Permit for Indoor Entertainment to expand the scope of its planned retail store, FAA Underground, to include a gallery wall and creative workspace. FAA Underground will primarily be a retail store dedicated to showcasing and selling art and printed art products designed and created by local artists. However, we envision FAA Underground as a dynamic hub for artistic expression and community engagement by incorporating a workspace for artists and hosting artist talks and receptions.

In addition to providing a space for visual artists, the creative workspace could also be utilized by community writers' groups, book clubs, knitting circles, and other creatives working in the arts. This would further enhance the vibrant and inclusive atmosphere of FAA Underground, fostering cross-disciplinary collaboration and a deeper appreciation for the diverse expressions of human creativity.

## **Enriching the Artistic Landscape of Frankfort**

By introducing a workspace within FAA Underground, we aim to provide local artists and creatives with a dedicated space to create, collaborate, and foster a vibrant arts community. This workspace will be available for individual artists, small groups, and classes, offering a flexible and accessible environment for artistic exploration and growth. Additionally, we intend to host artist talks and receptions to showcase the work of featured artists and engage the broader community in the appreciation of local talent.

## **Responsible Management and Minimal Impact**

FAA Underground will be operated by a dedicated team of volunteers, ensuring a responsible and well-managed facility. Initially, we plan to have limited operating hours, open from 9 am to 12 pm on Thursdays, Fridays, and Saturdays. As the volunteer base expands, we anticipate extending our hours, but all activities will be confined to the hours of 9 am and 9 pm. Classes will be intermittent and small, accommodating 1 to 10 students at a time, and typically lasting one to two hours.

## **Positive Impact on the Community**

As a space for artistic expression and community engagement, FAA Underground will bring numerous benefits to the village of Frankfort:

- Nurturing Local Artistic Talent: The workspace and classes will provide local artists and creatives with the resources and support they need to hone their skills, collaborate with peers, and showcase their work.
- Enriching the Cultural Landscape: Artist talks and receptions will introduce the community to the diverse talents of local artists, fostering a deeper appreciation for the arts and stimulating cultural enrichment.
- Economic Benefits: FAA Underground will attract visitors to the area, contributing to local businesses and revitalizing the community's artistic identity.

We are confident that FAA Underground's proposal to include gallery talks and workspace will seamlessly integrate into the fabric of Frankfort's vibrant downtown. We are committed to responsible management practices and minimal impact on the surrounding environment. We believe that FAA Underground has the potential to become a cornerstone of Frankfort's artistic landscape, fostering creativity, community engagement, and a renewed appreciation for the arts.

Frankfort Arts Association is a 501(c)(3) nonprofit public charity and is dedicated to enhancing the community through creation, education, promotion, and appreciation of the arts.

VILLAGE OF  
**FRANKFORT**  
INC • 1879

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

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

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

No, it will not.

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

No, FAA Underground will compliment the the businesses nearby.

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

No, the special use will be a positive development to the downtown area.

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

No, FAA is not proposing construction, but renting a space in an existing building.

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

Yes.

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

Yes.

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

Yes.



### Findings of Fact Commissioner Evaluation Form - Special Use Permit

Article 3, Section E, Part 6 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Plan Commission must use to evaluate every special use permit request. No special use shall be recommended by the Plan Commission unless all the following findings are made.

	STANDARD	NOTES	MEETS	
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.		YES	NO
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.		YES	NO
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.		YES	NO
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.		YES	NO

e.	That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.		YES	NO
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.		YES	NO
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.		YES	NO

**Project:** Petite Patate  
**Meeting Type:** Public Hearing  
**Requests:** Special Use Permit for a restaurant, full-service, with liquor sales  
**Location:** 116 and 118 Kansas Street, Frankfort, Illinois 60423  
**Applicant:** Gregory Baxtrom  
**Prop. Owner:** Kevin Kreger  
**Representative:** Gregory Baxtrom  
**Report By:** Amanda Martinez, Planner

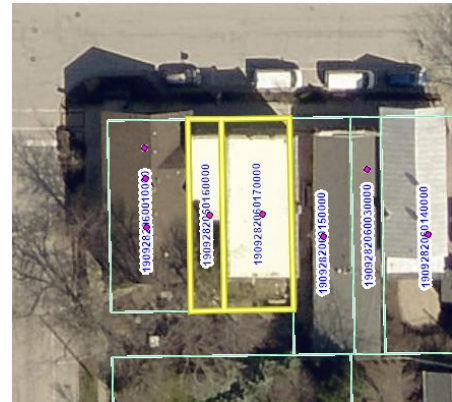
### Site Details

**Lot Size (proposed):** 2,442 sq. ft. (0.06 acres)  
**PIN:** 19-09-28-206-017-0000 & 19-09-28-206-016-0000  
**Existing Zoning:** H-1  
**Proposed Zoning:** H-1 with a Special Use Permit for a restaurant, full-service, with liquor sales  
**Buildings:** 1  
**Total Sq. Ft.:** 1,864 sq. ft. subject tenant space

### Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Commercial	Mixed Use	H-1
<b>North</b>	Commercial	Mixed Use	H-1
<b>South</b>	Single-Family Residential	Mixed Use	H-1
<b>East</b>	Commercial	Mixed Use	H-1
<b>West</b>	Commercial	Mixed Use	H-1

Figure 1. Location Map



### Project Summary

The applicant, Greg Baxtrom, has filed an application requesting approval of a Special Use Permit to operate a full-service restaurant with liquor sales in the H1 Historic District for the subject property located at 116 and 118 Kansas Street (PINs 19-09-28-206-017-0000 & 19-09-28-206-016-0000). The applicant proposes to open a new restaurant to be named "Petite Patate" in the commercial space formerly occupied by the restaurant that was named "Cactus Carol's". Given that Cactus Carol's use predates the current Zoning Ordinance and that the use never commenced again on the property until now, the applicant must apply for a Special Use Permit for a full-service restaurant with liquor sales.

### Attachments

1. Will County GIS Aerial Image
2. Site Photographs taken 12.7.23
3. Plat of Survey dated 7.25.22 and revised 12.1.23
4. Site Plan dated 11.22.23
5. Floor Plan dated 11.8.23
6. Special Use Permit Findings of Fact responses provided by applicant and received 10.30.23
7. Special Use Permit Findings of Fact Evaluation Form for Plan Commissioners

## **History**

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- Per resources from the Frankfort Area Historical Society that were made available to staff, the building was originally built in 1863; Contradictory, the Frankfort Township assessor's website states that the building was originally built in 1875. Staff estimates that the building was built between those said years; nevertheless, both said years predate the current Zoning Ordinance that was adopted in 2001.
- Per resources from the Frankfort Area Historical Society that were made available to staff, 116 Kansas Street was originally Folkers Meat Market.
- The most recent occupant was Cactus Carol's restaurant. Cactus Carol's first occupied the space in 1987 and has been permanently closed for many years; per staff's research, the water services to the building officially were shut off in 2012.

## **Analysis**

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### **Proposed Use**

- The subject property is zoned H-1 Historic District. The Comprehensive Plan Future Land Use map identifies the property as Mixed-Use.
- Staff notes that the property owner has a pending PC/ZBA application for 3 Variations related to building addition setbacks, a Special Use Permit for a Vacation Rental to be located in the residential unit on the second floor, and a Variation for parking. Additionally, the second floor will house an office use which is permitted-by right in the H-1 Historic District.
- The applicant is requesting a Special Use Permit for a full-service restaurant with liquor sales for the subject property located at 116 and 118 Kansas Street. The applicant is seeking to relocate his restaurant "Petite Patate", a French bistro, from New York City to the Village of Frankfort.
- The applicant has 3 other restaurants in New York City, New York (2 restaurants in Brooklyn and 1 restaurant in the Rockefeller Center). "Olmsted", Greg Baxtrom's first restaurant, has been open for 8 years. A fourth restaurant, Petite Patate, that was located in New York City, New York was closed in October 2023.
- The subject property consists of a 3,620 square foot building which is addressed as 116 and 118 Kansas Street (square footage includes the proposed rear building additions by the property owner's pending PC/ZBA application).
- The applicant intends to occupy the first floor of 118 Kansas Street (364 sq. ft) and the first floor of 116 Kansas Street (1500 sq. ft) for a grand total of approximately 1,864 square feet of space (square footage includes the proposed rear building additions by the property owner's pending PC/ZBA application).
- Per the submitted floor plan, the tenant space generally consists of a reception/waiting area with a small, walk-up service bar, dining space for 50 occupants, two bathrooms, a service station, and a backroom.
- With 738 square feet of dining space, the applicant anticipates having approximately 50 seats for dining and no seats at the bar. Out of the 738 square feet dining space, 528 square feet of dining space will be in the 116 Kansas Street portion of the building and 210 square feet will be in the 118 Kansas Street portion of the building. Thus, 34 seats are the capacity for 116 Kansas Street's dining space and 16 seats are the capacity for 118 Kansas Street's dining space.



- Per Article 5 Section C Part 28, which regulates full-service restaurants with liquor sales, bar areas shall be delineated from the dining area. The applicant proposes the bar area being separated from the dining space by a half wall which complies with the regulation.
- Additionally, per Article 5 Section C Part 28, bar areas shall not contain seats that are more than 25% of the total number of seats nor occupy 25% of area within the customer area. The bar area does not have any seats and is 7'5" by 10' (74.2 square feet) which is 10% of the total customer floor area, compliant with the regulation.
- Related to the property owner's pending PC/ZBA application that is requesting approval of two proposed building additions, the applicant plans to utilize the first floor of the building addition located at 118 Kansas Street as a 124 square foot server station and the building addition located at 116 Kansas Street as space for two 48.97 square foot bathrooms and a 90.45 square foot backroom (and a 3'10" hallway).
- There will be 15 dedicated employees during the restaurant's peak hours.
- The proposed hours of operation are:
  - Monday through Friday 5:00 p.m. to 10:00 p.m.
  - Saturday and Sunday 10:00 a.m. to 10:00 p.m.
- With the proposed hours of operation being within the permissible hours listed in the Zoning Ordinance (Per Article 6 Section C Part 2 (q), permissible hours of operation for non-residential uses are 7:00 a.m. to 11:00 p.m.), the applicant is not seeking a Special Use Permit for extended hours of operation at this time.
- At the next available Village Board meeting following the PC/ZBA recommendation on the applicant's request for a Special Use Permit, the Village Board will consider ordinances for a requested liquor license in addition to considering the subject Special Use Permit.
- At the December 20, 2023 Historic Preservation Commission meeting, the applicant was granted approval of a Certificate of Appropriateness for signage (projecting sign and window sign).
- The property owner is required to provide a trash enclosure pursuant to Section 50.01 of the Village Municipal Code pertaining to dumpsters and trash handling in industrial, commercial, and business districts. Staff is working with the property owner to ensure that there is appropriate trash handling for anticipated tenants prior to any occupancy.

## Parking

- On-site parking is not provided at the subject site. Staff notes that the property owner has a pending PC/ZBA application for a parking variation to request a waiver of all required off-street parking spaces for the subject site.
- Staff provides the below parking analysis for the subject site based on potential tenants and their allotted space's square footage:

<b>Business Name (use classification for parking)</b>	<b>Tenant Space (square feet)</b>	<b>Parking Spaces Required (use parking calculation)</b>
<b>Restaurant at 116 and 118 Kansas Street (restaurant, full service)</b>	1,864 SF	<b>34</b> <i>(1 per 100 sq. ft.; plus 1 per employee)</i>
<b>Vacation Rental at 116 Kansas Street (vacation rental)</b>	953 SF	<b>4</b> <i>(1 per guest room; plus 2 per dwelling unit)</i>

<b>Office, second story of 118 Kansas Street (office)</b>	364 SF	2 (1 per 200 sq. ft.)
<b>Total Spaces Required</b>		<b>40</b>
<b>Total Spaces Provided</b>		<b>0</b>

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

### ***Findings of Fact for Special Use Permits***

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

- 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.
- 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.
- 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.
- 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.
- That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
- 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.
- That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

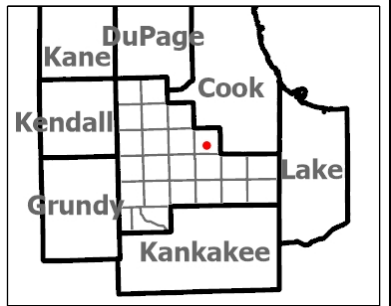
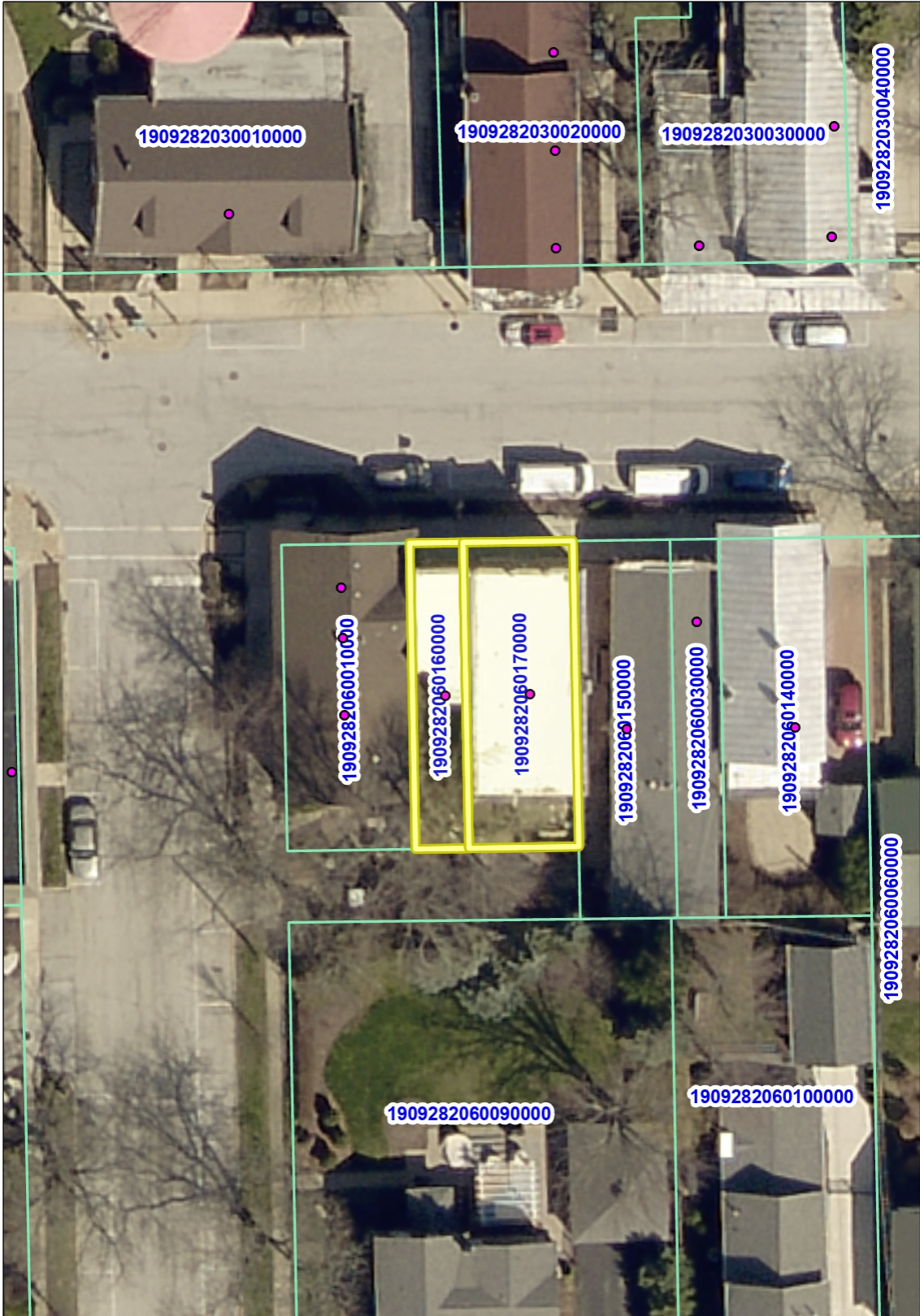
### ***Affirmative Motions***

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- Recommend the Village Board approve a Special Use Permit to allow a restaurant full-service, with liquor sales located at 116 and 118 Kansas Street (PIN 19-09-28-206-017-0000 and PIN 19-09-28-206-016-0000) in accordance with the reviewed plans, public testimony, and Findings of Fact.



# 116 and 118 Kansas Street



## Legend

- Address Points
- Parcels
- Townships

## Notes

Date: 12/7/2023

1: 564

0 0.01 0.02 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](mailto:gis@willcountyillinois.com).



Site Photographs of 116 and 118 Kansas St. Taken 12.7.23

Front (north) elevation:





Rear (south) elevation/alley:



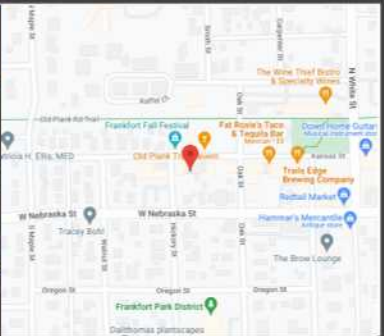


Rear (south) elevation:





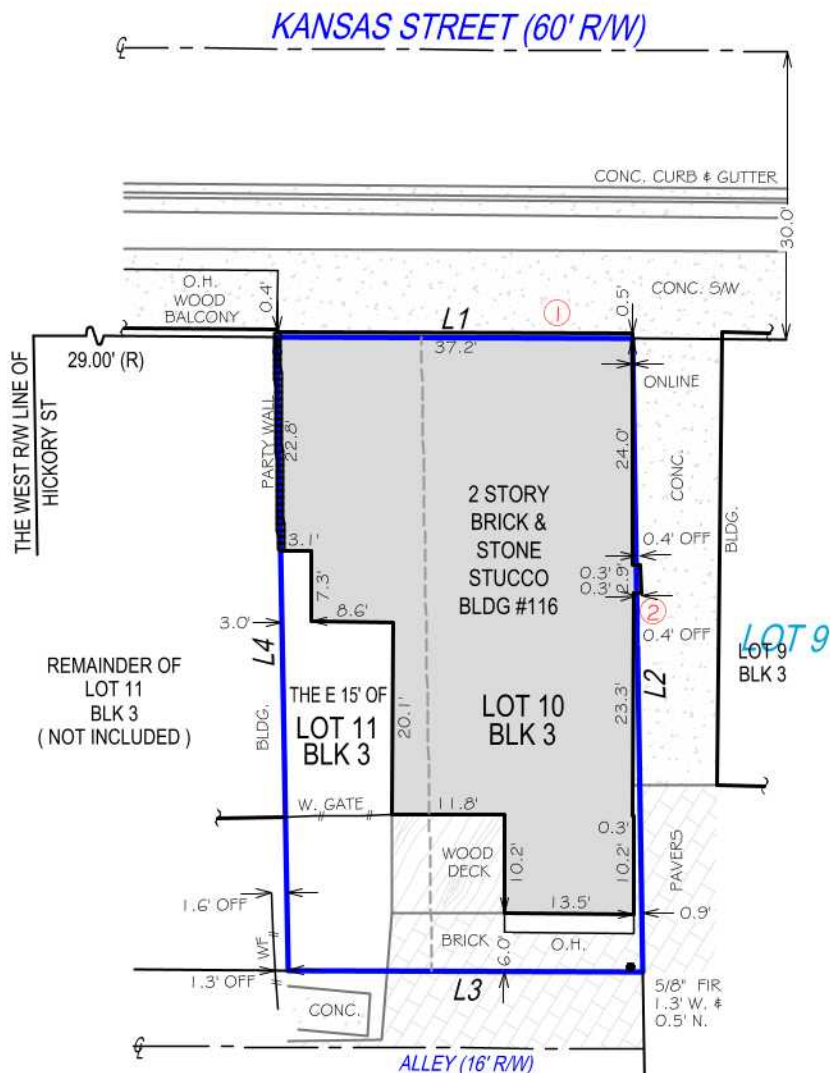
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 116 KANSAS STREET, FRANKFORT, ILLINOIS 60423

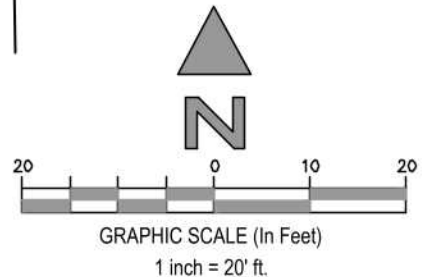
SURVEY NUMBER: 2206.5378

2206.5378  
BOUNDARY SURVEY  
WILL COUNTY



LINE TABLE:  
L1 S 89°42'00" E 37.00' (C)  
37.00' (R)  
L2 S 0°57'43" E 66.00' (C)  
66.00' (R)  
L3 N 89°42'00" W 37.00' (C)  
37.00' (R)  
L4 N 0°57'43" W 66.00' (C)  
66.00' (R)

TOTAL AREA OF PROPERTY SURVEYED 2442 SQ.FT.±



STATE OF ILLINOIS } SS  
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2024  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:  
1. RESIDENCE OVER PROPERTY LINE 2. RESIDENCE OVER PROPERTY LINE



Exacta Land Surveyors, LLC  
PLS# 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 07/25/22  
FIELD WORK DATE: 7/22/2022  
REVISION DATE(S): (REV.1 12/1/2023) (REV.1 7/25/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



PROPERTY ADDRESS: 116 KANSAS STREET, FRANKFORT, ILLINOIS 60423

SURVEY NUMBER: 2206.5378

JOB SPECIFIC SURVEYOR NOTES:  
12-01-23 ADDED BUILDING TIES

LEGAL DESCRIPTION:

LOT 10 AND THE EAST 15 FEET OF LOT 11 IN BLOCK 3 IN THE ORIGINAL TOWN OF FRANKFORT, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, AND IN RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1856 IN BOOK 43, PAGE, 168, IN WILL COUNTY, ILLINOIS.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.

5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at [www.fema.gov](http://www.fema.gov) and may not reflect the most recent information.

8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.

9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.

10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.

15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYOR'S LEGEND

<div><div><div>LINETYPES</div><div><div><div><div></div></div></div><div>Boundary Line</div></div><div><div><div><div></div></div></div><div>Center Line</div></div><div><div><div><div></div></div></div><div>Chain Link or Wire Fence</div></div><div><div><div><div></div></div></div><div>Easement</div></div><div><div><div><div></div></div></div><div>Edge of Water</div></div><div><div><div><div></div></div></div><div>Iron Fence</div></div><div><div><div><div></div></div></div><div>Overhead Lines</div></div><div><div><div><div></div></div></div><div>Structure</div></div><div><div><div><div></div></div></div><div>Survey Tie Line</div></div><div><div><div><div></div></div></div><div>Vinyl Fence</div></div><div><div><div><div></div></div></div><div>Wall or Party Wall</div></div><div><div><div><div></div></div></div><div>Wood Fence</div></div></div><div><div><div>SURFACE TYPES</div><div><div><div></div></div></div><div>Asphalt</div></div><div><div><div></div></div></div><div>Brick or Tile</div></div><div><div><div></div></div></div><div>Concrete</div></div> <div><div><div></div></div></div> <div>Covered Area</div>
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Water

Wood

SYMBOLS

Benchmark

Center Line

Central Angle or Delta

Common Ownership

Control Point

Catch Basin

Elevation

Fire Hydrant

Find or Set Monument

Guywire or Anchor

Manhole

Tree

Utility or Light Pole

Well

ABBREVIATIONS

(C) - Calculated

(D) - Deed

(F) - Field

(M) - Measured

(P) - Plat

(R) - Record

(S) - Survey

A/C - Air Conditioning

AE - Access Easement

ANE - Anchor Easement

ASBL - Accessory Setback Line

B/W - Bay/Box Window

BC - Block Corner

BFP - Backflow Preventer

BLDG - Building

BLK - Block

BM - Benchmark

BR - Bearing Reference

BRL - Building Restriction Line

BSMT - Basement

C - Curve

C/L - Center Line

C/P - Covered Porch

C/S - Concrete Slab

CATV - Cable TV Riser

CB - Concrete Block

CH - Chord Bearing

CHIM - Chimney

CLF - Chain Link Fence

CME - Canal Maintenance Easement

CO - Clean Out

CONC - Concrete

COR - Corner

CS/W - Concrete Sidewalk

CUE - Control Utility Easement

CVG - Concrete Valley Gutter

D/W - Driveway

DE - Drainage Easement

DF - Drain Field

DH - Drill Hole

DUE - Drainage & Utility Easement

ELEV - Elevation

EM - Electric Meter

ENCL - Enclosure

ENT - Entrance

EOP - Edge of Pavement

EOW - Edge of Water

ESMT - Easement

EUB - Electric Utility Box

F/DH - Found Drill Hole

FCM - Found Concrete Monument

FF - Finished Floor

FIP - Found Iron Pipe

FIPC - Found Iron Pipe & Cap

FIR - Found Iron Rod

FIRC - Found Iron Rod & Cap

FN - Found Nail

FN&D - Found Nail & Disc

FRRSPK - Found Rail Road Spike

GAR - Garage

GM - Gas Meter

ID - Identification

IE/EE - Ingress/Egress Easement

ILL - Illegible

INST - Instrument

INT - Intersection

IRRE - Irrigation Easement

L - Length

LAE - Limited Access Easement

LB# - License No. (Business)

LBE - Limited Buffer Easement

LE - Landscape Easement

LME - Lake/Landscape Maintenance Easement

LS# - License No. (Surveyor)

MB - Map Book

ME - Maintenance Easement

MES - Mitered End Section

MF - Metal Fence

MH - Manhole

MHWL - Mean High Water Line

NR - Non-Radial

NTS - Not to Scale

NAVD88 - North American Vertical Datum 1988

NGVD29 - National Geodetic Vertical Datum 1929

OG - On Ground

ORB - Official Records Book

ORV - Official Record Volume

O/A - Overall

O/S - Offset

OFF - Outside Subject Property

OH - Overhang

OHL - Overhead Utility Lines

OHWL - Ordinary High Water Line

ON - Inside Subject Property

P/E - Pool Equipment

PB - Plat Book

PC - Point of Curvature

PCC - Point of Compound Curvature

PCP - Permanent Control Point

PI - Point of Intersection

PLS - Professional Land Surveyor

PLT - Planter

POB - Point of Beginning

POC - Point of Commencement

PRC - Point of Reverse Curvature

PRM - Permanent Reference Monument

PSM - Professional Surveyor & Mapper

PT - Point of Tangency

PUE - Public Utility Easement

R - Radius or Radial

R/W - Right of Way

RES - Residential

RGE - Range

ROE - Roof Overhang Easement

RP - Radius Point

S/W - Sidewalk

SBL - Setback Line

SCL - Survey Closure Line

SCR - Screen

SEC - Section

SEP - Septic Tank

SEW - Sewer

SIRC - Set Iron Rod & Cap

SMWE - Storm Water Management Easement

SN&D - Set Nail and Disc

SQFT - Square Feet

STL - Survey Tie Line

STY - Story

SV - Sewer Valve

SWE - Sidewalk Easement

TBM - Temporary Bench Mark

TEL - Telephone Facilities

TOB - Top of Bank

TUE - Technological Utility Easement

TWP - Township

TX - Transformer

TYP - Typical

UE - Utility Easement

UG - Underground

UP - Utility Pole

UR - Utility Riser

VF - Vinyl Fence

W/C - Witness Corner

W/F - Water Filter

WF - Wood Fence

WM - Water Meter/Valve Box

WV - Water valve

CERTIFIED TO:

FIDDLE LEAF DEVELOPMENT LLC; LAW OFFICE OF EDWARD J. WHALEN, PC; CHICAGO TITLE INSURANCE COMPANY

DATE SIGNED: 07/25/22

BUYER: FIDDLE LEAF DEVELOPMENT LLC

LENDER:

TITLE COMPANY: LAW OFFICE OF EDWARD J. WHALEN, PC

COMMITMENT DATE:

CLIENT FILE NO: 22CA8922433NC

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY  
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

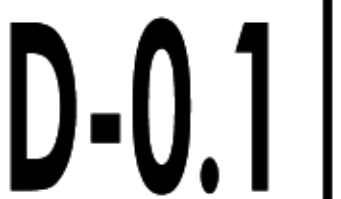
FLOOD ZONE INFORMATION:



Exacta Land Surveyors, LLC  
PLS# 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450



FIRST FLOOR= 60 SF  
SECOND FLOOR= 252 SF



GENERAL CONSTRUCTION NOTES

- IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO INCLUDE ALL LABOR, MATERIALS, ANY TOOLS OR EQUIPMENT NECESSARY, EXPANDABLE EQUIPMENT, ALL TEMPORARY UTILITIES, TRANSPORTATION SERVICES AND ANY OTHER INCIDENTAL SERVICES REQUIRED FOR THE COMPLETE CONSTRUCTION OF WORK REFERRED TO AND INDICATED.
- ALL CONSTRUCTION WORK AND MATERIALS ENTERING INTO THE PROJECT SHALL IN ADDITION TO COMPLYING WITH THE CONTRACT DOCUMENTS, SHALL ALSO FULLY COMPLY WITH ALL THE REQUIREMENTS OF THE LOCAL BUILDING CODES AND ALL ORDINANCES, REGULATIONS, ETC..... OF OTHER PUBLIC AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF WORK.
- THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF WORK THAT IS TO BE PERFORMED. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS; ON THE BASIS OF THE GENERAL WORK INDICATED, DESCRIBED OR IMPLIED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- THESE DRAWINGS REPRESENT WHAT IS TO BE THE END RESULT OF THE PROJECT AND DO NOT ACCOUNT FOR UNKNOWN EXISTING FIELD CONDITIONS; IF EXISTING CONDITIONS VARY FROM WHAT IS SHOWN ON THE DRAWINGS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.
- DIMENSIONS MAY VARY FROM THE DRAWINGS AND ACTUAL JOB SITE CONDITIONS. ALL WORK AND FIELD CONDITIONS SHALL BE VERIFIED BEFORE PROCEEDING WITH ANY WORK. IF ANY DISCREPANCY OCCURS, NOTIFY THE ARCHITECT IMMEDIATELY. EACH CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY AND ALL DISCREPANCIES CONCERNING THEIR INDIVIDUAL WORK.
- ALL FINISH MATERIALS SHALL BE CLASS 1, WITH A 0-25 FLAME SPREAD RATING.
- ALL FINISH WORK SHALL BE DONE ACCORDING TO THE LATEST INDUSTRY STANDARDS FOR INSTALLATION.
- VERIFY WITH THE OWNER FOR ALL MATERIAL TYPES, COLORS, SIZES, ETC..... DESIGNATED AND ALL PLUMBING, HEATING, VENTILATION, AIR CONDITIONING AND ELECTRICAL FIXTURES TO BE INSTALLED.
- ALL DOORS USED IN CONNECTION WITH EXITS SHALL BE SO ARRANGED AS TO BE READILY OPENED WITHOUT THE USE OF A KEY FROM THE SIDE FROM WHICH EGRESS IS MADE. THE MAXIMUM OPENING FORCE OF 5 POUNDS FOR INTERIOR DOORS AND 8.5 POUNDS FOR EXTERIOR DOORS. PROVIDE HANDICAPPED HARDWARE AS REQUIRED AND AS NOTED ON THE DRAWINGS.
- THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF ANY CONSTRUCTION WORK THAT IS TO BE PERFORMED NOR SHALL HE BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, ALL SUB-CONTRACTORS OR ANY OTHER PERSON PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK.
- THE CONTRACTORS SHALL INSPECT THE SITE AND EXAMINE ALL CONTRACT DOCUMENTS AND OBTAIN COMPLETE FIELD DATA WHICH MAY AFFECT THE COST OF THE WORK, INCLUDING ALL EXISTING CONDITIONS, THE PROPOSED CONSTRUCTION, THE PROTECTION TO BE EFFECTED TO ADJACENT PARTS, THE NATURE AND LOCATION OF THE WORK AND ALL MATTERS WHICH MAY IN ANY WAY AFFECT THE WORK OR ITS PERFORMANCE.
- MATERIALS AS SPECIFIED ON THE DRAWINGS OR SPECIFICATIONS SHALL BE USED. ANY SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- ALL SOFFITS, CEILING OPENINGS OR FLOOR OPENINGS SHALL BE FIRESTOPPED ACCORDING TO LOCAL CODES.
- ALL WORK IS TO BE PERFORMED TO THE LATEST CODES, ORDINANCES AND CONSTRUCTION INDUSTRY STANDARD PRACTICES AND TECHNIQUES.
- ALL NEW WALLS TO RECEIVE BASE TO MATCH EXISTING.
- ALL INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE IN ACCORDANCE WITH TABLE 803.3 LISTED IN THE IFC 2018.

GENERAL ACCESSIBILITY NOTES

- ALL CONTROLS AND OPERATING MECHANISMS SHALL MEET COMPLIANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN & 2018 ILLINOIS ACCESSIBILITY CODE

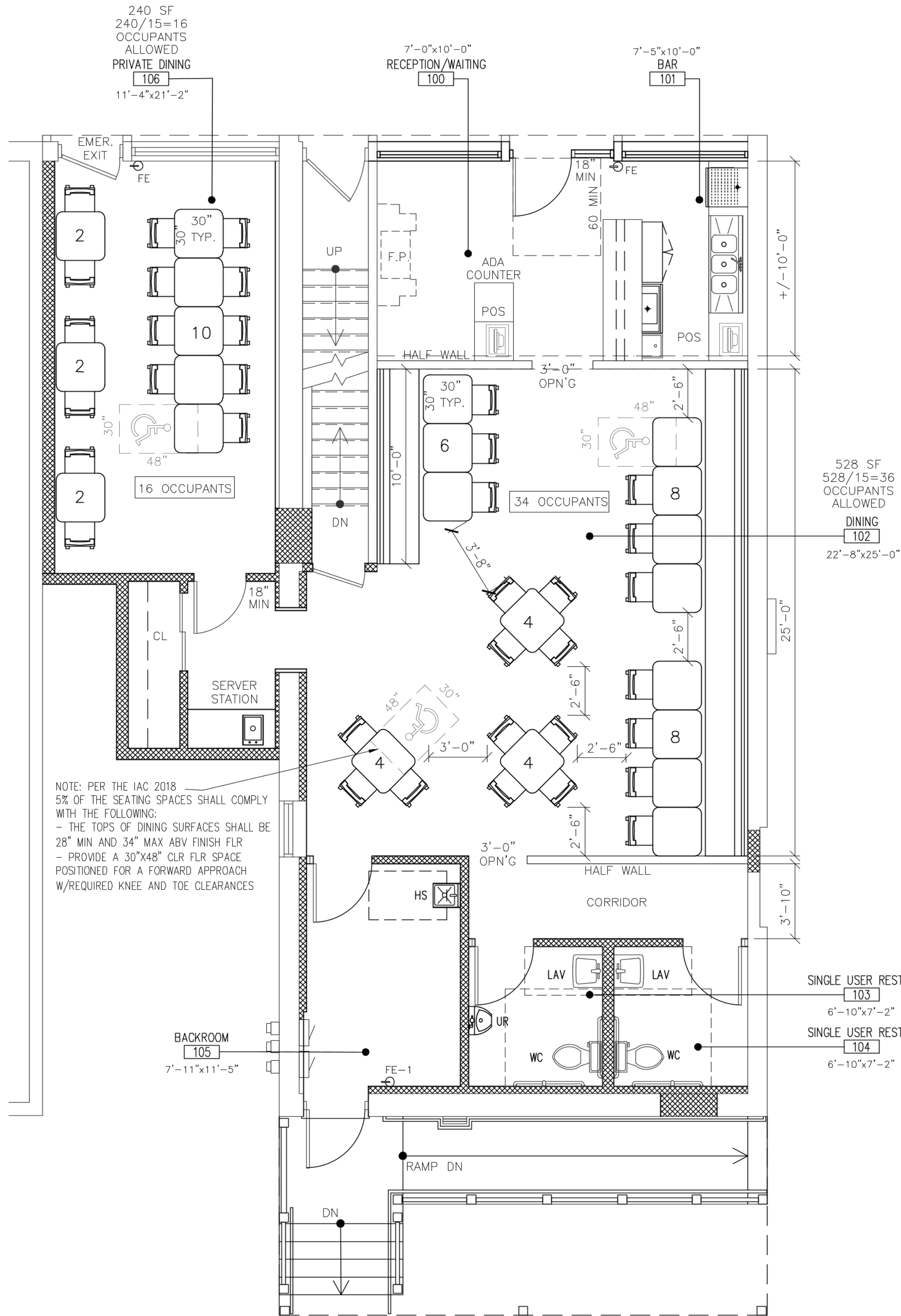
FIRE PROTECTION SYMBOLS

- WALL MTD 10LB CAPACITY FIRE EXTINGUISHER MIN. 4A:80B:C (NOTE: ALL EXTG FIRE EXTINGUISHERS TO BE UPDATED TO THE CURRENT YEAR.) MINIMUM 2 REQUIRED, MOUNTED AT VISIBLE AND ACCESSIBLE LOCATIONS
- WALL MTD FIRE EXTINGUISHER, CLASS 'K' (NOTE: ALL EXTG FIRE EXTINGUISHERS TO BE UPDATED TO THE CURRENT YEAR.)
- FIRE EXTINGUISHERS SHALL BE INSTALLED WITHIN 5 FEET OF ALL EGRESS DOORS, MOUNTED 3 1/2' TO 5' ABOVE THE FLOOR. FIRE EXTINGUISHERS SHALL BE MOUNTED NO HIGHER THAN 4 FEET AFF AT THE TOP OF THE EXTINGUISHER.
- FE NOT TO PROJECT MORE THAN 4" OUT FROM WALL, TYP.

\* COORDINATE LOCATIONS W/FIRE DEPARTMENT

LEGEND

	DESCRIPTION
	EXISTING INTERIOR WALL TO REMAIN
	NEW INTERIOR GYPSUM BOARD WALL
	PARTITION TYPE TAG - SEE SHEET A-6
	DOOR TYPE TAG - SEE SHEET A-3



1  
A-1

FLOOR PLAN - NEW CONSTRUCTION

SCALE: 1/4"=1'-0"

INTERIOR AREA = 1,313 SF

NORTH



0 1' 2' 4' 8' 12'

10 NOV 23 OWNER REVIEW  
NOT FOR CONSTRUCTION

INTERIOR LAYOUT STUDY FOR:  
**MIKE BAXTROM**  
116-118 KANSAS ST.  
FRANKFORT, IL 60423

EXP. DATE: 11/30/24

DESIGN FIRM REG. NO.  
184.006972

EXP. DATE  
4-30-23

REVISIONS

REV # DATE: REV. PER:

DATE  
**11-08-23**  
DRAWN BY: JV  
PROJECT NO.

SHEET NAME

FLOOR PLAN - NEW  
CONSTRUCTION

SHEET NUMBER

**A-1**

**ideal**  
DESIGNS  
ARCHITECTS / DESIGNERS  
20960 FRANKFORT SQ. DR.  
SUITE A  
FRANKFORT, ILLINOIS  
T: (708) 407-8028  
F: (779) 333-7960  
gabe@idealcustomdesigns.com  
www.idealcustomdesigns.com

VILLAGE OF  

---

FRANKFORT

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INC • 1879

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

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

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

On the contrary, I feel that bringing Petite Patate to Frankfort and having a well planned and professionally executed restaurant will contribute positively to our small town.

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

My plans are to design + manage the restaurant in a way that respects the existing character of the neighborhood and minimizes disruptions.

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

We plan to stay within limits of all licences and permits.

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

Given that the space is already so charming and has a history in the town behind it, aside from signage we do not anticipate altering of exterior.

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

Yes, all appropriate and adequate measures are being provided if not already done.

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

I plan to take all measures to assure minimal disruption.

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

Yes, I plan to follow all regulations listed in order to proceed.



### Findings of Fact Commissioner Evaluation Form - Special Use Permit

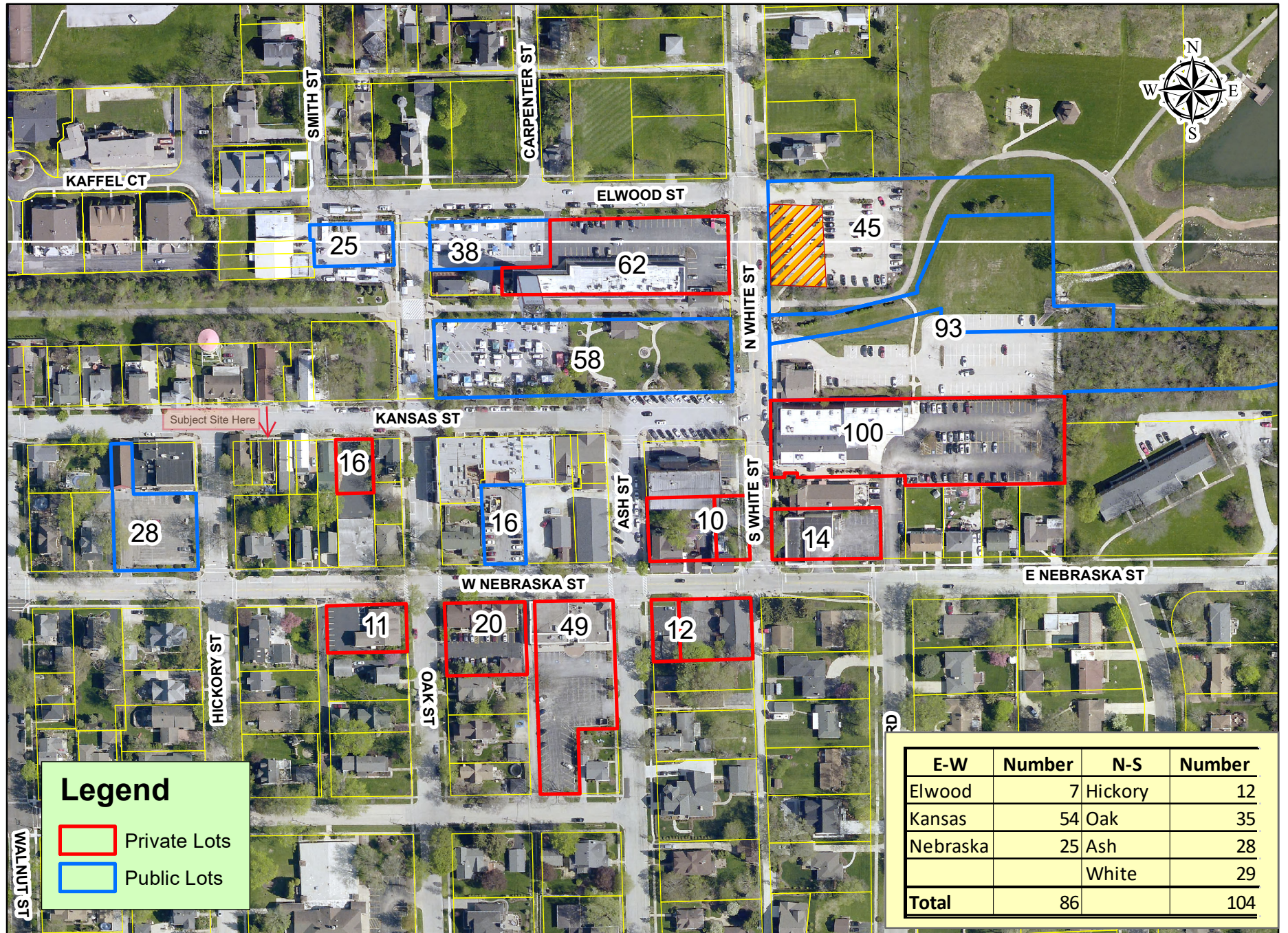
Article 3, Section E, Part 6 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Plan Commission must use to evaluate every special use permit request. No special use shall be recommended by the Plan Commission unless all the following findings are made.

	STANDARD	NOTES	MEETS	
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.		YES	NO
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.		YES	NO
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.		YES	NO
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.		YES	NO

e.	That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.		YES	NO
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.		YES	NO
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.		YES	NO



# Public & Private Parking Lots - Last Updated April 2023



Public Parking Lot spaces: 303  
 Private Parking Lot spaces: 294  
 On-Street Parking spaces: 190

Total: 787 spaces

0 125 250 500 Feet



**Project:** 116 and 118 Kansas Street Vacation Rental and Zoning Variations  
**Meeting Type:** Public Hearing  
**Requests:** Special Use Permit for a Vacation Rental and Zoning Variations  
**Location:** 116 and 118 Kansas Street, Frankfort, Illinois 60423  
**Applicant:** Kevin Kreger  
**Prop. Owner:** Fiddle Leaf Development Illinois LLC  
**Representative:** Kevin Kreger  
**Report By:** Amanda Martinez, Planner

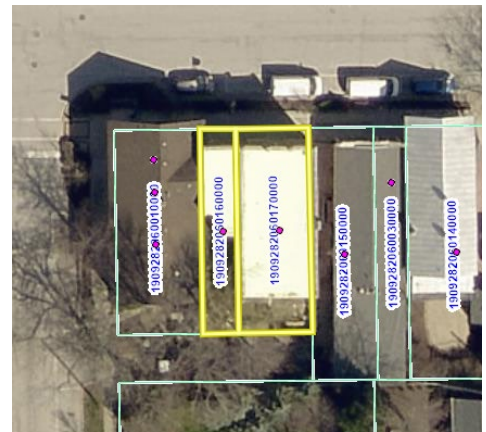
### Site Details

**Lot Size (proposed):** 2,442 sq. ft. (0.06 acres)  
**PIN:** 19-09-28-206-017-0000 & 19-09-28-206-016-0000  
**Existing Zoning:** H-1  
**Proposed Zoning:** H-1 with a Special Use Permit for a Vacation Rental and Zoning Variations  
**Buildings:** 1  
**Proposed Sq. Ft.:** 953 sq. ft. 2<sup>nd</sup> Floor Vacation Rental (116 Kansas St.)  
 252 sq. ft one-story building addition (116 Kansas St.)  
 124 sq. ft two-story building addition (118 Kansas St.)

### Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Commercial	Mixed Use	H-1
<b>North</b>	Commercial	Mixed Use	H-1
<b>South</b>	Single-Family Residential	Mixed Use	H-1
<b>East</b>	Commercial	Mixed Use	H-1
<b>West</b>	Commercial	Mixed Use	H-1

Figure 1. Location Map



### Project Summary

The applicant, Kevin Kreger, representing Fiddle Leaf Development Illinois LLC (property owner), has filed an application requesting approval of a Special Use Permit to operate a Vacation Rental in the H1 Historic District for the subject property located at 116 Kansas Street. The proposed Vacation Rental is the first request for a Vacation Rental in the Village of Frankfort; the request is to be reviewed as a special use request. The subject space for the Vacation rental is on the second floor of 116 Kansas Street and is 953 square feet consisting of two guest bedrooms.

The applicant is also requesting approval of four zoning variations. Three zoning variations from Article 6, Section C, Part 1 of the Village of Frankfort Zoning Ordinance to (1) reduce the required rear yard setback, (2) reduce the required east interior side yard setback, (3) reduce the required west interior side yard setback, and (4) to waive all required off-street parking in order to accommodate construction of a 252 square foot one-story building addition in the rear of 116 Kansas Street and a 124 square foot two-story building addition in the rear of 118 Kansas Street, and to accommodate the proposed uses.



At the January 5, 2023 Historic Preservation Commission meeting, the applicant requested and was granted a Certificate of Appropriateness and approval of plans to demolish two rear building additions that were legal nonconforming. Upon finding tenants to occupy the building, the applicant is now seeking to construct two rear building additions similar in size to what existed before demolition. Since there was a demolition involved in the process, the setbacks that once existed with the legal nonconforming building additions are null and void and the new construction of building additions are required to comply with the Village's current Zoning Ordinance, thus requiring approval of applicable variations. Additionally, with new construction and uses after a period of inactivity at the subject property, and the inability to provide parking on site, the applicant is required to request a formal parking variation.

## **Summary of Requests**

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Briefly summarized, the applicant is currently requesting:

### **Special Use Permit Request**

- Consideration of a Special Use Permit for a Vacation Rental for property located in the H-1 Historic District (second floor of 116 Kansas Street).

### **Zoning Variation(s) Request**

- Consideration of a variation from Article 6, Section C, Part 1 of the Village of Frankfort Zoning Ordinance to reduce the required rear yard setback (from the south property line for 116 Kansas Street building addition);
- Consideration of a variation from Article 6, Section C, Part 1 of the Village of Frankfort Zoning Ordinance to reduce the required interior side yard setback (from the east property line for the 116 Kansas Street building addition);
- Consideration of a variation from Article 6, Section C, Part 1 of the Village of Frankfort Zoning Ordinance to reduce the required interior side yard setback (from the west property line for the 118 Kansas Street building addition); and
- Consideration of a variation from Article 7, Section B of the Village of Frankfort Zoning Ordinance to waive all required off-street parking for property located in the H-1 Historic District (relief for 116 and 118 Kansas Street).

## **Attachments**

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1. Will County GIS Aerial Image
2. Site Photographs taken 12.7.23
3. Plat of Survey dated 7.25.22 and revised 12.1.23
4. Site Plan, Floor Plan, and Elevations dated 11.22.23
5. Colored Front Elevation dated 11.17.23
6. Sample Guest Book provided by the applicant
7. Article 5 Section C Part 38 (Vacation Rental Use Regulations in the Village's Zoning Ordinance)
8. Chapter 123 (Vacation Rentals in the Village's Code of Ordinances)
9. Applicant's responses to Findings of Fact for a Special Use Permit
10. Applicant's responses to Findings of Fact for Variations
11. Special Use Permit Findings of Fact for Plan Commissioners
12. Variation Findings of Fact for Plan Commissioners
13. Staff Analysis of Parking in the Downtown Area (last updated April 2023)

## **History**

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- Per resources from the Frankfort Area Historical Society that were made available to staff, the building was originally built in 1863; the Frankfort Township Assessor's website states that the building was originally built in 1875. Staff estimates that the building was built between those said years; nevertheless, both said years predate the current Zoning Ordinance that was adopted in 2001.
- Per resources from the Frankfort Area Historical Society that were made available to staff, 116 Kansas Street was originally Folkers Meat Market and 118 Kansas Street, the building addition that was built around 1870, was first occupied by a bank.
- The most recent first-floor occupant was a restaurant named Cactus Carol's. Cactus Carol's first occupied the space in 1987 and has been permanently closed for many years; per staff's research, the water service to the building officially shut off in 2012.

### **Historic Preservation Commission Approvals**

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- At the January 5, 2023 Historic Preservation Commission meeting, the applicant was granted approval of a Certificate of Appropriateness (vote 4-0) for the demolition of two rear building additions (which were built approximately in the 1970's), the construction of one building addition in the rear of 118 Kansas Street, and additional exterior alterations (which included a new second story deck in the rear of 116 Kansas Street, new windows, new doors, masonry repair/cleaning, replacement/repainting of the wood wainscoting, steel header, and columns, replacement of light fixtures, removing metal ductwork, and replacement of the gutters on the south façade).
- At the November 15, 2023 Historic Preservation Commission meeting, the applicant was granted approval of a Certificate of Appropriateness (vote 4-1) for revisions to the plans that were approved at the January 5, 2023 meeting. The revisions included the following: (1) repainting the decorative wood wainscoting, jambs, trim, doors, lintel, and columns, (2) similar to the January 5<sup>th</sup> proposal, a second-floor balcony would be installed at 116 Kansas Street, the only difference is that it decreased from 255 square feet to 252 square feet and has a new first story building addition is proposed below the second story deck, and (3) similar to the January 5<sup>th</sup> proposal, a new wood-framed two-story structure would be constructed as a building addition to the rear of 118 Kansas Street, the only difference is that the length of the west façade increased from 6.65 feet long to 14 feet long (in kind, the area increased from 75 square feet to 124 square feet).
- At the December 20, 2023 Historic Preservation Commission meeting, the applicant's restaurant tenant was granted approval of a Certificate of Appropriateness (vote 4-0) for signage (for a projecting sign and window sign).

### **Comprehensive Plan**

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- Figure 9.1, "Downtown Frankfort Commercial Core" map, identifies 116 Kansas Street as an opportunity site. There are 5 of these opportunity sites total and, in this case, there is a private developer proposing to renovate and reactivate the subject site.
- The projects proposed at the subject property align with Chapter 7, Chapter 9, and Goal 4.8 listed in the Village of Frankfort's 2040 Comprehensive Plan (see below).

#### *"Chapter 7 Economic Prosperity:*

- *Maintain and enhance Downtown Frankfort as a successful and vibrant corridor for residents, local businesses and visitors."*

#### *"Chapter 9 Downtown Frankfort:*

- *Seek qualified mixed-use developers to build on or renovate existing structures on key opportunity sites within the downtown core."*

*“Goal 4.8 Where possible, encourage infill development and adaptive reuse:*

- Support adaptive reuse of historic buildings in Frankfort’s downtown and throughout the community where appropriate.*
- Encourage revitalization in Frankfort’s downtown by creating new commercial and mixed-use spaces via strategic infill development.”*

## **Analysis**

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

- The subject property is zoned H-1 Historic District. The Future Land Use map identifies the property as Mixed-Use.
- The subject property is proposed to consist of a 3,620 square foot building (116 and 118 Kansas Street including the proposed building additions) on approximately 2,442 square feet of land (PINS: 19-09-28-206-017-0000 & 19-09-28-206-016-0000).
- Staff notes that the applicant is also proposing an ADA accessible ramp(s) on the public sidewalk directly in front of the subject building. The proposed ADA ramp(s) would be refined during building permit review.
- The applicant is required to provide a trash enclosure pursuant to Section 50.01 of the Village Municipal Code pertaining to dumpsters and trash handling in industrial, commercial, and business districts. The applicant verbally indicated that he does not have specifications for a trash enclosure at this time and needs time to discuss with the architect and the restaurant tenant to ensure that the trash handling is sufficient for the restaurant’s operation. Staff is working with the applicant to ensure that there is appropriate trash handling for anticipated tenants prior to any occupancy. In effort to keep the project moving forward, any necessary variations for construction of the trash enclosure will be presented to the Plan Commission at an additional PC/ZBA meeting for the proposed project.

### **Building Setbacks Variation Request**

- The applicant is proposing to construct two rear building additions. The potential restaurant tenant that would occupy the entire first floor would utilize the first floor of both proposed building additions for additional space (376 SF). Additionally, the potential office tenant that would occupy the second floor of 118 Kansas Street would utilize the second floor of the proposed building addition at 118 Kansas Street (124 SF).
- The proposed building addition in the rear of 116 Kansas Street encroaches into the required rear yard by 14 feet (from the south property line that is abutting residential) and the required interior side yard (from the west property line) by approximately 4 feet.
- The proposed building addition in the rear of 118 Kansas Street encroaches into the required interior side yard (from the east property line) by 2 feet.
- Staff notes that there is an existing 16-foot-wide alley located directly south of the subject property which has very limited functionality.
- The applicant is proposing a composite deck to serve the second floor residential space above the proposed rear building addition at 116 Kansas Street. The deck would be the same size as the building addition structure, 252 square feet.
- The proposed building additions are similar in size to the building additions that were legally nonconforming prior to being demolished (see the following table).

	<b>Previous Legal Nonconforming Building Additions (square feet)</b>	<b>Proposed Building Additions (square feet)</b>
<b>118 Kansas Street Addition 1<sup>st</sup> Floor</b>	+/- 60 SF	124 SF
<b>118 Kansas Street Addition 2<sup>nd</sup> Floor</b>	+/- 60 SF	124 SF
<b>116 Kansas Street Addition 1<sup>st</sup> Floor</b>	+/- 290 SF	252 SF
<b>116 Kansas Street Addition 2<sup>nd</sup> Floor Deck</b>	+/- 290 SF	252 SF
<b>Total SF (including deck for reference)</b>	+/- 700 SF	752
<b>Total Proposed Difference</b>		increased +/- 52 SF

- The following table is provided to compare the subject property with the H1 Historic District (non-residential) dimensional and bulk standards:

	<b>H1 Historic District Requirement</b>	<b>Subject Property</b>	<b>Comments</b>
<b>Minimum Lot Size (square feet)</b>	5,000 SF	2,442 SF	Legally nonconforming
<b>Minimum Lot Width (feet)</b>	50 feet	37.2 feet	Legally nonconforming
<b>Minimum Required Yards (feet)</b> <ul style="list-style-type: none"> <li>Front</li> <li>Interior Side</li> <li>Rear (adjacent to residential)</li> </ul>	<ul style="list-style-type: none"> <li>N/A</li> <li>5 feet</li> <li>20 feet</li> </ul>	<ul style="list-style-type: none"> <li>0 (existing front yard setback; N/A for H1 properties)</li> <li>Approximately 1 foot (proposed east interior side yard)</li> <li>3 feet (proposed west interior side yard)</li> <li>6 feet (proposed rear yard)</li> </ul>	Variation for rear yard (from south property line) and interior side yards (from east and west property lines)
<b>Maximum Height (feet)</b>	35 feet	Approximately 32 feet	Complies

#### **Vacation Rental Special Use Permit Request**

- Ordinances 3229 and 3315 were passed on September 20, 2021. These ordinances established a special use and licensing process for Vacation Rentals in the Village of Frankfort's Zoning Ordinance (Table of Permitted and Special Uses and use regulations sections) and Municipal Code (Vacation Rental licensing).
- The proposed Vacation Rental would occupy 953 square feet of the second floor of 116 Kansas Street.
- Per the submitted floor plan, there would be two guest bedrooms, two bathrooms, two closets, a utility room, a kitchen, a living room, and a dining room.

- Per correspondence with the project's architect, the north bedroom is 157 square feet, and the south bedroom is 107 square feet. Both guest bedrooms are compliant with the 100 square foot minimum size for guest bedrooms set by Article 5, Section C, Part 38.
- The proposed Vacation Rental is generally compliant (additional compliance review is required at time of building permit issuance) with Article 5, Section C, Part 38 of the Village Ordinance which regulates the operation of Vacation Rentals. Staff has attached this Code section to the staff report.
- If granted a Special Use Permit for a Vacation Rental, the applicant would then apply for a license for a Vacation Rental (similar to a business license) per Chapter 123 of the Village's Code of Ordinances. Staff has attached this Code section to the staff report.
- The applicant submitted a sample of the guest book that would be provided to guests of the vacation rental (attached to this staff report)
- Per the submitted sample guest book, there would be a maximum of 4 guests in the proposed vacation rental.
- Second story tenants (both the vacation rental and the office users) will utilize the middle ground floor doors located on the north side of the building; the middle doors of the building are addressed 116 Kansas Street.

#### **Parking Variation Request**

- On-site parking is not provided at the subject site. Per Article 6, Section C, Part 3 (g)(6), *"The Village Board has determined that it may be unreasonable and impractical for individual building uses within the historic district to provide auxiliary parking facilities on site. Parking facilities to accommodate the requirements of the uses within the designated area may best be provided by the Village in public parking areas developed in compliance with a general plan of parking facilities. Therefore, any new building or structure, or any expansion to an existing building, or any change in use to a use which requires additional parking as compared to the original use, may be relieved from providing the normally required off-site parking through the approval of a variation. The Village Board may require, as a condition of the variation approval, compensation toward a public parking area. Shared parking is also encouraged in this district"*.
- The building has proposed expansion and uses, so off-street parking is required. The project would require the applicant to provide 40 parking spaces on the subject property. The subject property does not have available space to comply with the required off-street parking requirement. The requested parking variation is to waive all off-street parking requirements.
- Some similar downtown cases that have been granted a parking variation or are requesting a variation to waive all required off-street parking:
  - Ord. 3396 an ordinance granting a variation for relief of all required off-street parking on Lot 1 of the proposed Old Plank Trail Commons Subdivision (2023 7 N. White Street project);
  - Ord. 1159 an ordinance granting a variation to allow that the off-street parking requirements over the 62 spaces provided be waived (1986 Elwood and Oak Street project); and
  - Ord. \_\_\_\_ a requested ordinance for a parking variation to waive all required off-street parking associated with the existing building and proposed addition, conditioned upon installation of two decorative bicycle racks (pending request for the Olde Frankfort Mall project).
- Staff has requested a revised floor plan since the submitted floor plan shows some different uses than what is currently being requested. Staff is working with the applicant to provide a revised floor plan prior

to Village Board consideration; staff will highlight what needs to be revised in the PowerPoint presentation on January 11, 2024.

- Staff provides the below parking analysis for the subject site based on potential tenants and their allotted space's square footage (which includes the square footage of the proposed building additions):

<b>Business Name (use classification for parking)</b>	<b>Tenant Space (square feet)</b>	<b>Parking Spaces Required (use parking calculation)</b>
<b>Restaurant at 116 and Kansas Street (restaurant, full service)</b>	1,864 SF	<b>34</b> <i>(1 per 100 sq. ft.; plus 1 per employee)</i>
<b>Vacation Rental at 116 Kansas Street (vacation rental)</b>	953 SF	<b>4</b> <i>(1 per guest room; plus 2 per dwelling unit)</i>
<b>Office, second story of 118 Kansas Street (office)</b>	364 SF	<b>2</b> <i>(1 per 200 sq. ft.)</i>
<b>Total Spaces Required</b>		<b>40</b>
<b>Total Spaces Provided</b>		<b>0</b>

- In this case, the applicant is proposing a vacation rental at 116 Kansas Street, a new use at the subject property. The current Zoning Ordinance states that a vacation rental must have 1 parking space per guest room; plus, the spaces required for a single-family home which is 2 parking spaces per dwelling unit. Given that the vacation rental consists of two guestrooms and that the requirement for a single-family home is 2 spaces per dwelling unit, the applicant is required to provide 4 parking spaces.
- Per the submitted sample guest book, guests are guided to park in the nearby public parking lots, specifically the lot located at the northwest corner of Nebraska Street and Hickory Street and the lot located at the northeast corner of Kansas Street and Oak Street. Ordinance 2273 prohibits cars from parking in the public parking lot located at Kansas Street and Oak Street (and Oak Street) from 7:00 a.m. to 2:00 p.m. on Sundays during the spring and summer months to accommodate the Frankfort Country Market (April to October). The public parking lot at Kansas Street and Oak Street consists of 59 parking spaces. Additionally, the parking lot located at Nebraska Street and Hickory Street has 27 parking spaces with no prohibition of parking on specific days, however, at least 10 parking spaces are reserved for LaSalle Street Securities.
- The property owner is anticipating that the second story of 118 Kansas Street will be an office user. Offices in the H-1 Historic District are permitted-by-right. Government, professional, and business offices have minimum off-street parking requirement to provide 1 parking space per 200 square feet of gross floor area. Given the gross floor area of the subject tenant space is 364 square feet, the tenant is required to provide 2 parking spaces.
- Attached to this staff report is a staff analysis of parking availability in the downtown area based on a 2016 study and last updated in April of 2023 for reference. The attachment considers public parking lot spaces, private parking lot spaces, and on-street parking spaces. Without the inclusion of private parking spaces, there are around 493 public parking spaces in the downtown area.

### ***Standards for Variations (Building and Accessory Structure Setbacks and Parking)***\_\_\_\_\_

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. No variation request shall be recommended by the Plan Commission, unless such Commission shall find:

- 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.

### ***Findings of Fact for Special Use Permits (Vacation Rental)***

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

- a. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
- b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

- c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- d. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
- e. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
- f. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- g. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

### ***Affirmative Motions***

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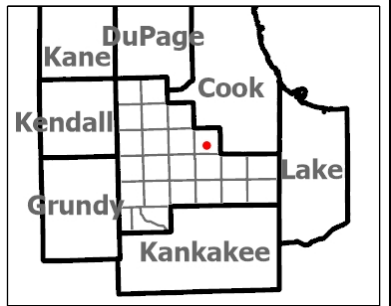
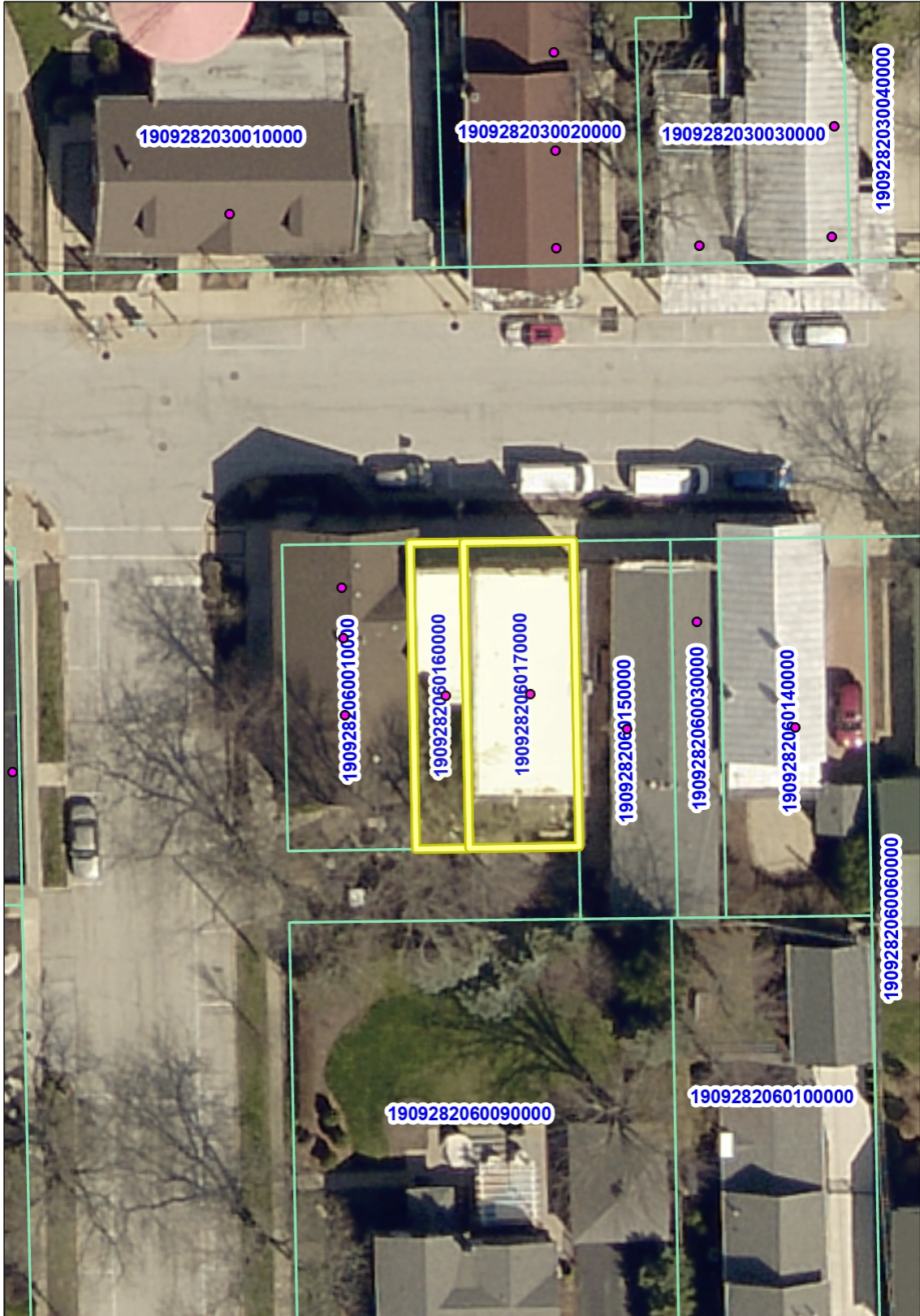
For the Commission's consideration of the requests, staff offers the following potential affirmative motions:

- 1. Recommend the Village Board approve a Special Use Permit to allow a vacation rental in the H-1 Historic District for the subject property located at 116 Kansas Street (PIN 19-09-28-206-017-0000) in accordance with the reviewed plans, public testimony, and Findings of Fact and subject to the following condition:
  - a. Compliance with Chapter 123 of the Village of Frankfort Code of Ordinances.
- 2. Recommend the Village Board approve the variation request to reduce the required rear yard setback (from the south property line) from 20 feet to 6 feet, on the property located at 116 Kansas Street (PIN 19-09-28-206-017-0000), in accordance with the reviewed plans and public testimony.
- 3. Recommend the Village Board approve the variation request to reduce the required interior side yard setback (from the east property line) from 5 feet to 1 foot, on the property located at 116 Kansas Street (PIN 19-09-28-206-017-0000), in accordance with the reviewed plans and public testimony.
- 4. Recommend the Village Board approve the variation request to reduce the required interior side yard setback (from the west property line) from 5 feet to 3 feet, on the property located at 118 Kansas Street (PIN 19-09-28-206-016-0000), in accordance with the reviewed plans and public testimony.
- 5. Recommend the Village Board approve the variation request to waive all required off-street parking for property located in the H-1 Historic District at 116 and 118 Kansas Street (PIN 19-09-28-206-017-0000 and 19-09-28-206-016-0000), in accordance with the reviewed plans and public testimony.





# 116 and 118 Kansas Street



## Legend

- Address Points
- Parcels
- Townships

## Notes

Date: 12/7/2023

1: 564



0 0.01 0.02 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](mailto:gis@willcountyillinois.com).

### Site Photographs of 116 and 118 Kansas St. Taken 12.7.23

**Front (north) elevation:**





Rear (south) elevation/alley:



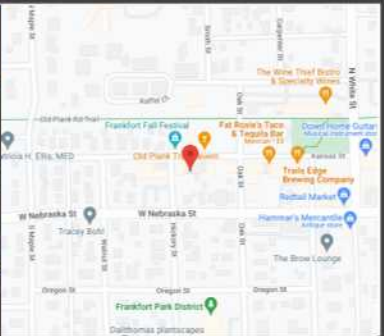


Rear (south) elevation:





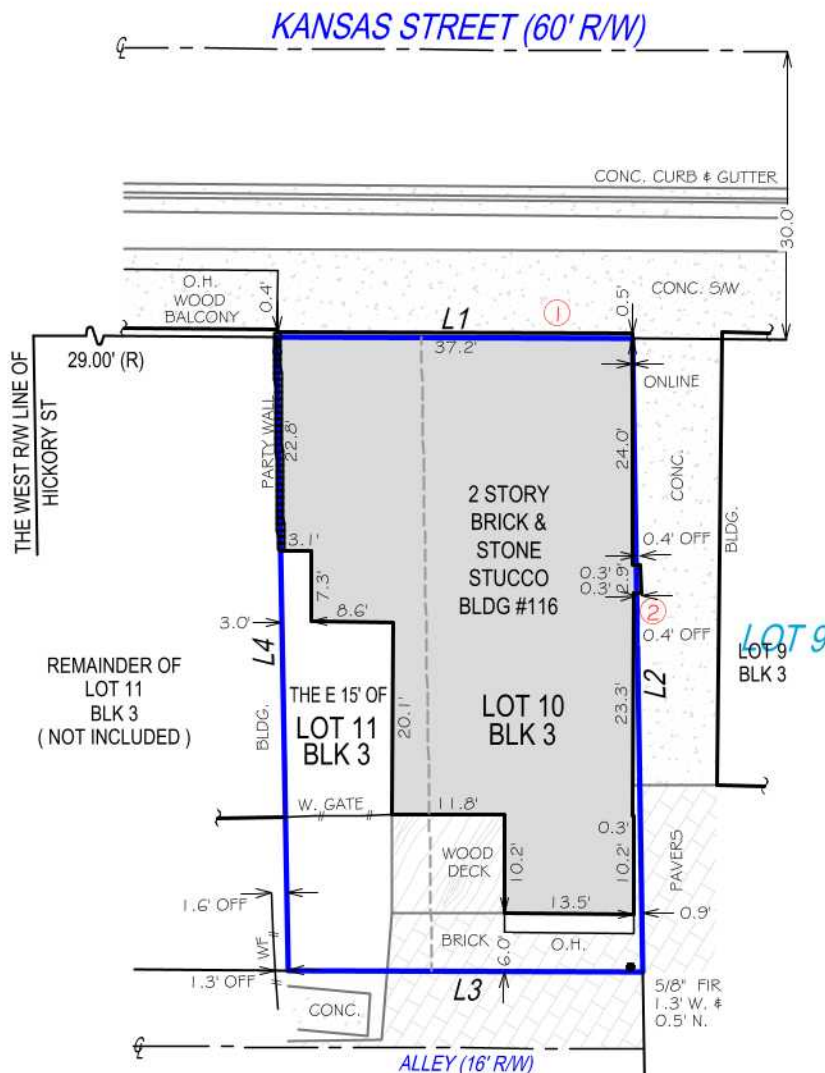
www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 116 KANSAS STREET, FRANKFORT, ILLINOIS 60423

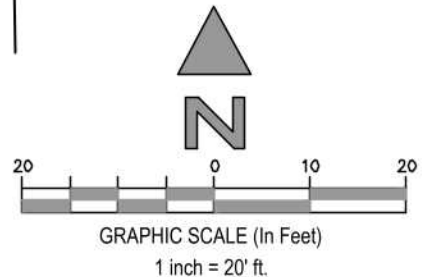
SURVEY NUMBER: 2206.5378

2206.5378  
BOUNDARY SURVEY  
WILL COUNTY



LINE TABLE:  
L1 S 89°42'00" E 37.00' (C)  
37.00' (R)  
L2 S 0°57'43" E 66.00' (C)  
66.00' (R)  
L3 N 89°42'00" W 37.00' (C)  
37.00' (R)  
L4 N 0°57'43" W 66.00' (C)  
66.00' (R)

TOTAL AREA OF PROPERTY SURVEYED 2442 SQ.FT.±



STATE OF ILLINOIS } SS  
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2024  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:  
1. RESIDENCE OVER PROPERTY LINE 2. RESIDENCE OVER PROPERTY LINE



Exacta Land Surveyors, LLC  
PLS# 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 07/25/22  
FIELD WORK DATE: 7/22/2022  
REVISION DATE(S): (REV.1 12/1/2023) (REV.1 7/25/2022)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



PROPERTY ADDRESS: 116 KANSAS STREET, FRANKFORT, ILLINOIS 60423

SURVEY NUMBER: 2206.5378

JOB SPECIFIC SURVEYOR NOTES:  
12-01-23 ADDED BUILDING TIES

LEGAL DESCRIPTION:

LOT 10 AND THE EAST 15 FEET OF LOT 11 IN BLOCK 3 IN THE ORIGINAL TOWN OF FRANKFORT, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, AND IN RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 19, 1856 IN BOOK 43, PAGE, 168, IN WILL COUNTY, ILLINOIS.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.

2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.

4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.

5. Alterations to this survey map and report by other than the signing surveyor are prohibited.

6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at [www.fema.gov](http://www.fema.gov) and may not reflect the most recent information.

8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.

9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.

10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.

11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.

12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.

15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYOR'S LEGEND

<div><div><div>LINETYPES</div><div><div><div><div></div></div></div><div>Boundary Line</div></div><div><div><div><div></div></div></div><div>Center Line</div></div><div><div><div><div></div></div></div><div>Chain Link or Wire Fence</div></div><div><div><div><div></div></div></div><div>Easement</div></div><div><div><div><div></div></div></div><div>Edge of Water</div></div><div><div><div><div></div></div></div><div>Iron Fence</div></div><div><div><div><div></div></div></div><div>Overhead Lines</div></div><div><div><div><div></div></div></div><div>Structure</div></div><div><div><div><div></div></div></div><div>Survey Tie Line</div></div><div><div><div><div></div></div></div><div>Vinyl Fence</div></div><div><div><div><div></div></div></div><div>Wall or Party Wall</div></div><div><div><div><div></div></div></div><div>Wood Fence</div></div></div><div><div><div>SURFACE TYPES</div><div><div><div><div></div></div></div><div>Asphalt</div></div><div><div><div><div></div></div></div><div>Brick or Tile</div></div><div><div><div><div></div></div></div><div>Concrete</div></div><div><div><div><div></div></div></div><div>Covered Area</div></div><div><div><div><div></div></div></div><div>Water</div></div><div><div><div><div></div></div></div><div>Wood</div></div></div><div><div><div>SYMBOLS</div><div><div><div><div></div></div></div><div>Benchmark</div></div><div><div><div><div></div></div></div><div>Center Line</div></div><div><div><div><div></div></div></div><div>Central Angle or Delta</div></div><div><div><div><div></div></div></div><div>Common Ownership</div></div><div><div><div><div></div></div></div><div>Control Point</div></div><div><div><div><div></div></div></div><div>Catch Basin</div></div></div></div></div><div><div><div><div></div></div><div>Elevation</div></div><div><div><div><div></div></div></div><div>Fire Hydrant</div></div><div><div><div><div></div></div></div><div>Find or Set Monument</div></div><div><div><div><div></div></div></div><div>Guywire or Anchor</div></div><div><div><div><div></div></div></div><div>Manhole</div></div><div><div><div><div></div></div></div><div>Tree</div></div><div><div><div><div></div></div></div><div>Utility or Light Pole</div></div><div><div><div><div></div></div></div><div>Well</div></div></div></div> <div><div><div>ABBREVIATIONS</div><div><div>(C) - Calculated</div><div>(D) - Deed</div><div>(F) - Field</div><div>(M) - Measured</div><div>(P) - Plat</div><div>(R) - Record</div><div>(S) - Survey</div><div>A/C - Air Conditioning</div><div>AE - Access Easement</div><div>ANE - Anchor Easement</div><div>ASBL - Accessory Setback Line</div><div>B/W - Bay/Box Window</div><div>BC - Block Corner</div><div>BFP - Backflow Preventer</div><div>BLDG - Building</div><div>BLK - Block</div><div>BM - Benchmark</div><div>BR - Bearing Reference</div><div>BRL - Building Restriction Line</div><div>BSMT - Basement</div><div>C - Curve</div><div>C/L - Center Line</div></div><div><div>C/P - Covered Porch</div><div>C/S - Concrete Slab</div><div>CATV - Cable TV Riser</div><div>CB - Concrete Block</div><div>CH - Chord Bearing</div><div>CHIM - Chimney</div><div>CLF - Chain Link Fence</div><div>CME - Canal Maintenance Easement</div><div>CO - Clean Out</div><div>CONC - Concrete</div><div>COR - Corner</div><div>CS/W - Concrete Sidewalk</div><div>CUE - Control Utility Easement</div><div>CVG - Concrete Valley Gutter</div><div>D/W - Driveway</div><div>DE - Drainage Easement</div><div>DF - Drain Field</div><div>DH - Drill Hole</div><div>DUE - Drainage &amp; Utility Easement</div><div>ELEV - Elevation</div><div>EM - Electric Meter</div><div>ENCL - Enclosure</div><div>ENT - Entrance</div><div>EOP - Edge of Pavement</div><div>EOW - Edge of Water</div><div>ESMT - Easement</div><div>EUB - Electric Utility Box</div><div>F/DH - Found Drill Hole</div><div>FCM - Found Concrete Monument</div><div>FF - Finished Floor</div><div>FIP - Found Iron Pipe</div><div>FIPC - Found Iron Pipe &amp; Cap</div></div></div><div><div><div>FIR - Found Iron Rod</div><div>FIRC - Found Iron Rod &amp; Cap</div><div>FN - Found Nail</div><div>FN&amp;D - Found Nail &amp; Disc</div><div>FRRSPK - Found Rail Road Spike</div><div>GAR - Garage</div><div>GM - Gas Meter</div><div>ID - Identification</div><div>IE/EE - Ingress/Egress Easement</div><div>ILL - Illegible</div><div>INST - Instrument</div><div>INT - Intersection</div><div>IRRE - Irrigation Easement</div><div>L - Length</div><div>LAE - Limited Access Easement</div><div>LB# - License No. (Business)</div><div>LBE - Limited Buffer Easement</div><div>LE - Landscape Easement</div><div>LME - Lake/Landscape Maintenance Easement</div><div>LS# - License No. (Surveyor)</div><div>MB - Map Book</div><div>ME - Maintenance Easement</div><div>MES - Mitered End Section</div><div>MF - Metal Fence</div><div>MH - Manhole</div><div>MHWL - Mean High Water Line</div><div>NR - Non-Radial</div><div>NTS - Not to Scale</div><div>NAVD88 - North American Vertical Datum 1988</div><div>NGVD29 - National Geodetic Vertical Datum 1929</div><div>OG - On Ground</div></div><div><div><div>ORB - Official Records Book</div><div>ORV - Official Record Volume</div><div>O/A - Overall</div><div>O/S - Offset</div><div>OFF - Outside Subject Property</div><div>OH - Overhang</div><div>OHL - Overhead Utility Lines</div><div>OHWL - Ordinary High Water Line</div><div>ON - Inside Subject Property</div><div>P/E - Pool Equipment</div><div>PB - Plat Book</div><div>PC - Point of Curvature</div><div>PCC - Point of Compound Curvature</div><div>PCP - Permanent Control Point</div><div>PI - Point of Intersection</div><div>PLS - Professional Land Surveyor</div><div>PLT - Planter</div><div>POB - Point of Beginning</div><div>POC - Point of Commencement</div><div>PRC - Point of Reverse Curvature</div><div>PRM - Permanent Reference Monument</div><div>PSM - Professional Surveyor &amp; Mapper</div><div>PT - Point of Tangency</div><div>PUE - Public Utility Easement</div><div>R - Radius or Radial</div><div>R/W - Right of Way</div><div>RES - Residential</div><div>RGE - Range</div><div>ROE - Roof Overhang Easement</div><div>RP - Radius Point</div></div><div><div><div>S/W - Sidewalk</div><div>SBL - Setback Line</div><div>SCL - Survey Closure Line</div><div>SCR - Screen</div><div>SEC - Section</div><div>SEP - Septic Tank</div><div>SEW - Sewer</div><div>SIRC - Set Iron Rod &amp; Cap</div><div>SMWE - Storm Water Management Easement</div><div>SN&amp;D - Set Nail and Disc</div><div>SQFT - Square Feet</div><div>STL - Survey Tie Line</div><div>STY - Story</div><div>SV - Sewer Valve</div><div>SWE - Sidewalk Easement</div><div>TBM - Temporary Bench Mark</div><div>TEL - Telephone Facilities</div><div>TOB - Top of Bank</div><div>TUE - Technological Utility Easement</div><div>TWP - Township</div><div>TX - Transformer</div><div>TYP - Typical</div><div>UE - Utility Easement</div><div>UG - Underground</div><div>UP - Utility Pole</div><div>UR - Utility Riser</div><div>VF - Vinyl Fence</div><div>W/C - Witness Corner</div><div>W/F - Water Filter</div><div>WF - Wood Fence</div><div>WM - Water Meter/Valve Box</div><div>WV - Water valve</div></div></div></div></div><div data-bbox="63 2096 206 2118" data-label="Section-Header"><p>CERTIFIED TO:</p></div><div data-bbox="63 2123 779 2169" data-label="Text"><p>FIDDLE LEAF DEVELOPMENT LLC; LAW OFFICE OF EDWARD J. WHALEN, PC; CHICAGO TITLE INSURANCE COMPANY</p></div><div data-bbox="63 2279 298 2303" data-label="Text"><p>DATE SIGNED: 07/25/22</p></div><div data-bbox="63 2333 475 2357" data-label="Text"><p>BUYER: FIDDLE LEAF DEVELOPMENT LLC</p></div><div data-bbox="63 2386 151 2411" data-label="Text"><p>LENDER:</p></div><div data-bbox="63 2435 654 2462" data-label="Text"><p>TITLE COMPANY: LAW OFFICE OF EDWARD J. WHALEN, PC</p></div><div data-bbox="63 2486 271 2513" data-label="Text"><p>COMMITMENT DATE:</p></div><div data-bbox="493 2486 820 2513" data-label="Text"><p>CLIENT FILE NO: 22CA8922433NC</p></div><div data-bbox="214 2553 670 2604" data-label="Text"><p>SEE PAGE 1 OF 2 FOR MAP OF PROPERTY PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES</p></div><div data-bbox="833 2096 1118 2118" data-label="Section-Header"><p>FLOOD ZONE INFORMATION:</p></div><div data-bbox="833 2462 1141 2588" data-label="Image"></div><div data-bbox="1205 2505 1555 2604" data-label="Text"><p>Exacta Land Surveyors, LLC PLS# 184008059 o: 773.305.4011 316 East Jackson Street   Morris, IL 60450</p></div></div>
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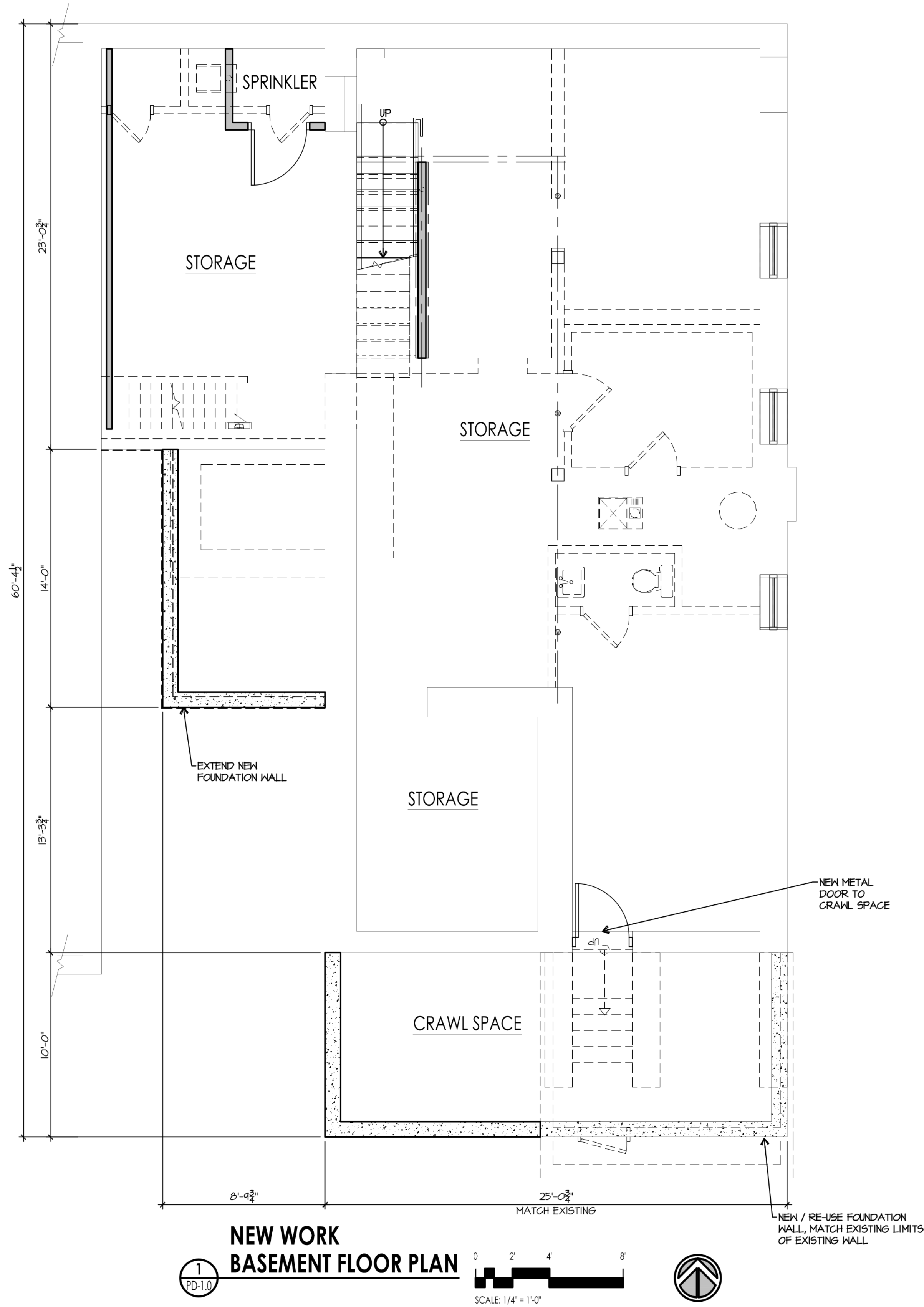


FIRST FLOOR= 60 SF  
SECOND FLOOR= 252 SF

0 3' 6' 1'

SCALE: 3/16" = 1'-0"

P:\2023\2023-0209\Drawing\Plan\Professional\2023-0209\_PD-1.0\_MCH1 PLANS.dwg 11/22/2023 3:13:11 AM C:\DWG\ PD-1.0  
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LEGEND	
	TO BE DEMOLISHED
	TO BE DEMOLISHED

L

G

LINDENGROUP

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

RENOVATION OF EXISTING BUILDING AT:  
116/118 KANSAS STREET  
FRANKFORT, ILLINOIS 60423

STATE OF ILLINOIS  
GRANT  
WALKER  
CURRIER  
001-014983  
LICENSED ARCHITECT

EXP:  
11/30/2024

DATE	DRAWN	DESCRIPTION
11/03/2023	CT	ISSUED FOR HPC REVIEW
11/22/2023	CT	ISSUED FOR PLAN COMMISSION

2023-0209
PROJECT NUMBER
11/22/2023
DATE
CT
DRAWN BY
GC
FINAL REVIEW

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BASEMENT  
NEW WORK  
PLANS  
AND NOTES

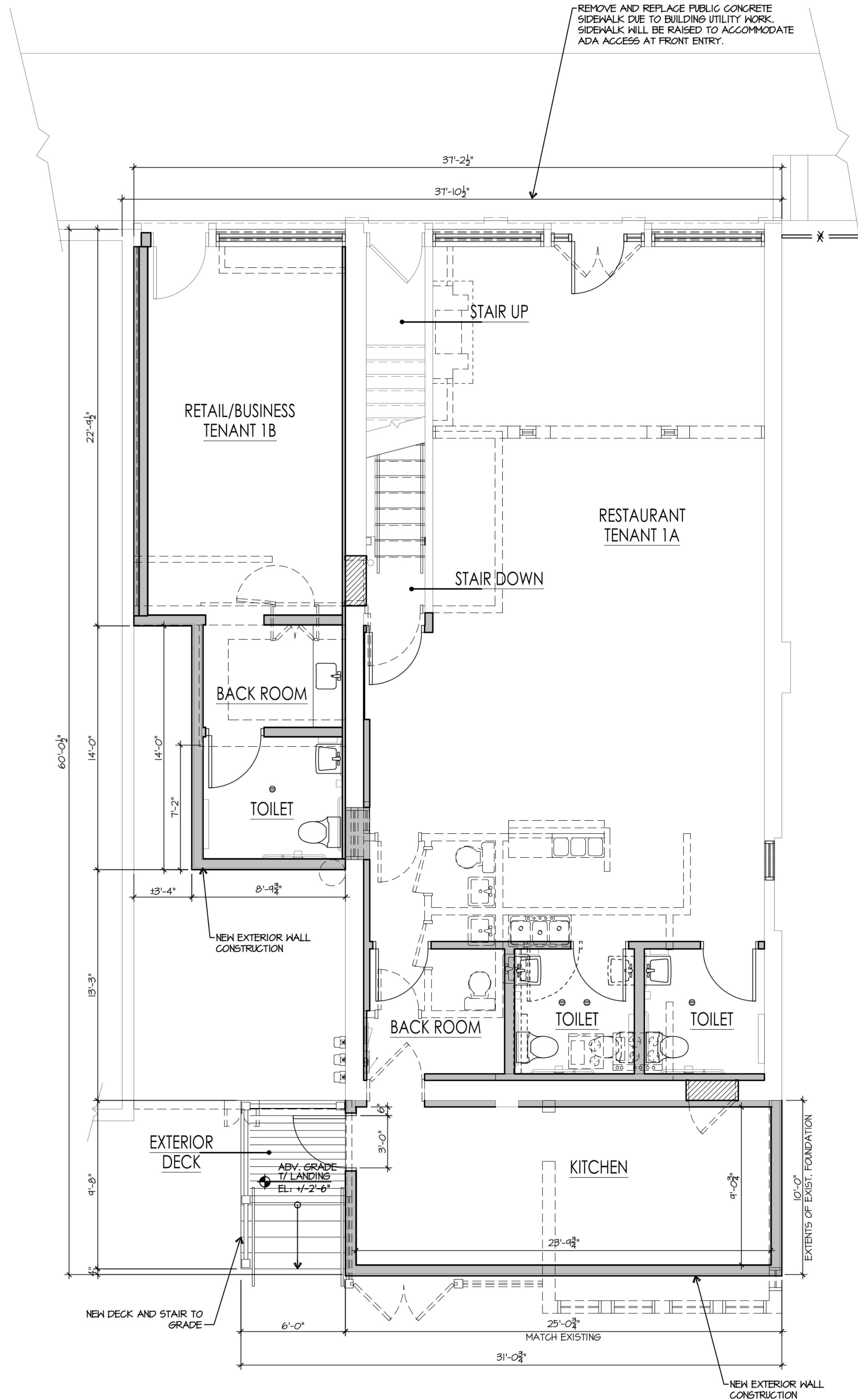
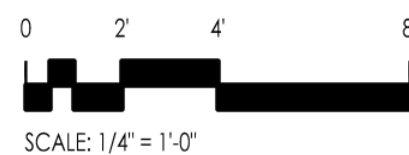
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SHEET



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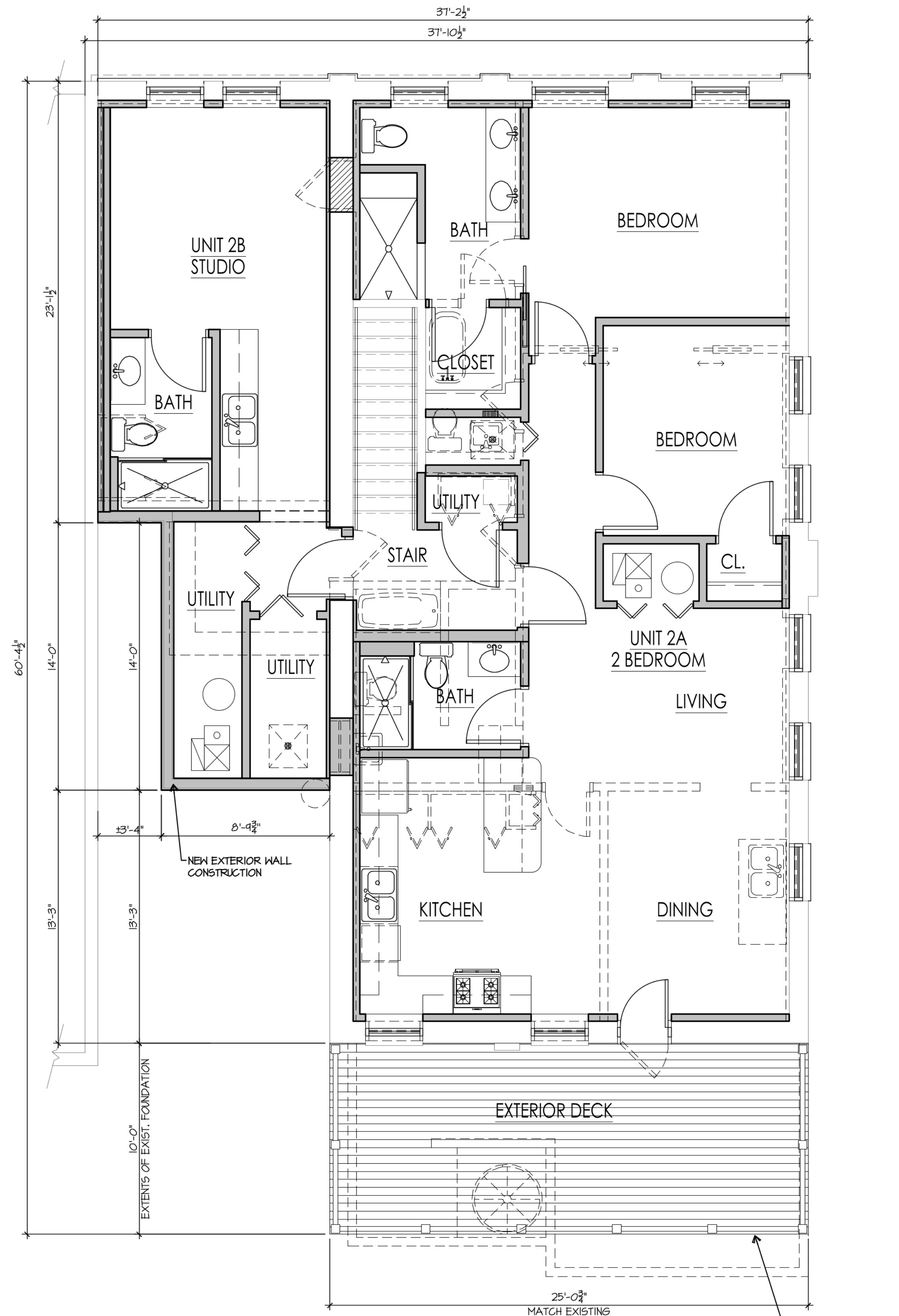
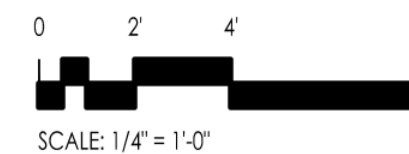
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## NEW WORK FIRST FLOOR PLAN

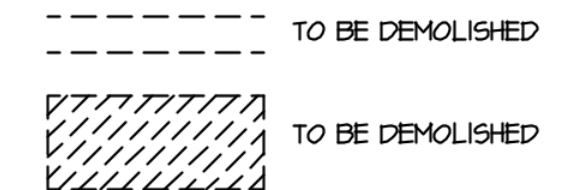


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PD-1.1

## NEW WORK SECOND FLOOR PLAN

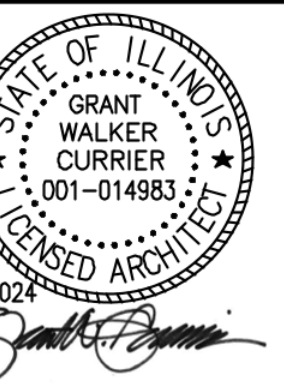


### LEGEND



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

RENOVATION OF EXISTING BUILDING AT:  
116/118 KANSAS STREET  
FRANKFORD, ILLINOIS 60423



DATE 11/03/2023  
DRAWN BY CT  
DESCRIPTION ISSUED FOR HPC REVIEW  
11/22/2023 CT  
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FIRST FLOOR AND  
SECOND FLOOR  
NEW WORK  
PLANS

SHEET NAME

PD-1.1

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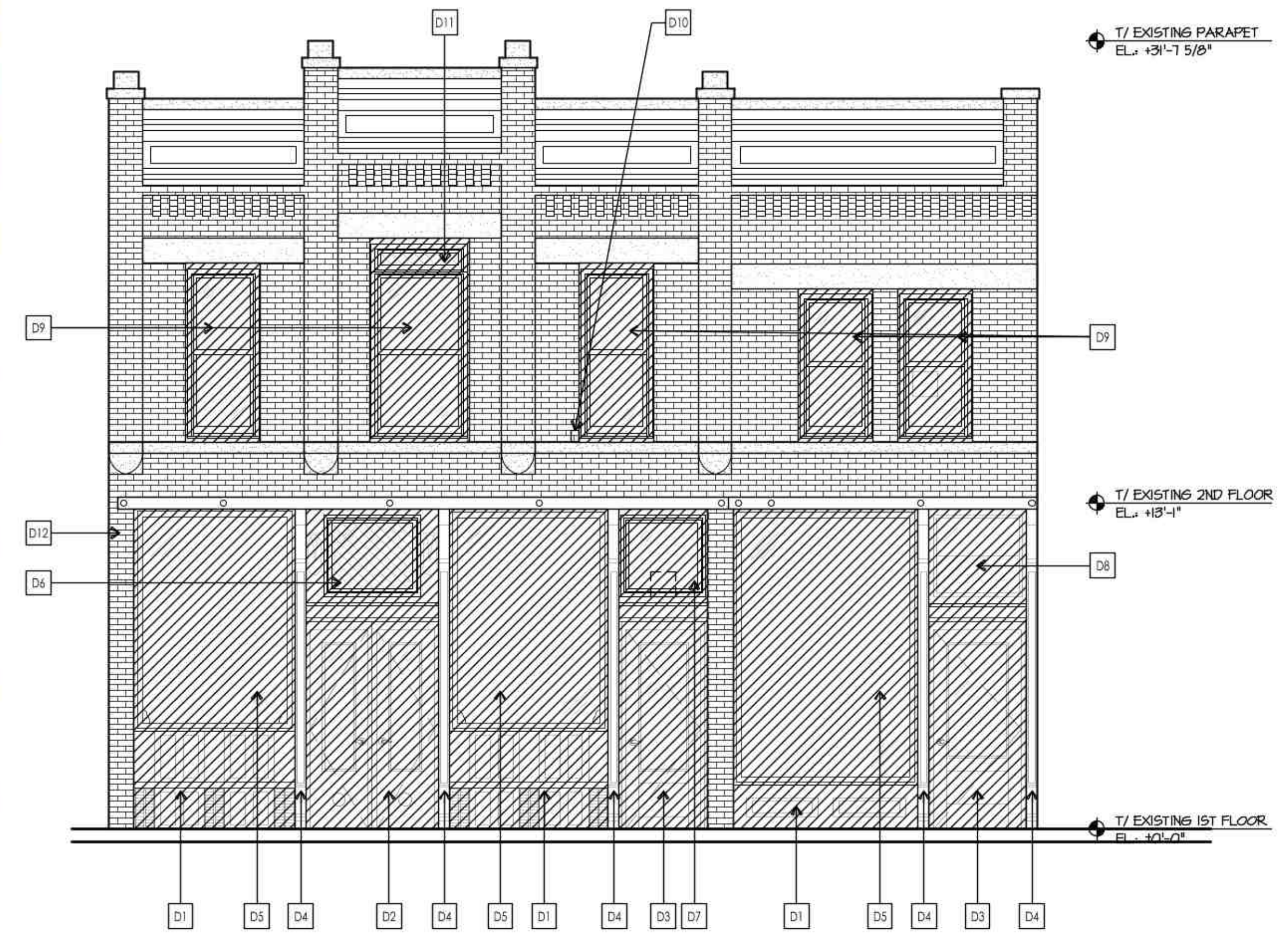
## ELEVATION DEMOLITION KEYNOTES

REFER TO NEW YORK ELEVATIONS FOR ADDITIONAL DETAIL ON SCOPE OF WORK.

- D1 REMOVE AND REPLACE DECORATIVE WOOD MAINSCOTING.
- D2 REMOVE AND REPLACE WOOD FRAMED DOUBLE DOOR WITH 3/4 LITE AND DOOR FRAME. REUSE DECORATIVE BUTTONS.
- D3 REMOVE AND RESTORE WOOD FRAMED SINGLE DOOR WITH 3/4 LITE AND DOOR FRAME.
- D4 EXISTING DECORATIVE CONCRETE COLUMNS TO REMAIN.
- D5 REMOVE AND REPLACE WOOD FRAMED PICTURE WINDOWS.
- D6 REMOVE AND REPLACE WOOD FRAMED STAINED GLASS TRANSOM WINDOW. DISCARD STAINED GLASS, DECORATIVE TORCH STYLE SCONES, AND ADDRESS LETTERING.
- D7 REMOVE AND REPLACE WOOD FRAMED TRANSOM FIXED WINDOWS. DISCARD EXISTING STAINED GLASS BEHIND WINDOW AND STATUE IN-FRONT OF GLASS.
- D8 REMOVE EXISTING WOOD PANELING AND AIR CONDITIONING UNIT AND REPLACE WITH WINDOW.
- D9 REMOVE AND REPLACE DOUBLE HUNG WOOD FRAMED WINDOWS.
- D10 REMOVE EXISTING SPOT LIGHT FIXTURE. REPAIR MASONRY AS REQUIRED.
- D11 REMOVE AND REPLACE WOOD FRAMED STAINED GLASS TRANSOM WINDOW.
- D12 REMOVE EXISTING METAL BRACKET. REPAIR MASONRY AS REQUIRED.
- D13 REMOVE AND REPLACE EXISTING SECURITY LIGHTING.
- D14 REMOVE EXISTING ONE-STORY WOOD FRAMED STRUCTURE DOWN TO FOUNDATION. PATCH/REPAIR EXISTING MASONRY VENEER WALL AS REQUIRED.
- D15 REMOVE EXISTING TWO-STORY WOOD DECK INCLUDING METAL SPIRAL STAIR CASE AND ORNAMENTAL RAILINGS AND GATES. PATCH/REPAIR EXISTING MASONRY VENEER WALL AS REQUIRED.
- D16 REMOVE EXISTING TWO-STORY MASONRY STRUCTURE DOWN TO FOUNDATION. PATCH/REPAIR EXISTING MASONRY WALL AS REQUIRED.
- D17 REMOVE EXISTING METAL DUCTWORK. PATCH/REPAIR EXISTING MASONRY WALL AS REQUIRED.
- D18 REMOVE EXISTING METAL WALL LOUVER. PATCH/REPAIR EXISTING MASONRY WALL AS REQUIRED.
- D19 REMOVE AND REPLACE WOOD FRAMED SINGLE DOOR, TRANSOM AND DOOR FRAME.
- D20 REMOVE AND REPLACE EXISTING METAL GUTTER AND DOWNSPOUT.

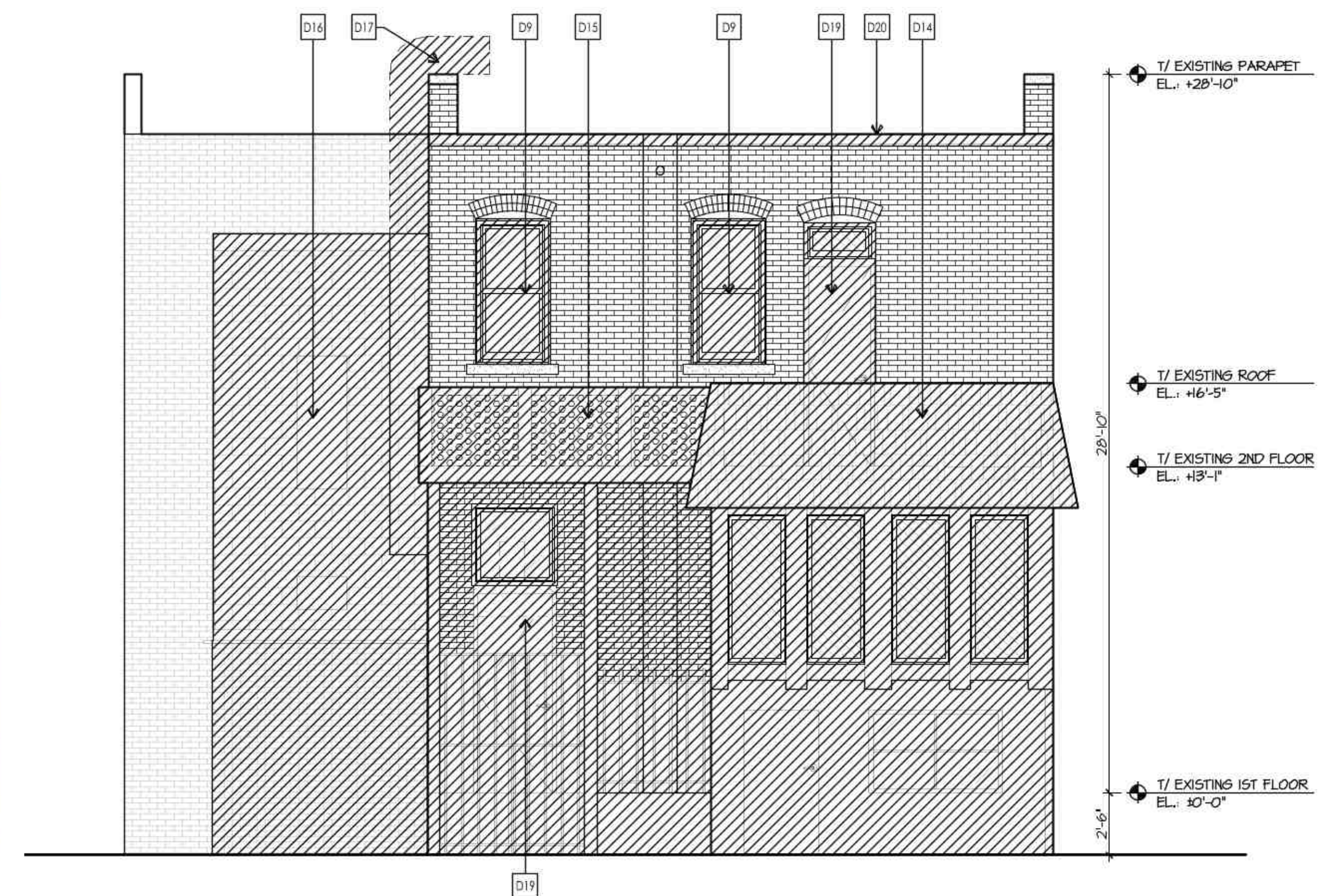


EXISTING CONDITIONS AT NORTH ELEVATION



EXISTING AND DEMOLITION  
NORTH ELEVATION

1  
PD-2.0



EXISTING AND DEMOLITION  
SOUTH ELEVATION

2  
PD-2.0



EXISTING CONDITIONS AT SOUTH ELEVATION



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RENOVATION OF EXISTING BUILDING AT:  
116/118 KANSAS STREET  
FRANKFORD, ILLINOIS 60423



DATE: 11/03/2023 CT  
11/22/2023 CT

2023-0209  
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EXISTING AND  
DEMOLITION  
BUILDING  
ELEVATIONS

SHEET NAME

PD-2.0

SHEET



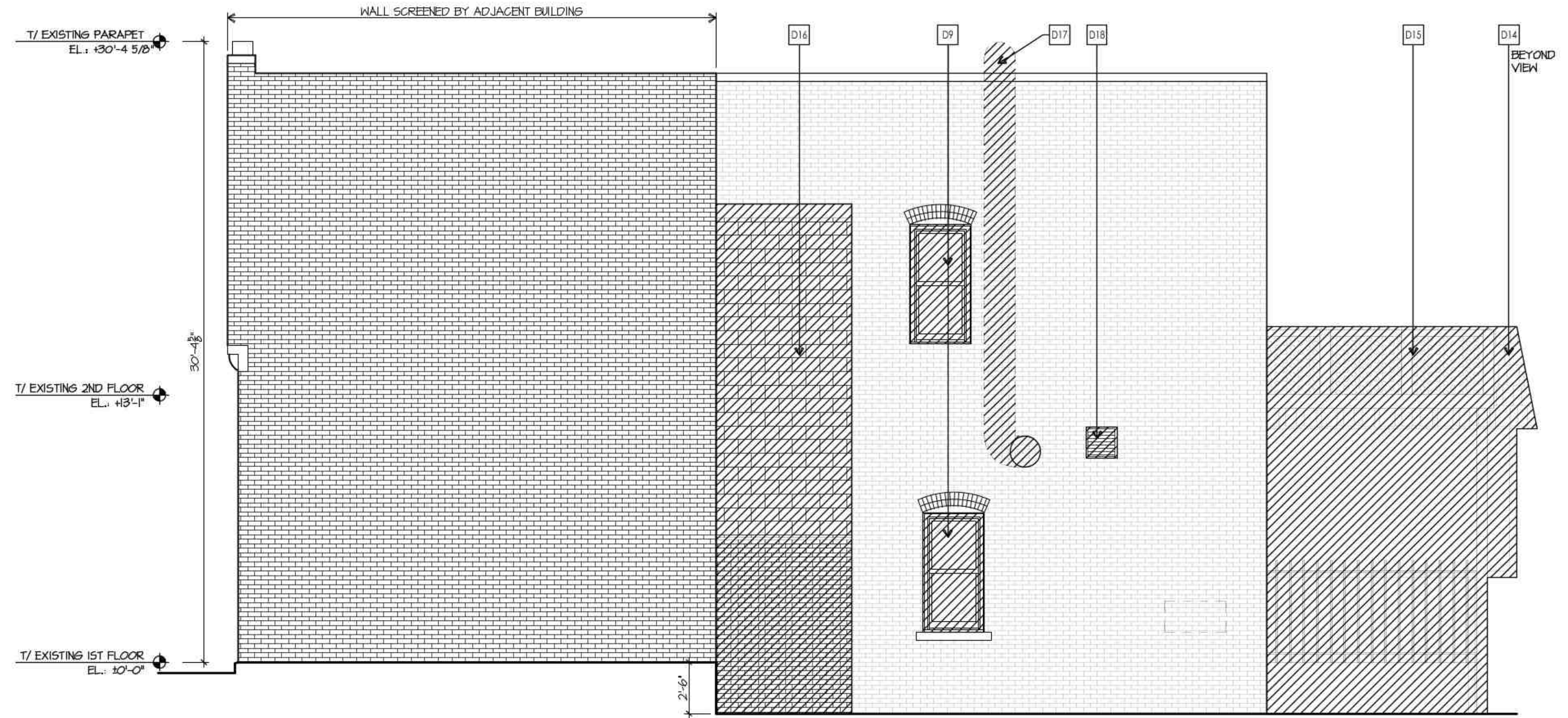
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- D3 REMOVE AND RESTORE WOOD FRAMED SINGLE DOOR WITH 3/4 LITE AND DOOR FRAME.
- D4 EXISTING DECORATIVE CONCRETE COLUMNS TO REMAIN.
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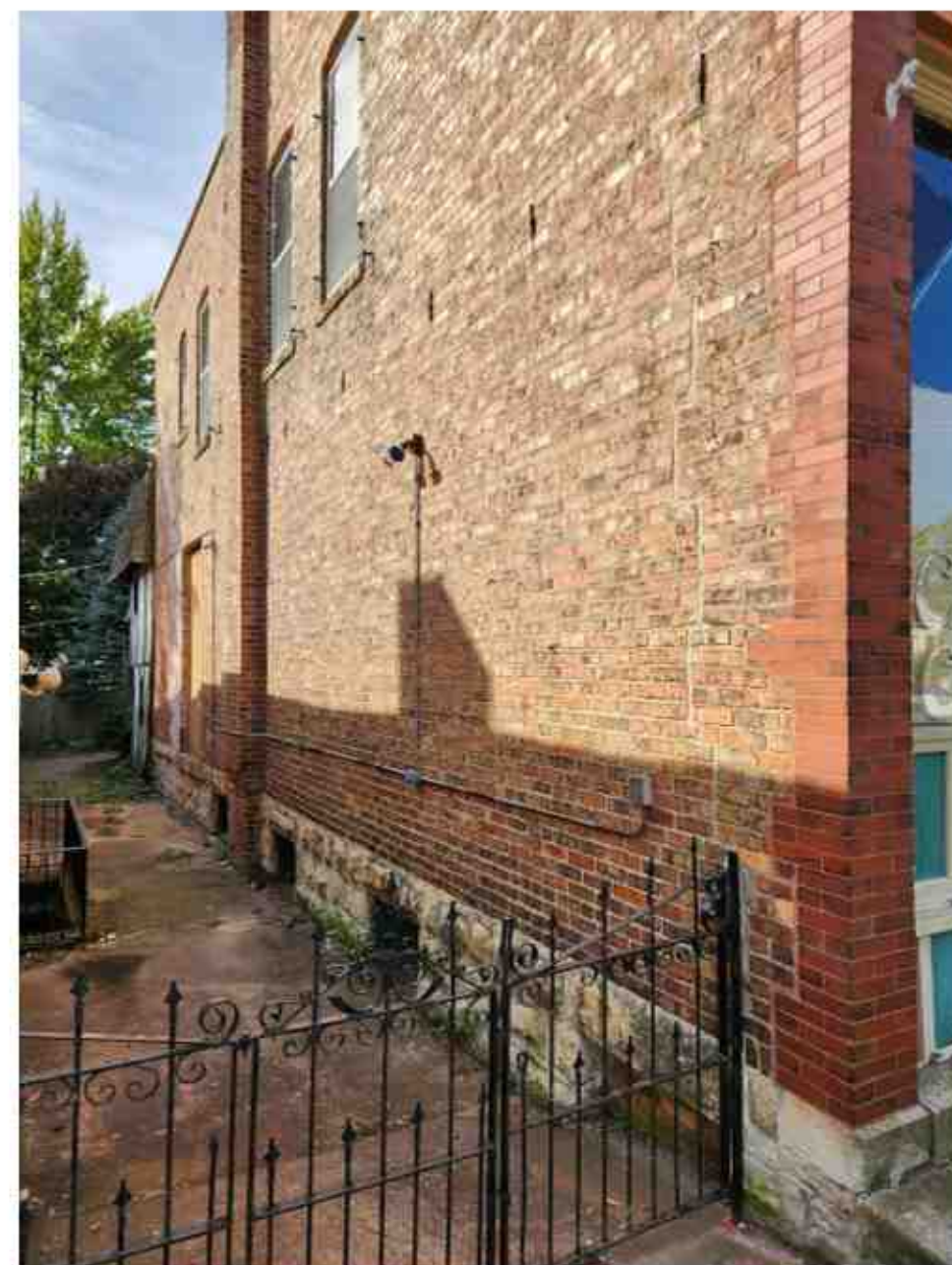
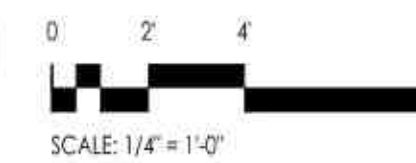


EXISTING CONDITIONS AT WEST ELEVATION

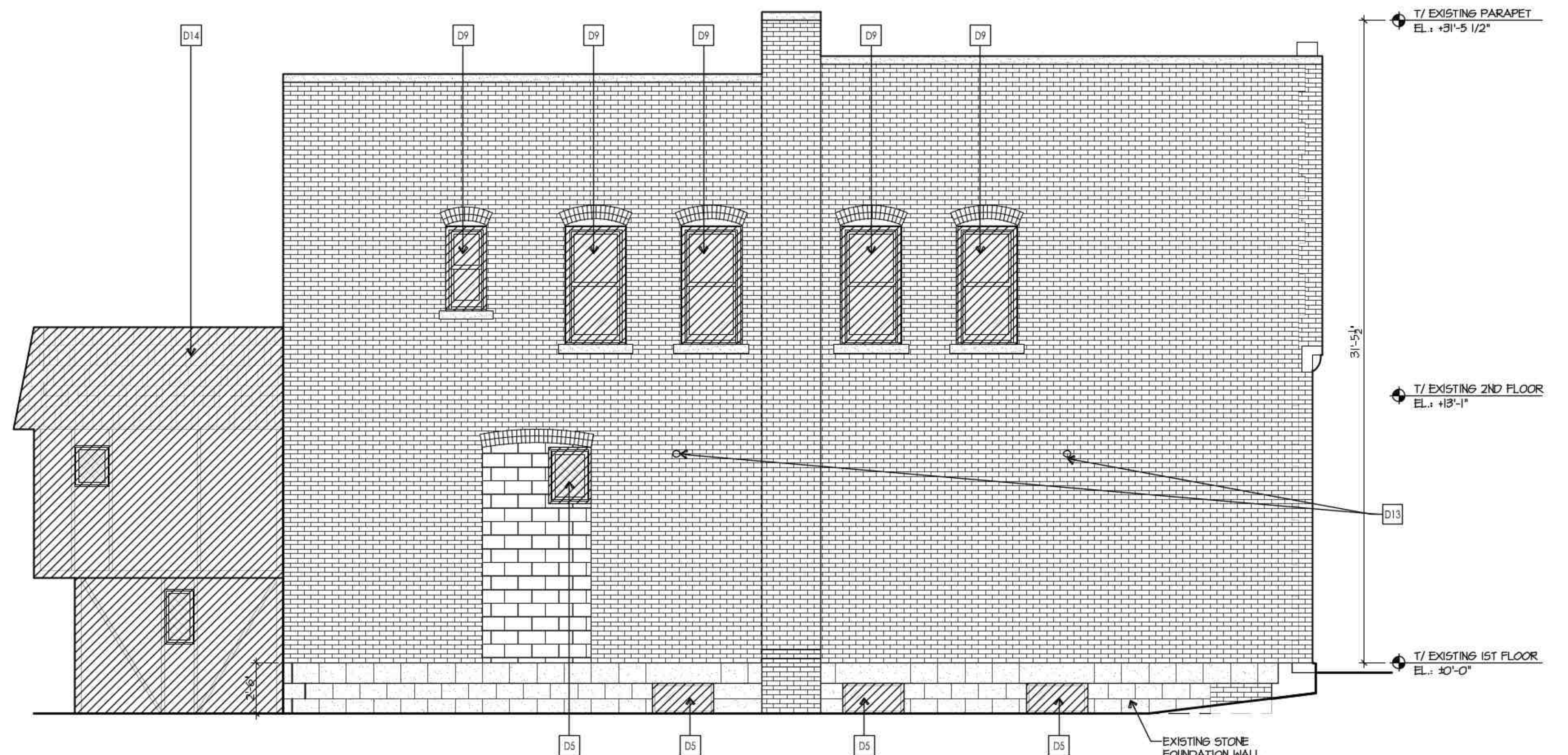


EXISTING AND DEMOLITION WEST ELEVATION

4  
PD-2.1

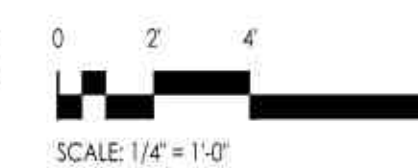


EXISTING CONDITIONS AT EAST ELEVATION



EXISTING AND DEMOLITION EAST ELEVATION

3  
PD-2.1



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RENOVATION OF EXISTING BUILDING AT:  
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FRANKFORD, ILLINOIS 60423



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EXISTING AND  
DEMOLITION  
BUILDING  
ELEVATIONS

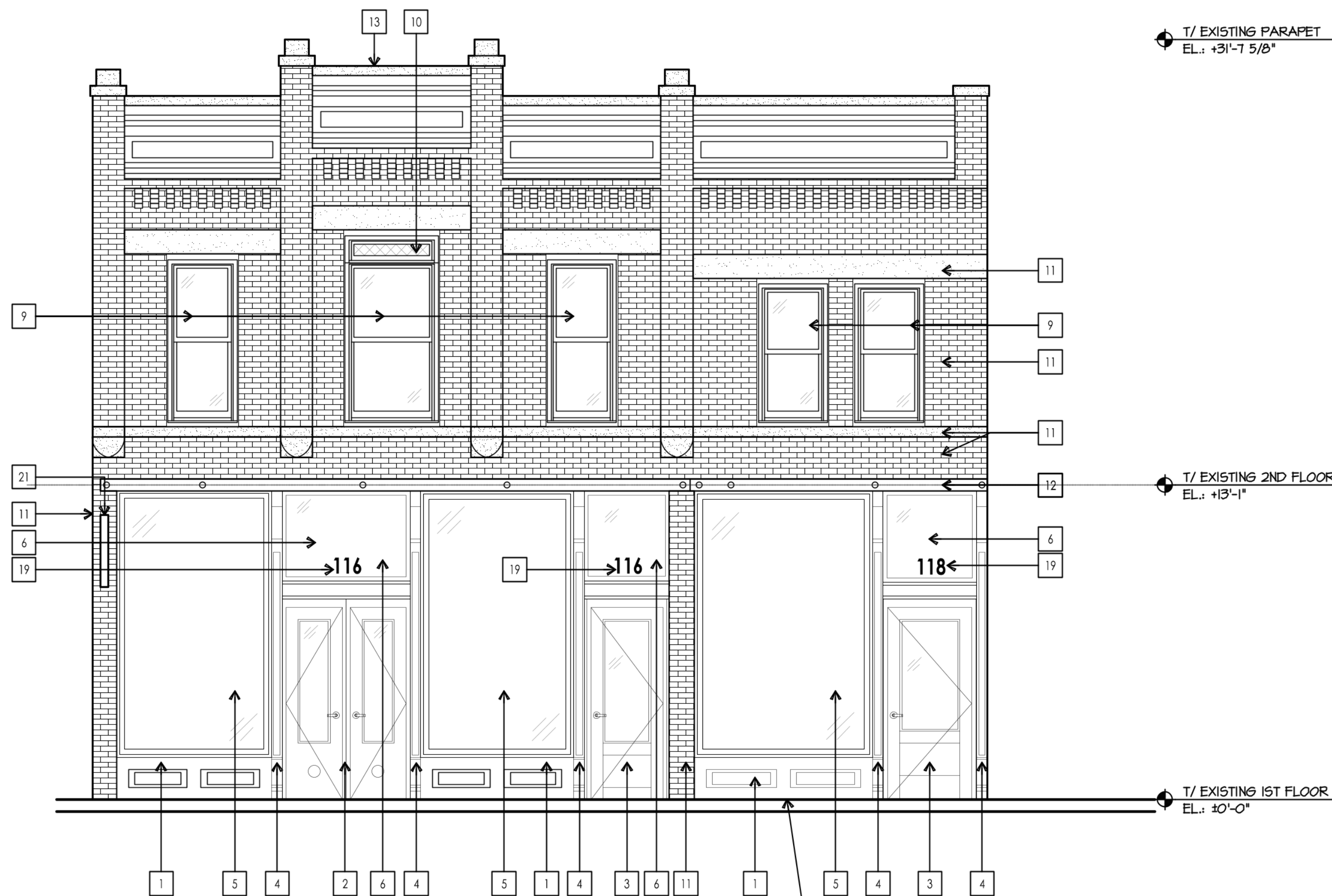
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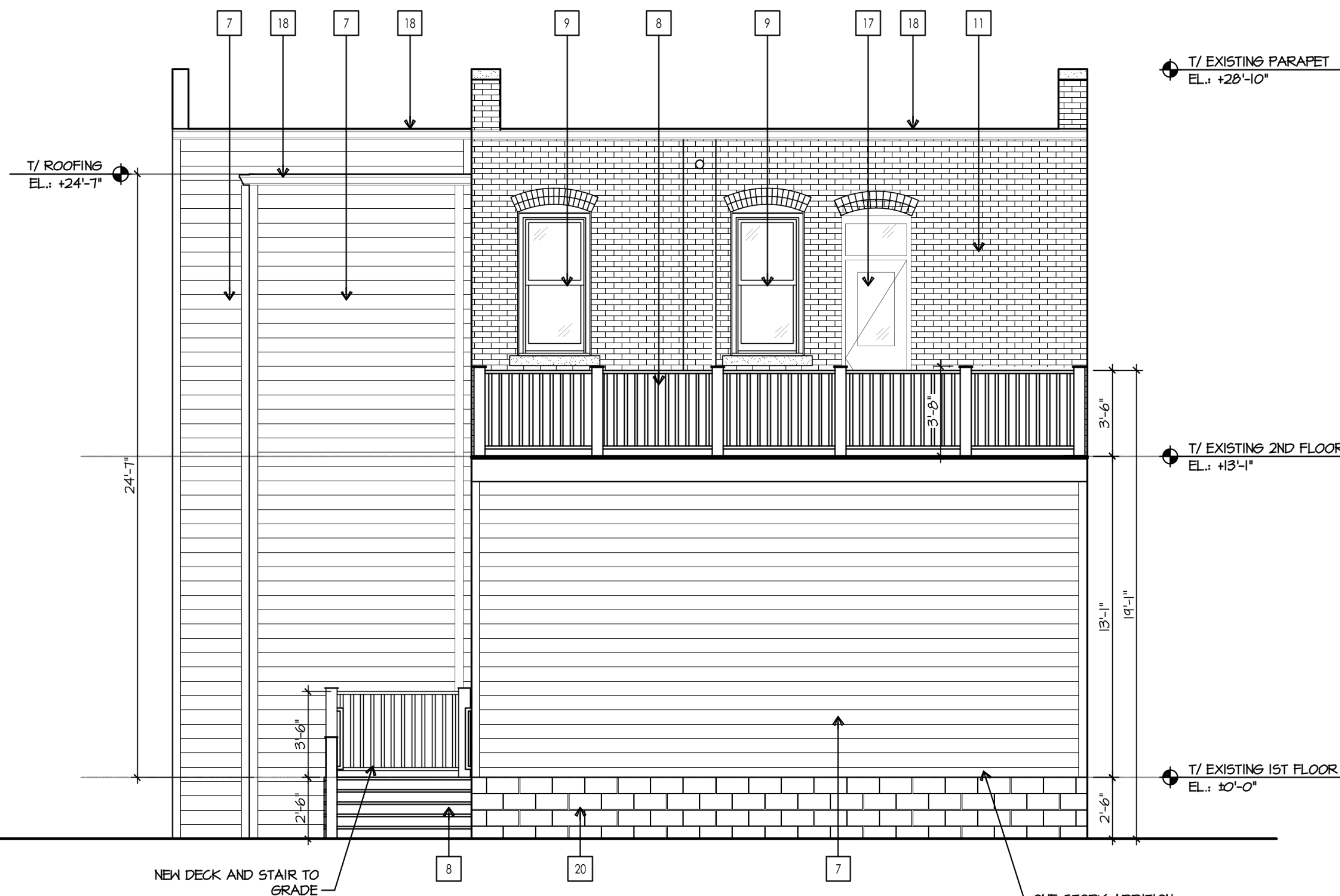
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NEW WORK  
NORTH ELEVATION  
1 PD-2.2

SCALE: 1/4" = 1'-0"

REMOVE AND REPLACE PUBLIC CONCRETE  
SIDEWALK DUE TO BUILDING UTILITY WORK.  
SIDEWALK WILL BE RAISED TO ACCOMMODATE  
ADA ACCESS AT FRONT ENTRY.



NEW WORK  
SOUTH ELEVATION  
2 PD-2.2

SCALE: 1/4" = 1'-0"

ONE-STORY ADDITION

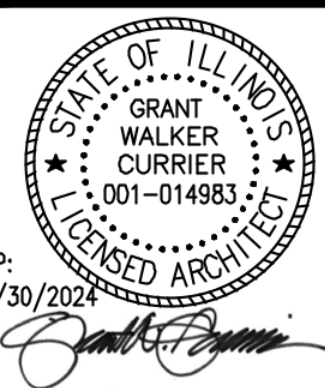
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- 1 CUSTOM WOOD WAINSCOT PANELING WITH DECORATIVE MILLWORK DETAIL TO MATCH EXISTING.
- 2 NEW WOOD FRAMED DOUBLE DOOR WITH 3/4 LITE. PROFILE TO MATCH EXISTING. NEW CLEAR TEMPERED SINGLE PANE GLAZING, REUSE DECORATIVE BUTTONS, NEW HARDWARE TO BE DETERMINED.
- 3 RESTORE EXISTING WOOD FRAMED SINGLE DOOR WITH 3/4 LITE. IF REPLACEMENT NEEDED, IT WILL BE DONE TO CLOSELY MATCH EXISTING. NEW HARDWARE TO BE DETERMINED.
- 4 REPAINT (5) EXISTING DECORATIVE CONCRETE COLUMNS.
- 5 CUSTOM WOOD FRAMED PICTURE WINDOWS WITH CLEAR INSULATED GLAZING UNIT (IGU). NO WINDOW DECALS.
- 6 NEW ALUM. GLAD WOOD FRAMED PICTURE WINDOWS WITH CLEAR INSULATED GLAZING UNIT (IGU).
- 7 ENGINEERED WOOD HORIZONTAL SIDING SYSTEM WITH 1" EXPOSURE AND 4" PERIMETER FIBER CEMENT OR COMPOSITE TRIM BOARDS. (VERIFY COLOR AND FINISH WITH ARCHITECT AND OWNER). LP SMARTSIDE OR EQUAL.
- 8 COMPOSITE DECK SYSTEM. 36" H DECK RAILING WITH 1.5" SQ. BALUSTERS @ 4" O.C. 5-1/2" SQ. POSTS SPACING 60" MAX. (VERIFY STYLE W/ OWNER)
- 9 NEW ALUM. GLAD WOOD FRAMED DOUBLE HUNG WINDOW (ANDERSON A-SERIES OR SIMILAR) WITH CLEAR INSULATED GLAZING UNIT (IGU). FRAME COLOR: SANDSTONE (VERIFY WITH OWNER)
- 10 NEW ALUM. GLAD WOOD FRAMED TRANSOM PICTURE WINDOW (ANDERSON A-SERIES OR SIMILAR) WITH REUSED STAINED GLASS. COLOR: SANDSTONE
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- 12 REPAINT EXISTING STEEL HEADER WITH DECORATIVE BUTTONS. SHERWIN WILLIAMS: ROY-CROFT COPPER RED SW 2834 - EXTERIOR PAINT. BUTTONS: SHERWIN WILLIAMS: GREYEL TAN SW 0011 - EXTERIOR PAINT.
- 13 CLEAN LIMESTONE COPING AND DECORATIVE CAPS. TUCKPOINT REPAIR AS REQUIRED.
- 14 NEW WALL MOUNTED "PACK" LIGHTING AT EXISTING LOCATIONS. FIXTURE COLOR: BLACK
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- 19 8" TALL BUILDING ADDRESS NUMBER. "ARIAL" FONT, COLOR "WHITE". CONFIRM LOCATION AND SIZE WITH FIRE DEPT PRIOR TO INSTALLATION.
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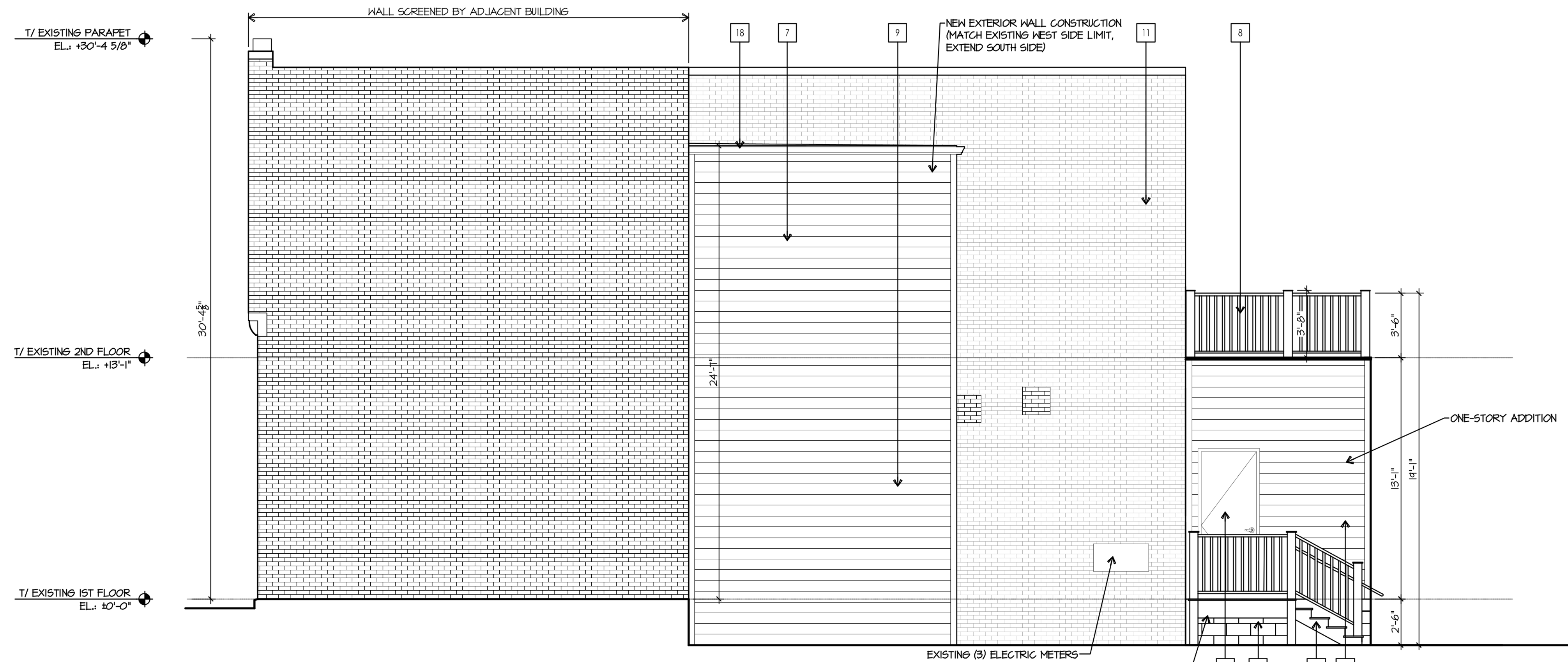
NEW WORK  
ELEVATIONS

SHEET NAME

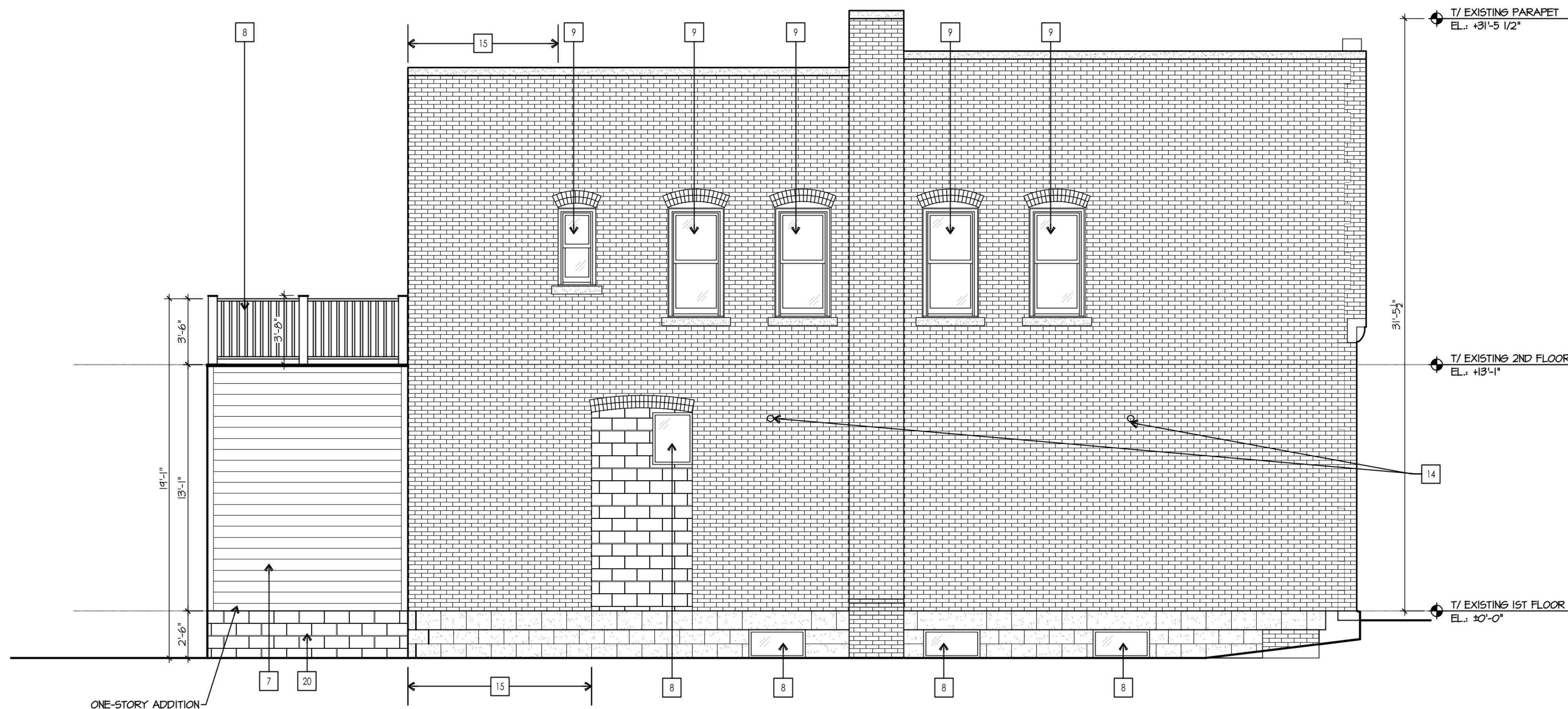
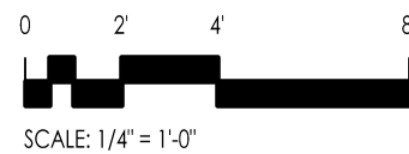
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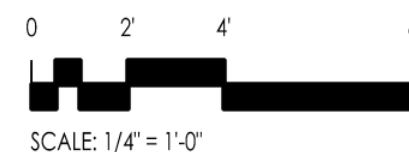
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**NEW WORK  
WEST ELEVATION**



**NEW WORK  
EAST ELEVATION**



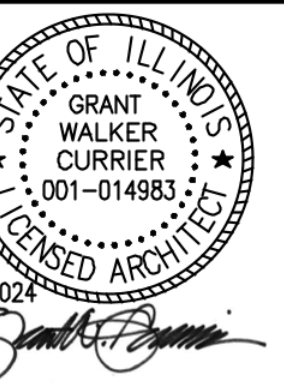
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NEW WORK  
ELEVATIONS

SHEET NAME

PD-2.3

SHEET



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NEW WORK  
NORTH ELEVATION

0 6' 1' 2'  
SCALE: 1/2" = 1'-0"

### ELEVATION NEW WORK KEYNOTES

- 1 CUSTOM WOOD WAINSCOT PANELING WITH DECORATIVE MILLWORK DETAIL TO MATCH EXISTING.  
(SHERWIN WILLIAMS, NAVAL SH 6244 - EXTERIOR PAINT.)
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(SHERWIN WILLIAMS, ROYALTY COPPER RED SH 2834 - EXTERIOR PAINT.)
- 5 CUSTOM WOOD FRAMED PICTURE WINDOWS WITH CLEAR INSULATED GLAZING UNIT (IGU). NO WINDOW DECALS.  
(SHERWIN WILLIAMS, NAVAL SH 6244 - EXTERIOR PAINT.)
- 6 NEW ALUM. GLAD WOOD FRAMED PICTURE WINDOWS WITH CLEAR INSULATED GLAZING UNIT (IGU).  
(SHERWIN WILLIAMS, CREMEL TAN SH 0011 - EXTERIOR PAINT.)
- 7 ENGINEERED WOOD HORIZONTAL SIDING SYSTEM WITH 1" EXPOSURE AND 4" PERIMETER FIBER CEMENT OR COMPOSITE TRIM BOARDS. (VERIFY COLOR AND FINISH WITH ARCHITECT AND OWNER). LP SMARTSIDE OR EQUAL.
- 8 COMPOSITE DECK SYSTEM. 36" H DECK RAILING WITH 1.5" SQ. BALUSTERS @ 4" O.C. 5-1/2" SQ. POSTS SPACING 60" MAX. (VERIFY STYLE W/ OWNER)
- 9 NEW ALUM. GLAD WOOD FRAMED DOUBLE HUNG WINDOW (ANDERSON A-SERIES OR SIMILAR) WITH CLEAR INSULATED GLAZING UNIT (IGU). FRAME COLOR: SANDSTONE (VERIFY WITH OWNER)
- 10 NEW ALUM. GLAD WOOD FRAMED TRANSOM PICTURE WINDOW (ANDERSON A-SERIES OR SIMILAR) WITH REUSED STAINED GLASS. COLOR: SANDSTONE
- 11 CLEAN MASONRY VENEER (FACE BRICK), LIMESTONE SILLS AND CUT LIMESTONE HEADERS. TUCKPOINT REPAIR AS REQUIRED. (ENTIRE FACADE)
- 12 REPAIR EXISTING STEEL HEADER WITH DECORATIVE BUTTIONS.  
(SHERWIN WILLIAMS, ROYALTY COPPER RED SH 2834 - EXTERIOR PAINT). BUTTIONS: SHERWIN WILLIAMS, CREMEL TAN SH 0011 - EXTERIOR PAINT.
- 13 CLEAN LIMESTONE COPING AND DECORATIVE CAPS. TUCKPOINT REPAIR AS REQUIRED.
- 14 NEW WALL MOUNTED "PACK" LIGHTING AT EXISTING LOCATIONS. FIXTURE COLOR: BLACK
- 15 CLEAN MASONRY VENEER (FACE BRICK) AND TUCKPOINT REPAIR AS REQUIRED. (PARTIAL FACADE)
- 16 NEW HOLLOW METAL DOOR FLUSH PANEL WITH TRANSOM LITE ABOVE AND METAL FRAME, PAINTED. DOOR AND FRAME COLOR: SANDSTONE
- 17 NEW HOLLOW METAL 1/2 LITE, FLUSH PANEL DOOR WITH TRANSOM LITE ABOVE AND METAL FRAME, PAINTED. DOOR AND FRAME COLOR: SANDSTONE
- 18 NEW ALUMINUM GUTTER AND DOWNSPOUT. COLOR: WHITE
- 19 8" TALL BUILDING ADDRESS NUMBER. "ARIAL" FONT, COLOR "WHITE". CONFIRM LOCATION AND SIZE WITH FIRE DEPT PRIOR TO INSTALLATION.
- 20 PAINTED CONCRETE MASONRY UNIT
- 21 NEW SIGNAGE - TO BE SUBMITTED LATER FOR APPROVAL



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

RENOVATION OF EXISTING BUILDING AT:  
116/118 KANSAS STREET  
FRANKFORD, ILLINOIS 60423

DATE  
11/03/2023  
DRAWN  
DESCRIPTION  
ISSUED FOR HPC REVIEW

2023-0209

PROJECT NUMBER

11/17/2023

DATE

CT

DRAWN BY

GC

FINAL REVIEW

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NEW WORK  
ELEVATIONS

SHEET NAME

PD-2.4

SHEET



## Welcome!

Thanks for staying with us at the Kansas Street Lofts!

Everything you need for your stay should be outlined below, but if you need something or have a question that isn't answered here, please send an AirBnB message (or a text to all of the phone numbers below) and one of us will respond right away. We pride ourselves on trying to make this home perfect for our guests; If you have a less than 5-star experience, please let us know what can be improved, and we will do everything we can to make it right for you! We hope you enjoy your vacation!

Host Name(s) (Phone Numbers)

### QUICK INDEX:

- Emergency: Dial 911:
  - Fire extinguisher under the sink
  - Emergency Map on Page 11
- Parking (see under "Rules"): Page 2
- Rules: Page 2
- Restaurants: Page 4
- Retail/Shopping: Page 10
- Wifi: Page 3

## RULES:

- PARKING: Please see the parking map sent to you in advance. There is public parking just southwest of the unit at the corner of Nebraska and Hickory. There is also street parking and another public lot off of Kansas and Oak St.
- CHECK IN: Check in is between 2 p.m. and 8 p.m., unless you've made other arrangements with us. Please lock the unit when you leave; directions on how to do so are on the next page.
- CHECK OUT is at 10 a.m. Before leaving, please be sure:



- Stove/oven/lights/faucets are all OFF.
- You've washed/returned all used kitchen items to their proper place.
- Place dirty laundry (used towels/rags/sheets) in laundry baskets provided.
- You lock all doors.
- GUESTS: A maximum of 4 guests are welcome to this unit. We love celebrations, but no parties/events are to be held in this space. (This doesn't mean you can't sing "Happy Birthday" to someone or drink some delicious wine, but please don't send out a Facebook invite to your best buds to throw a college-style rager.)
- No pets are permitted.
- **If you have babies/infants, note that this home is not baby proofed.** Furniture is not secured to walls, there are no outlet covers, cabinets are not locked, etc. Guests are responsible for ensuring their children's safety.
- ACCESS: You can use the front door for access. Please be sure to lock your unit door as well as the front/back doors when you leave.
- QUIET HOURS: Quiet hours are from 10 p.m. to 8 a.m. (We love our neighbors and don't want to disturb them!) Note also that there may be renters below you. Please be courteous with your volume level.
- KITCHEN ITEMS: Please wash and return all used kitchenware after use. There is a dish rack under the sink.
- BATHROOM ITEMS: Please use the dark colored rags for make-up removal.
- STOVE/OVEN: Please ensure you completely turn the stove/oven handles to "off" when you are finished cooking/baking.
- TRASH: trash can be thrown out in the can on the deck.
- TEMPERATURE: To conserve energy, please keep the thermostat between 66 and 74 degrees...Before leaving, please set the thermostat to 70.
- DIRTY LAUNDRY: Before leaving, please place used bath towels, rags and bed sheets in the laundry baskets provided so we can get them ready for our next guests.
- And the most important rule of all: RELAX! Enjoy the food and shopping of quaint historic downtown Frankfort.

## THINGS TO NOTE:

- Please feel free to help yourself to coffee/tea provided in the kitchen cabinets.
- Please feel free to use the bathroom products provided in the shower/under the bathroom sinks/in the linen closets.

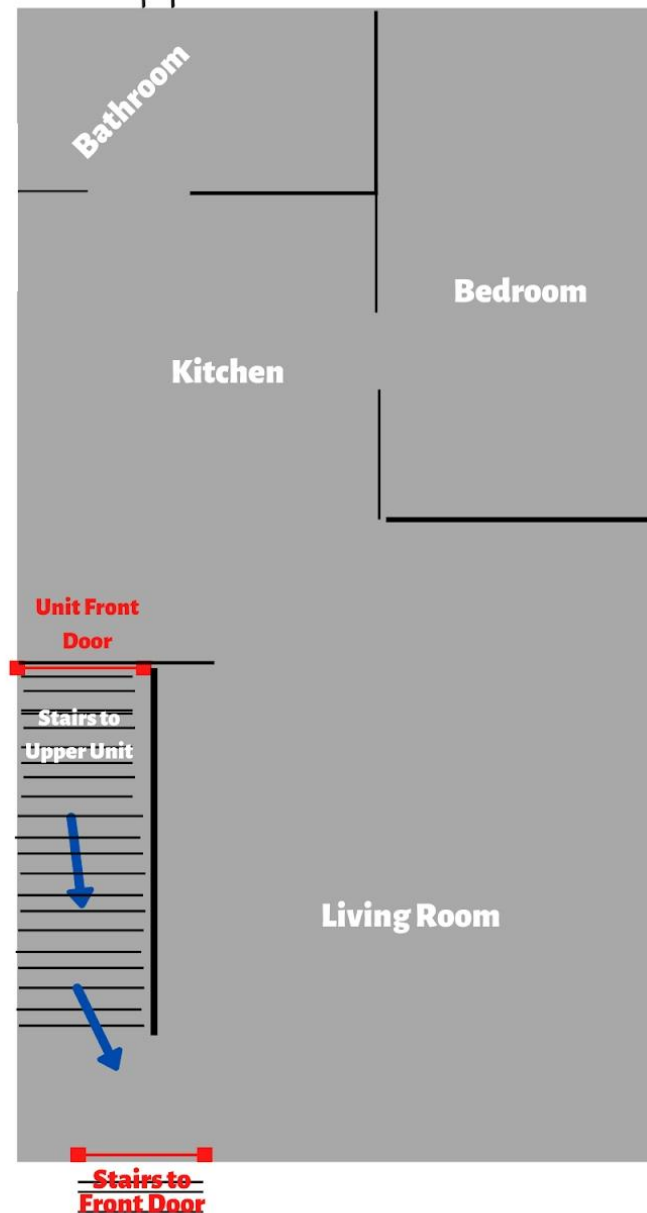
- To lock your unit when you leave, simply close the door and press the lock icon. To re-enter, enter your unit keycode.
- To lock the house when you leave, simply press the “Wake Up” (aka the “Yale”) button on the keypad and the deadbolt will lock. To re-enter:
  - Press the “Wake Up/Yale” button again
  - Then enter your code
  - Then press “Enter/Unlock” (The check mark in the lower left corner.)
- Wifi information is below:
  - Wifi Network: Great Lakes
  - Password: greatlakes123
- An emergency map is on the last page of this manual.

## CHECK OUT THESE GREAT LOCAL SPOTS:

### Restaurants:

- Petite Patate - Literally right downstairs! Owned by award winning and reknown local chef.
- Old Plank Trail Tavern- right across the street (also known as Gracies)
- Fransescas Fortunado- Upscale Italian right down the block on Kansas
- Trails Edge Brewing- great drinks and food, also right down Kansas
- Fat Rosies- Mexican food and drinks with a lively atmosphere...also right down Kansas
- Grounded Coffee Bar
- Cultivate-
- Stray Bar
- La Dolce Vita
- Kup a Joe

## Emergency Escape Map (Upper Unit of house)



**In the event of an emergency, dial 911.**

**There is a fire extinguisher below the kitchen sink.**

**You may enter/exit either door (labeled in red.)**

**REMINDER:** It may help to screenshot or print these instructions prior to arrival if you don't have the AirBnB App on your phone. Be sure to write down your entryway keycode as well.

- j. A safe must be provided on site that is of sufficient size to accommodate all firearms on site at any given time. All firearms must be kept in the safe during non-business hours.
- k. The sale, distribution, or discharge of firearms or ammunition within a controlled indoor environment is prohibited within 1,000 feet of the property line of any existing school, preschool or daycare center, park, church, or property zoned or utilized for residential purposes.

### **Part 38: Vacation Rental**

(Am. Ord. 3229, passed 09.20.21)

A Vacation Rental shall be operated in accordance with the following:

- a. Maximum occupancy shall be reviewed on a case-by-case basis but in no instance shall exceed ten (10) guests per Vacation Rental.
- b. There must be at least 100 square feet of gross interior floor area for each guestroom. Kitchens, bathrooms, hallways, closets and other areas not defined as a bedroom under the International Property Maintenance Code, or other applicable code adopted by the Village, are not considered habitable rooms for sleeping purposes.
- c. No Vacation Rental shall be located on a lot closer than 250 feet from any other lot containing a Vacation Rental.
- d. New construction, additions, or remodeling must be in keeping with a residential character and is subject to review by the Village of Frankfort Historic Preservation Commission.
- e. In addition to any other requirements posed by the Village of Frankfort Fire Department, or other applicable code adopted by the Village, each guestroom must contain at least one hard wire smoke detector and carbon monoxide detector.
- f. A Vacation Rental may only be operated with a properly issued vacation rental license as provided for in the Code.

### **Part 39: Home Occupations**

It is the intent of this section to allow as home occupations only those uses that conform to the standards of this Section. In general, a home occupation is an incidental and secondary accessory use in the AG, E-R, R-1, R-2, R-3, or R-4 Districts, so located and conducted as to not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part. The standards for home occupations are intended to ensure compatibility with other permitted uses and the residential character of the neighborhood, and to maintain the subordinate and incidental status of the home occupation.

- a. Permitted Home Occupations. Any home occupation, as defined in Article 12, that is incidental and subordinate to the principal residential use of a building, shall be permitted in any dwelling unit, except those which are specifically prohibited under this Ordinance, and meets the regulations outlined in paragraph (c) below.
- b. Limitations. Home occupations shall be operated in conformance with the following:

## CHAPTER 123: VACATION RENTALS

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### Section

- 123.01 Definitions
- 123.02 License
- 123.03 Application; information required
- 123.04 Department duties; license requirements and standards
- 123.05 License issuance and renewal; prohibitions
- 123.06 Legal duties
- 123.07 Prohibited acts
- 123.08 Regulations
- 123.09 License revocation; three-year wait for new license
  
- 123.99 Penalty

### § 123.01 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**GUEST.** A person or persons renting or occupying a vacation rental guestroom overnight, and having a permanent residence at an address other than the address of the vacation rental being temporarily rented or occupied. A vacation rental **GUEST** may not stay overnight in any portion of the vacation rental not designated as a guestroom.

**GUESTROOM.** A room within a dwelling unit, forming a separate area, used, or intended to be used for sleeping. A **GUESTROOM** does not include kitchens, bathrooms, hallways, closets or common areas such as living rooms, family rooms and dining rooms not defined as a bedroom under the International Property Maintenance Code, or other applicable code adopted by the village.

**MANAGER.** An authorized agent of the owner of the vacation rental who is located within a 30-mile radius of the vacation rental, and is available to promptly respond to complaints at all times during the rental period.

**OWNER.** An individual with at least a 51% ownership interest in the property on which the vacation rental is situated.

**VACATION RENTAL.** A dwelling unit, or portion thereof, located in a Historic H-I Zoning District and offered for overnight lodging on a temporary basis to paying guests, no more than ten guests maximum, for a period not to exceed 14 consecutive days to any person other than a member of the owner's family. Vacation rental owners may, but are not required to, live in the vacation rental during the periods when the property is rented. The term **VACATION RENTAL** shall not include hotels, motels or bed and breakfast establishments; nor shall it include **HOUSE SWAPPING**, where a homeowner switches or trades homes with another homeowner in a different town for a short period of time for a vacation, and no money is exchanged.

(Ord. 3315, passed 9-20-21)

## **§ 123.02 LICENSE.**

A village license is required to operate a vacation rental, as defined in this chapter, within the village. The license year for the village shall commence on May 1 of each year and shall terminate on April 30 of the following year, where no provision to the contrary is made. The application fee shall be \$200, and as subsequently amended from time to time by the President and Board of Trustees. The annual license fee shall be \$100, and as subsequently amended from time to time by the President and Board of Trustees, with the initial fee being prorated for the initial term of licensure. A vacation rental license will not be issued unless a special use in the Historic H-I Zoning District following a public hearing, consistent with the requirements of the village's zoning ordinance, has been issued for the property in which the vacation rental is to operate. No license shall be transferable to another person or location or to other vacation rental establishments.

(Ord. 3315, passed 9-20-21) Penalty, see § 123.99

## **§ 123.03 APPLICATION; INFORMATION REQUIRED.**

An application for, and, if requested, a renewal of, a business license to engage in the business of vacation rental shall be accompanied by the following information:

- (A) A certificate of insurance, as required under section § 123.06 of this chapter;
- (B) A statement as to whether the applicant or any other person with an ownership interest in the property on which the vacation rental is located, including co-owners, partners, members, managers, or officers of any owning partnership, limited liability company or corporation, has ever been convicted in any jurisdiction of any felony or crime that is rationally related to the individual's fitness or capacity to operate a vacation rental. The applicant authorizes the village to conduct a background check on the applicant, owners and managers;
- (C) Proof that the applicant is an owner of the property on which the vacation rental is located, and the names, addresses, ownership interest and current contact information, including phone number and e-mail address, for the owner and any co-owners, partners, members, managers, and officers;
- (D) If the vacation rental property is subject to regulations or restrictions by a homeowners' association, condominium association or neighborhood association, the applicant must provide documentary evidence that the applicable association or board has approved the use of the property as a vacation rental; and
- (E) For renewals only, the applicant must provide a summary of the number of nights the vacation rental was rented, and the number of guests who stayed at the vacation rental during the previous 12-month period.

(Ord. 3315, passed 9-20-21) Penalty, see § 123.99

## **§ 123.04 DEPARTMENTAL DUTIES; LICENSE REQUIREMENTS AND STANDARDS.**

(A) The Building Department shall inspect each vacation rental before any initial vacation rental license is issued for compliance with all applicable village code requirements and village and state regulations, as time to time amended. Thereafter, the Building Department shall inspect the vacation rental at least once every two years. Vacation rentals shall be subject to compliance inspections by staff members of the village's Police and Building Departments at any time upon reasonable notice. An inspection fee of \$50 will be charged for the initial inspection, and an inspection fee of \$50 for each subsequent and bi-annual inspection. In order for a license to be issued, a vacation rental must comply with all village code requirements and village and state regulations, as time to time amended.

(B) No vacation rental licensee shall:



- (1) Rent any vacation rental for any period of time shorter than 24 consecutive hours;
  - (2) Rent any vacation rental more than once within any consecutive 24-hour period, measured from the commencement of one rental to the commencement of the next;
  - (3) Rent successively to any guest;
  - (4) Rent the property as a vacation rental for more than 60 days in a license year;
  - (5) Serve or otherwise provide to any guest any food or beverage other than food or beverages that are pre-packaged and sealed by the manufacturer for individual serving; or
  - (6) Cause or permit, by action or failure to act, the vacation rental or its use to suffer from and/or create any violation of this code.
- (C) Every vacation rental licensee shall post, in a conspicuous place within the vacation rental, the name, and telephone number of the licensee, or his or her authorized agent, an emergency exit floor plan, and the location of fire and safety equipment.
- (D) Every vacation rental licensee or their manager must be located within a 30-mile radius of the vacation rental, and must be available to promptly respond to complaints at all times during the rental period. The name, address, phone number and e-mail address of the licensee and their manager must be submitted to the village and the Police Department.
- (E) The kitchen shall be cleaned and sanitized between guests, and all opened or perishable food and beverages shall be discarded. All dishes, utensils, pots, pans, and other cooking utensils shall be cleaned and sanitized between guests. The bathrooms shall be cleaned and sanitized between guests.
- (F) Vacation rental licensees shall change supplied bed linens and towels therein at least once each week, and prior to the renting of any guestroom to any new guest. The licensee shall be responsible for the maintenance of all supplied bedding in a clean and sanitary manner.
- (G) Any overnight parking for vacation rentals must be accommodated on the site or in another approved location. Parking, including overnight parking, shall be in conformance with this code and zoning ordinance requirements.
- (H) The licensee shall compile a list of guests and their associated vehicle license plate numbers upon check-in, and shall make such information available to the Police Department at any time upon request.

(Ord. 3315, passed 9-20-21) Penalty, see § 123.99

## **§ 123.05 LICENSE ISSUANCE AND RENEWAL; PROHIBITIONS.**

No business license to engage in vacation rental shall be issued to:

- (A) Any applicant, if the applicant or any other person with an ownership interest in the property on which the vacation rental is located, including co-owners, partners, members, managers, or officers of any owning partnership, limited liability company or corporation, has ever been convicted in any jurisdiction of any felony that is rationally related to the individual's fitness or capacity to operate a vacation rental;
- (B) Any applicant whose license to operate a vacation rental or similar establishment at any location within or outside the village has been revoked for cause within the last three years;
- (C) Any applicant, where the applicant or any other person with an ownership interest in the property on which the vacation rental is located, including co-owners, partners, members, managers, or officers of any owning partnership, limited liability company or corporation, is in default to the village

regarding the payment of water and sewer charges, special taxes or assessments, parking and other village violation citations or judgments, motor vehicle taxes, or any other taxes or fees that are due and unpaid by that person to the village, or where there are delinquent property taxes owed to Will or Cook Counties on the property on which the vacation rental is located, or any other property owned within the village by the applicant or co-owners, partners, members, managers, or officers of any owning partnership, limited liability company or corporation.;

(D) Any applicant who intends to operate a vacation rental on a property that has not been issued a special use in the Historic H-1 Zoning District following a public hearing, consistent with the requirements of the village's zoning ordinance.

(Ord. 3315, passed 9-20-21)

## **§ 123.06 LEGAL DUTIES.**

Each vacation rental licensee shall be required to:

(A) Provide with the application an insurance certificate, indicating that the applicant and subject property is covered by liability insurance with limits of not less than \$1,000,000 per occurrence, for bodily injury and property damage arising in any way from the issuance of the license. Each policy of insurance required under this division shall:

(1) Be issued by an insurer authorized to insure in the State of Illinois;

(2) Include a provision requiring 30 days' advance notice to the village prior to cancellation or lapse of the policy. The licensee shall maintain the insurance required under this section in full force and effect for the duration of the license period for each vacation rental location. A single violation of this division shall result in suspension or revocation of the license;

(B) Maintain current guest registration records containing the following information about each guest: the guest's name, address, signature, room assignment, dates of accommodation, and the names of all occupants. The registration records shall be kept on file for three years and, upon request by any authorized village official, shall be made available for inspection by that village official during regular business hours or in case of an emergency;

(C) Comply with all applicable village code requirements and village and state regulations, as time to time amended;

(D) Conspicuously display a current village vacation rental license within the vacation rental, with the name and telephone number of the licensee or his or her manager, an emergency exit floor plan and the location of fire and safety equipment. The license should be available for inspection by any authorized village official upon request; and

(E) Fulfill all requirements of the Illinois Department of Revenue for the operation of a vacation rental, including the payment of any applicable hotel taxes.

(Ord. 3315, passed 9-20-21) Penalty, see § 123.99

## **§ 123.07 PROHIBITED ACTS.**

It shall be unlawful for any vacation rental licensee to:

(A) Exceed the scope of the license;

(B) Allow occupancy of the property where the vacation rental or any part thereof is situated to exceed the following occupancy limits:

(1) Guests may only stay overnight in a guestroom, as defined in this chapter and as provided for in the village's zoning ordinance;

(2) Authorized persons on a vacation rental property while a vacation rental is taking place are a maximum total of ten guests and their children age 12 and under, plus the owner/licensee, co-owners, manager, and the owner's family members.

(3) No pets other than service animals shall be allowed on the property other than those belonging to the owner/licensee.

(C) Rent any vacation rental for more than 14 consecutive days to any guest. A guest may not successively rent or occupy the vacation rental to exceed 14 consecutive days;

(D) Rent any portions of the vacation rental concurrently to separate guests;

(E) Hold out or utilize a vacation rental property as a venue for weddings, conferences, parties, or other events, regardless of the number of attendees;

(F) Erect any external signage regarding the vacation rental;

(G) Allow any disruptive activity that would disturb the tranquility of the neighborhood;

(H) Permit any criminal activity or public nuisance, including excessive noise, to take place on the property. If a licensee knows or suspects that any criminal activity or public nuisance is taking place on or immediately adjacent to the property, the licensee shall immediately notify the Police Department of such fact and cooperate with the Police Department in any investigation that may ensue;

(I) Knowingly make any false, incomplete or misleading statement about the licensee's criminal background, or the criminal background of any other person with an ownership interest, in connection with any license application submitted pursuant to this chapter; or

(J) Be in violation of any other requirement of this chapter, this code or the zoning ordinance, or any rules or regulations promulgated under any of the foregoing.

(Ord. 3315, passed 9-20-21) Penalty, see § 123.99

## **§ 123.08 REGULATIONS.**

The Village Administrator shall have the authority to promulgate rules and regulations necessary to implement the requirements of this chapter.

(Ord. 3315, passed 9-20-21)

## **§ 123.09 LICENSE REVOCATION; THREE-YEAR WAIT FOR NEW LICENSE.**

If a vacation rental license is revoked for any cause, no license shall be granted to any person for the operation of a vacation rental at the property described in the revoked license, or to the revoked licensee, and his or her co-owners, or the partners, members, managers, or officers of any owning partnership, limited liability company or corporation, for a period of three years from the date of revocation.

(Ord. 3315, passed 9-20-21)

## **§ 123.99 PENALTY.**

Any one violation of this chapter, or of any rules or regulations promulgated under this chapter, may result in fines, suspension, or revocation. A violation of any section of this chapter is subject to a fine of not less than \$50 nor more than \$750 for each offense. Each day that a violation continues shall constitute a separate and distinct offense. In addition to any other fines or penalties, the Village Administrator shall have the authority to suspend or revoke a vacation rental license for violation of this chapter, after notice and opportunity to be heard, with a right to appeal to the President whose decision is final.

(Ord. 3315, passed 9-20-21)



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

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

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

This establishment will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare of the community. This property will be strictly run under close supervision and zero tolerance for any activity that compromises the integrity of the surrounding community. See attached guest book for property.

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

Again, this property will be supervised and regulated to ensure that it will not be injurious to the use and enjoyment of the neighborhood. We believe this vacation rental will be a welcomed and positive amenity to supplement the dining and shopping district of Historic Downtown Frankfort by providing a local lodging option.

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

This establishment will not impede the normal and orderly development of the neighborhood. This is a creative way to utilize existing upper level residential space in Historic Downtown buildings to create an amenity for the downtown business community and generate additional tax revenue.

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

The exterior of this building has already been approved by HPC and will not vary from the surrounding structures. The building is currently being restored to its original 1870's facade. This establishment will be a great compliment to Historic Downtown Frankfort.

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

The building will have adequate utilities to accomodate the functions of a mixed-use building. The building will have fire sprinklers and a new 6" water main to accomodate the new fire suppression system. All other existing utilites are adequate to accomodate the use.

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

The special use of this establishment as a vacation rental will not increase traffic any from it's existing residential use. The current traffic flow and parking are adequate to accomodate the residential unit just as it is with similar surrounding buildings.

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

This establishment will conform to all other applicable regulations of the district it's located in, specifically, the Downtown Historic District. Along with any other applicable regulations.



## **Findings of Fact Supplement**

116 Kansas St.

### **Vacation Rental Special Use Permit**

1. In addition to the attached Sample Guest Book for the “Kansas Street Lofts”, there will layers of oversight provided both through the property managers and through the vacation rental host (Airbnb). The property will be managed locally by Don Kreger (534 N. Locust St. Frankfort). Don will conduct periodic spot checks on the property when guests are present to ensure noise is at a reasonable level and common areas are being maintained. This property will be marketed and booked exclusively through Airbnb. A feature of Airbnb allows hosts to provide feedback and reviews on guests. This allows hosts to vet a guest prior to confirming a booking, thus avoiding a potential “problem” guest. Violation of the unit’s rules can result in additional fees and a negative guest review that will impact a guest’s future bookings through the booking site.

We anticipate a concern of the Village and neighbors would be rowdy guests or parties. This is why the spot check measures by management will be in place, and booking through a reputable host like Airbnb will be the standard practice. This unit will be marketed as an “upscale” 2 bedroom/ 2 bathroom unit and will be priced at roughly \$250/ night. There will be a maximum guest occupancy of 4 adults. Historic Downtown Frankfort is not known as a party destination. This unit will be marketed towards families and tourists seeking a weekend getaway in our quaint community with great retail and dining options. We feel this is a great amenity that is missing from our downtown and will be a great supplement to our already vibrant downtown economy.



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;  
We are not seeking a change in zoning
2. That the plight of the owner is due to unique circumstances; and  
These circumstances are unique due to existing conditions. The building's original setbacks did not conform to today's regulations. We are renovating a building that was constructed in the original block of Frankfort in 1870 and seeking to make it a viable, safe, and long standing fixture for years to come.
3. That the variation, if granted, will not alter the essential character of the locality.  
The variation will not alter the character of the locality. The proposed additions are all on the back side of a downtown building, and are essentially replacing similar additions that were demolished due to structural deficiencies.

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;  
There would be no way to conform to current building codes for proper egress to allow access to the second level of 118 Kansas if the strict letter of the regulations were carried out. This would render the entire upstairs of the building uninhabitable.

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;

This situation is unique because it is an existing building that was constructed in 1870 prior to current regulations. We are seeking to continue the same side setback from the original building at 118 Kansas and the same rear setback as the 1970s addition to 116 Kansas.

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

The purpose of this variation is not based exclusively upon a desire to make more money out of the property. The proposed additions will allow for the building to accommodate modern infrastructure and to be properly utilized for their intended use.

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

The difficulties and hardships have not been created by any person 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;

Granting of this variation will not be detrimental to the public welfare in any way. Conversely it will allow the building to be safely and properly utilized in order to facilitate commerce and provide housing.

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

The exterior architecture will be congruent with the adjacent neighborhood and will not diminish the appeal of the structures already constructed. The proposed exterior has been deemed appropriate by the Historic Preservation Committee.

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.

This variation will not impair the supply of air to adjacent property, substantially increase the danger of fire, endanger public safety, or substantially diminish or impair property values in the neighborhood.



### Findings of Fact Commissioner Evaluation Form - Special Use Permit

Article 3, Section E, Part 6 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Plan Commission must use to evaluate every special use permit request. No special use shall be recommended by the Plan Commission unless all the following findings are made.

	STANDARD	NOTES	MEETS	
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.		YES	NO
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.		YES	NO
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.		YES	NO
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.		YES	NO

e.	That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.		YES	NO
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.		YES	NO
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.		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.

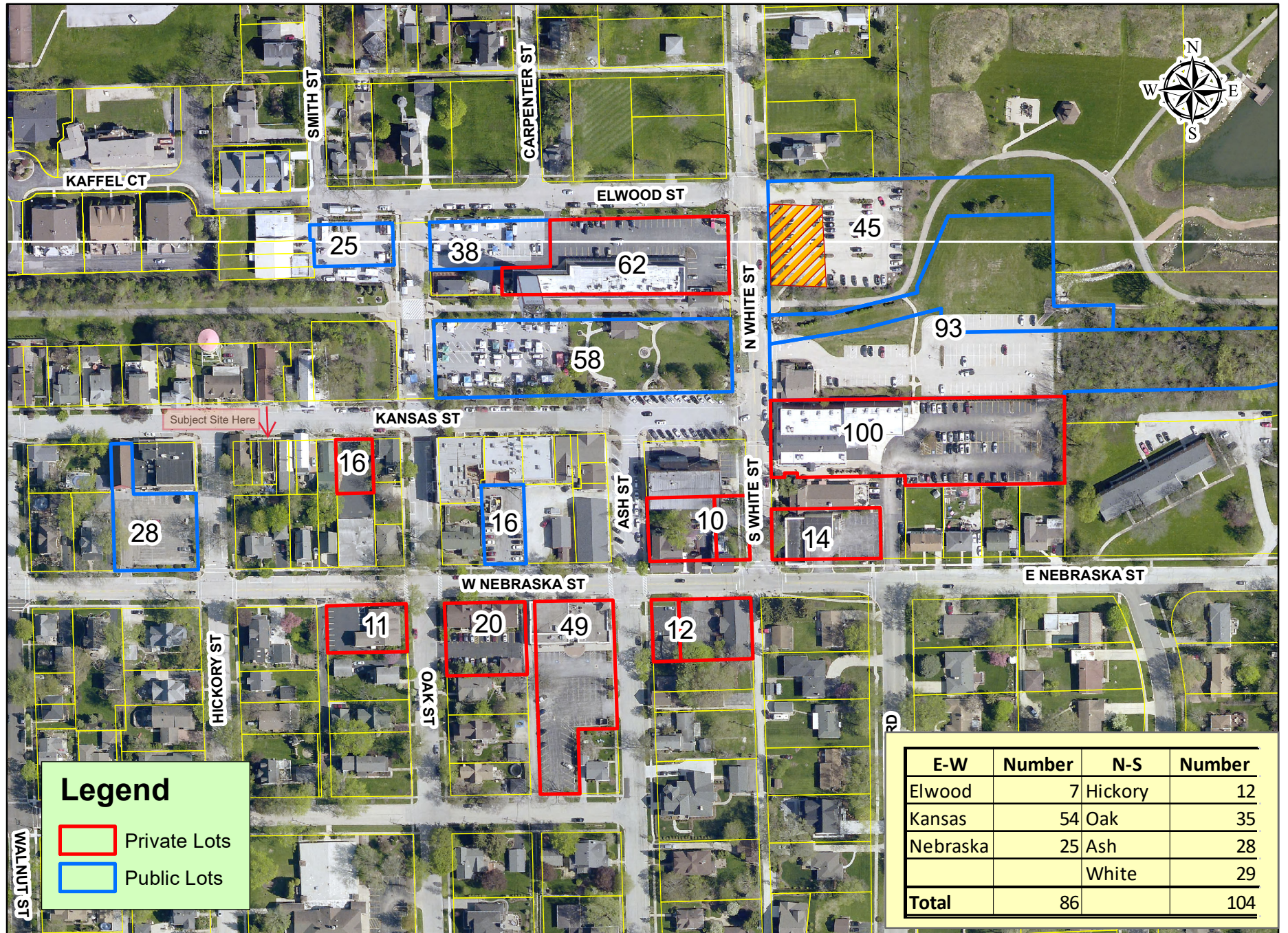
	STANDARD	NOTES	MEETS	
1.	That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;		YES	NO



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



# Public & Private Parking Lots - Last Updated April 2023



E-W	Number	N-S	Number
Elwood	7	Hickory	12
Kansas	54	Oak	35
Nebraska	25	Ash	28
		White	29
<b>Total</b>	<b>86</b>		<b>104</b>

Public Parking Lot spaces: 303  
 Private Parking Lot spaces: 294  
 On-Street Parking spaces: 190

Total: 787 spaces

0 125 250 500 Feet



**Project:** Frankfort Massage Therapy LLC  
**Meeting Type:** Public Hearing  
**Request:** Special Use for Massage Establishment  
**Location:** 20500 S. LaGrange Road, Unit 2S  
**Applicant:** Pamela Montalbano  
**Prop. Owner:** 3D Frankfort II, LLC.  
**Representative:** Pamela Montalbano  
**Report By:** Amanda Martinez, Planner

### Site Details

**Lot Size:** 1.29 acres  
**PIN:** 19-09-16-400-031-0000  
**Existing Zoning:** B-4 Office District  
**Proposed Zoning:** B-4 Office District, with a Special Use Permit for a Massage Establishment  
**Buildings / Lots:** 1 building (11,500 sq. ft.)  
**Tenant Sq. Ft.:** 144 sq. ft.

### Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Offices	General Commercial	B-4
<b>North</b>	RV Rentals	General Commercial	B-2
<b>South</b>	Restaurant	General Commercial	B-4
<b>East</b>	Retail	General Commercial	B-2 PUD
<b>West</b>	Offices	General Commercial	B-4

**Figure 1. Location Map**



### Project Summary

Pamela Montalbano, tenant/lessee, has filed an application for a Special Use Permit to operate a Massage Establishment located at 20500 S. LaGrange Road, Unit 2S, Frankfort, Illinois 60423 (PIN 19-09-16-400-031-0000). The subject property is zoned B-4 Office District and consists of an 11,500 square foot multi-tenant commercial building on approximately 1.29 acres of land; per the Village Zoning Ordinance, a Massage Establishment in the B-4 Office District requires Special Use approval. The applicant proposes to occupy a 144 square foot tenant space within the subject building to provide massage therapy services on an appointment only basis.

### Attachments

- Aerial Photograph from Will County GIS
- Site Photographs taken 12.28.23
- Floor Plan(s) received 12.11.23
- Site Plan received 12.11.23
- Business Operation letter received 11.16.23

- Zoning Ordinance Article 5, Section C, Part 11.1, Use Regulations for Massage Establishments
- Findings of Fact responses provided by applicant and received 12.11.23
- May 25, 2023, Plan Commission meeting minutes
- Special Use Permit Findings of Fact for Plan Commissioners

## **Analysis**

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

### **Proposed Use**

- The applicant is seeking a Special Use Permit to allow operate a Massage Establishment located at 20500 S. LaGrange Road, Unit 2S in the B-4 Office District.
- The applicant proposes the following hours of operation:
  - Tuesday, Wednesday, and Thursday: 10a.m. to 6p.m.
  - Friday: 10a.m. to 3p.m.
  - Saturday: 10a.m. to 3p.m.
  - Sunday: closed.
- Per the submitted business operation letter, the business will operate via scheduled appointments only. The applicant anticipates a maximum of 6 appointments per day.
- The proposed business will offer the following massage therapy services:
  - Craniosacral Therapy: to release restrictions within the central nervous system and fluids surrounding it.
  - Maya Abdominal Therapy: uses abdominal techniques that increase blood flow, circulation, and nerve health.
  - Visceral Manipulation: to release and balance organs within the body.
  - Lymphatic Massage: to detox the body.
  - General Massage and Bodywork: to release tension.
- Per the tenant space floor plan submitted by the applicant, the business will operate in a 12-foot by 12-foot space (144 square feet) and will have an open concept. Per correspondence with the applicant, there is no plan to move any walls. A common area located outside of the tenant space will include a waiting area and washroom for clients (shared between various businesses). For reference, the applicant provided an additional floor plan to show the common area located outside the tenant space (attached).
- Zoning Ordinance Article 5, Section C, Part 11 pertains to use regulations for Massage Establishments (included as an attachment). Compliance with the said regulations will be reviewed by the Building Department prior to the issuance of a business license.
- The applicant obtained their Illinois State Massage Therapy License in 2011 and provided a copy of the license to staff for recordkeeping purposes.
- The applicant does not have any other existing locations but has experience working at Natural Healing Centers in Tinley Park, Illinois for the past 10 years as a massage therapist.
- Per the tenant list submitted by the property owner, there are 14 tenant spaces total in the subject building. Existing uses in the subject building include offices, health clinics, and personal services.

### **Parking**

- For the purpose of calculating parking, the proposed use is classified as a “personal service” which requires one (1) parking space per 200 square feet of gross floor area; plus, one (1) parking space per employee for the work shift with the largest number of employees. In this case, the tenant space is 175 square feet and there is one employee at most. Thus, 2 parking spaces are required for the proposed use.

- The subject property provides 43 parking spaces. The parking lot in front of the building has 24 parking spaces while the other 19 parking spaces are in the rear parking lot (2 of the 19 parking spaces located in the rear parking lot are in the garage structure).
- There is no formal shared parking agreement between the subject property and the surrounding properties in the Mannheim Square Plaza.
- At the May 25, 2023, Plan Commission meeting, there was a tenant (Sage Salon) that sought a Special Use Permit to operate a personal service business at the subject site. At the said meeting, Commissioners asked the property owner if there was a shared parking agreement in place (minutes are attached). As a follow-up to that meeting, staff recently requested a status update on obtaining documentation for a parking agreement. The property owner, Harry D'Ercole, indicated that he does not have the draft or a formal shared parking agreement in place at this time. The property owner has communicated with staff that he will be seeking a parking agreement with the restaurant located to the south and the offices located to the west of the subject lot.
- Staff provides a parking analysis of the subject site below for reference (\*parking analysis if staff's proposed parking text amendment were in place):

<b>Business Name (use classification for parking)</b>	<b>Tenant Space (square feet)</b>	<b>Parking Spaces Required (use parking calculation)</b>	<b>*Parking Spaces Required With Proposed Text Amendment (use parking calculation)</b>
Power Freight (office)	600 SF	3 (1 per 200 sq. ft.)	3 (1 per 200 sq. ft.)
Liberty Tax (office)	600 SF	3 (1 per 200 sq. ft.)	3 (1 per 200 sq. ft.)
Lash and Brow House (personal service)	1800 SF	15 (1 per 200 sq. ft.; plus one per employee)	9 (1 per 200 sq. ft.)
Le Studio Salon (personal service)	900 SF	7 (1 per 200 sq. ft.; plus one per employee)	5 (1 per 200 sq. ft.)
Chez Therese Physical Therapy (health clinic/office)	1200 SF	12 (3 per exam room; plus 1 per employee)	9 (3 per exam room)
Sage Salon (personal service)	600 SF	5 (1 per 200 sq. ft.; plus one per employee)	3 (1 per 200 sq. ft.)
State Farm Insurance (office)	600 SF	3 (1 per 200 sq. ft.)	3 (1 per 200 sq. ft.)
A+ Dental (health clinic/office)	1800 SF	8 (3 per exam room; plus 1 per employee)	6 (3 per exam room)
All Smiles (health clinic/office)	1800 SF	8 (3 per exam room; plus 1 per employee)	6 (3 per exam room)
Infinite Global/FedEx (office)	225 SF	2 (1 per 200 sq. ft.)	2 (1 per 200 sq. ft.)
Frankfort Therapy Services LLC	175 SF	2 (1 per 200 sq. ft.; plus 1 per	1 (1 per 200 sq. ft.)



<i>(personal service)</i>		<i>employee)</i>	
3D Real Estate <i>(office)</i>	100 SF	1 <i>(1 per 200 sq. ft.)</i>	1 <i>(1 per 200 sq. ft.)</i>
Vacant <i>(general business est.)</i>	225 SF	1 <i>(1 per 250 sq. ft.; plus 1 per employee; no employees at this time since vacant)</i>	1 <i>(1 per 250 sq. ft.; plus 1 per employee; no employees at this time since vacant)</i>
<b>Total Spaces Required</b>		<b>70</b>	<b>52</b>
<b>Total Spaces Provided</b>		<b>43</b>	<b>43</b>

- The provided 43 parking spaces does not comply with the 69 required parking spaces, however, Article 7 Section B Part 5 in the Village Ordinance pertains to parking adjustments to the minimum number of parking spaces required, subject to a case-by-case approval by the Plan Commission, and states the following:

*“The following provisions and factors shall be used as a basis to adjust parking requirements:*

*1. Evidence That Actual Parking Demands will be Less Than Ordinance Requirements. The petitioner shall submit written documentation and data to the satisfaction of the Plan Commission that the operation will require less parking than the Ordinance requires.*

*2. Availability of Joint, Shared or Off-Site Parking. The petitioner shall submit written documentation to the satisfaction of the Plan Commission that joint, shared, or off-site parking spaces are available to satisfy the parking demand.*

*a) Agreements shall be provided which demonstrate evidence that either parking lots are large enough to accommodate multiple users (joint parking) or that parking spaces will be shared at specific times of the day (shared parking, where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours.)*

*b) Off-site parking lots may account for not more than 50-percent of the required parking and shall be located not more than three-hundred (300) feet from the principal use that it is intended to serve.”*

## **Standards for Special Uses**

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

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

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

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

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

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

### ***Affirmative Motion***

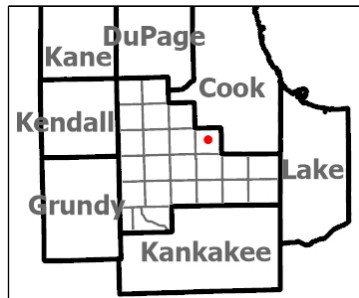
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For the Plan Commission's consideration, staff is providing the following proposed affirmative motion for the Special Use request:

1. Approve an adjustment to the minimum number of required parking spaces to allow the existing 43 parking spaces on the property to serve the existing businesses and the proposed massage establishment; and
2. Recommend the Village Board approve a Special Use Permit for a Massage Establishment to operate in the B-4 Office District for the property located at 20500 S. LaGrange Road, Unit 2S, Frankfort, Illinois 60423 (PIN 19-09-16-400-031-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following two conditions:
  - a. The applicant shall comply with Zoning Ordinance Article 5, Section C, Part 11.1, Use Regulations for Massage Establishments; and
  - b. The applicant shall obtain a Business License.



# 20500 S. LaGrange Road



## Legend

- Address Points
- Parcels
- Townships



## Notes

Date: 11/17/2023

1: 1,128



0 0.02 0.04 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](mailto:gis@willcountyillinois.com).

**Site Photographs Taken 12.28.23**

**Front of Subject Building (view facing West)**





**Front of Subject Building (view facing East)**





**Back of Subject Building (view facing East)**



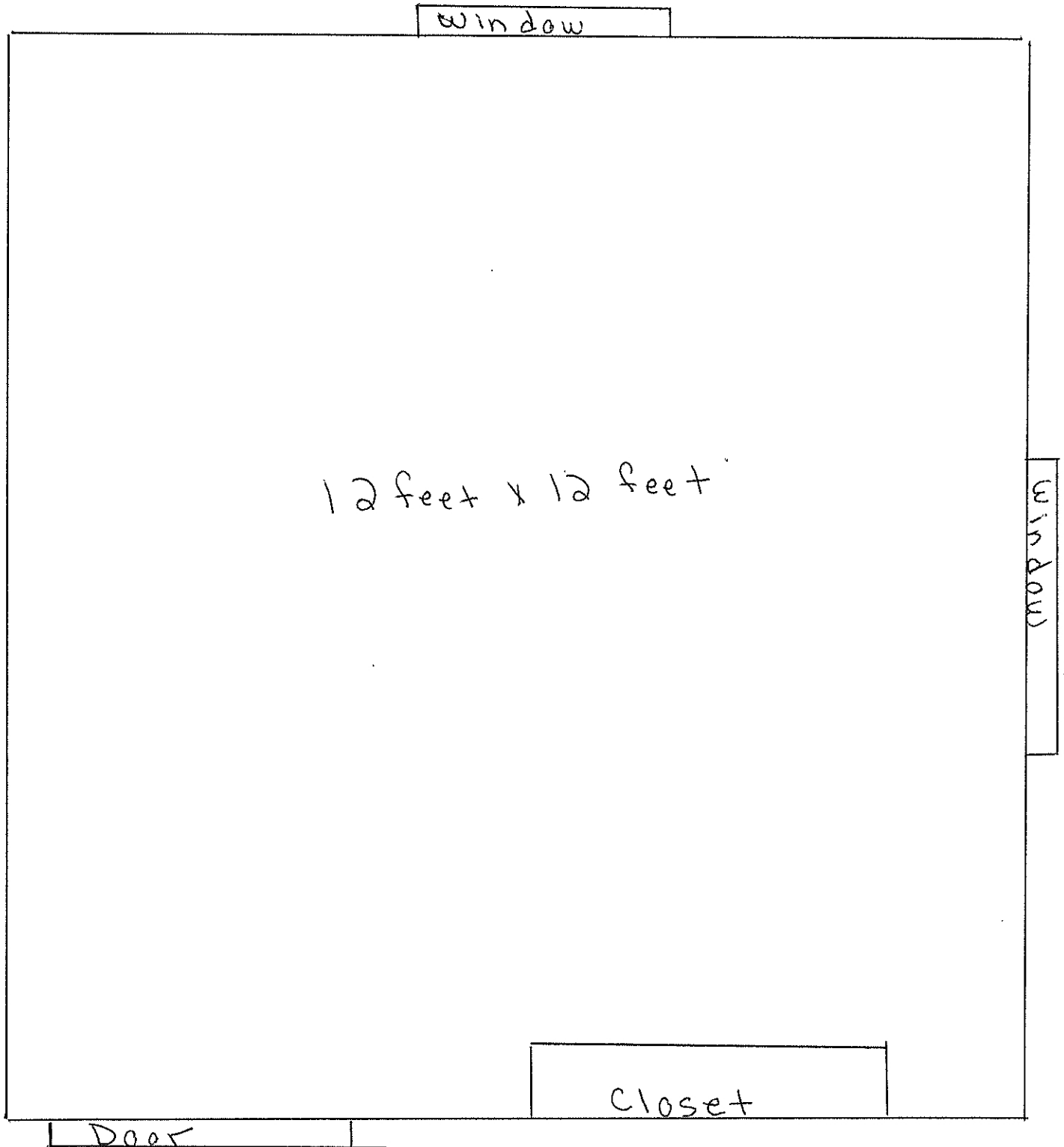
**Back of Subject Building (view facing North/East)**





# Inside Diagram

20500 S. La Grange Rd, Unit 2S  
Frankfort IL 60423



**From:** [Pamela Montalbano](#)  
**To:** [Amanda Martinez](#)  
**Subject:** Re: Business License (Frankfort Massage Therapy)  
**Date:** Tuesday, December 12, 2023 9:50:52 AM

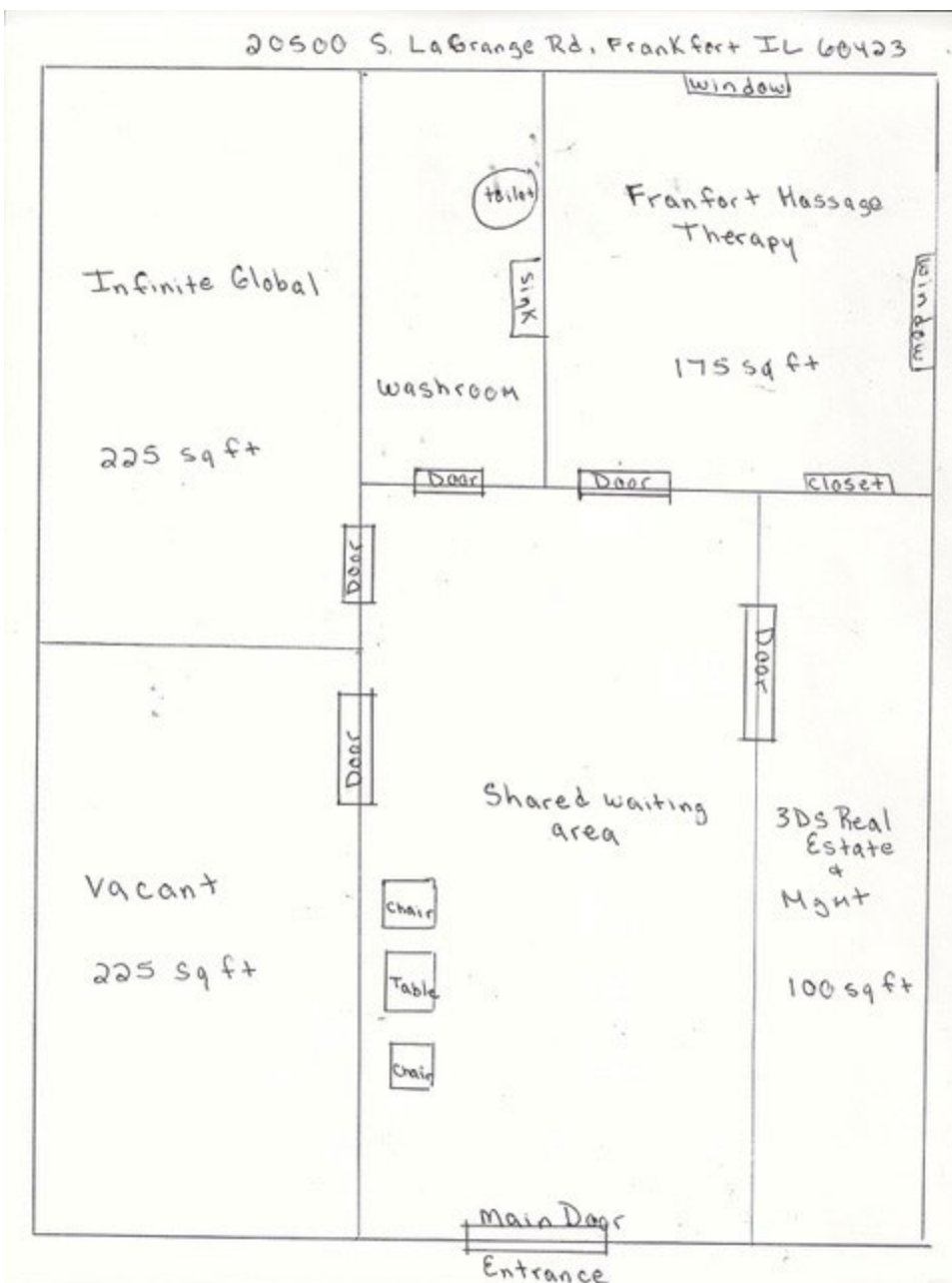
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Yes I am just renting one office room that is about 175 sq ft. I will conduct all my business in that office. There will not be any sub rooms since I am the only one working in my space. I won't have a front desk area. All my sessions are appointment only, seeing one client at a time, so there isn't any need for a larger space with front desk area.

I attached a layout of the space outside my office so you can get a better idea of what it looks like. There are a couple other businesses in there with me. We have a shared washroom and a shared sitting/waiting area. None of those businesses have any employees and they also do not see outside clients in their office. They just use it as their personal office. I am the only one actually seeing clients. The owner of the property has his office right next to me (3D Real Estate/Mgmt)

Most of your license requests are probably for larger spaces with many rooms. I am just renting a small office within a shared common space. Take a look at the drawing and let me know if that helps.





On Dec 12, 2023, at 7:57 AM, Amanda Martinez <amartinez@frankfortil.org> wrote:

Good Morning Pamela,

No worries you don't have to depict what is outside your actual unit but you letting me know that info is helpful so I appreciate it. I guess I am just a bit confused on what will be the massage room—you are saying essentially the whole unit is the massage room?

Thanks for reaching out to the property owner, let me know if you need my assistance!

Thanks,





Frankfort Massage Therapy LLC  
20500 S LaGrange Rd, Unit 2s  
Frankfort IL 60423

Owner: Pamela Montalbano

Number of Employees: None (just myself)

Hours: Tuesday, Wednesday, Thursday 10am-6pm  
Fridays 10am-3pm  
Saturdays 10am-3pm

Scheduling: By Appointment Only/No Walk-ins

Estimated Volume of Daily Clients: Maximum of 6

Cost: 90 min/\$180, 120min/\$240

This will be a small business focused on women's emotional and physical health. My intention is to see female clients only. My services will be of a higher quality and value than most standard massage establishments.

I have been licensed within Illinois since 2011 and have been working at Natural Healing Centers in Tinley Park for the past 10 years.

I will be using the following modalities within my practice. All are approved modalities within my Illinois State Massage Therapy License.

- Craniosacral Therapy - Release restrictions within the central nervous system and fluids surrounding it.
- Maya Abdominal Therapy – Abdominal techniques that increase blood flow, circulation and nerve health
- Visceral Manipulation – Releasing and balancing organs within the body
- Lymphatic Massage – Detox the body
- General Massage and Bodywork - Release tension

Personal Bio: Married for 26 years, husband is a retired Police Officer, two children in college, have lived in Tinley Park for the past 25 years.



3. There will be no private streets.
  4. All residential parking will be off-street. No on-street parking is allowed.
  5. Off-street parking shall be provided in front and side yards only. Two (2) off-street parking spaces shall be provided per dwelling unit. The off-street parking surface shall be covered with a concrete surface. Each space shall be no less than ten (10) feet wide and twenty (20) feet deep. Enclosed garage space shall not count toward the required off-street parking requirements.
  6. All sidewalks and driveways shall be concrete and meet Village standards.
- o. **Manufactured Home Sales:** Manufactured home sales are permitted on a limited basis. One home may be used for a model, and one model is allowed for each park. This model must follow all structural and aesthetic guidelines as outlined for a manufactured residence.
  - p. **Landscaping:** Landscaping shall be provided as part of site plan and subdivision design. It shall be provided comprehensively throughout the site; integrating the various elements of site design, preserving and enhancing the particular identity of the site, and creating a pleasing site character. Landscaping shall include plant materials such as trees, shrubs, ground covers, perennials, and annuals, and other materials such as rocks, water, sculpture, art, walls, fences, paving materials, and street furniture. All landscaping shall meet all standards and guidelines established in the Village of Frankfort Landscape Regulations.
  - q. **Landscape Plan:** A landscape plan prepared by a certified landscape architect shall be submitted with each subdivision development request. The plan shall identify existing and proposed trees, shrubs, and ground covers; natural features such as rock outcroppings; and other landscaping elements. The plan shall show where they are or will be located and planting and/or construction details. Special attention shall be paid so as to substantially screen the development from all adjoining zoning districts and land uses. The landscaping plan must meet all standards and guidelines established in the Village of Frankfort Landscape Regulations, and sections 150.75 and 150.76 of the Village Code.

#### **Part 11.1: Massage Establishments**

(Am. Ord. 2174, passed 07.05.05)

- a. **Facilities**
  1. **Cabinets.** Closed cabinets shall be provided and used for the storage of clean linens, towels, and other materials used in connection with administering massages. All soiled linens, towels, and other materials shall be kept in properly covered containers or cabinets, which containers or cabinets shall be kept separate from the clean storage areas.



2. Dressing rooms. Provision of a separate dressing room for each sex must be available on the premises. Doors to such dressing rooms shall open inward and shall be self-closing.
3. Electrical equipment. All electrical equipment shall be installed in accordance with the building codes adopted by the Village of Frankfort.
4. Lavatories or wash basins. Lavatories or wash basins provided with both hot and cold running water shall be installed in either the toilet room or the vestibule. Lavatories or wash basins shall be provided with soap in a dispenser and with sanitary towels.
5. Light and ventilation. All portions of massage establishments shall be provided with adequate light and ventilation by means of windows or skylights with an area of not less than one-eighth (1/8) of the total floor area, or shall be provided with approved artificial light and a mechanical operating ventilating system. When windows or skylights are used for ventilation, at least one-half (1/2) of the total required window area shall be operable. To allow for adequate ventilation, cubicles, rooms, and areas provided for patrons' use not served directly by a required window, skylight, or mechanical system of ventilation shall be constructed so that the height of partitions does not exceed seventy five percent (75%) of the floor-to-ceiling height of the area in which they are located.
6. Locks. No massage service may be carried on within any cubicle, room, booth, or any area within a massage establishment that is fitted with a door capable of being locked.
7. Plumbing. All plumbing fixtures shall be installed in accordance with the building codes adopted by the Village of Frankfort.
8. Service sink. The premises shall be equipped with a service sink for a custodial services.
9. Toilet facilities. Toilet facilities shall be provided in convenient locations. When five (5) or more employees and patrons of different sexes are on the premises at the same time, separate toilet facilities shall be provided. A single water closet per sex shall be provided for each twenty (20) or more employees or patrons of that sex on the premises at any one time. Urinals may be substituted for water closets after one water closet has been provided. All toilet rooms shall be equipped with self-closing doors opening in the direction of ingress to the toilet rooms. Toilets shall be designated as to the sex accommodated therein.
10. Waterproofing. Construction of rooms used for toilets, tubs, steam baths, and showers shall be made waterproof with approved waterproofed materials and shall be installed in accordance with the building codes adopted by the Village of Frankfort. For toilet rooms, toilet room vestibules, and rooms containing bathtubs, there shall be a waterproof floor covering, which will be carried up all walls to a height of at least six inches (6"), and floors shall be covered up on base with at least

three-fourths inch (3/4") cover. The walls of all toilet rooms and rooms containing bathtubs shall be finished to a height of six feet (6') with a smooth, nonabsorbent finish surface of Keene cement, tile, or similar material. Steam rooms and shower compartments shall have waterproof ceilings, floors, and walls approved by the Building and Zoning Department.

11. Wet and dry heat rooms. Floors of wet and dry heat rooms shall be adequately pitched to one or more floor drains properly connected to the sewer. (Exception: dry heat rooms with wooden floors need not be provided with pitched floors and floor drains.) A source of hot water must be available within the immediate vicinity of dry and wet heat rooms to facilitate cleaning.

b. Operating conditions

1. Cleanliness. Every portion of a massage establishment, including appliances, apparatus, and personnel shall be kept clean and operated in a sanitary condition. The premises shall have adequate equipment for disinfecting and sterilizing nondisposable instruments and materials used in administering massages, and such nondisposable instruments and materials shall be disinfected after use on each patron. Oils, creams, lotions, or other preparations used in administering massages shall be kept in clean, closed containers or cabinets. Wet and dry heat rooms, shower compartments, and toilet rooms shall be thoroughly cleaned each day the business is in operation. Bathtubs shall be thoroughly cleaned after each use. Eating in the massage work areas shall not be permitted. Animals, except service animals for persons with disabilities, shall not be permitted in the massage work areas.
2. Employees. All employees and operators shall be clean and shall wear suitable clean, nontransparent outer garments, covering the sexual and genital areas, whose use is restricted to the massage establishment. It shall be unlawful for any person, knowingly or recklessly, in a massage establishment, to touch with any part of the body, to fondle in any manner, or to massage the genitals, pubic area, anus, or perineum of any person, or the vulva or breasts of a female. No employee or operator shall perform, offer, or agree to perform any act that would require the touching of these areas. Patrons must cover these areas with towels, cloths, or undergarments when in the presence of an employee or operator.
3. Licenses. Persons administering massage for compensation must be licensed by the Illinois Department of Professional Regulation as massage therapists. A massage establishment must maintain a register of all persons employed as massage therapists and their license numbers. Such register shall be available for inspection at all times during regular business hours.
4. Price rates. Price rates for all services shall be prominently posted in the reception area in a location available to all prospective customers.



c. Inspections

1. Following application. The Village Clerk, upon receiving an application from a massage establishment seeking a general business license, shall refer the application to a Code Official, who shall inspect the proposed premises and shall make written recommendations to the Village Clerk. A general business license application for a massage establishment may be rejected if the operation as proposed by the applicant will not comply with all building codes adopted by the Village of Frankfort or regulations adopted by the Village Clerk or the Director of Building and Zoning.
2. On-going. A Code Official shall from time to time and at least twice a year, make an inspection of the public areas of each massage establishment in the Village of Frankfort for the purposes of determining that the provisions of this Part are complied with.

**Part 12: Mining**

Mining, and/or the extraction of minerals, sand, gravel, topsoil or other aggregates, including equipment, buildings or structures for screening, crushing, mixing, washing or storage shall be subject to the following:

- a. No open pit or shaft shall be less than 200 feet from any public road or less than 500 feet from any adjacent residential district.
- b. All buildings or structures shall be located not less than 200 feet from any property line. All grinding, or processing machinery shall be located at the farthest point on the property from residential use as feasible.
- c. The borders of the property adjacent to or across the street from any district other than an industrial district shall be fenced with a solid fence, wall, or landscape material at least six (6) feet in height.

**Part 13: Office and Professional Service**

A permitted business office may not display or sell chattels or goods, wares or merchandise on the premises without special use approval, with the exception of limited sales of product in connection with professional services rendered on site. (Am. Ord. 2495, passed 08.04.08)

**Part 14: Outdoor Seating Associated with a Permitted Restaurant**

Outdoor seating, when associated with a permitted restaurant, shall only be permitted in accordance with the following:

- a. All seating areas must be enclosed by a fence or wall of at least 3 feet in height.
- b. Where seating is permitted adjacent to a public sidewalk, at least 5 feet in width of said sidewalk must remain unobstructed.



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

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

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

The maintenance and operation of my establishment will not be detrimental or have negative effects on the community. This will be a small business, providing high quality and high value services, that will benefit those in the community.

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

My establishment will not have any negative effect on other property in the area or neighborhood. This is a small quiet one person office. Probably only seeing a maximum of 6 customers a day. Most customers will locate me via an online search. Appointment only. No walk ins.

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

My establishment will not impede the development and improvement of surrounding properties. I expect that the customers I attract will also be visiting near by businesses, therefore, adding value to the area.

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

My establishment will have no effect on the exterior of the building. My establishment is a one person office located within a building already constructed. There will be no exterior changes made to the building. No signage that will create any negative effect.



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

My establishment will not effect utilities, access roads, drainage or any additional facility.

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

My establishment will not have any effect on traffic congestion. I will see a maximum of 6 clients a day so traffic to my location will not have any effect on the area.

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

My establishment will always conform to any regulation required by Village Board or the Plan Commission. Whether it be any current regulation or one later modified by the village. My intention is always to follow the laws and rules in place by the village of Frankfort and the State of Illinois.



### Findings of Fact Commissioner Evaluation Form - Special Use Permit

Article 3, Section E, Part 6 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Plan Commission must use to evaluate every special use permit request. No special use shall be recommended by the Plan Commission unless all the following findings are made.

	STANDARD	NOTES	MEETS	
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.		YES	NO
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.		YES	NO
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.		YES	NO
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.		YES	NO



e.	That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.		YES	NO
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.		YES	NO
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.		YES	NO

**Project:** Preliminary and Final Plat of the Voorn Lawndale Subdivision  
**Meeting Type:** Non-Public Hearing  
**Request:** Request for approval of a Plat of Subdivision to consolidates 39 and 49 E. Bowen Street  
**Location:** 39 and 49 E. Bowen Street  
**Applicant:** Jarrett Lecas (Gander Builders)  
**Prop. Owner:** Chicago Title Land Trust Company Trust No.8002380636  
**Representative:** Jarrett Lecas (Gander Builders)  
**Report By:** Amanda Martinez, Planner

### Site Details

**Existing Lot Size:** ±1.51 acres (39 E. Bowen Street)  
 ±1.02 acres (49 E. Bowen Street)  
**PIN(s):** 1909223040120000 and 1909223040130000  
**Existing Zoning:** R-2 Single-Family Residential District  
**Building(s) / Lot(s):** 2 existing tax parcels and 2 proposed lots  
**Adjacent Land Use Summary:**

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Single-family Residential	Single-Family Detached Residential	R-2
<b>North</b>	Single-family Residential	Single-Family Detached Residential	R-2
<b>South</b>	Single-family Residential	Single-Family Detached Residential	R-2
<b>East</b>	Unincorporated	Single-Family Detached Residential	N/A
<b>West</b>	Single-family Residential	Single-Family Detached Residential	R-2

Figure 1: Location Map



### Project Summary

The applicant, Jarrett Lecas, representing the property owners, Chicago Title Land Trust Company Trust No.8002380636, is requesting approval of the proposed Preliminary and Final Plat of the Voorn Lawndale Subdivision. The applicant is seeking to subdivide two existing tax parcels, 39 and 49 E. Bowen Street, to accommodate construction of a 12,844 square foot home on a 1.76-acre lot (proposed Lot 2) and eventually construction of a home on a 0.57-acre lot (proposed Lot 1).

The current tax parcel located at 39 E. Bowen Street (1909223040120000) measures 138.80 ft. wide by 473.64 ft. deep (±1.51 acres). The current tax parcel located at 49 E. Bowen Street (1909223040130000) measures 90.39 ft. wide by 475.11 ft. deep (±1.02 acres). Per the submitted proposed Preliminary and Final Plat of the Voorn Lawndale Subdivision, Lot 1 would measure 165 ft. wide by 150 ft. deep (±0.57 acres). Per the submitted proposed Preliminary and Final Plat of the Voorn Lawndale Subdivision, Lot 2 would be a flag lot that would measure 165 ft. wide by 324.87 ft. deep on the eastern 165 ft. and would measure 49.71 ft. wide by 471.39 ft. deep on the western 49.71 ft. (±1.76 acres).

### Attachments

- Aerial Photograph from Will County GIS
- Preliminary and Final Plat of the Voorn Lawndale Subdivision dated 7.14.23 and revised 1.4.24
- 39 E. Bowen Street Plat of Survey dated 5.16.22

- 49 E. Bowen Street Plat of Survey dated 5.16.22
- 39 and 49 E. Bowen Street Plat of Survey dated 5.16.22
- Site Visit Photographs taken on 12.28.23

## **Analysis**

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In consideration of the consolidation request, staff offers the following point of discussion:

- It is unknown when the subject parcels were annexed into Frankfort; Historical Village Zoning Maps from 1957 onward show the parcels as being within the Village's boundaries. The parcels are zoned R-2 Single-Family Residential District.
- Staff reviewed the submitted proposed Plat of Subdivision and the proposed house plans (site plan and elevations) for compliance with the Village's Subdivision Regulations and Zoning Ordinance. Staff found that a variation from the Zoning Ordinance would be needed (to exceed the required maximum length of an uninterrupted wall) and anticipates the variation request to appear at the next available Plan Commission meeting. At the time of a site plan submittal, staff will discuss improvements to the subject site in more detail.
- The two existing tax parcels are individually conforming, and the proposed subdivision would continue conformity.

## **Existing Lots**

- The existing conditions of 39 E. Bowen Street are summarized below:
  - The subject property is an interior, through lot and is zoned R-2 Single-Family Residential District.
  - The subject property previously consisted of a 1 story frame home and a 22.3' by 26.4' frame garage on ±1.51 acres of land. The applicant was permitted to demolish the said structure, so the subject property currently sits as vacant land.
  - The subject property measures 138.80 ft. wide by 473.64 ft. deep which complies with the current Village Zoning Ordinance's minimum bulk and density requirements within the R-2 Single-family Residential District.
- The existing conditions of 49 E. Bowen Street are summarized below:
  - The subject property is an interior, through lot zoned R-2 Single-Family Residential District.
  - The subject property previously consisted of a 1 story frame home with an attached garage on ±1.02 acres of land. The applicant was permitted to demolish the said structure, so the subject property currently sits as vacant land.
  - The subject property measures 90.39 ft. wide by 475.11 ft. deep which complies with the current Village Zoning Ordinance's minimum bulk and density requirements within the R-2 Single-family Residential District.



## Proposed Plat of Subdivision

- There are necessary technical revisions of the submitted proposed Plat of Subdivision prepared by Robert F. Sluis, Illinois Professional Land Surveyor, dated July 14, 2023. Attached to this staff report are the Plat Review Comments that were sent to the applicant on December 28, 2023, that outline the requested revisions. Staff plans to work with the applicant to make such revisions prior to Village Board approval.
- Staff notes that the proposed Plat of Subdivision is under review by the Village Engineer. Any necessary revisions will need to be made prior to Village Board consideration.
- The proposed Lot 1 conditions are summarized below and listed in the below table:
  - Lot 1 would measure 165 ft. wide by 150 ft. deep (±0.57 acres) which meets the minimum bulk and density requirements within the R-2 Single-family Residential District (required 15,000 sq. ft. minimum lot size, 100 ft. minimum lot width and 150 ft. minimum lot depth).

	<b>R-2 District Requirements</b>	<b>Existing Tax Parcel Conditions at 39 E. Bowen Street</b>	<b>Existing Tax Parcel Conditions at 49 E. Bowen Street</b>	<b>Proposed Lot 1</b>	<b>Comments</b>
<b>Minimum Lot Size (acres)</b>	0.34 acres (15,000 sq. ft.)	±1.51 acres	±1.02 acres	±0.57 acres	Complies
<b>Minimum Lot Width (feet)</b>	100 feet	138.80 feet	90.39 feet	165 feet	Complies
<b>Minimum Lot Depth (feet)</b>	150 feet	473.64 feet	475.11 feet	150 feet	Complies
<b>Minimum Required Setbacks (feet)</b> <ul style="list-style-type: none"> <li>• Front</li> <li>• Side</li> <li>• Rear</li> </ul>	<ul style="list-style-type: none"> <li>• 30 feet</li> <li>• Total 25 feet (not less than 10 on each side)</li> <li>• 30 feet</li> </ul>	N/A (vacant)	N/A (vacant)	N/A (no structure proposed at this time)	Complies

- The proposed Lot 2 conditions are summarized below and listed in the below table:
  - Lot 2 would be configured as a flag lot that measures 165 ft. wide by 324.87 ft. deep on the eastern 165 ft. and measures 49.71 ft. wide by 471.39 ft. deep on the western 49.71 ft. (±1.76 acres).
  - The proposed Lot 2 would meet and exceed the minimum bulk and density requirements within the R-2 Single-family Residential District (required 15,000 sq. ft. minimum lot size, 100 ft. minimum lot width and 150 ft. minimum lot depth).
  - Per Article 7 Section A Part 3(e) of the Village's Zoning Ordinance and 9.5-11 of the Village's Subdivision Regulations, double frontage lots, also known as flag lots, are recommended to be avoided. Staff suggested to the applicant to revise the proposed plat to reconfigure property lines, however, the applicant reaffirmed that his client

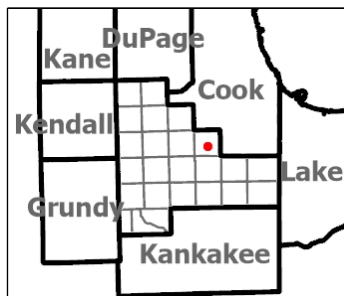
prefers that Lot 2 be proposed as a double frontage lot to allow for a private pedestrian, tree-lined connection to Bowen Street.

	R-2 District Requirements	Existing Tax Parcel Conditions at 39 E. Bowen Street	Existing Tax Parcel Conditions at 49 E. Bowen Street	Proposed Lot 2	Comments
Minimum Lot Size (acres)	0.34 acres (15,000 sq. ft.)	±1.51 acres	±1.02 acres	±1.76 acres	Complies
Minimum Lot Width (feet)	100 feet	138.80 feet	90.39 feet	214.71 feet	Complies
Minimum Lot Depth (feet)	150 feet	473.64 feet	475.11 feet	324.87 ft. deep on the eastern 165 ft.; and 471.39 ft. deep on the western 49.71 ft..	Complies
Minimum Required Setbacks (feet)	<ul style="list-style-type: none"> <li>• 30 feet</li> <li>• Total 25 feet (not less than 10 on each side)</li> <li>• 30 feet</li> <li>• Front</li> <li>• Side (East)</li> <li>• Side (West)</li> <li>• Rear</li> </ul>	N/A (vacant)	N/A (vacant)	<ul style="list-style-type: none"> <li>• 80.7 feet</li> <li>• 36.8 feet</li> <li>• 12.6 feet</li> </ul>	Complies; Rear setback is unknown at this time; staff will confirm rear setback upon revised plans.

### ***Affirmative Motion***

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

1. Recommend the Village Board approve the proposed Preliminary and Final Plat of the Voorn Lawndale Subdivision, which consolidates 39 and 49 E. Bowen Street (PINS 1909223040120000 and 1909223040130000), subject to staff approval of any necessary technical revisions prior to recording.



### Legend

-  Address Points
-  Parcels
-  Townships

## Notes

Date: 1/5/2024

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](mailto:gis@willcountvillinois.com).



PRELIMINARY AND FINAL PLAT OF VOORN LAWNDALE SUBDIVISION

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

THIS IS TO CERTIFY THAT (AND ) IS (ARE) THE OWNER(S) OF THE LAND DESCRIBED IN THE FOREGOING CERTIFICATE AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED ON THE PLAT, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THAT THE SAID ABOVE DESCRIBED PROPERTY IS LOCATED IN SCHOOL DISTRICT(S): FRANKFORT COMMUNITY CONSOLIDATED ELEMENTARY SCHOOL DISTRICT 157C, LINCOLN WAY COMMUNITY HIGH SCHOOL DISTRICT 210 AND JOLIET JUNIOR COLLEGE 525 , AND THAT I (WE) HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED, AS MY (OUR) OWN FREE AND VOLUNTARY ACT AND DEED.

DATED THIS DAY OF , A.D. 20 .

OWNER

NOTARY CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF )SS

I, , A NOTARY PUBLIC IN AND FOR SAID COUNTY

AND STATE, DO HEREBY CERTIFY THAT

(AND) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (THEY) SIGNED THE ABOVE CERTIFICATE AS HIS (THEIR) OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL IN COUNTY, ILLINOIS

THIS DAY OF A.D., 20 .

NOTARY PUBLIC

PLANNING AND ZONING COMMISSION APPROVAL CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

I, CHAIRPERSON OF THE VILLAGE OF FRANKFORT PLANNING AND ZONING COMMISSION, DO CERTIFY THAT ON

THIS DAY OF , 20 , A.D. THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF FRANKFORT.

ON THE DAY OF , 20 .

ATTEST:

CHAIRPERSON

BY:

VILLAGE BOARD CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF

FRANKFORT, WILL COUNTY, ILLINOIS, THIS DAY OF , 20 , A.D.

ATTEST:

VILLAGE CLERK

BY:

PRESIDENT

SURVEYORS CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

I, JONATHAN C. CROSS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER THEREOF, I HAVE SURVEYED, SUBDIVIDED AND PLATTED SAID PROPERTY INTO LOTS AND STREETS ALL OF WHICH IS REPRESENTED ON THE PLAT HEREON DRAWN, THAT PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

PARCEL 1:  
PART OF THE EAST 138.8 FEET OF THE WEST 613.3 FEET OF THE SOUTH 469.7 FEET OF LOT 4 IN THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

PARCEL 2:  
THE EAST 92 FEET OF THE SOUTH 469.7 FEET OF LOT 4 IN THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST, EXCEPTING THEREFROM THE EAST 17.48 FEET OF THE EAST 92 FEET LOT 4, LYING SOUTH OF THE NORTH LINE OF LOTS 9,10, AND 11 EXTENDED WEST AND NORTH OF THE SOUTH LINE OF SAID LOTS 9,10, AND 11 EXTENDED WEST, ALL IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT:

- THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.
- NO PART OF THIS SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP NUMBER 17197C0213G, EFFECTIVE DATE 02/15/2019.
- THE PROPERTY IS SITUATED WITHIN CORPORATE LIMITS OF THE VILLAGE OF FRANKFORT.
- TO THE BEST OF OUR KNOWLEDGE, ALL REGULATIONS ENACTED BY THE VILLAGE OF FRANKFORT HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL.
- EXTERIOR CORNERS HAVE BEEN MONUMENTED WITH CONCRETE, NOT LESS THAN SIX INCHES (6") IN DIAMETER AND THIRTY-SIX INCHES (36") DEEP, WITH A CENTER COPPER DOWEL THREE INCHES (3") LONG CAST IN PLACE, AND ALL INTERIOR CORNERS ARE TO BE SET WITH 9/16" X 30" IRON RODS WITHIN ONE YEAR FROM DATE OF RECORDATION.
- THIS SUBDIVISION CONTAINS 2.33 ACRES.
- PIN: 19-09-27-304-012, & 19-09-27-304-013

Dated this day of , 20 .

FOR REVIEW PURPOSES ONLY

Jonathan C. Cross  
Illinois Professional Land Surveyor #035-003880  
License Expires November 30, 2024



PARCEL 1:

PART OF THE EAST 138.8 FEET OF THE WEST 613.3 FEET OF THE SOUTH 469.7 FEET OF LOT 4 IN THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

PARCEL 2:

THE EAST 92 FEET OF THE SOUTH 469.7 FEET OF LOT 4 IN THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST, EXCEPTING THEREFROM THE EAST 17.48 FEET OF THE EAST 92 FEET LOT 4, LYING SOUTH OF THE NORTH LINE OF LOTS 9,10, AND 11 EXTENDED WEST AND NORTH OF THE SOUTH LINE OF SAID LOTS 9,10, AND 11 EXTENDED WEST, ALL IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

LAWNDALE COURT  
(HERETOFORE DEDICATED)

LOT 2

76,805 SQ. FT.  
1.76 AC.

LOT 1

24,749 SQ. FT.  
0.57 AC.

BOWEN STREET  
(HERETOFORE DEDICATED)

EASEMENT PROVISIONS

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

Commonwealth Edison Company, Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

Their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas, to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. Further, any utility company at fault of creating or causing damage to existing field tile drainage systems, damage or disruption of other neighboring utilities, etc. shall be responsible for returning and performing repair or replacement work, at the sole expense of the utility company at fault. No expense or compensation will be provided by the developer for damage or repairs caused by the installation or maintenance of said utilities.

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

An easement for serving the subdivision and other property with cable television is hereby reserved for and granted to an approved cable company, their respective successors and assigns, to install, operate, maintain, and remove, from time to time, facilities used in connection with overhead and underground transmissions and distribution of cable tv signals in all platted easement areas, streets, alleys, other public ways and places shown on this plat, together with the right to install required service connection over or under each lot to serve improvements thereon. No building or other structures shall be constructed or erected in any easement area without the prior written consent of grantee.

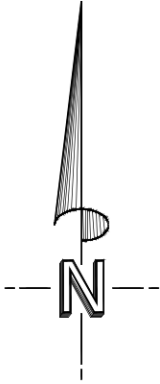
COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM  
APPROVAL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO ALL WILL COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM REQUIREMENTS.

DATED DAY OF , A.D., 20 .

CHIEF ADMINISTRATOR



0 30' 60'

SCALE: 1" = 30'

P.U. - PUBLIC UTILITY EASEMENT  
D.E. - DRAINAGE EASEMENT  
B.S.L. - BUILDING SETBACK LINE  
○ - CONCRETE MONUMENT  
□ - FOUND IRON ROD  
(###) - RECORDED LABEL  
### - MEASURED LABEL

TAX MAPPING AND PLATTING CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

I, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP PAGE # 09-22C-W AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) 19-09-27-304-012, & 19-09-27-304-013

DATED THIS DAY OF , A.D., 20 .

DIRECTOR

COUNTY CLERK CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

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

WILL COUNTY CLERK

RECORDER CERTIFICATION

STATE OF ILLINOIS )  
COUNTY OF WILL )SS

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

, A.D., 20

AT O'CLOCK M.

WILL COUNTY RECORDER

REVISIONS

DATE	BY	DESCRIPTION
12/8/23	BPH	ISSUE FOR REVIEW
1/4/24	BPH	ISSUE FOR REVIEW



CIVIL ENGINEERING  
SURVEYING

M GINGERICH GEREAX & ASSOCIATES  
MG2A WEST  
Professional Design Firm License # 184.005003  
P. 815-478-9680 www.mg2a.com F. 815-478-9685  
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

DESIGNED BY:

BARRY VOORN

CHECKED BY:

DR. BY NIB

CHK. BY RFS

FILE:

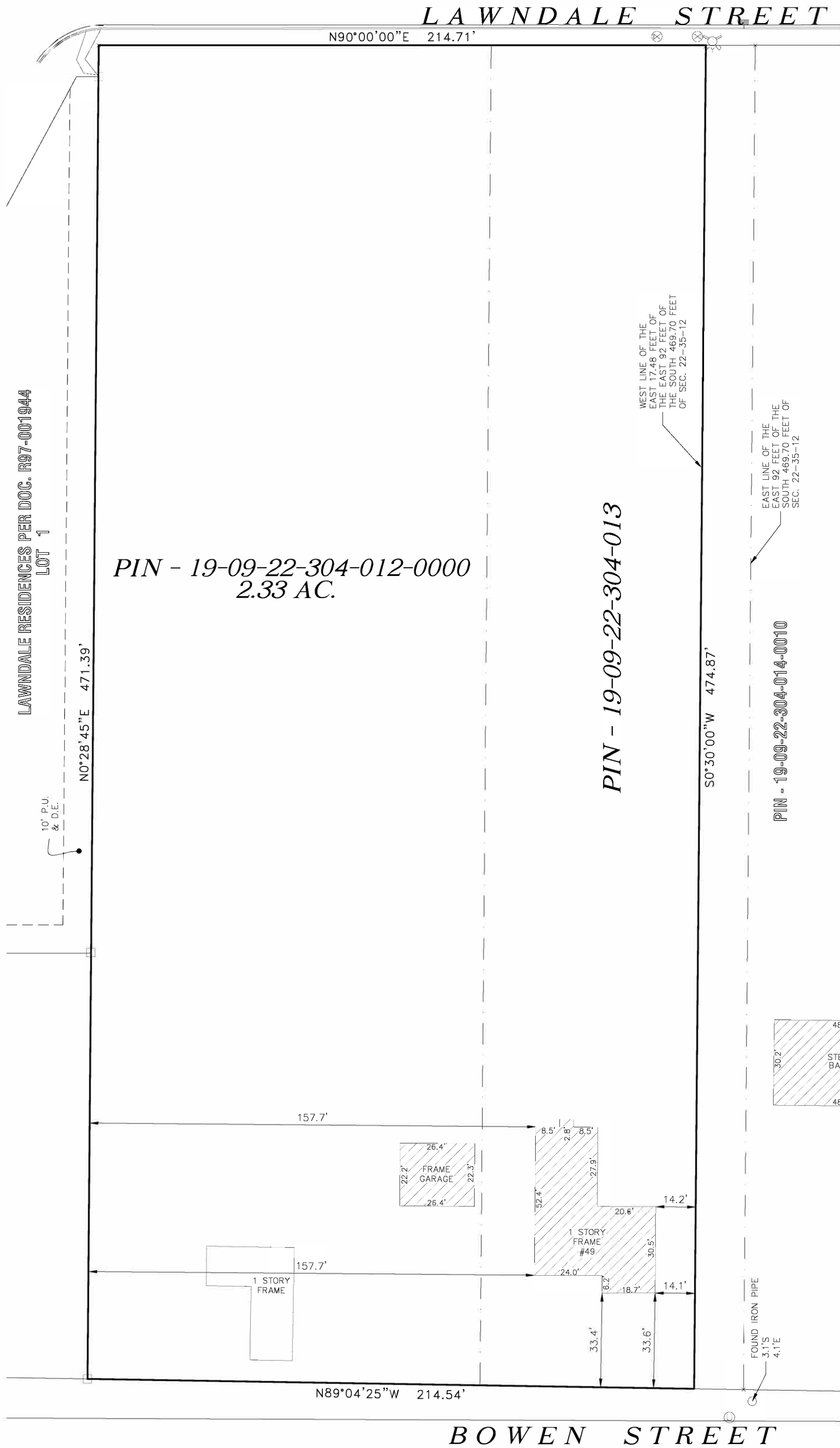
07-14-2023

JOB NO. 23-285

PG. 1 of 1



PLAT OF SURVEY



LEGAL DESCRIPTION

THE EAST 92 FEET OF THE SOUTH 469.7 FEET OF LOT 4 IN THE WEST 1/4 IN THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING: THE EAST 17.48 FEET OF THE EAST 92 FEET LOT 4, LYING SOUTH OF THE NORTH LINE OF LOTS 9,10, AND 11 EXTENDED WEST AND NORTH OF THE SOUTH LINE OF SAID LOTS 9,10, AND 11 EXTENDED WEST, ALL IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

AND ALSO THE FOLLOWING DESCRIBED PROPERTY; THE EAST 138.8 FEET OF THE WEST 613.3 FEET OF THE SOUTH 469.7 FEET OF LOT 4 IN THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



LEGEND	
	FOUND IRON ROD
	FOUND IRON PIPE
7.77'	MEASURED DATA
(7.77')	RECORDED DATA
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

I, ROBERT F. SLUIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND LOCATED THE BUILDINGS ON THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF MAY, A.D. 2022.

*Robert F. Sluis*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3558  
LICENSE EXPIRES NOVEMBER 30, 2022



CIVIL ENGINEERING  
SURVEYING

M GINGERICH GEREAX & ASSOCIATES

MG2A WEST

Professional Design Firm License # 184.005003

P. 815-478-9680 www.mg2a.com F. 815-478-9685

25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY: **BARRY VOORN**

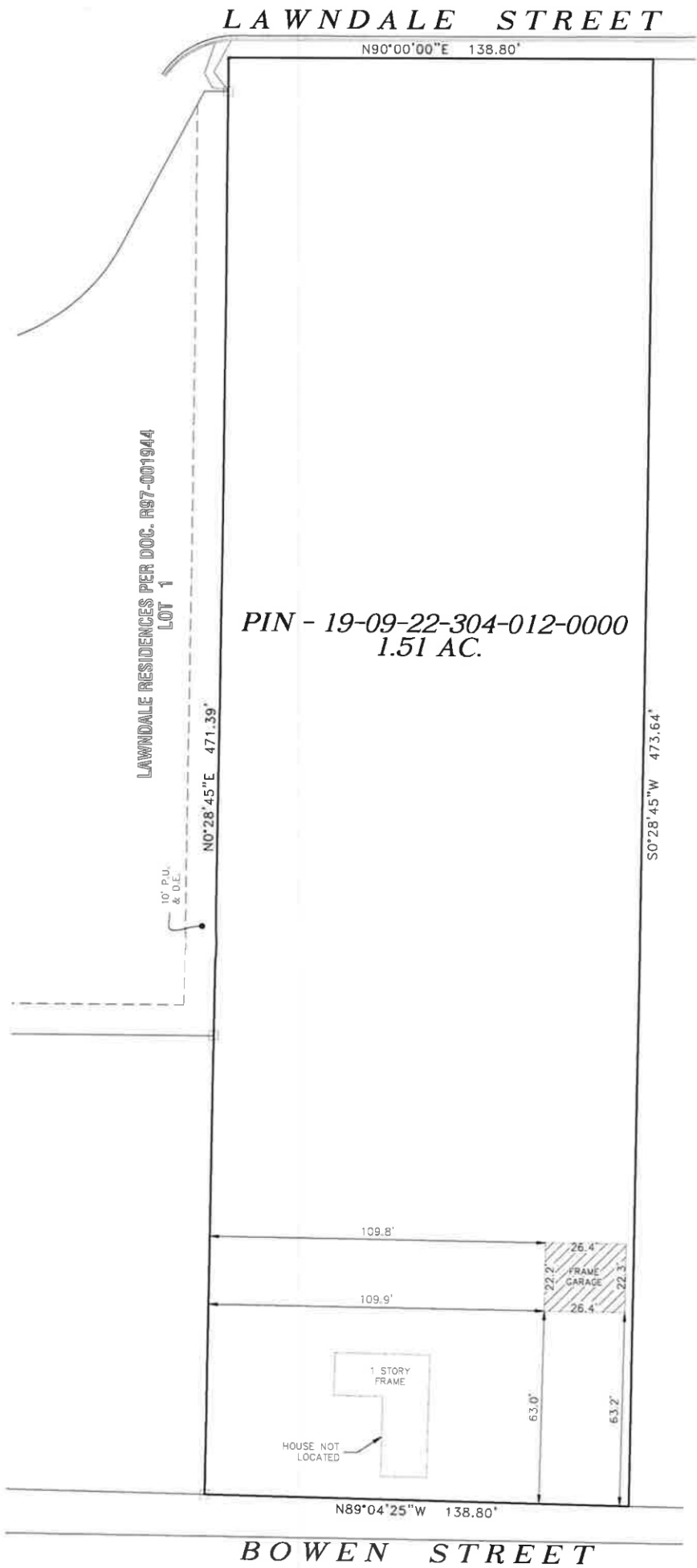
FIELDWORK COMPLETED: DR. BY: **NIB** CK. BY: **RFS** FILE:

05-16-2022

JOB NO. 22-249

SB: 159 PG: 53-54

PLAT OF SURVEY



**LEGAL DESCRIPTION**  
THE EAST 138.8 FEET OF THE WEST 613.3 FEET  
OF THE SOUTH 469.7 FEET OF LOT 4 IN THE  
WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION  
22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN WILL  
COUNTY, ILLINOIS.



LEGEND

1-1	FOUND IRON ROD
7.77'	MEASURED DATA
(7.77')	RECORDED DATA
B.S.L.	BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

I, ROBERT F. SLUIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO  
HEREBY CERTIFY THAT I HAVE SURVEYED AND LOCATED THE BUILDINGS  
ON THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON  
DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL  
DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS  
PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM  
STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF MAY, A.D. 2022.

*Robert F. Sluis*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3558  
LICENSE EXPIRES NOVEMBER 30, 2022



CIVIL ENGINEERING  
SURVEYING

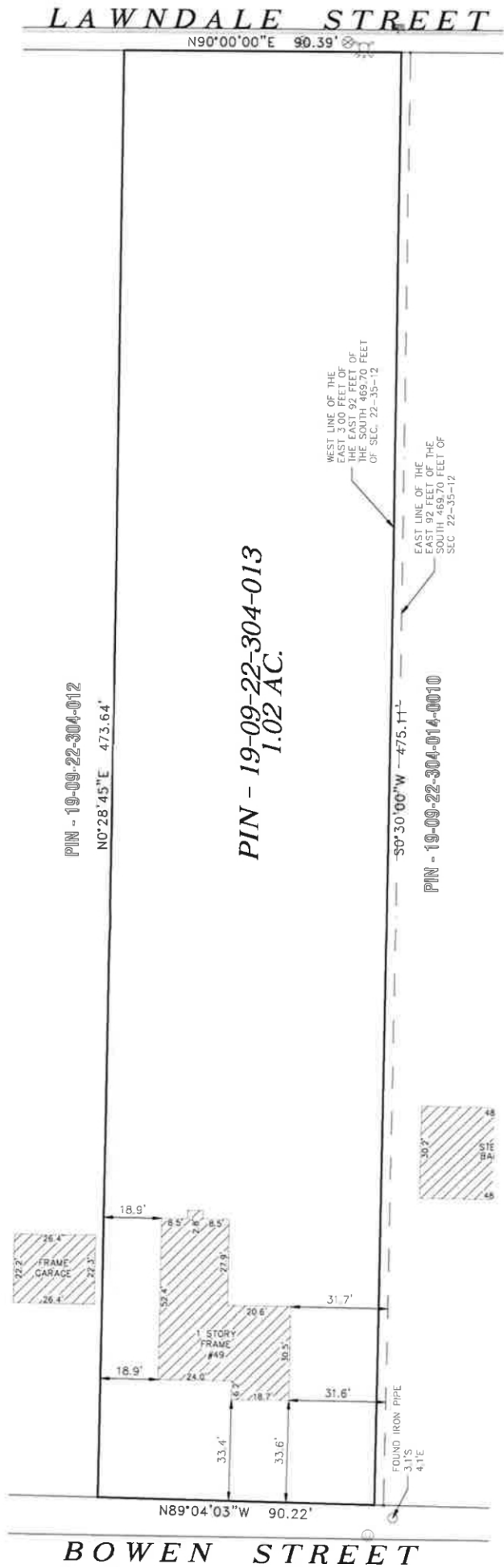
**M GINGERICH GEREAX & ASSOCIATES**  
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Professional Design Firm License # 184.005003  
P. 815-478-9680 www.mg2a.com F. 815-478-9685  
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

ORDERED BY: **GANDER BUILDERS**

FIELDWORK COMPLETED: 05-16-2022  
JOB NO. 22-249  
DATE: 05-16-2022  
BY: NIB  
CK: BY: RFS  
PG: 53-54



PLAT OF SURVEY



**LEGAL DESCRIPTION**

THE EAST 92 FEET OF THE SOUTH 469.7 FEET OF LOT 4 IN THE WEST 1/4 IN THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS. EXCEPTING THEREFROM THE FOLLOWING: THE EAST 3.0 FEET OF THE EAST 92 FEET LOT 4, LYING SOUTH OF THE NORTH LINE OF LOTS 9,10, AND 11 EXTENDED WEST AND NORTH OF THE SOUTH LINE OF SAID LOTS 9,10, AND 11 EXTENDED WEST, ALL IN THE SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



**LEGEND**

FOUND IRON ROD

FOUND IRON PIPE

MEASURED DATA (7.77')

RECORDED DATA

B.S.L. BUILDING SETBACK LINE

D.E. DRAINAGE EASEMENT

P.U.E. PUBLIC UTILITY EASEMENT

I, ROBERT F. SLUIS, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND LOCATED THE BUILDINGS ON THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 16th DAY OF MAY, A.D. 2022.

*Robert F. Sluis*

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3558  
LICENSE EXPIRES NOVEMBER 30, 2022



CIVIL ENGINEERING  
SURVEYING

**M GINGERICH GEREAX & ASSOCIATES**  
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Professional Design Firm License # 184.005003  
P. 815-478-9680 www.mg2a.com F. 815-478-9685  
25620 S. GOUGAR RD | MANHATTAN, IL. 60442

DESIGNED BY: **GANDER BUILDERS**  
FIELDWORK COMPLETED: 05-16-2022  
JOB NO.: 22-249  
SB: 159  
PC: 63-54  
DW. BY: NIB  
CK. BY: RFS  
FILE:

# Memo

**To:** Plan Commission/Zoning Board of Appeals  
**From:** Christopher Gruba, Senior Planner  
**Date:** January 11, 2024  
**Re:** Text Amendment - Accessory Structures, Revisited (sliding scale)

---

At the Village Board meeting on July 24, 2023, a resident raised the topic of accessory structure size and some discussion by the Board followed. In particular, it was noted that the current maximum size of 250 square feet for certain accessory structures (including pool cabanas but not including sheds) may be too restrictive. A “sliding scale” was discussed that could permit certain accessory structures to exceed 250 square feet, based on lot size. In other words, larger residential properties could be permitted to have larger pool cabanas, gazebos and pergolas.

This topic was also previously raised at the Committee of the Whole meeting on July 12<sup>th</sup>, which provided staff with direction:

*“There was general discussion regarding the Village's current zoning regulations for pergolas and pool cabanas which allows accessory structures, including arbors, trellises, pergolas, gazebos, and pool cabanas, up to 250 square feet in size. Members felt a sliding scale based on lot size or a ratio determined by the area of a lot may be more appropriate. Staff was asked to review regulations of accessory structures further and present at a future Committee of the Whole meeting.”*

The Village Board last adopted a text amendment to the Zoning Ordinance regarding accessory structures on March 7, 2022. Since that time, staff has noticed a few minor errors within the recently adopted language and would like to take this opportunity to fix these errors. These errors are noted on Attachment item #1.

During the PC/ZBA workshops held on September 28 and October 26, 2023, the Commission offered the following comments, which staff has summarized:

1. The text amendment would only apply to pool cabanas, gazebos, pergolas, arbors and trellises (the last three are used somewhat interchangeably, but all five have at least one open side).
2. It would be better to limit the size of these types of structures to 1.7% of the total area of the lot, instead of 2%. This would permit a typical R-2 zoned 15,000 square foot lot to have a 255 square foot accessory structure of this type, which is closer to the existing regulation of a 250 square foot maximum.
3. The Commission requested data on previously approved pool cabanas, gazebos and pergolas. In response, staff has provided a list of all properties that requested variations for size from October 2020 until the present (four properties total). Staff has also

provided a list of all gazebos and pergolas that were permitted in the year 2023 (no pool cabanas were issued permits this year).

4. The Commission did not want to set a limit on the number of accessory structures per lot. Rather, the number of accessory structures would be limited by other factors including lot coverage, impervious lot coverage, setbacks for accessory structures and minimum separation distances between accessory structures.

The following bullet points summarize the proposed text amendment:

- The sliding scale would only apply to pool cabanas, gazebos, pergolas, arbors and trellises, (as illustrated on page 183 of the Zoning Ordinance).
- For all residential lots, these accessory structures may be at least 250 square feet. This does not negate the need for any other variations that may be needed for lot coverage, impervious lot coverage, setbacks, etc.
- For larger residential lots, these accessory structures may be up to 1.7% of the total lot area, but in no instance shall such a structure exceed 1,000 square feet. This does not negate the need for any other variations that may be needed for lot coverage, impervious lot coverage, setbacks, etc.

As a further point of reference, a typical new house in Frankfort is approximately 3,500 square feet in gross livable area, according to the Building Department.

#### ***Attachments*** ---

1. Draft changes to pages 104-109 of the Zoning Ordinance, including a strikeout version and a “clean” version.
2. Table of all variation requests for pool cabanas and pergolas since October 2020. This table notes the original size request of the variation, if it was granted and its percentage of lot coverage. The table also notes the maximum size of this type of structure if the sliding scale of 1.7% of lot area were implemented.
3. Table of all building permits issued in 2023 for gazebos and pergolas. This table notes the size of each accessory structure and its percentage of lot coverage. The table also notes the maximum size of this type of structure if the sliding scale of 1.7% of lot area were implemented.
4. A table illustrating five (5) specific residential lots within the Village and how the proposed text amendment would affect them. These examples were chosen because they range in size from very small lots to very large lots.



## Section D: Accessory Uses and Structures

### Part 1: General Requirements

- a. Accessory uses and structures, as defined in Article 12, are permitted in the E-R, R-1, R-2, R-3, R-4, H-R and A-G districts. Accessory uses and structures, as defined in Article 12, are permitted in the H-1 zone district when the property is used for single-family residential.
- b. Accessory uses and structures, as defined in Article 12, in the B-1, B-2, B-3, B-4, O-R, I-1, I-2 and H-1 when the property is not used for single-family residential, must be approved during the site plan review process (as described in Article 3, Section H).
- c. Residential accessory uses and structures shall not involve the conduct of any business, trade, or industry.
- d. Accessory uses and structures must be in connection with a principal use which is permitted within such district.
- e. Each accessory structure and use shall comply with the use limitations applicable in the zoning district in which it is located.
- f. No accessory structure shall be constructed or occupied on any lot prior to the completion of the principal structure to which it is an accessory.
- g. Pole barns, silos and other accessory farm structures shall be permitted only within the A-G zone district.
- h. Any structure with a roof and attached to the primary structure shall be considered part of the primary structure and shall abide by the requirements for primary structures in that zone district.
- h.i. Any exterior wall of an accessory structure shall not exceed 35' of uninterrupted wall length. For the purposes of this section an interruption shall be defined as an offset in a wall plane and underlying foundation measuring a minimum of one (1) foot.

Formatted: List Paragraph

### Part 2: Bulk Regulations

- a. Location:
  - 1. Accessory structures shall only be permitted within side and rear yards, except within the A-G zone district.
  - 2. Accessory structures shall be located behind the front of the primary structure along a front yard or corner side yard, except within the A-G zone district.

3. Accessory structures shall be set back at least ten (10) feet from any lot line, except for the A-G zone district, in which they must meet the required front, side and rear setbacks for the primary structure.

4. Accessory structures, ~~except for open patios, open terraces, open decks and similar structures at or near grade without a roof,~~ shall maintain a separation minimum distance of ten (10) feet between other accessory structures and from the primary structure.

Formatted: List Paragraph, No bullets or numbering

5. ~~Accessory structures, including open patios, open terraces, open decks and similar structures at or near grade without a roof, shall not have any separation requirement from other accessory structures or the primary structure, except for raised decks which must be attached to the primary structure or separated from it by at least ten (10) feet.~~

Formatted: List Paragraph, No bullets or numbering

6. ~~Swimming pools shall be set back at least ten (10) feet from the primary structure. A minimum separation is not required from a swimming pool to an open patio, open terrace, open deck or similar structures without a roof.~~

b. Size:

1. Accessory structures, ~~only~~ including arbors, trellises, pergolas, gazebos and pool cabanas ~~may be two hundred fifty (250) square feet or 1.7% of the area of the parcel, whichever is greater, but in no instance shall they exceed one thousand (1,000) square feet. shall not exceed two hundred fifty (250) square feet in size.~~

2. Accessory structures, including sheds, child playhouses, permanently affixed outdoor fireplaces and stoves, greenhouses, laundry drying equipment and trash enclosures shall not exceed one hundred forty-four (144) square feet in size. Sheds within manufactured home parks shall not exceed two hundred twenty-five (225) square feet in size.

Formatted: List Paragraph, No bullets or numbering

3. ~~There shall be no size limitation for swimming pools, open patios, open terraces, or open decks except as restricted by the other regulations of this Ordinance.~~

~~2.4.~~ Detached garages in manufactured home parks shall not exceed six hundred (600) square feet.

5. Detached garages not located in manufactured home parks shall not exceed the area of the footprint of the primary structure, except within the A-G zone district.

Formatted: List Paragraph, No bullets or numbering

~~3.6.~~ ~~There shall be no size limitation for farm structures, except as restricted by other regulations of this Ordinance.~~

~~4.7.~~ All other accessory structures not specifically listed within this subsection shall not exceed one hundred forty-four (144) square feet in size.

~~5.8.~~ Each accessory structure and use shall otherwise comply with the bulk regulations applicable in the district in which it is located, including maximum lot coverage, maximum impervious coverage and maximum rear yard coverage (Article 6, Section B, Part 1).

- c. Height:
  - 1. All accessory structures, except farming structures including pole barns, silos and similar structures, shall not exceed fifteen (15) feet in height.
  - 2. Accessory farming structures shall not exceed thirty-five (35) feet in height.
- d. Measurement of area:
  - 1. For structures that have walls, measurement shall be made from the exterior walls.
  - 2. For structures that have posts but no walls, measurement shall be made from the exterior edges of the posts.

#### **Part 3: Garage Provisions**

- a. A maximum of one (1) detached garage per zoning lot is permitted.
- b. All garages greater than three-cars in size must be side-loaded in orientation and driveways shall have a minimum 26' turning radius.
- c. Architecture of garages shall be similar and compatible to the primary structure, including building materials and the roof pitch.
- d. All garages must be constructed as enclosed buildings.
- e. All garages must be constructed on a concrete pad.

#### **Part 4: Recreational Equipment/Vehicle and/or Construction/Commercial Equipment Provisions**

- a. Outdoor parking of recreational equipment/vehicle and/or construction/commercial related vehicles, provided that:
  - 1. If the owner is actively involved in maintenance, loading or unloading the equipment, it may be parked on a residential driveway, however duration does not exceed forty-eight (48) hours;
  - 2. The Code Official may issue a Special Permit for out-of-town visitor parking for Recreational Vehicles parked on a driveway for a period not to exceed fifteen (15) days. Not more than six (6) such permits may be issued in any calendar year;



3. Equipment/vehicle is parked on an approved paved surface;
4. No part of storage area for vehicles is located in any required front, side, or rear setback, as defined by the provisions of this Code;
5. The front of the vehicle does not extend in front of the front façade of the primary structure;
6. Construction or commercial vehicles or equipment are not loaded or containing product or material, unless wholly enclosed or actively involved in a project within the lot;
7. Vehicle does not exceed an empty weight of four (4) tons or height in excess of ninety (90) inches;
8. Equipment/vehicle is screened from view from the public street by a fence or landscaping.

**Part 5: Swimming Pool Provisions**

- a. Fencing. Every outdoor swimming pool, whether above ground or level with the ground, having a maximum depth of over two (2) feet, shall be completely surrounded by a fence not less than four (4) feet, nor more than five (5) feet in height. A building, existing wall, or pool wall may be used as part of such enclosure as long as the barrier requirements are met as required by the building code. Such required fence shall comply with all requirements of other Village ordinances pertaining to fences, and the provisions of this Section shall not be construed to require or permit any fence heights greater than permitted by such other ordinances. (Am. Ord. 1887, passed 04.15.02) (Am. Ord. 2230, passed 10.17.05)
- b. Gates or Doors. All gates or doors opening through the required fence shall be designed for security, in accordance with the Building Code of the Village of Frankfort.
- c. Screening. If the fencing provided is anything other than solid fencing, the pool shall be effectively screened from view from outside the lot by densely-planted compact trees or hedges, providing at least fifty percent opacity when viewed between two (2) feet and five (5) feet above ground.
- d. Setback Requirements. All outdoor swimming pools are considered accessory structures, and shall meet minimum setback requirements, in addition thereto, shall be set back an additional two (2) feet for each one (1) foot of structure height exceeding five (5) feet. For the purpose of this section, the words "structure height" shall include any railings or other projections above the pool surface.
- e. Water Discharge. The water discharged from a swimming pool shall be drained into the sanitary sewer or storm water system, as approved by the Village.

**Part 6: Other Provisions**

- a. One parabolic satellite dish-type antenna per zoning lot, which is not more than two (2) feet in diameter. All roof-mounted antenna shall not exceed the maximum building height permitted in that zoning district. All satellite antenna facilities shall be located away from the street right-of-way, or otherwise screened from view from any street by an opaque fence, wall, or hedge of a minimum of 6 feet in height. (Am. Ord. 1887, passed 04.15.02) All ground-mounted antenna shall abide by the regulations for a typical accessory structure.
- b. Storage of wood or any other combustible material which could be used in fireplaces, stoves or any other equipment for heating are not to exceed five (5) cords per zoning lot, one (1) cord being a cubic area of 128 cubic feet (4' x 4' x 8'). Firewood shall be used exclusively by dwelling occupants and stored in the rear yard. Material must be stacked in rear yard in cord measurements and must be a minimum of four (4) inches off the ground. No storage is permitted within the 100-year flood zone as defined by FEMA Maps.

**Part 7: Prohibited Accessory Uses or Structures** (Am Ord #2312, passed 8.21.06)

None of the following shall be permitted accessory uses or structures:

- a. Outdoor storage or overnight parking of trucks with an empty weight in excess of four (4) tons, or height in excess of ninety (90) inches in residential district; construction or commercial vehicles or equipment, loaded or containing product or material, unless wholly enclosed, unless actively involved in a project within the lot; or buses designed for more than eleven (11) passengers during normal school year vacation periods in a residence district;
- b. Any other outdoor storage, except as specifically permitted elsewhere in this Ordinance;
- c. Manufactured homes;
- d. Windmill towers, in excess of twelve (12) feet in height;
- e. Cargo Containers, as defined by Article 12 of this ordinance shall be considered a form of outdoor storage that is strictly prohibited in all zones, except where as:
  1. Existing cargo containers located on properties with an approved special use for outdoor storage are a legal non-conforming use during an amortization period of one (1) year, after which the containers are considered illegal non-conforming and must be removed. No additional containers shall be added to the property during the amortization period, or;
  2. A temporary permit is issued by the Village for the purpose of moving or relocating, either permanently or temporarily, personal or business property, subject to the following conditions:

- a. In the E-R, R-1, R-2, R-3, R-4 and HR Districts, there shall be a fifteen dollar (\$15) temporary permit fee. No more than one (1) temporary cargo container shall be permitted, and said container must be removed from the premises within thirty (30) days;
- b. In the B-2, B-3, B-4, H-1, O-R, I-1, and I-2 Districts, there shall be a ninety dollar (\$90) temporary permit fee. No more than three (3) temporary cargo containers shall be permitted, and said containers(s) must be removed from the premises within ninety (90) days;
- c. One (1) extension period equal to the corresponding time restriction in 2.a) or 2.b) may be permitted if extenuating circumstances are determined by the Code Official.
- d. No more than two (2) temporary permits may be granted for the same property during a calendar year. If an extension is granted during a calendar year, the extension period shall constitute a second temporary permit.

Or:

- e. The cargo container is used for the purpose of a construction project duly proceeding toward completion. Upon completion of the construction activity that the container supports, the container must be promptly removed from the site.

And;

- f. At all times, any and all cargo containers must be maintained in a like-new condition.
- f. Stand-alone Automated Teller Machines (ATM) not associated with a permitted drive-up facility. (Am. Ord. 2495, passed 08.04.08)
- g. Outdoor vending machines. (Am. Ord. 2495, passed 08.04.08)

#### **Section E: Temporary Uses**

The following uses of land are permitted in Commercial, Office, or Industrial districts (unless specifically restricted to a particular zoning district), subject to the specific regulations and time limits as described herein and to the other applicable regulations of the district or districts in which they are located. Such uses must be approved by the Code Official through issuance of a permit. The temporary use permit shall specify the location of the building, yard, or use, and the area of the permitted operation. Temporary uses must satisfy the applicable conditions as follows:



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## Section D: Accessory Uses and Structures

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### **Part 1: General Requirements**

- a. Accessory uses and structures, as defined in Article 12, are permitted in the E-R, R-1, R-2, R-3, R-4, H-R and A-G districts. Accessory uses and structures, as defined in Article 12, are permitted in the H-1 zone district when the property is used for single-family residential.
- b. Accessory uses and structures, as defined in Article 12, in the B-1, B-2, B-3, B-4, O-R, I-1, I-2 and H-1 when the property is not used for single-family residential, must be approved during the site plan review process (as described in Article 3, Section H).
- c. Residential accessory uses and structures shall not involve the conduct of any business, trade, or industry.
- d. Accessory uses and structures must be in connection with a principal use which is permitted within such district.
- e. Each accessory structure and use shall comply with the use limitations applicable in the zoning district in which it is located.
- f. No accessory structure shall be constructed or occupied on any lot prior to the completion of the principal structure to which it is an accessory.
- g. Pole barns, silos and other accessory farm structures shall be permitted only within the A-G zone district.
- h. Any structure with a roof and attached to the primary structure shall be considered part of the primary structure and shall abide by the requirements for primary structures in that zone district.
- i. Any exterior wall of an accessory structure shall not exceed 35' of uninterrupted wall length. For the purposes of this section an interruption shall be defined as an offset in a wall plane and underlying foundation measuring a minimum of one (1) foot.

### **Part 2: Bulk Regulations**

- a. Location:
  - 1. Accessory structures shall only be permitted within side and rear yards, except within the A-G zone district.
  - 2. Accessory structures shall be located behind the front of the primary structure along a front yard or corner side yard, except within the A-G zone district.

3. Accessory structures shall be set back at least ten (10) feet from any lot line, except for the A-G zone district, in which they must meet the required front, side and rear setbacks for the primary structure.
  4. Accessory structures, except for open patios, open terraces, open decks and similar structures at or near grade without a roof, shall maintain a separation minimum distance of ten (10) feet between other accessory structures and from the primary structure.
  5. Accessory structures, including open patios, open terraces, open decks and similar structures at or near grade without a roof, shall not have any separation requirement from other accessory structures or the primary structure, except for raised decks which must be attached to the primary structure or separated from it by at least ten (10) feet.
  6. Swimming pools shall be set back at least ten (10) feet from the primary structure. A minimum separation is not required from a swimming pool to an open patio, open terrace, open deck or similar structures without a roof.
- b. Size:
1. Accessory structures, only including arbors, trellises, pergolas, gazebos and pool cabanas may be two hundred fifty (250) square feet or 1.7% of the area of the parcel, whichever is greater, but in no instance shall they exceed one thousand (1,000) square feet.
  2. Accessory structures, including sheds, child playhouses, permanently affixed outdoor fireplaces and stoves, greenhouses, laundry drying equipment and trash enclosures shall not exceed one hundred forty-four (144) square feet in size. Sheds within manufactured home parks shall not exceed two hundred twenty-five (225) square feet in size.
  3. There shall be no size limitation for swimming pools, open patios, open terraces, or open decks except as restricted by the other regulations of this Ordinance.
  4. Detached garages in manufactured home parks shall not exceed six hundred (600) square feet.
  5. Detached garages not located in manufactured home parks shall not exceed the area of the footprint of the primary structure, except within the A-G zone district.
  6. There shall be no size limitation for farm structures, except as restricted by other regulations of this Ordinance.
  7. All other accessory structures not specifically listed within this subsection shall not exceed one hundred forty-four (144) square feet in size.

8. Each accessory structure and use shall otherwise comply with the bulk regulations applicable in the district in which it is located, including maximum lot coverage, maximum impervious coverage and maximum rear yard coverage (Article 6, Section B, Part 1).
- c. Height:
    1. All accessory structures, except farming structures including pole barns, silos and similar structures, shall not exceed fifteen (15) feet in height.
    2. Accessory farming structures shall not exceed thirty-five (35) feet in height.
  - d. Measurement of area:
    1. For structures that have walls, measurement shall be made from the exterior walls.
    2. For structures that have posts but no walls, measurement shall be made from the exterior edges of the posts.

### **Part 3: Garage Provisions**

- a. A maximum of one (1) detached garage per zoning lot is permitted.
- b. All garages greater than three-cars in size must be side-loaded in orientation and driveways shall have a minimum 26' turning radius.
- c. Architecture of garages shall be similar and compatible to the primary structure, including building materials and the roof pitch.
- d. All garages must be constructed as enclosed buildings.
- e. All garages must be constructed on a concrete pad.

### **Part 4: Recreational Equipment/Vehicle and/or Construction/Commercial Equipment Provisions**

- a. Outdoor parking of recreational equipment/vehicle and/or construction/commercial related vehicles, provided that:
  1. If the owner is actively involved in maintenance, loading or unloading the equipment, it may be parked on a residential driveway, however duration does not exceed forty-eight (48) hours;
  2. The Code Official may issue a Special Permit for out-of-town visitor parking for Recreational Vehicles parked on a driveway for a period not to exceed fifteen (15) days. Not more than six (6) such permits may be issued in any calendar year;



3. Equipment/vehicle is parked on an approved paved surface;
4. No part of storage area for vehicles is located in any required front, side, or rear setback, as defined by the provisions of this Code;
5. The front of the vehicle does not extend in front of the front façade of the primary structure;
6. Construction or commercial vehicles or equipment are not loaded or containing product or material, unless wholly enclosed or actively involved in a project within the lot;
7. Vehicle does not exceed an empty weight of four (4) tons or height in excess of ninety (90) inches;
8. Equipment/vehicle is screened from view from the public street by a fence or landscaping.

#### **Part 5: Swimming Pool Provisions**

- a. Fencing. Every outdoor swimming pool, whether above ground or level with the ground, having a maximum depth of over two (2) feet, shall be completely surrounded by a fence not less than four (4) feet, nor more than five (5) feet in height. A building, existing wall, or pool wall may be used as part of such enclosure as long as the barrier requirements are met as required by the building code. Such required fence shall comply with all requirements of other Village ordinances pertaining to fences, and the provisions of this Section shall not be construed to require or permit any fence heights greater than permitted by such other ordinances. (Am. Ord. 1887, passed 04.15.02) (Am. Ord. 2230, passed 10.17.05)
- b. Gates or Doors. All gates or doors opening through the required fence shall be designed for security, in accordance with the Building Code of the Village of Frankfort.
- c. Screening. If the fencing provided is anything other than solid fencing, the pool shall be effectively screened from view from outside the lot by densely-planted compact trees or hedges, providing at least fifty percent opacity when viewed between two (2) feet and five (5) feet above ground.
- d. Setback Requirements. All outdoor swimming pools are considered accessory structures, and shall meet minimum setback requirements, in addition thereto, shall be set back an additional two (2) feet for each one (1) foot of structure height exceeding five (5) feet. For the purpose of this section, the words “structure height” shall include any railings or other projections above the pool surface.
- e. Water Discharge. The water discharged from a swimming pool shall be drained into the sanitary sewer or storm water system, as approved by the Village.

**Part 6: Other Provisions**

- a. One parabolic satellite dish-type antenna per zoning lot, which is not more than two (2) feet in diameter. All roof-mounted antenna shall not exceed the maximum building height permitted in that zoning district. All satellite antenna facilities shall be located away from the street right-of-way, or otherwise screened from view from any street by an opaque fence, wall, or hedge of a minimum of 6 feet in height. (Am. Ord. 1887, passed 04.15.02) All ground-mounted antenna shall abide by the regulations for a typical accessory structure.
- b. Storage of wood or any other combustible material which could be used in fireplaces, stoves or any other equipment for heating are not to exceed five (5) cords per zoning lot, one (1) cord being a cubic area of 128 cubic feet (4' x 4' x 8'). Firewood shall be used exclusively by dwelling occupants and stored in the rear yard. Material must be stacked in rear yard in cord measurements and must be a minimum of four (4) inches off the ground. No storage is permitted within the 100-year flood zone as defined by FEMA Maps.

**Part 7: Prohibited Accessory Uses or Structures** (Am Ord #2312, passed 8.21.06)

None of the following shall be permitted accessory uses or structures:

- a. Outdoor storage or overnight parking of trucks with an empty weight in excess of four (4) tons, or height in excess of ninety (90) inches in residential district; construction or commercial vehicles or equipment, loaded or containing product or material, unless wholly enclosed, unless actively involved in a project within the lot; or buses designed for more than eleven (11) passengers during normal school year vacation periods in a residence district;
- b. Any other outdoor storage, except as specifically permitted elsewhere in this Ordinance;
- c. Manufactured homes;
- d. Windmill towers, in excess of twelve (12) feet in height;
- e. Cargo Containers, as defined by Article 12 of this ordinance shall be considered a form of outdoor storage that is strictly prohibited in all zones, except whereas:
  - 1. Existing cargo containers located on properties with an approved special use for outdoor storage are a legal non-conforming use during an amortization period of one (1) year, after which the containers are considered illegal non-conforming and must be removed. No additional containers shall be added to the property during the amortization period, or;
  - 2. A temporary permit is issued by the Village for the purpose of moving or relocating, either permanently or temporarily, personal or business property, subject to the following conditions:

- a. In the E-R, R-1, R-2, R-3, R-4 and HR Districts, there shall be a fifteen dollar (\$15) temporary permit fee. No more than one (1) temporary cargo container shall be permitted, and said container must be removed from the premises within thirty (30) days;
  - b. In the B-2, B-3, B-4, H-1, O-R, I-1, and I-2 Districts, there shall be a ninety dollar (\$90) temporary permit fee. No more than three (3) temporary cargo containers shall be permitted, and said containers(s) must be removed from the premises within ninety (90) days;
  - c. One (1) extension period equal to the corresponding time restriction in 2.a) or 2.b) may be permitted if extenuating circumstances are determined by the Code Official.
  - d. No more than two (2) temporary permits may be granted for the same property during a calendar year. If an extension is granted during a calendar year, the extension period shall constitute a second temporary permit.
- Or:
- e. The cargo container is used for the purpose of a construction project duly proceeding toward completion. Upon completion of the construction activity that the container supports, the container must be promptly removed from the site.
- And;
- f. At all times, any and all cargo containers must be maintained in a like-new condition.
  - f. Stand-alone Automated Teller Machines (ATM) not associated with a permitted drive-up facility. (Am. Ord. 2495, passed 08.04.08)
  - g. Outdoor vending machines. (Am. Ord. 2495, passed 08.04.08)

## **Section E: Temporary Uses**

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The following uses of land are permitted in Commercial, Office, or Industrial districts (unless specifically restricted to a particular zoning district), subject to the specific regulations and time limits as described herein and to the other applicable regulations of the district or districts in which they are located. Such uses must be approved by the Code Official through issuance of a permit. The temporary use permit shall specify the location of the building, yard, or use, and the area of the permitted operation. Temporary uses must satisfy the applicable conditions as follows:



Variation Requests since 2020									
Address	Name	Category	PC Date	Action	Structure Size Requested (SF)	Lot Size	% of Lot	Max size per ordinance at the time	If it were 1.7%
10650 Yankee Ridge	Murphy	Pool Cabana	6/24/21	tabled	288	24,343	1.18%	144	414
10650 Yankee Ridge	Murphy	Pool Cabana	7/22/21	tabled	288	24,343	1.18%	144	
10650 Yankee Ridge	Murphy	Pool Cabana	8/12/21	approved	255	24,343	1.05%	144	
10677 Yankee Ridge	Morgan	Pergola	4/14/22	tabled	288	20,024	1.44%	250	340
10677 Yankee Ridge	Morgan	Pergola	6/22/23	denied	288	20,024	1.44%	250	
11258 York	Wagner	Pool Cabana	6/24/21	tabled	360	18,034	2.00%	144	307
11258 York	Wagner	Pool Cabana	8/12/21	approved	240	18,034	1.33%	144	
11195 Siena	Hampton	Pergola	10/14/21	approved	215	21,792	0.99%	144	370

Pergolas & Gazebos approved in 2023							
Address	Permit #	Category	Structure Size Approved	Lot Size	% of Lot	Max size per ordinance at the time (SF)	If it were 1.7%
22402 Hughes	PGP23-0001	Gazebo	171	21,455	0.80%	250	365
21203 N. Old Church	PGP23-0004	Pergola	256	17,811	1.44%	250	303
8795 Chilton	PGP23-0005	Pergola	192	24,970	0.77%	250	424
11835 Jennifer	PGP23-0006	Gazebo	192	15,000	1.28%	250	255
22661 Frontier	PGP23-0007	Gazebo	140	16,172	0.87%	250	275
22516 Parkview	PGP23-0008	Pergola	252	15,008	1.68%	250	255
8595 High Stone	PGP23-0009	Pergola	130	22,004	0.59%	250	374
22460 Blarney	PGP23-0010	Pergola	225	23,304	0.97%	250	396
10580 Lexington	PGP23-0016	Gazebo	240	15,932	1.51%	250	271
21399 Ginger	PGP23-0018	Pergola	256	15,469	1.65%	250	263
21420 Breton	PGP23-0011	Pergola (attached)	546	13,817	3.95%	250	235
482 Pleasant Hill	PGP23-0012	Pergola (attached)	323	17,219	1.88%	250	293
22385 Misty Falls	PGP23-0015	Gazebo (attached)	441	16,972	2.60%	250	289
22013 Coriander	PGP23-0017	Gazebo (attached)	319	15,488	2.06%	250	263

Small-Large Lot Comparison					
	Address	Subdivision	Lot area (SF)	Pool cabana size if 1.7% scale implemented (SF)	Notes
<b>Very Small</b>	143 Kansas	Original Village of Frankfort	4,902	250	Not possible without variations for lot coverage, setbacks, etc.
<b>Small</b>	170 Vail	Creekview	14,410	250	Possible without variations
<b>Typical Size</b>	22398 Jeanette	Misty Falls	15,000	255	Possible without variations
<b>Large</b>	22985 Landcaster	Crystal Brook	35,065	596	Possible without variations
<b>Very Large</b>	23359 Sunburst	Five Oaks	65,877	1,000	1.7% of lot area is 1,120 SF, but the cap of 1,000 SF supersedes



# Memo

**To:** Plan Commission/Zoning Board of Appeals  
**From:** Christopher Gruba, Senior Planner  
**Date:** January 11, 2024  
**Re:** Parking Regulations – Zoning Ordinance Text Amendment, Workshop #2

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## History

At the December 8<sup>th</sup>, 2022, PC/ZBA meeting, staff introduced a proposed text amendment to revise the parking requirements for specific uses (Article 7, Section B, Off-Street Parking & Loading). At that time, the PC/ZBA expressed general support for the text amendment. At the December 14<sup>th</sup>, 2022, Committee of the Whole meeting, staff was granted permission to proceed with drafting proposed language for the text amendment, which staff subsequently did.

On February 23, 2023, the PC/ZBA held their 1<sup>st</sup> workshop was held to discuss the proposed text amendment (minutes attached). At that time, feedback was provided to staff, including a request to provide additional “real life” examples of how the amendment would affect current commercial plazas within the Village. These additional examples were provided to the PC/ZBA during a second workshop on December 14, 2023.

NEW: On December 14, 2023, the PC/ZBA held their 2<sup>nd</sup> workshop. At that time, one of the commissioners requested a “real-life” example of a current project that has not yet been approved, to compare a before and after comparison. In response, staff has provided an analysis of the proposed multi-tenant Dunkin’ Donuts development, located just north of the existing Dunkin’ Donuts. With this proposed development, staff has illustrated:

- The amount of parking currently proposed
- The amount required under the existing regulations (estimated)
- The amount of parking required under the proposed regulations
- The amount of parking required under an alternative set of regulations

## Need

To staff’s knowledge, the bulk of the current regulations for Off-Street Parking & Loading date back to the adoption of the current Zoning Ordinance on September 17, 2001. For some uses, the requirements date back even earlier. There were minor text amendments on July 18, 2016 (Ord-3041 parking for Microbrewery/Distillery/Winery) and on October 7, 2019 (Ord-3229 parking for Grocery Stores or Supermarkets and Shooting Ranges). This text amendment is needed because the existing regulations are over 20 years old and for the reasons listed below.

## **Concerns**

Currently, most of the parking regulations for specific uses are difficult and confusing to calculate or enforce. This is mostly because many parking regulations rely on the number of employees. For example, the number of employees for a general retail store can fluctuate based upon the specific tenant (as tenants rotate in and out), from day to day and even hourly. Calculation by employees also depends on the “honor system”, in which staff relies on the data submitted by the applicant. Although the option exists for staff to perform inspections to count the number of employees, this would require considerable staff time. Furthermore, in many instances the applicants themselves don’t know how many employees they will have in the largest working shift because the business hasn’t begun operating.

Many existing regulations also calculate parking based on the “maximum occupancy” of a space. Maximum occupancy can only be determined by the Building Department after they have received finalized drawings prepared by an architect or engineer. The interior layout of each space and the size and use of each room is used to determine maximum occupancy. These finalized drawings are almost never available at the time when an applicant first applies to construct a new building, which may require variations, Special Use Permits or even PUD approval.

The existing parking regulations also seem to be missing some older but still relevant categories of uses including furniture stores, outdoor seating for restaurants and car washes. There are also some newer categories of uses, or uses that have increased in popularity, such as truck terminals (aka distribution centers) and mailing centers (FedEx, UPS).

Another consideration is that a few of the existing parking requirements appear to be too strict or too lax. Staff recommends at least reassessing the parking requirements for these uses.

Overall, the existing parking regulations can be difficult for staff and developers/new entrepreneurs to interpret. This can complicate the process, cause confusion, and lead to gaps in staff reports for the PC/ZBA and Village Board.

## **Solutions & Methodology**

One of the most common, easiest, and most reliable ways to calculate parking is to base it on the Gross Floor Area (GFA) of the building. There are some uses that do not have buildings, but they are few. In those instances, parking can be calculated based upon gross land area or other easily quantifiable means. Municipalities all over the country often calculate parking solely based upon Gross Floor Area.

To draft the proposed parking requirements, staff relied on the following methods:

1. Staff researched the parking requirements for twelve (12) nearby communities and compared them to every use currently listed in the Zoning Ordinance.
2. Staff purchased the Parking Generation Manual, 5<sup>th</sup> Edition, published by the Institute for Transportation Engineers (ITE). This manual is one of the leading bodies of research on parking requirements and is used by municipalities nationwide.

3. **Staff then took the average of the parking ratios of nearby communities, compared this average to the actual observations catalogued by ITE and to the Village’s current regulations and then drafted regulations that would likely work best for Frankfort.**

Notes regarding the ITE Parking Generation Manual:

The ITE manual provides various parking data for hundreds of different types of uses. The most important information for our purposes is the “Average Rate”. This is the average number of parking spaces required per 1,000 gross square feet of building area (GFA). The “Average Rate” for each use listed in the manual is based upon actual surveys conducted at various locations. For example, for “Fast-Food Restaurant with a Drive-Through”, the engineers visited 39 locations, counted the number of cars in the parking lot and then divided that number by the gross building area. The larger the pool of different locations studied, the more reliable the data.

Frankfort’s Zoning Ordinance, and most zoning ordinances, calculate parking by stating how much square footage can be provided by one (1) parking space. For example, Frankfort requires “1 space per 150 square feet of GFA” for a convenience store, whereas ITE would list the same amount as “6.67 spaces per 1,000 square feet”. Staff therefore translated this amount in the blue column (the ITE manual) to make comparison easier.

Although the vast majority of the “Average Rate” is based on 1,000 square feet of gross floor area, the ITE manual sometimes calculates parking based upon the number of occupants or employees in the building at that time. Calculating parking by employees or occupants is much less helpful.

Staff purchased the online version (PDF), not the printed format of the ITE manual. Each use can be saved as a PDF, but this takes time. As such, the entire book has not been included with this memo; only the parking requirements under consideration for changes have been attached.

**How to Read the Table**

- The table is organized by use as they are currently listed in the Zoning Ordinance.
- The yellow column lists the existing use categories. Uses not listed but suggested for additions are listed in **red** text.
- The dark gray column lists Frankfort’s existing regulations.
- The green column lists the proposed changes for Frankfort. The proposed text is in **bold**, the reason for the change is non-bolded in parenthesis.
- The blue column lists the ITE manual’s actual parking demands observed in the field.
- The light gray columns lists the parking requirements for 12 nearby communities for comparison.

**Attachments**

- PC/ZBA meeting minutes of February 23, 2023



- Draft PC/ZBA minutes of December 14, 2023
- Pages 151-153 of the Zoning Ordinance, which includes the basic regulations regarding all parking at the beginning of Article 7, Section B, Off-Street Parking & Loading, including a strikeout version and a clean version
- ITE Parking Generation Manual, 5<sup>th</sup> Edition (excerpts)
- Eight (8) “Real-life” examples of developments within Frankfort to compare the existing regulations to the proposed regulations
- *NEW*: Parking required for proposed Dunkin’ Donuts multi-tenant building, comparing different regulations
- Parking Requirements Comparison Table

Chris Gruba presented the staff report.

Chair Rigoni suggested that the discussion begin with the proposed changes to sections which did not relate to specific uses.

There was some discussion on whether the proposed change to the provision regulating loudspeakers should be relocated to another section of the Zoning Ordinance or left in place. Chair Rigoni suggested that the provision be moved to a section which listed general regulations.

Chair Rigoni turned the discussion to the table of parking regulations in the staff report. She suggested that it would be helpful for future discussions if staff could illustrate how the proposed changes would impact parking requirements at more locations within the Village.

Commissioner Knieriem clarified that they were looking for staff to compare the proposed changes to the parking regulations to the existing regulations with more real-life examples.

Chair Rigoni suggested Starbucks as an example, which according to the staff report required 41 parking spaces per the Zoning Ordinance, but only 28 under the proposed regulations. She noted that it was a big change. She stated that she wanted to also further research and compare the proposed parking changes between multi-tenant spaces and single-tenant spaces.

Chris Gruba responded that staff recommended 1 parking space per 100 square feet of gross floor area in the example for fast-food restaurants, however they could instead make the regulation stricter by requiring 1 parking space per 75 square feet.

Commissioner James suggested that the commercial development at the southwest corner of Wolf Road and Laraway Road could make a good case study, since it was currently built, but unoccupied.

Chris Gruba agreed that staff could do that, though he stated he was unsure how parking was calculated for that site initially because none of the tenants were noted at that time, nor are they known today.

Chair Rigoni suggested looking at the building plans, as they often listed the parking standards their lots were designed to, typically 7 or 8 parking spaces per 1000 SF.

Commissioner Knieriem suggested that the other members of the Plan Commission could think of a couple of buildings for staff to use as examples.

Chair Rigoni said that Multack Eye Care would be a good example to look at for medical uses. The example chiropractic use presented by staff within the Butera plaza requires 11

parking spaces under the current regulations but would be reduced to 4 parking spaces under the proposed changes. She suggested staff look at Brookside Commons, since staff and the Plan Commission were aware that there was a parking problem there.

Chair Rigoni proceeded to list other buildings for staff to give as examples showcasing the proposed changes to the parking regulations.

Commissioner Knieriem suggested the sports complex on Laraway Road.

Chair Rigoni agreed that it could be a good example.

Commissioner Knieriem asked if there was a specific parking requirement for an indoor athletic space.

Chair Rigoni explained that those uses were categorized as indoor recreation. She added that it would be good to look at buildings which were recently approved for indoor recreation.

Commissioner Knieriem suggested looking at the retirement home on Wolf Road. Chair Rigoni asked if he was referring to Cedarhurst. Chris Gruba asked if he was referring to Oasis Senior Living. Chair Rigoni suggested that looking at both properties could work.

Chair Rigoni said that she was hesitant about changing Frankfort's regulations by only looking at the regulations used in other communities. That approach might not account for changes the other communities made over time, as well as in cases where the standard parking regulations did not always apply, as with Planned Unit Developments (PUDs).

Chris Gruba stated that the ITE manual, which staff also referred to, was also included in the staff report, which is the industry standard for parking requirements. He said that the ITE Manual is likely more reliable than other communities' regulations.

Chair Rigoni said she had been to some of the communities referenced. She had seen cases in those communities where properties have their own parking issues.

Commissioner Schaeffer stated she would like to go line-by-line through the table at the end of the text amendment process, for the sake of being thorough.

Commissioner Markunas agreed.

Chair Rigoni suggested staff not prioritize looking at certain regulations, such as schools, colleges, libraries, and hospitals since it was unlikely that Frankfort would see any of those developed in the near future. She suggested staff instead focus on the regulations for uses staff and the Plan Commission were likely to come up frequently. For example, she suggested staff look at those uses the Plan Commission had seen had recently, such as offices.



Other members of the Plan Commission also suggested restaurants, daycares, and businesses.

Chris Gruba noted that in some recent cases, the parking regulations were relatively strict.

Chair Rigoni agreed, and suggested that staff look at those cases to determine where the regulations were too strict, and why.

Commissioner Markunas noted that most PUDs were overparked.

The members of the Plan Commission listed the uses from the table they believed staff ought to prioritize in their research.

Chair Rigoni stated that in the case of the general business regulations, she wanted to see a comparison between existing and proposed regulations. She understood that staff was proposing to drop employee counts from the regulations, which would result in less required parking.

Chris Gruba said staff could get more data.

Chair Rigoni also noted that gas stations were incorporating more uses into their business models recently, including convenient store and restaurant uses. She then asked what the definition for repair services was.

Chris Gruba stated that there was no definition given in the parking regulations, and he had assumed that the repair service use referred to for appliance, phone, or shoe repairs.

Chair Rigoni asked if there was a definition in the Zoning Ordinance, such as for indoor business sales and indoor business services.

Chris Gruba stated that he was unsure if there was a definition for indoor business services. He looked through the Zoning Ordinance and stated that there were definitions for retail sales, and personal services, which included shoe shine and repair.

Commissioner Schaeffer suggested that if staff was going to look at the parking regulations for taverns, then they should look at microbreweries, too.

Chair Rigoni agreed.

Chris Gruba added that there were currently no parking requirements for distribution centers or truck terminals, and that they might be worth considering. He asked the Plan Commission to go through the list of parking regulations again and call out which they felt were most important to address.

The Plan Commission called out the uses they wished for staff to look at, including:

- Assisted living facilities
- Nursing homes
- Preschools or daycares
- Health and athletic clubs
- Other indoor recreation
- Business establishments
- Automobile fueling stations
- Financial institutions
- Personal services
- Restaurants (all types)
- Night clubs/taverns
- Microbreweries
- Offices
- Health Clinics/Offices

Chair Rigoni asked staff to either remove or visually separate the uses that had no proposed changes.

Commissioner Knieriem asked if the discussion should turn to focus on the new uses which staff had suggested.

Chair Rigoni said that it should.

Commissioner Knieriem asked what was meant by private clubs.

Commissioner Schaeffer suggested private clubs included organizations like the Stonemasons.

Chair Rigoni suggested that if any proposed regulation required a Special Use Permit, staff could wait to determine parking at a later time, such as during a Plan Commission meeting. She recalled that there was a provision in the parking regulations that stated the Plan Commission could set parking requirements for any uses which did not fit into the list preceding it.

Discussion turned to recent cases which were heard and voted on by the Plan Commission. During the discussion, the Plan Commission asked whether Facen4Ward was open for business yet. Staff said that they believed the business was still working with the Building Department to get permits to build out their space.

Chair Rigoni stated that she believed staff should still ask applicants for floorplans for new buildings, as a way to determine if applicants were serious about operating in the Village or not.

Chris Gruba said that staff would still ask applicants for floorplans, but that parking was calculated for all types of uses, regardless of whether they are special uses or permitted uses. He believed that having a calculation to determine the required parking for a proposed business or development would be smoother for staff and for applicants.

Commissioner Schaeffer asked if it was possible to have language in certain parking regulations which had “either/or” language.

Chris Gruba replied that “either/or” language in parking regulations was typically followed with the phrase “whichever is greater,” which would lead to more calculations for staff to do, some of which are difficult to determine, such as those that involve employee counts.

Chair Rigoni stated that serious businesses would know the number of employees they would need to hire in order to succeed. She suggested it might be in the Village’s best interest to keep the employee count language in certain cases.

Mike Schwarz said that Frankfort was unique with including employee counts in the parking regulations. Mariano’s was a good example. The business was now owned by Kroger, which has a different staffing model than Mariano’s which operated there previously. After the site was initially developed, the Mariano’s requested a Major Change to the PUD to have extra parking built on the north side of Market Street behind the store. Today, that same lot typically is unused. In his opinion, using employee counts in parking regulations was not useful.

Chair Rigoni said that she didn’t disagree, but that it was important to look at where the code would be changed, what the impacts of those changes would be, and then use that information to determine the Plan Commission was comfortable with those changes. The Plan Commission would need to understand how moving away from employee counts would impact parking, to make sure it was not negatively impacting parking.

Commissioner Schaeffer stated that she liked the data-driven approach staff had used, but that it sounded like the other members of the Plan Commission wanted to use on-the-ground examples too.

Chair Rigoni suggested staff take a look at the Buona Beef development, for example.

Commissioner Markunas suggested staff look at the strip mall where Buenas Nachos was located.

Chair Rigoni added that businesses had been denied requests recently because of real, observable parking issues. She wanted to make sure they would not be permitted to operate due to the changes to parking regulations.

Commissioner Schaeffer suggested staff look at Brookside Commons as an example.



Chris Gruba suggested the outlots of the Emagine Theater development, such as Steak & Shake.

Commissioner Schaeffer said having comparisons of those locations would be helpful.

Chair Rigoni added that creating a side-by-side table would be helpful as well.

Commissioner Knieriem suggested looking at the Dancing Marlin as an example of a restaurant with indoor and outdoor dining.

Chris Gruba noted that staff is most concerned with getting away from using employee counts when determining parking. He summarized the discussion up to that point to confirm he understood what the Plan Commission was asking for. He recalled that staff shouldn't look at all the uses listed in the parking regulations, and instead focus on the ones listed by the Plan Commission, and to remove those uses which would remain unchanged.

Commissioner Markunas said that the Plan Commission would look at all the listed uses, but that staff should prioritize looking at the ones they listed.

Commissioner Knieriem said that there was no immediate urgency to revamp the parking requirements as soon as possible, and suggested that much of research suggested by the PC/ZBA could be good work for a seasonal intern.

Chair Rigoni agreed, recalling that there were big projects coming to the Plan Commission soon, and asked staff to be sure they focused on those. The changes could wait if needed.

Chris Gruba noted that the Plan Commission often discussed parking, though, which made even those larger projects more complex. He added that changing the parking regulations was at the top of the list of text amendments staff wanted to make.

Chair Rigoni stated that parking is more an art than science.

Mike Schwarz said that some communities were changing their regulations, and were instead enforcing parking maximums rather than requiring parking minimums. He agreed that parking was more art than science. The changes staff was suggesting were an attempt to right-size the existing requirements, rather than trying to remove parking requirements. He wanted to avoid being Frankfort being perceived as an outlier in regard to parking regulations. He did not want parking problems in the lot or parking problems overflowing into the street.

Chair Rigoni agreed, and added that lots of national chains had their own requirements which they had to meet. She asked staff if they felt they had received enough direction.

Chris Gruba said that he had, and thanked the Plan Commission

Commissioner Schaeffer thanked Chris for his work.

#### **D. Public Comments**

There were no members of the public present, and so there were no public comments.

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

Mike Schwarz noted that the Village Board approved the following items at their meeting on February 21<sup>st</sup>, 2023, which had previously appeared before the Plan Commission:

- 700 Birchwood Road – Markunas Residence: Variance to reduce the rear yard setback from 30 feet to 23 feet – Ordinance was approved.

#### **F. Other Business**

Mike Schwarz explained that the Committee-of-the-Whole heard a request from a business owner in the industrial area to change the code to allow the business to sublease some space to a chiropractor's office. Based on the discussion at that meeting, there was no desire to make such a change from the Committee-of-the-Whole.

Chair Rigoni remarked that the Committee seemed unanimous on that matter.

Commissioner Knieriem asked if there was any news on the Homestead Commercial development, and if staff knew which businesses would move in.

Mike Schwarz stated that staff was unaware of which businesses would open in the development, though he had sent some prospects to the property owner.

Chair Rigoni suggested that those prospects could serve as examples in future parking discussions.

Mike Schwarz also made the Plan Commission aware that the applicant for Sparks Coffee had asked the Village Board to remand their case back to the Plan Commission for further discussion.

#### **G. Attendance Confirmation (February 23<sup>rd</sup>, 2023)**

Chair Rigoni asked the members of the Plan Commission to notify staff if they know they would not be able to attend the March 9<sup>th</sup> meeting.

**Motion (#6):** Adjournment 7:37 P.M.

Motion by: Schaeffer

Seconded by: James

## **F. Workshop: Village of Frankfort Zoning Ordinance Text Amendment, Parking Regulations**

Chris Gruba presented the staff report.

There was a consensus to review the approach rather than go through each regulation one by one.

Commissioner Knieriem asked staff what has changed since the February workshop?

Chris Gruba responded that he added seven more “real life” examples of commercial properties, comparing current parking regulations to the proposed regulations. He also noted that several months have passed since the initial workshop, as well as changes to the Plan Commission roster, meriting workshop discussion prior to a public hearing on the text amendment.

Chair Schaeffer said she liked the hard data offered from the manual, which was included with the staff report. The ITE manual provided actual vehicle counts at specific properties and used this to calculate the amount of parking required per gross floor area of the building.

Commissioner Knieriem asked if staff could explain the columns in the table that is attached to the staff report.

Chris Gruba emphasized the third column that says, “proposed for Frankfort”.

Chair Schaeffer asked to start discussion with the “Opa!” (Brookside Commons) commercial plaza example provided by staff.

Chris Gruba stated that Brookside Commons would still have a deficiency when using the proposed new parking calculation, but it would be slightly less of a deficiency. He noted that it would be concerning if the proposed new calculation changed it to state there is a surplus of parking at that location.

Commissioner Morris asked staff what the standard width of a parking space is per Code or by State regulation.

Chris Gruba responded that the Village of Frankfort’s standard parking space is 9’x18’ and that is common in other places as well.

Commissioner Morris asked if there was an opportunity to consider the standard width of parking spaces in this conversation because there are some parking lots around the Village that have narrow parking spaces and that is the reason why sometimes cars accidentally hit each other.

Chris Gruba said that if parking stalls were to be widened, he would advise a 9.5’ width, since anything above that is atypical across the country.



Chair Schaeffer asked staff if each specified land use would have a different unit of gross floor area to divide by.

Mike Schwarz responded yes and that is a practice used by various other communities because it captures the whole building, and it is easier to get rather than singling out the units.

Chris Gruba presented the “Butera Center” example. He noted that staff doesn’t believe there is a parking deficiency at this site and should be in surplus with the existing and the proposed parking calculations. He stated that with the existing and proposed parking calculations, the “Butera Center” would still be identified as being slightly deficient, so the proposed text amendment for parking would still take a more conservative approach.

Chair Schaeffer noted that the data driven approach by using the manual is very telling.

Commissioner Morris asked if there is a way to consider businesses that anticipate growth.

Chris Gruba responded that the Village’s off-street parking requirements are to implement minimum parking spaces not maximum parking spaces, so the businesses could expand their parking if they wanted to.

Commissioner James asked if the “Butera Center” would have an opportunity to redevelop their parking lot if they needed to implement more parking.

Chris Gruba stated that if there was a surplus of parking, the property owner could carve out an outlot for development.

Commissioner James stated that it would be helpful if staff could provide research to show how the Village would account for the projects that will be proposed in the next year or so.

Chris Gruba presented the “Oasis Senior Living” example. He noted that staff believes this site may be slightly deficient for parking when it was approved last year, and the proposed new parking calculation would identify them as slightly deficient to align with this. In other words, the proposed parking language would require slightly more parking for senior facilities than is currently required.

Commissioner Morris asked if there would be consideration write in minimum Electric Vehicle parking spaces. Chris Gruba responded that electric vehicle spaces would be counted the same as regular spaces, at least as proposed right now.

Mike Schwarz responded that the market has been driving residents and businesses to willingly implement Electric Vehicle parking spaces.

There was a consensus to think about bicycle parking spaces and Electric Vehicle parking spaces in the next iteration of a text amendment regarding parking.

## Animal Hospital/Veterinary Clinic (640)

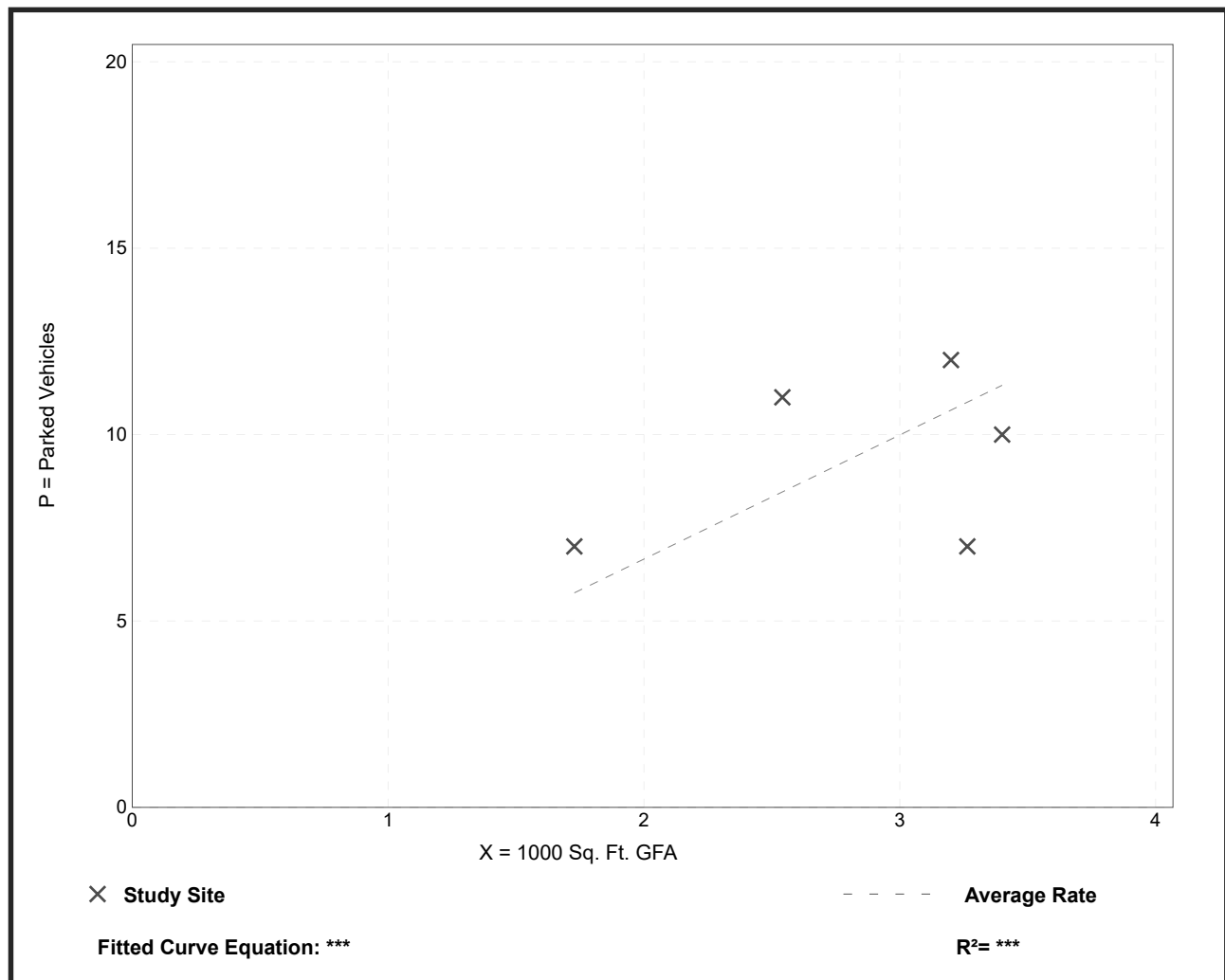
**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 3:00 - 5:00 p.m.  
 Number of Studies: 5  
 Avg. 1000 Sq. Ft. GFA: 2.8

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.33	2.14 - 4.33	2.93 / 4.33	***	0.90 (27%)

### Data Plot and Equation

**Caution – Small Sample Size**



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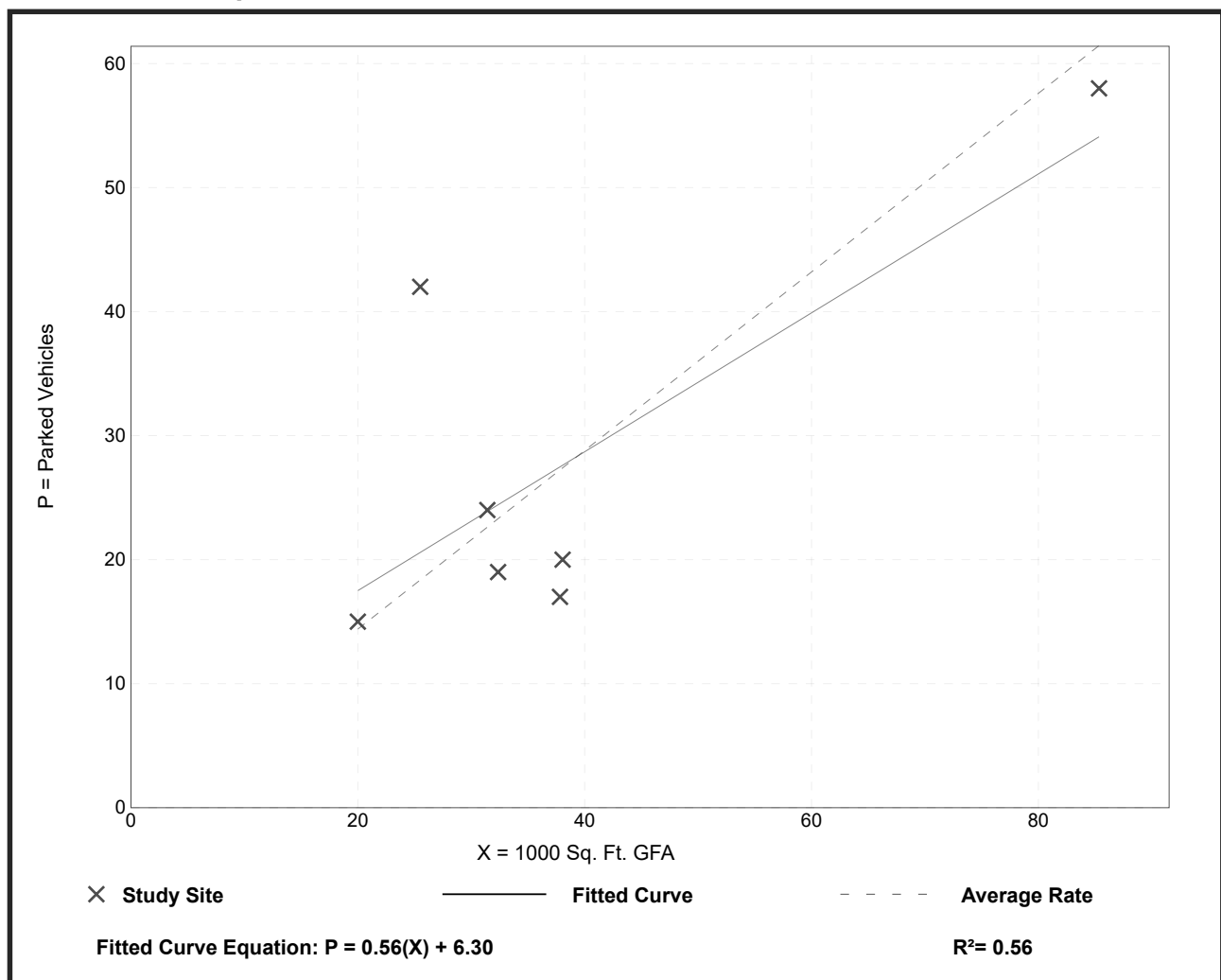
## Assisted Living (254)

**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 11:00 a.m. - 3:00 p.m.  
 Number of Studies: 7  
 Avg. 1000 Sq. Ft. GFA: 39

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.72	0.45 - 1.65	0.56 / 1.47	***	0.34 (47%)

### Data Plot and Equation



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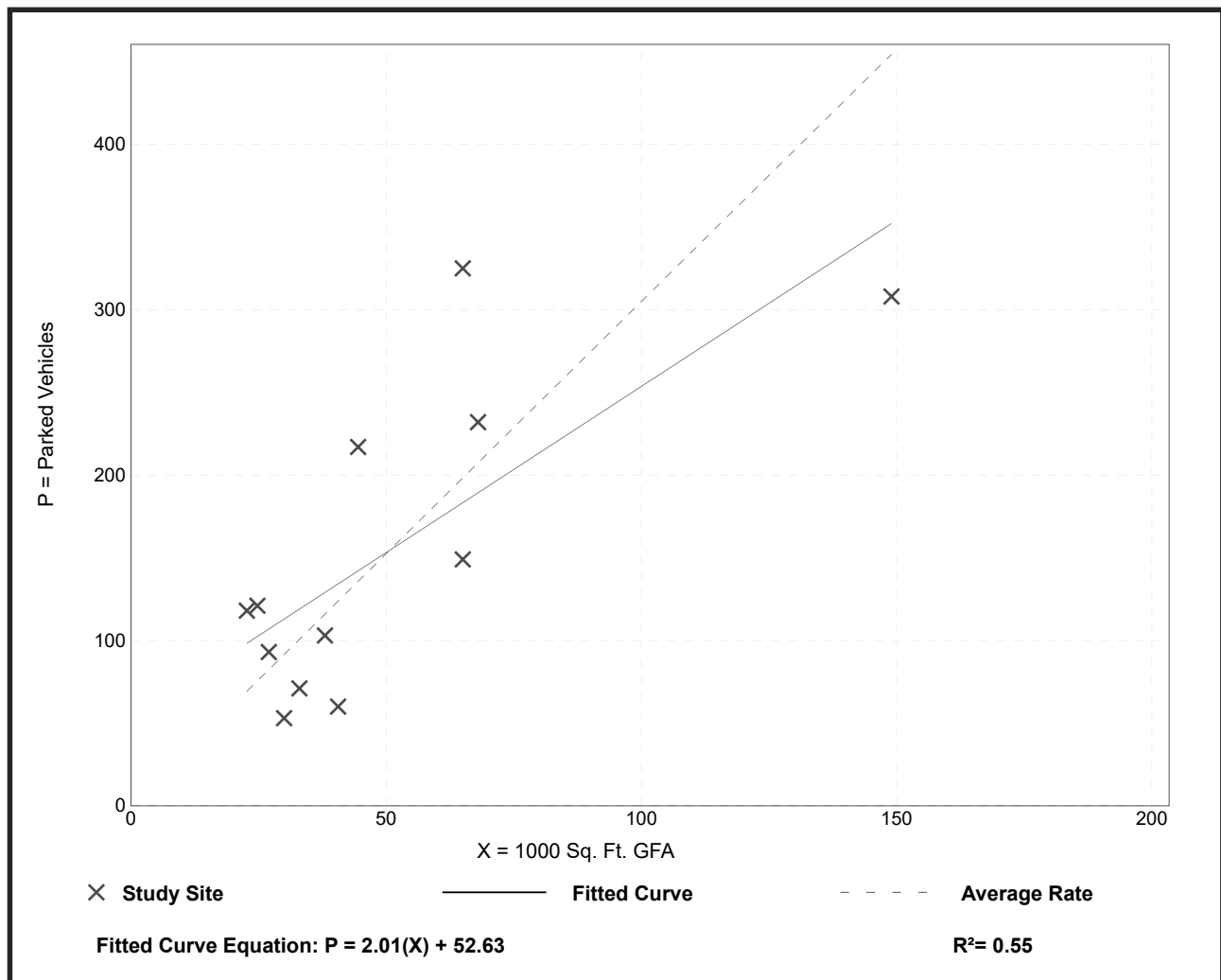
## Athletic Club (493)

**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 4:00 - 7:00 p.m.  
 Number of Studies: 12  
 Avg. 1000 Sq. Ft. GFA: 51

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.05	1.48 - 5.20	2.19 / 5.01	***	1.31 (43%)

### Data Plot and Equation



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# Land Use: 220 Multifamily Housing (Low-Rise)

## Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with one or two levels (floors) of residence. Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

## Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand (1) on a weekday (10 study sites) and a Saturday (11 study sites) in a general urban/suburban setting and (2) on a weekday (three study sites) and a Saturday (three study sites) in a dense multi-use urban setting.

Hour Beginning	Percent of Peak Parking Demand			
	General Urban/Suburban		Dense Multi-Use Urban	
	Weekday	Saturday	Weekday	Saturday
12:00–4:00 a.m.	100	93	86	100
5:00 a.m.	97	100	100	94
6:00 a.m.	90	98	94	91
7:00 a.m.	77	96	81	85
8:00 a.m.	56	92	58	79
9:00 a.m.	45	80	56	76
10:00 a.m.	40	78	53	71
11:00 a.m.	37	71	58	74
12:00 p.m.	36	68	56	68
1:00 p.m.	36	66	53	68
2:00 p.m.	37	65	47	68
3:00 p.m.	43	68	56	56
4:00 p.m.	45	70	53	59
5:00 p.m.	55	73	61	53
6:00 p.m.	66	77	81	50
7:00 p.m.	73	81	67	56
8:00 p.m.	77	82	61	65
9:00 p.m.	86	86	64	74
10:00 p.m.	92	87	75	85
11:00 p.m.	97	92	86	91

## Additional Data

In prior editions of *Parking Generation*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of parking demand data found no clear differences in parking demand between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

The average parking supply ratios for the study sites with parking supply information are shown in the table below.

Setting	Proximity to Rail Transit	Parking Supply Ratio	
		Per Dwelling Unit	Per Bedroom
Dense Multi-Use Urban	Within ½ mile of rail transit	0.6 (12 sites)	0.4 (10 sites)
	Not within ½ mile of rail transit	0.9 (18 sites)	0.6 (18 sites)
General Urban/Suburban	Within ½ mile of rail transit	1.5 (10 sites)	0.9 (10 sites)
	Not within ½ mile of rail transit	1.7 (52 sites)	1.0 (52 sites)

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, District of Columbia, Maryland, Massachusetts, Oregon, Pennsylvania, Texas, Washington, and Wisconsin.

*It is expected that the number of bedrooms and number of residents are likely correlated to the parking demand generated by a residential site. Parking studies of multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e. number of units by number of bedrooms at the site complex). Future parking studies should also indicate the number of levels contained in the residential building.*

## Source Numbers

72, 124, 152, 154, 209, 215, 216, 218, 219, 255, 257, 314, 414, 419, 432, 437, 505, 512, 533, 535, 536, 537, 544, 545, 577, 578, 579, 580, 584, 585, 587



## Multifamily Housing (Low-Rise) (220)

**Peak Period Parking Demand vs: Bedrooms**

**On a: Weekday (Monday - Friday)**

**Setting/Location: General Urban/Suburban (no nearby rail transit)**

**Peak Period of Parking Demand: 11:00 p.m. - 6:00 a.m.**

Number of Studies: 45

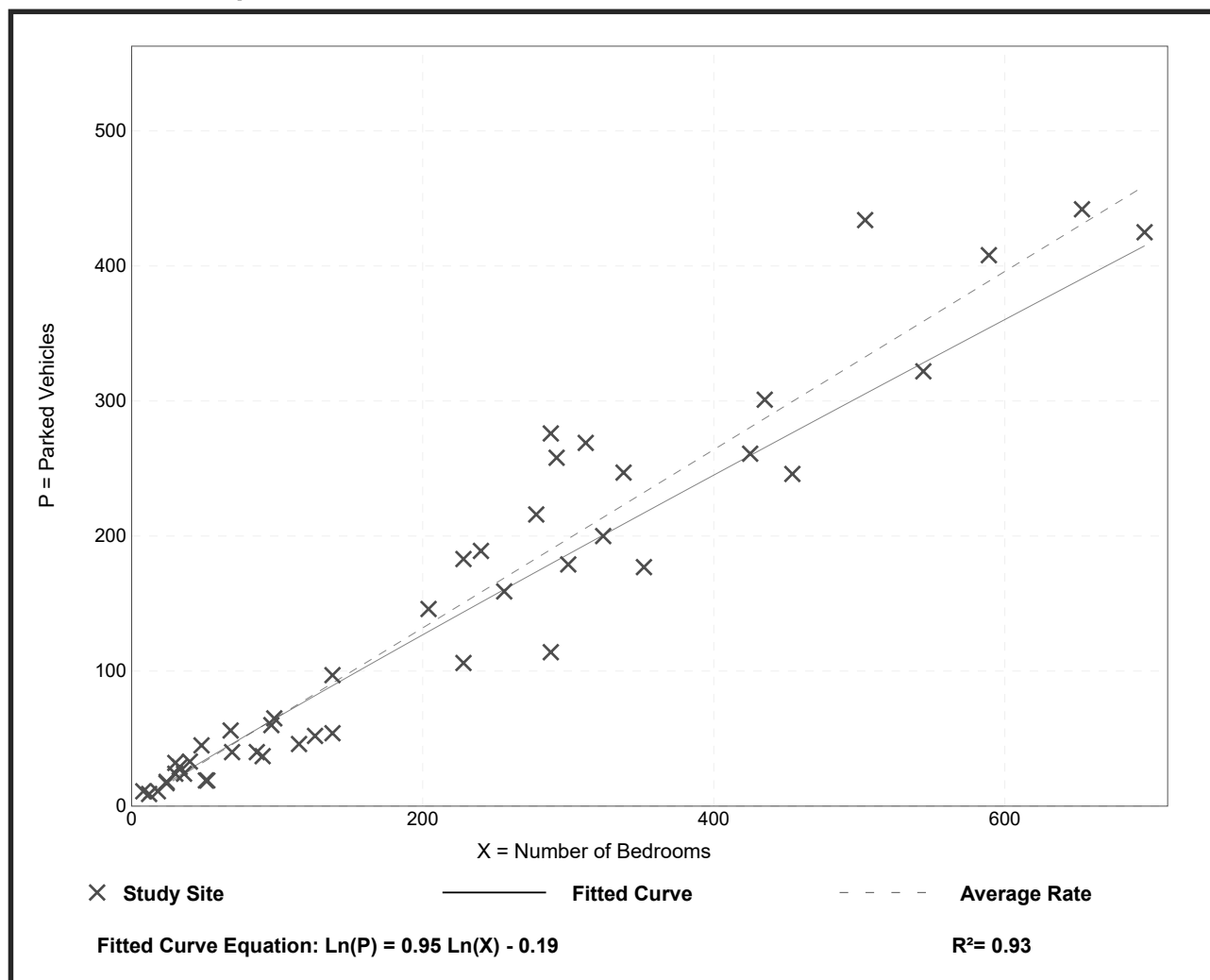
Avg. Num. of Bedrooms: 215

### Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.66	0.37 - 1.38	0.61 / 0.86	0.62 - 0.70	0.15 (23%)

(0.66 parking spaces/bedroom)

### Data Plot and Equation



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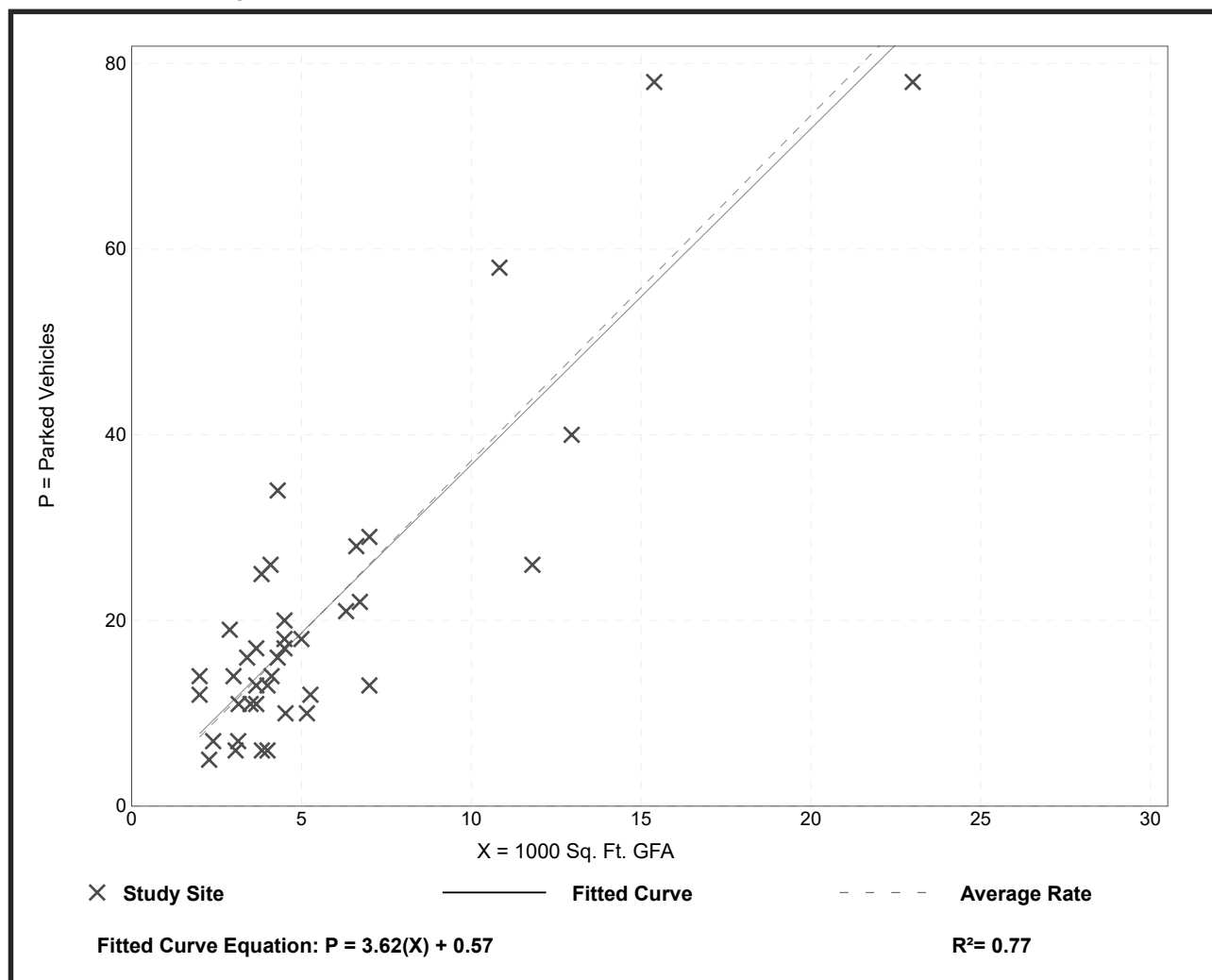
## Drive-in Bank (912)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA  
 On a: Weekday (Monday - Friday)  
 Setting/Location: General Urban/Suburban  
 Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.  
 Number of Studies: 39  
 Avg. 1000 Sq. Ft. GFA: 5.5

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.72	1.50 - 7.91	3.10 / 6.00	3.27 - 4.17	1.42 (38%)

### Data Plot and Equation



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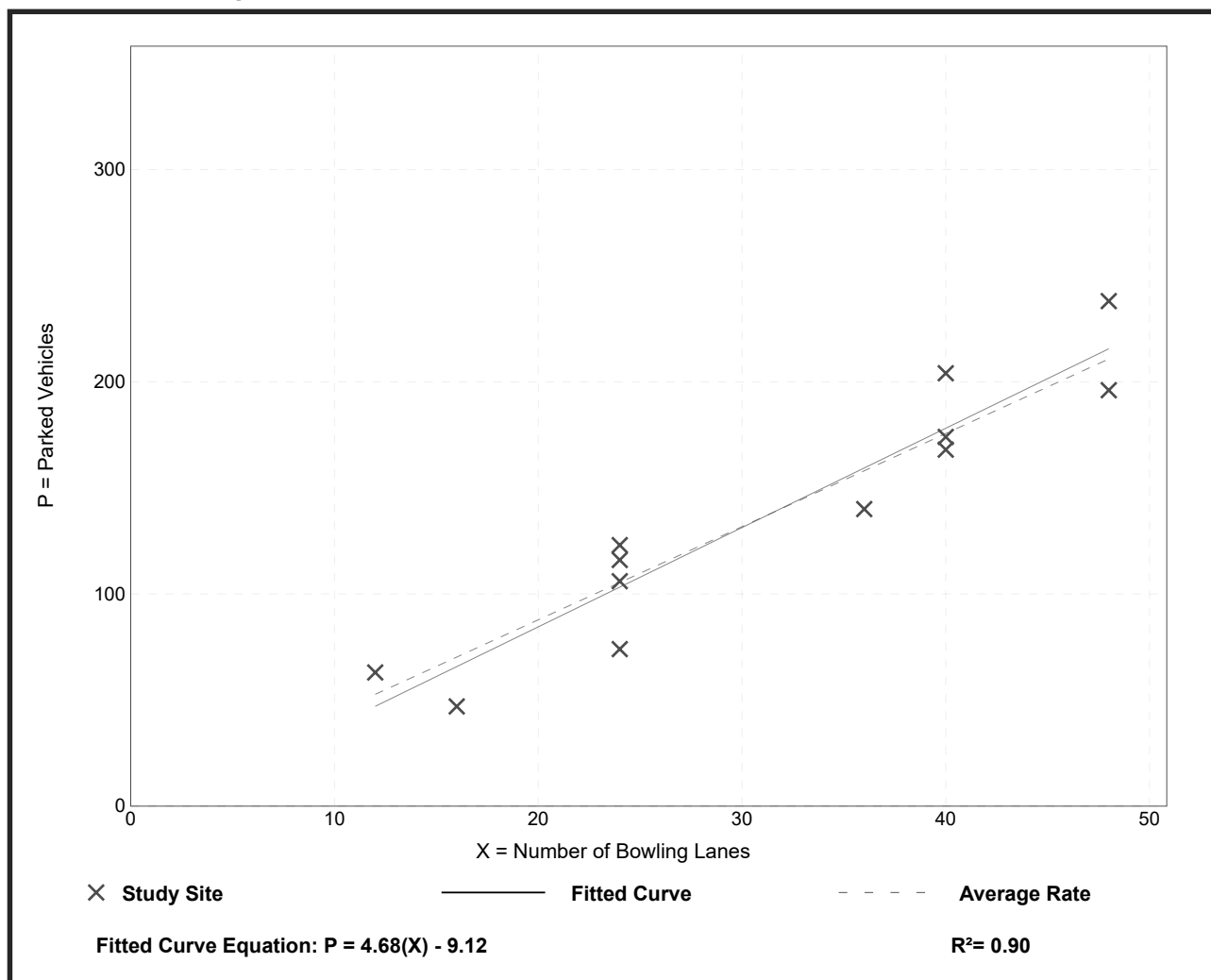
## Bowling Alley (437)

**Peak Period Parking Demand vs: Bowling Lanes**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 6:00 - 8:00 p.m.**  
 Number of Studies: 12  
 Avg. Num. of Bowling Lanes: 31

### Peak Period Parking Demand per Bowling Lane

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
4.39	2.94 - 5.25	4.12 / 5.13	***	0.66 (15%)

### Data Plot and Equation



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## Automobile Sales (New) (840)

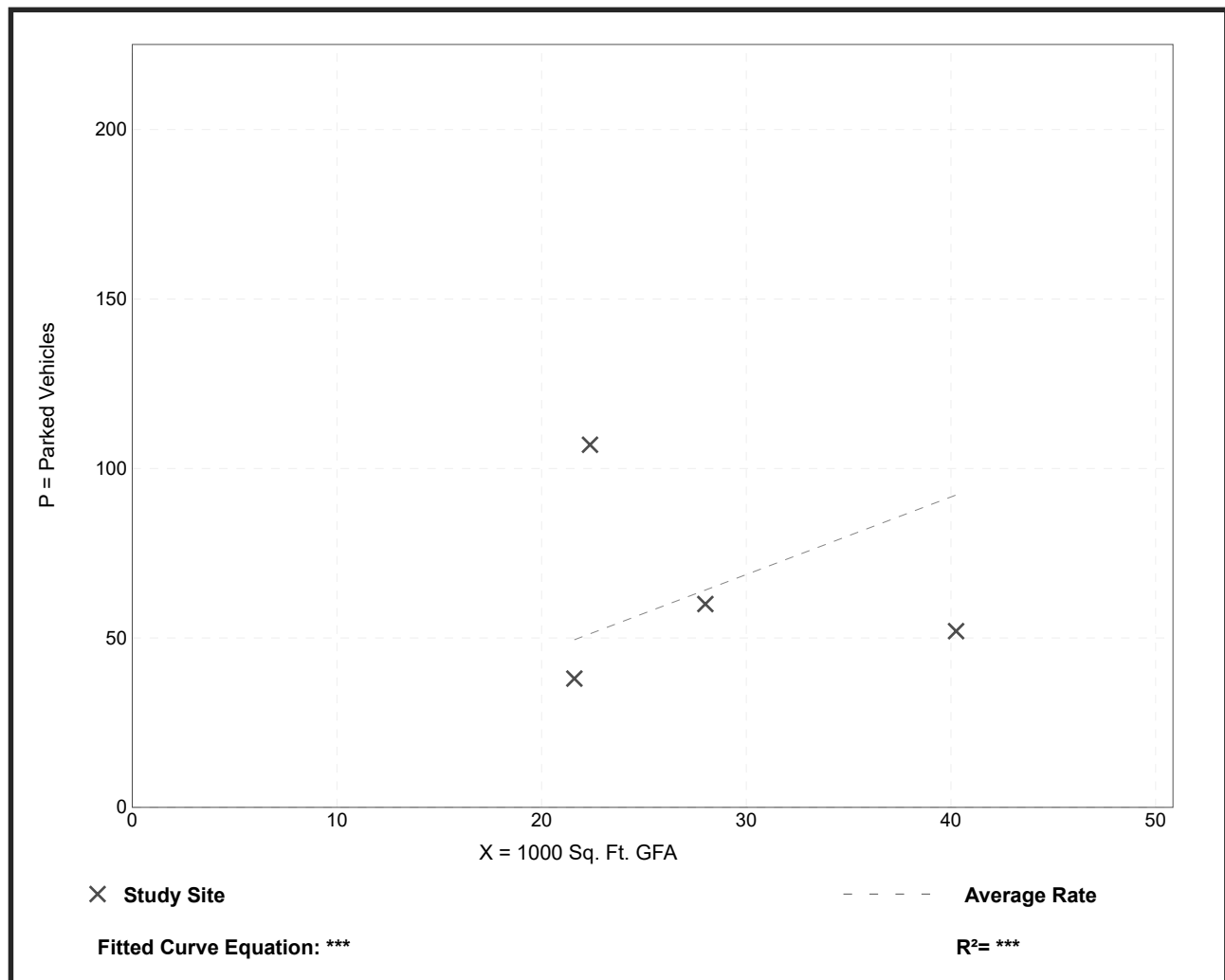
**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 10:00 a.m. - 3:00 p.m.  
 Number of Studies: 4  
 Avg. 1000 Sq. Ft. GFA: 28

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.29	1.29 - 4.78	1.60 / 4.78	***	1.49 (65%)

### Data Plot and Equation

**Caution – Small Sample Size**



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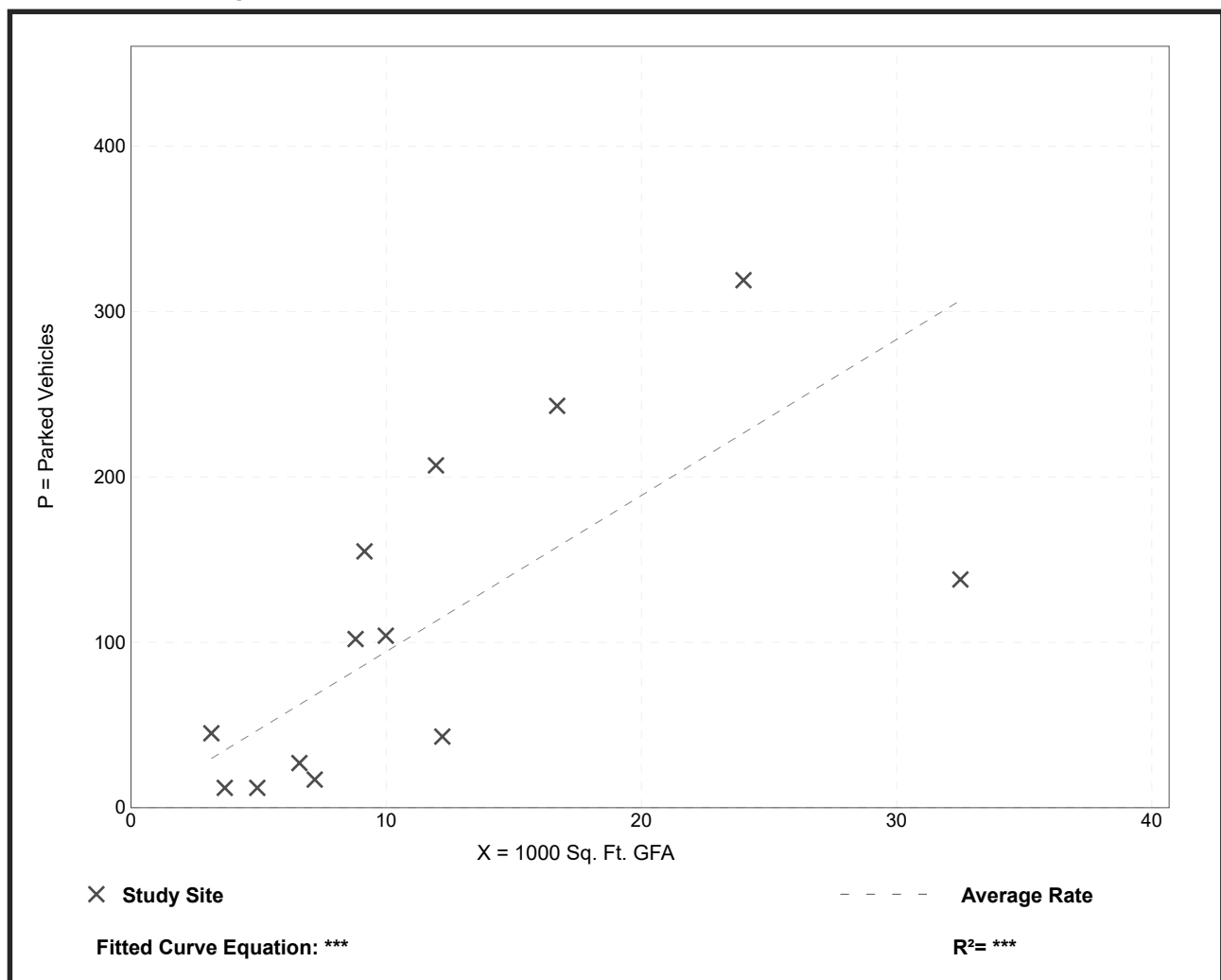
## Church (560)

**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Sunday  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 9:00 a.m. - 1:00 p.m.  
 Number of Studies: 13  
 Avg. 1000 Sq. Ft. GFA: 12

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
9.44	2.36 - 17.32	3.88 / 16.70	***	5.63 (60%)

### Data Plot and Equation



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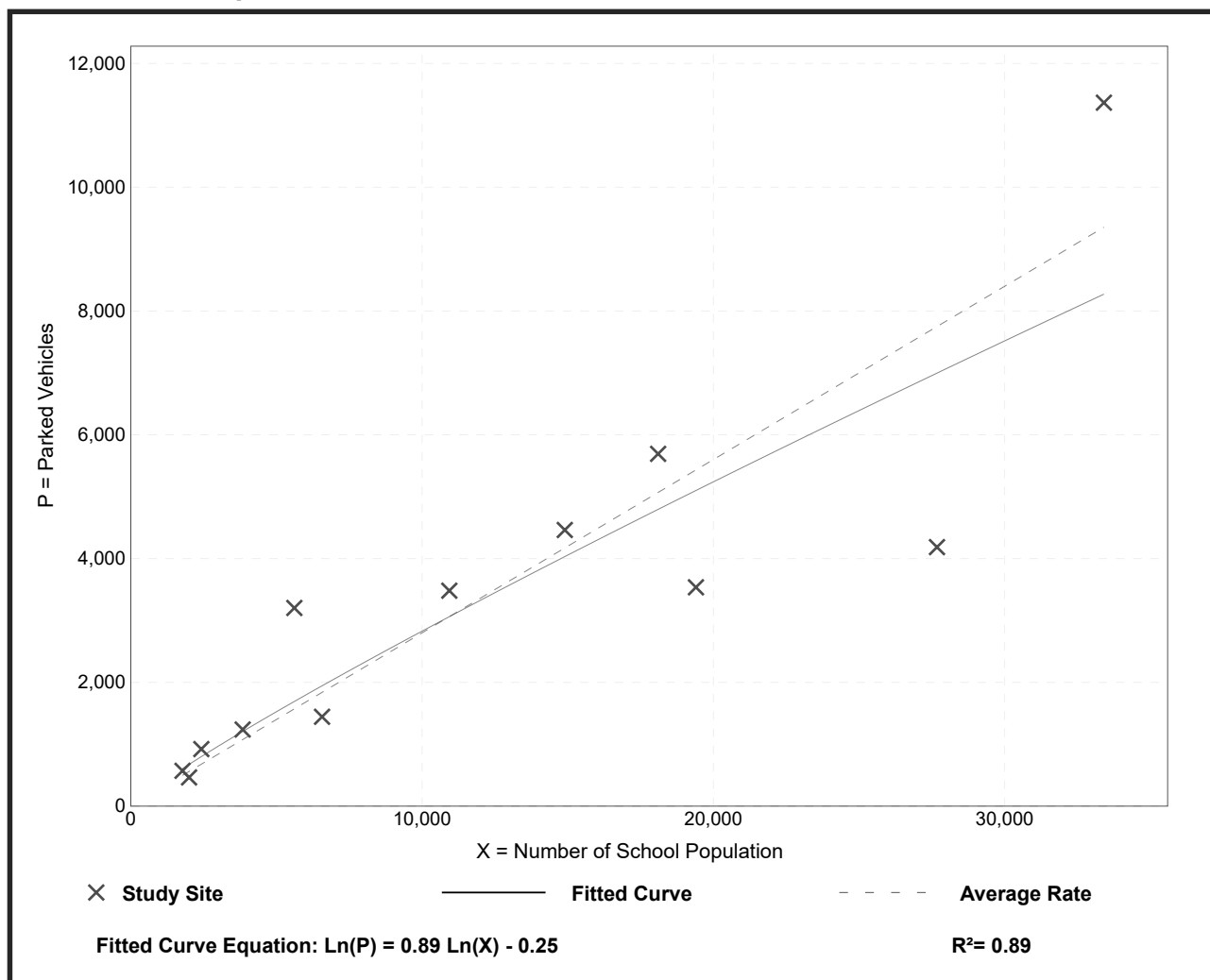
## University/College (550)

**Peak Period Parking Demand vs: School Population**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 9:00 a.m. - 3:00 p.m.**  
 Number of Studies: 12  
 Avg. Num. of School Population: 12219

### Peak Period Parking Demand per School Population

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.28	0.15 - 0.57	0.25 / 0.39	***	0.10 (36%)

### Data Plot and Equation



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## Convenience Market (851)

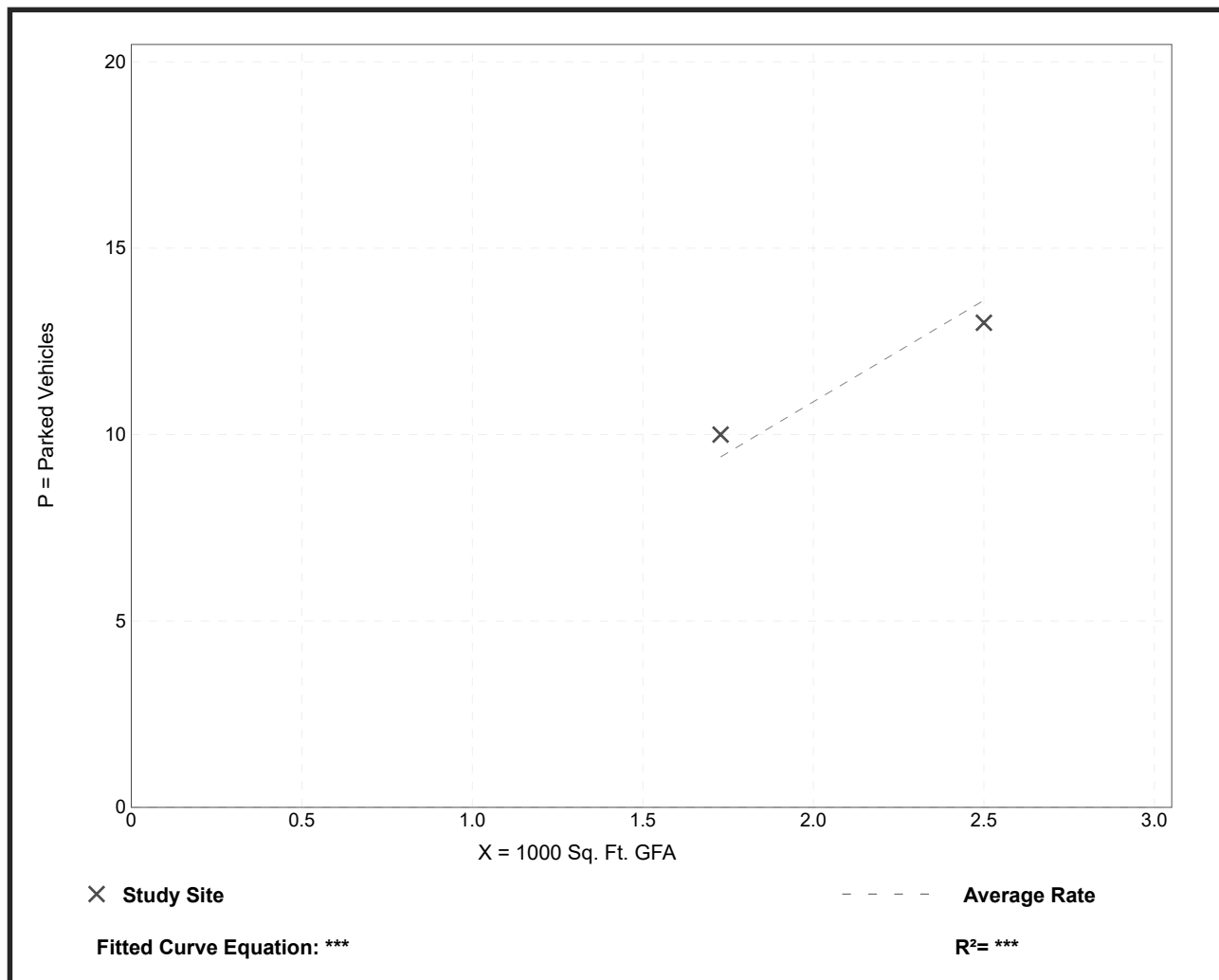
**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** Not Available  
 Number of Studies: 2  
 Avg. 1000 Sq. Ft. GFA: 2.1

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
5.44	5.20 - 5.79	*** / ***	***	***

### Data Plot and Equation

*Caution – Small Sample Size*



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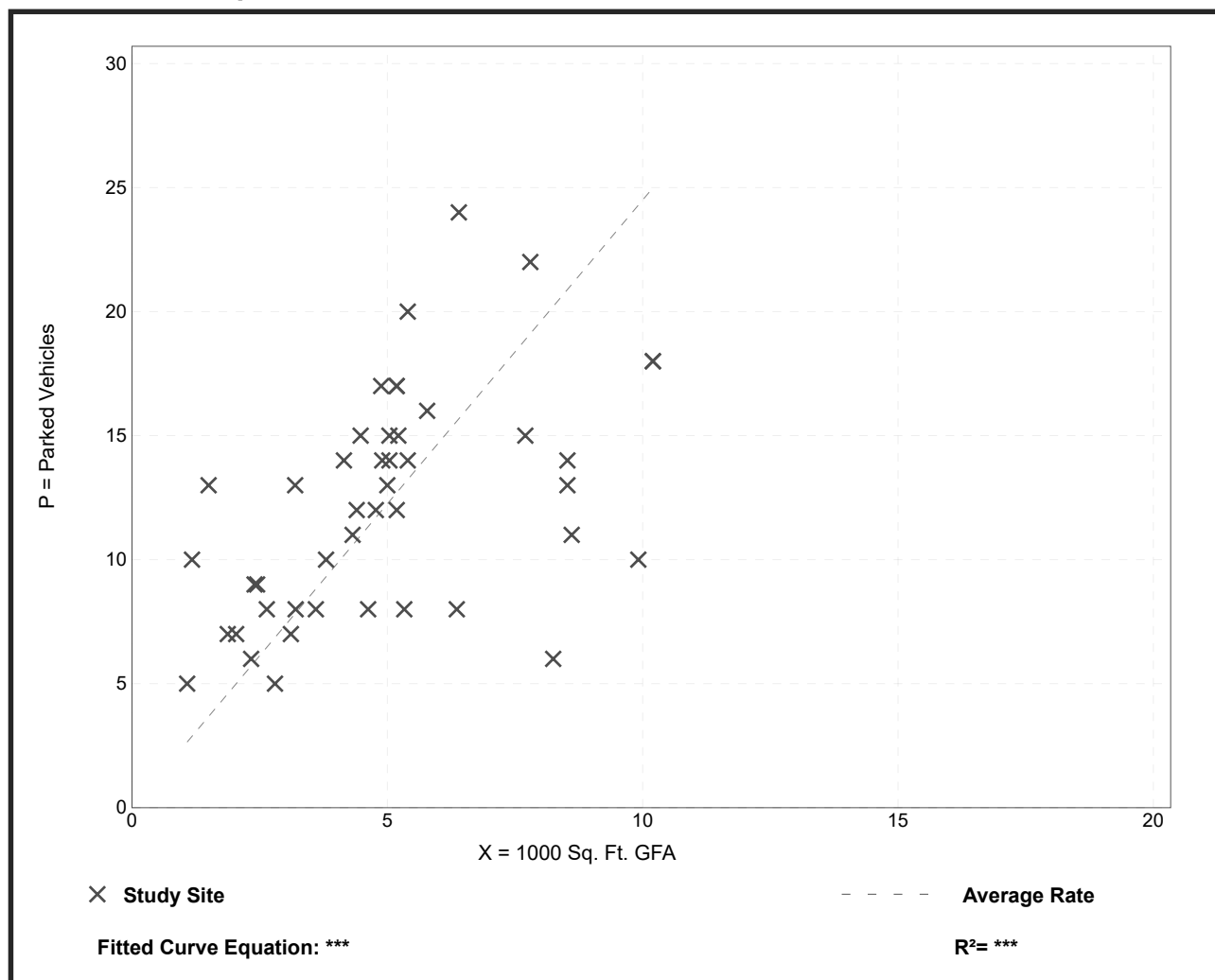
## Day Care Center (565)

**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 8:00 a.m. - 6:00 p.m.  
 Number of Studies: 45  
 Avg. 1000 Sq. Ft. GFA: 4.9

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.45	0.73 - 8.67	2.35 / 3.74	2.12 - 2.78	1.12 (46%)

### Data Plot and Equation



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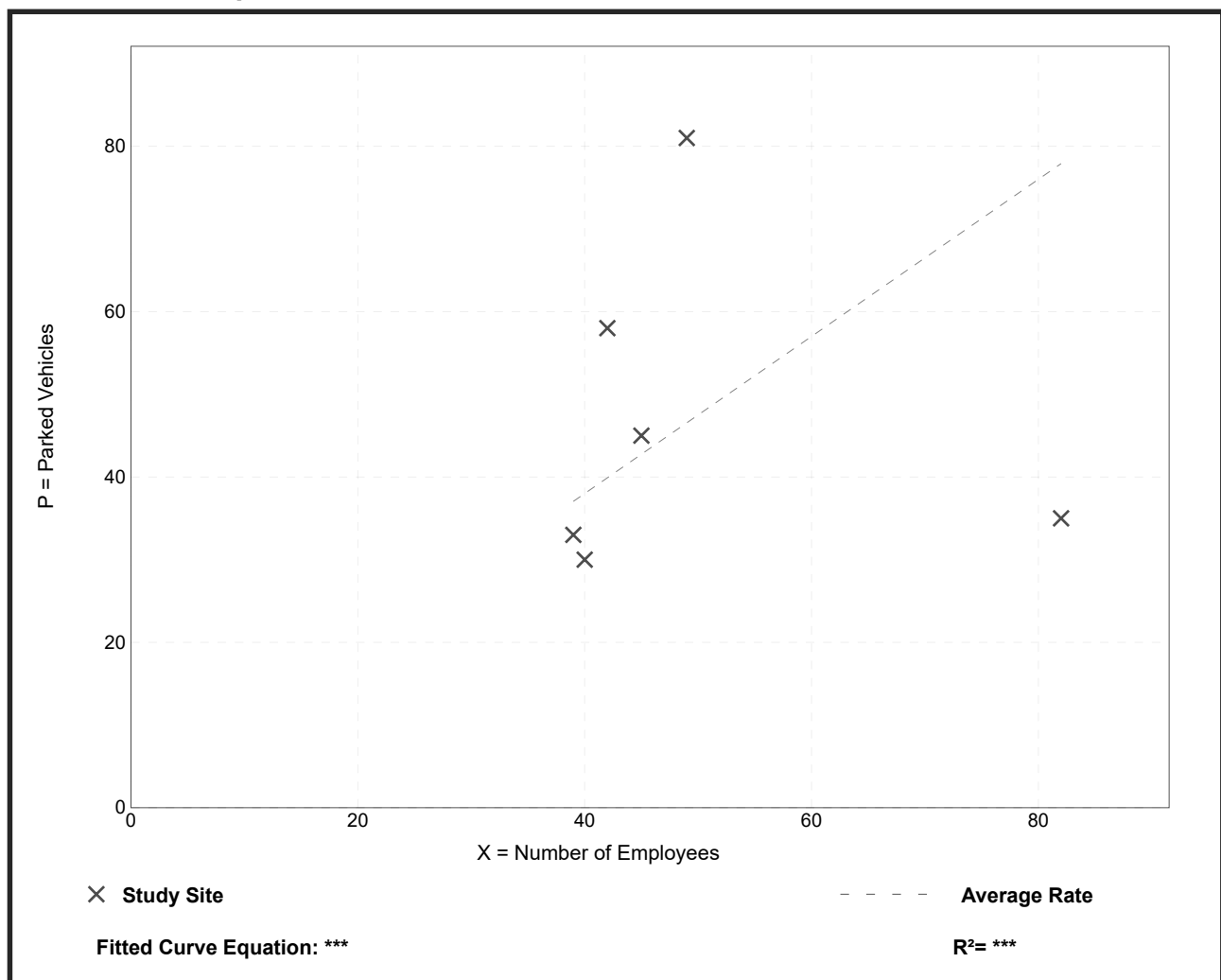
## Elementary School (520)

**Peak Period Parking Demand vs: Employees**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 8:00 a.m. - 3:00 p.m.**  
 Number of Studies: 6  
 Avg. Num. of Employees: 50

### Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.95	0.43 - 1.65	0.78 / 1.64	***	0.48 (51%)

### Data Plot and Equation



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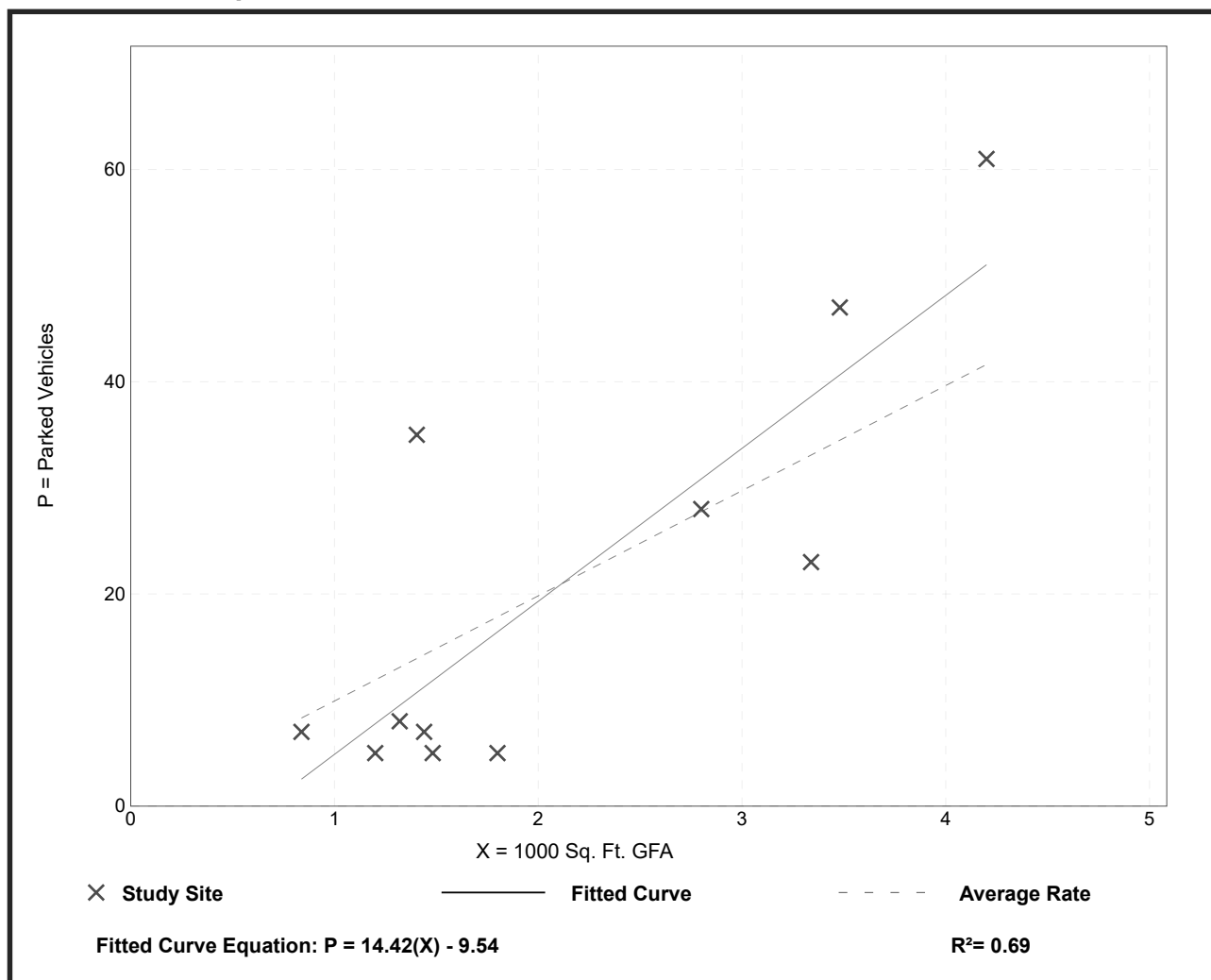
## Fast-Food Restaurant without Drive-Through Window (933)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA  
 On a: Weekday (Monday - Friday)  
 Setting/Location: General Urban/Suburban  
 Peak Period of Parking Demand: 11:00 a.m. - 1:00 p.m.  
 Number of Studies: 11  
 Avg. 1000 Sq. Ft. GFA: 2.1

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
9.91	2.78 - 24.93	4.83 / 16.60	***	5.89 (59%)

### Data Plot and Equation



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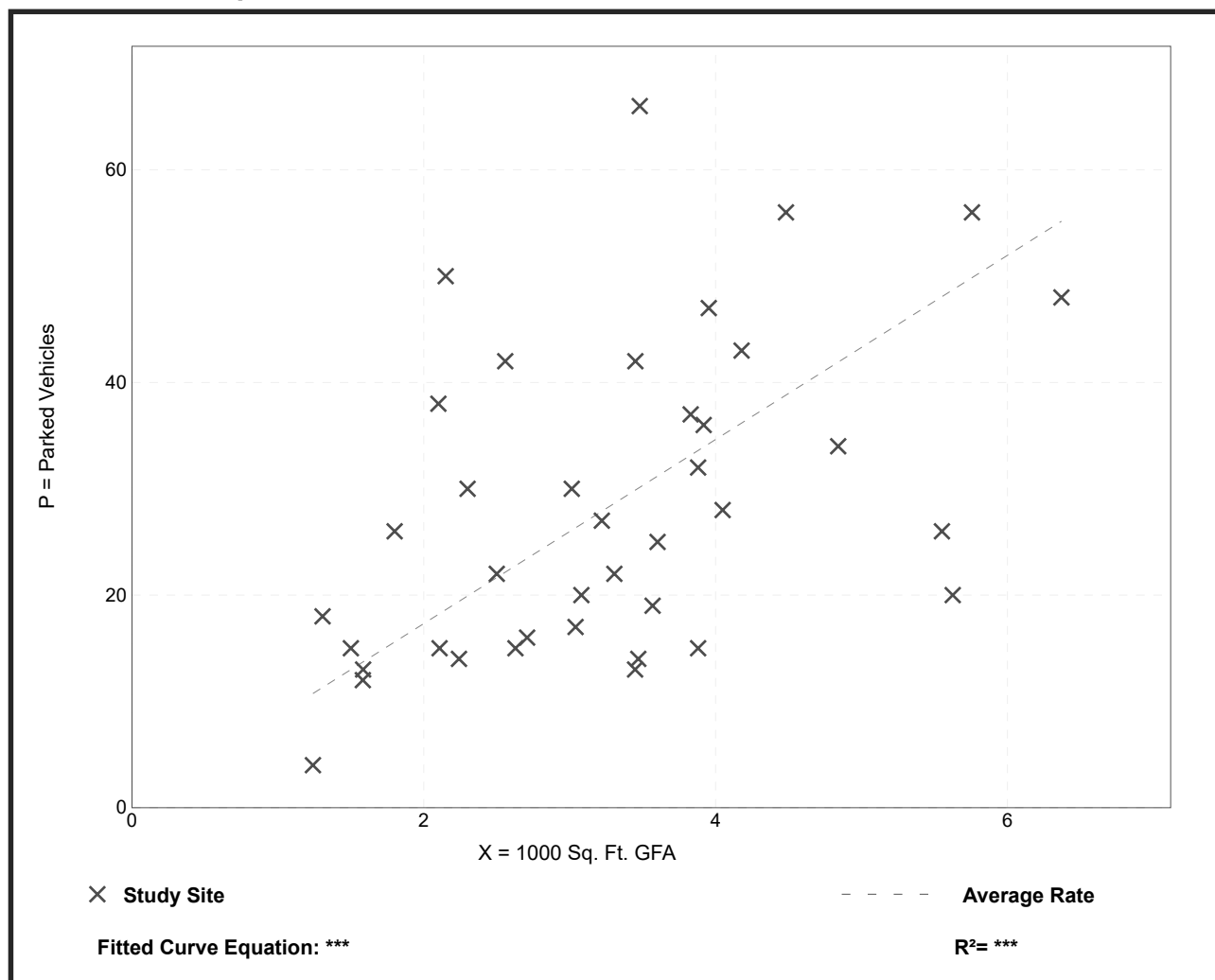
## Fast-Food Restaurant with Drive-Through Window (934)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA  
 On a: Weekday (Monday - Thursday)  
 Setting/Location: General Urban/Suburban  
 Peak Period of Parking Demand: 12:00 - 1:00 p.m.  
 Number of Studies: 39  
 Avg. 1000 Sq. Ft. GFA: 3.2

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.66	3.23 - 23.26	6.71 / 13.78	7.34 - 9.98	4.22 (49%)

### Data Plot and Equation



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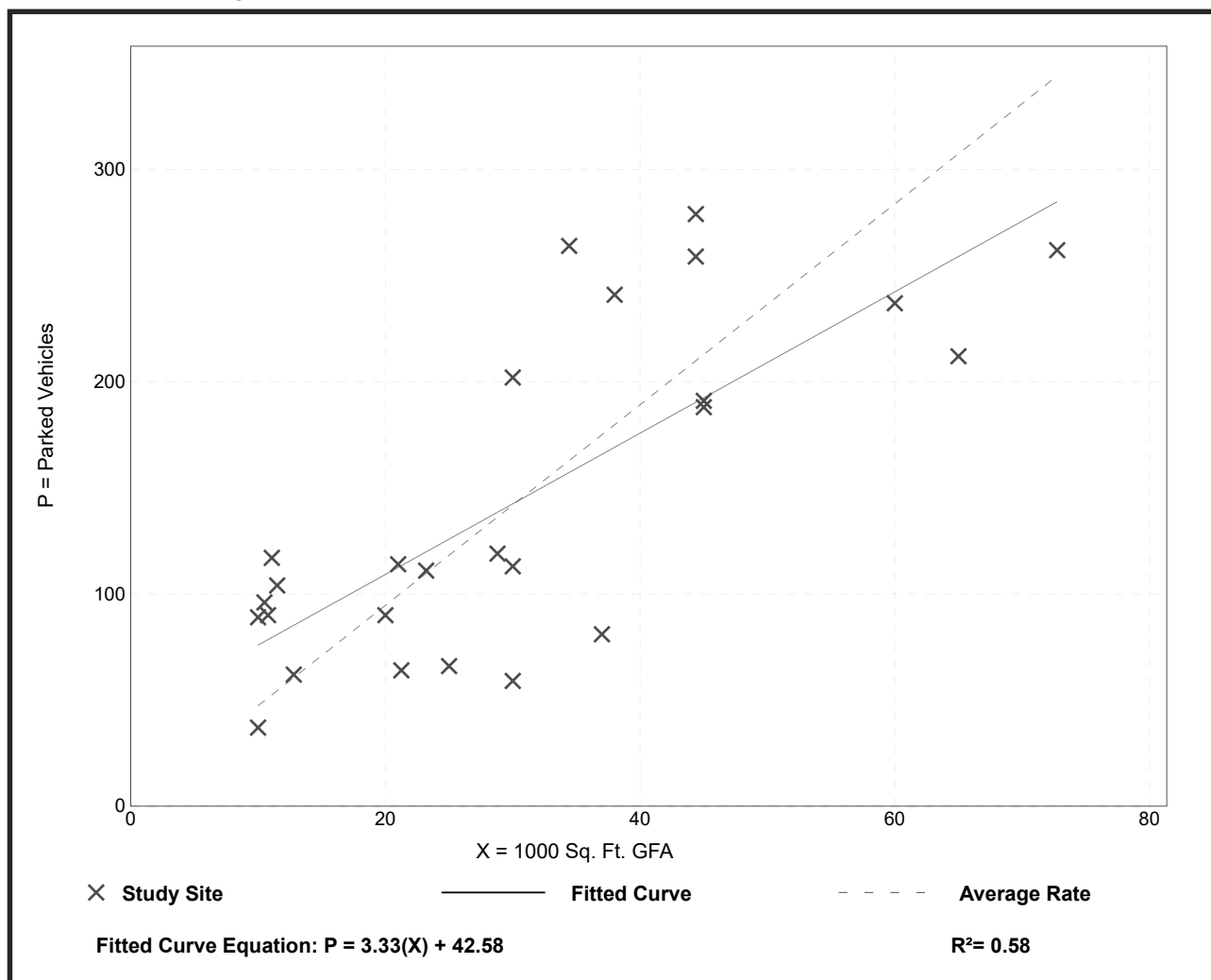
## Health/Fitness Club (492)

**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 5:00 - 7:00 p.m.  
 Number of Studies: 26  
 Avg. 1000 Sq. Ft. GFA: 30

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
4.73	1.97 - 10.56	3.93 / 8.87	4.00 - 5.46	1.91 (40%)

### Data Plot and Equation



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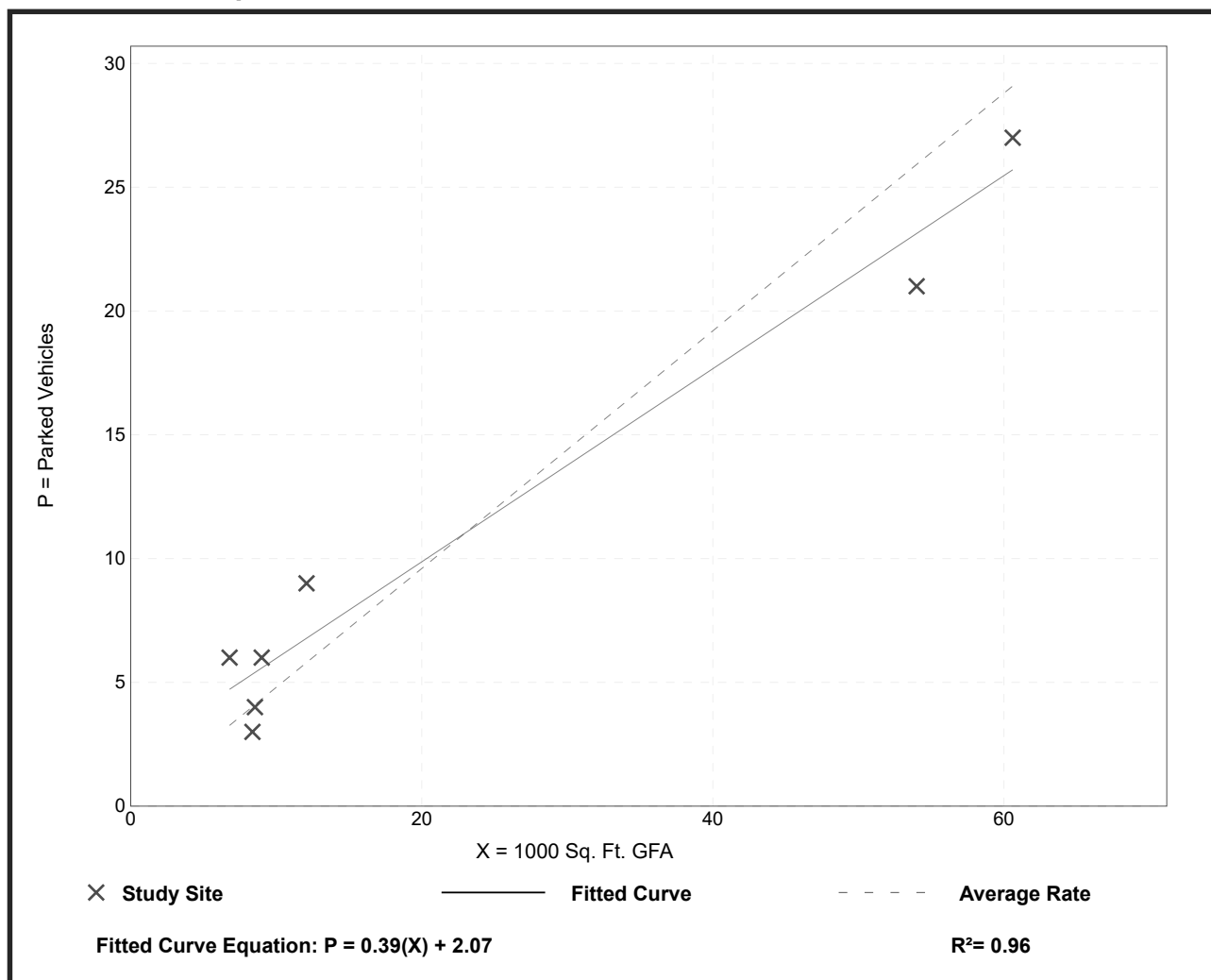
## Furniture Store (890)

**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 12:00 - 5:00 p.m.  
 Number of Studies: 7  
 Avg. 1000 Sq. Ft. GFA: 23

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.48	0.36 - 0.88	0.43 / 0.86	***	0.15 (31%)

### Data Plot and Equation



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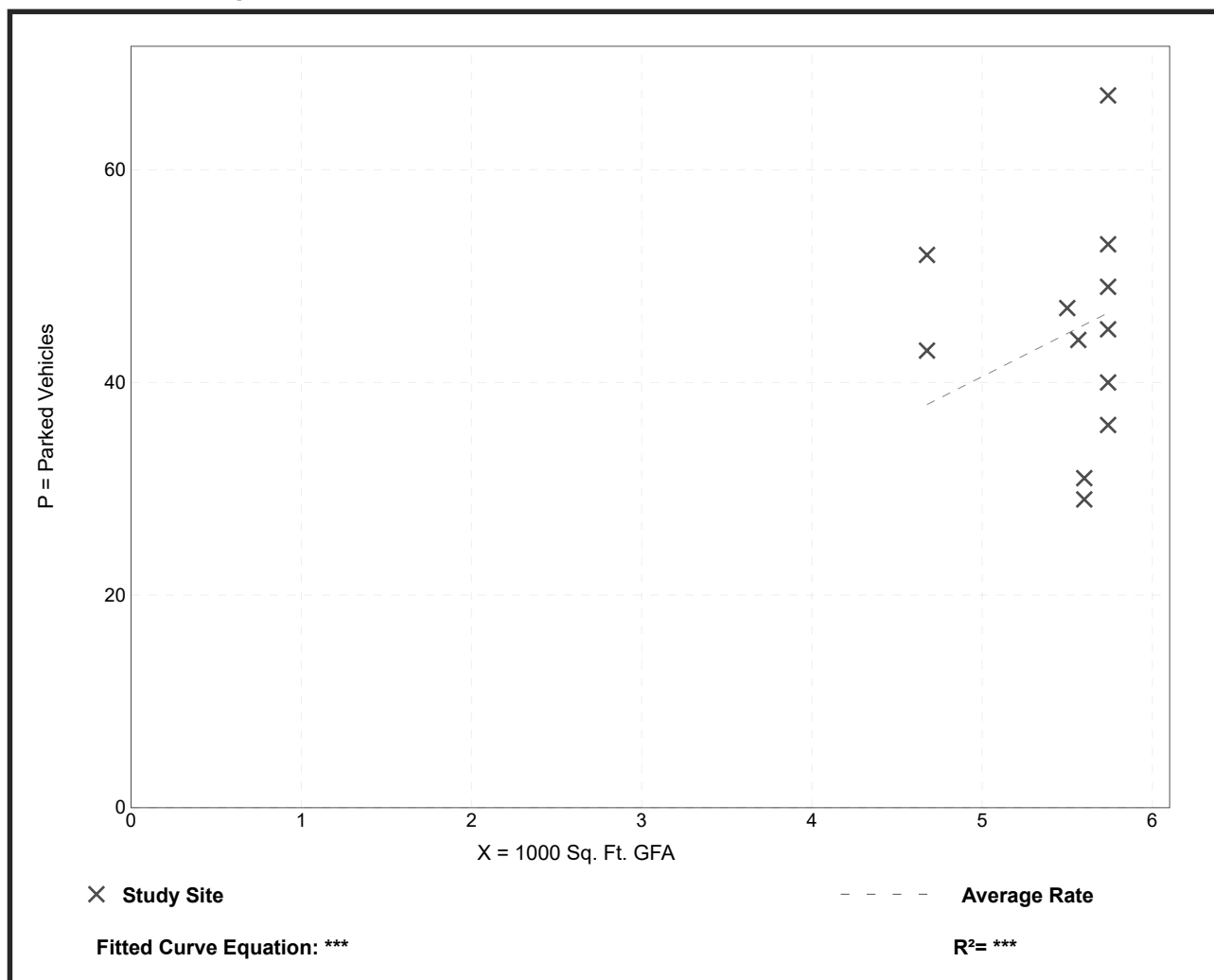
## Super Convenience Market/Gas Station (960)

**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 7:00 - 8:00 a.m.; 11:00 a.m. - 12:00 p.m.  
**Number of Studies:** 12  
**Avg. 1000 Sq. Ft. GFA:** 5.5

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.11	5.18 - 11.67	7.22 / 11.15	***	2.00 (25%)

### Data Plot and Equation



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## Golf Course (430)

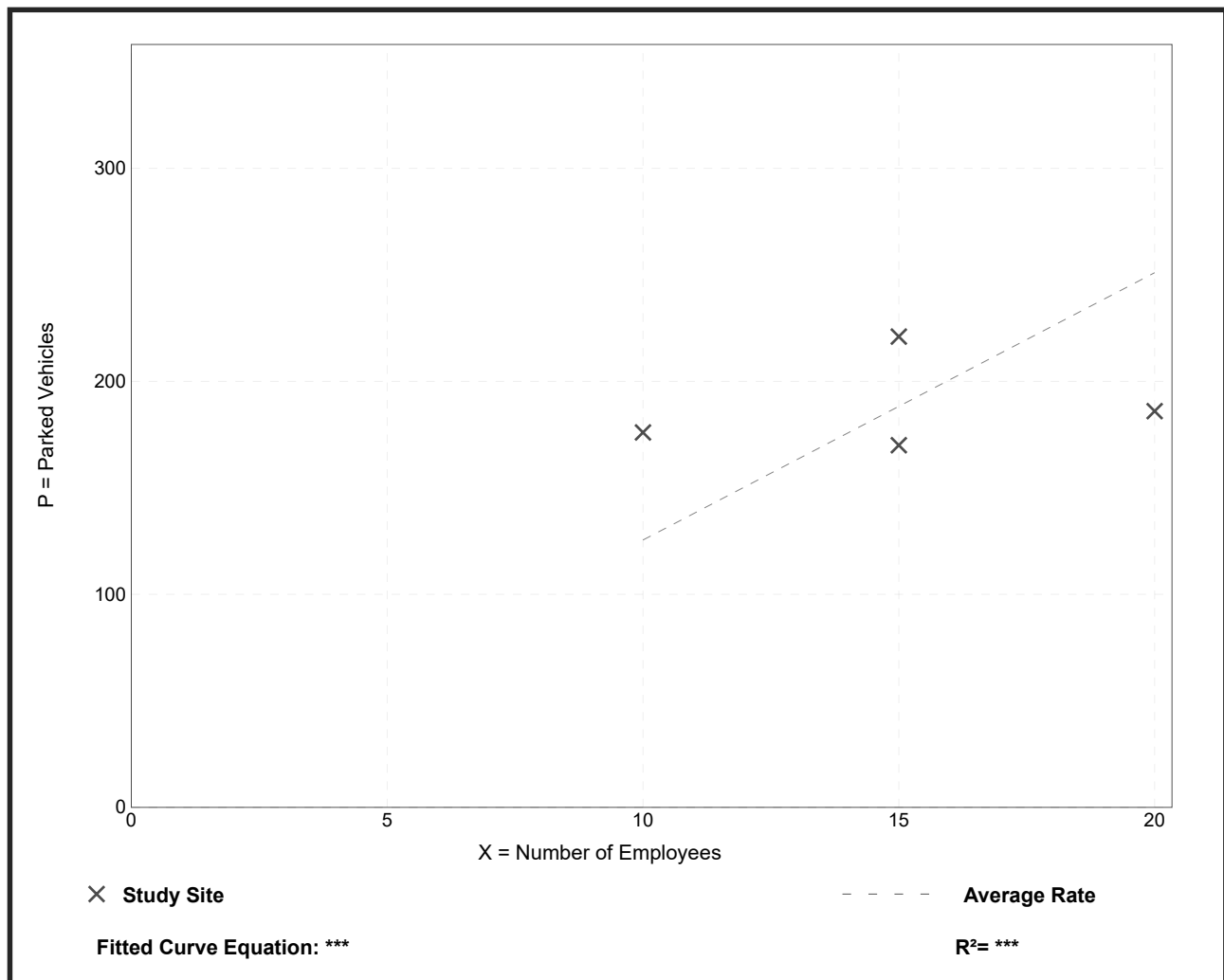
**Peak Period Parking Demand vs: Employees**  
**On a: Saturday**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.**  
 Number of Studies: 4  
 Avg. Num. of Employees: 15

### Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
12.55	9.30 - 17.60	10.62 / 17.60	***	3.53 (28%)

### Data Plot and Equation

*Caution – Small Sample Size*



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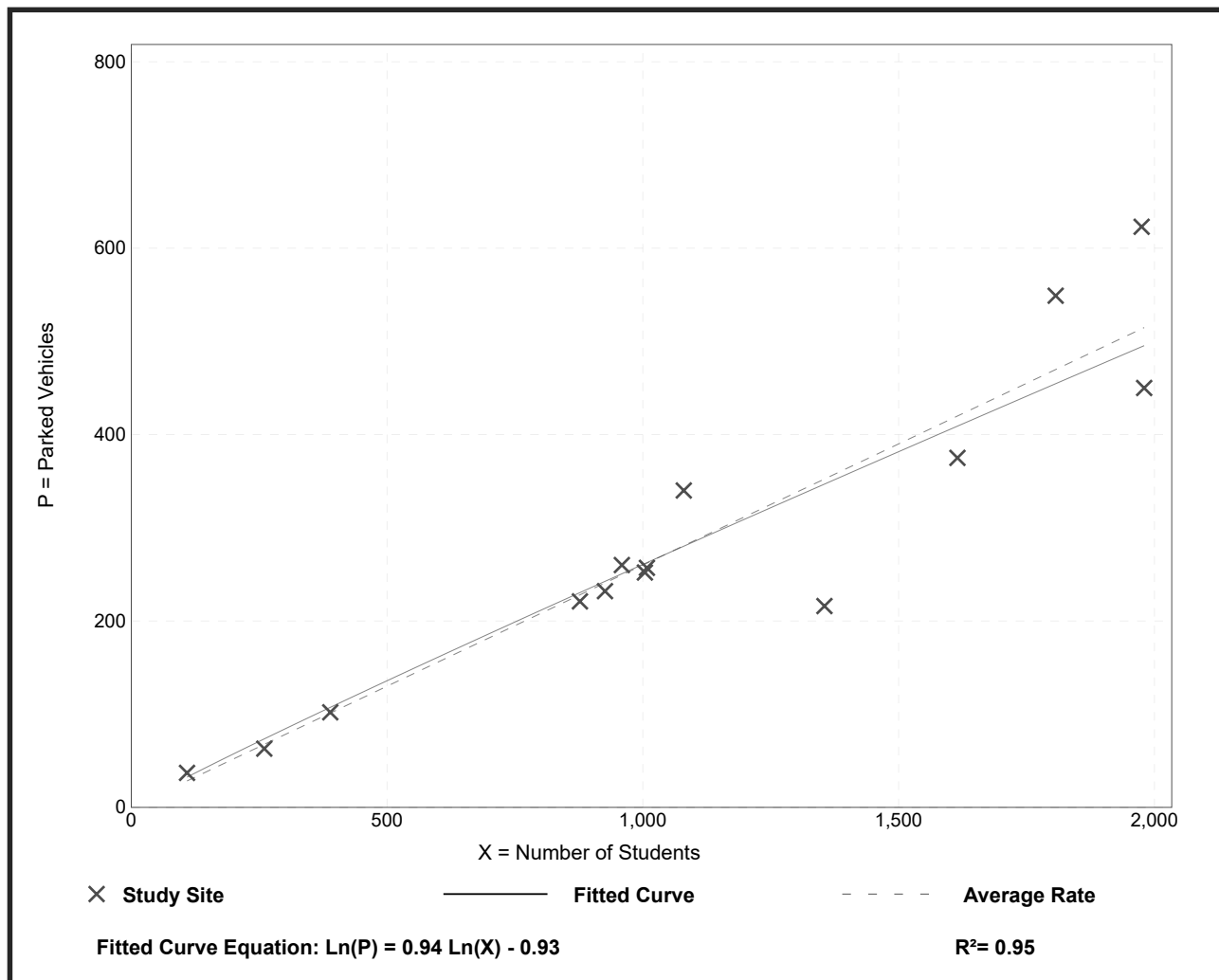
## High School (530)

**Peak Period Parking Demand vs: Students**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 9:00 a.m. - 3:00 p.m.**  
 Number of Studies: 14  
 Avg. Num. of Students: 1096

### Peak Period Parking Demand per Student

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.26	0.16 - 0.34	0.25 / 0.32	***	0.05 (19%)

### Data Plot and Equation



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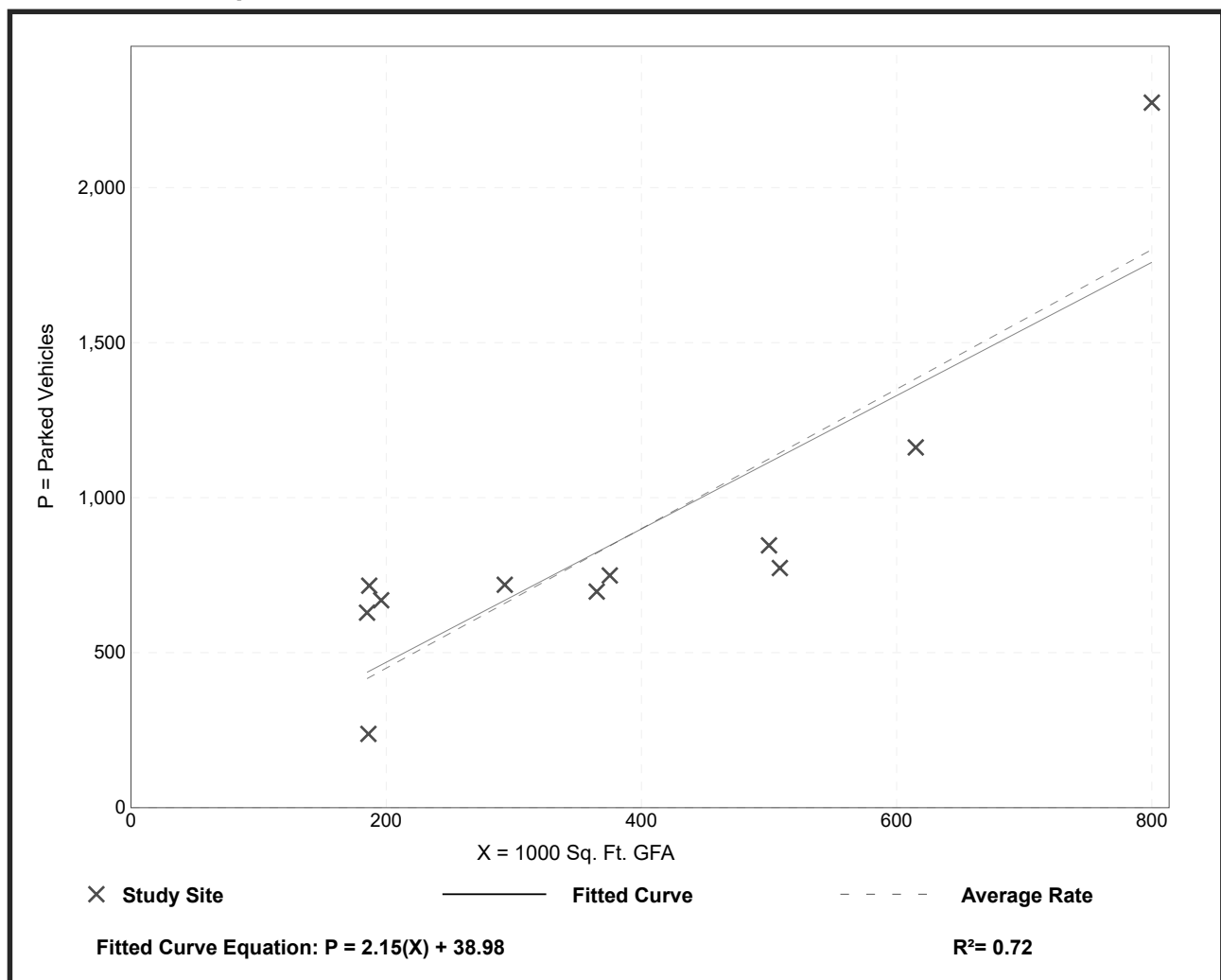
# Hospital (610)

**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 9:00 a.m. - 4:00 p.m.  
 Number of Studies: 11  
 Avg. 1000 Sq. Ft. GFA: 383

## Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.25	1.28 - 3.83	1.88 / 3.50	***	0.73 (32%)

## Data Plot and Equation



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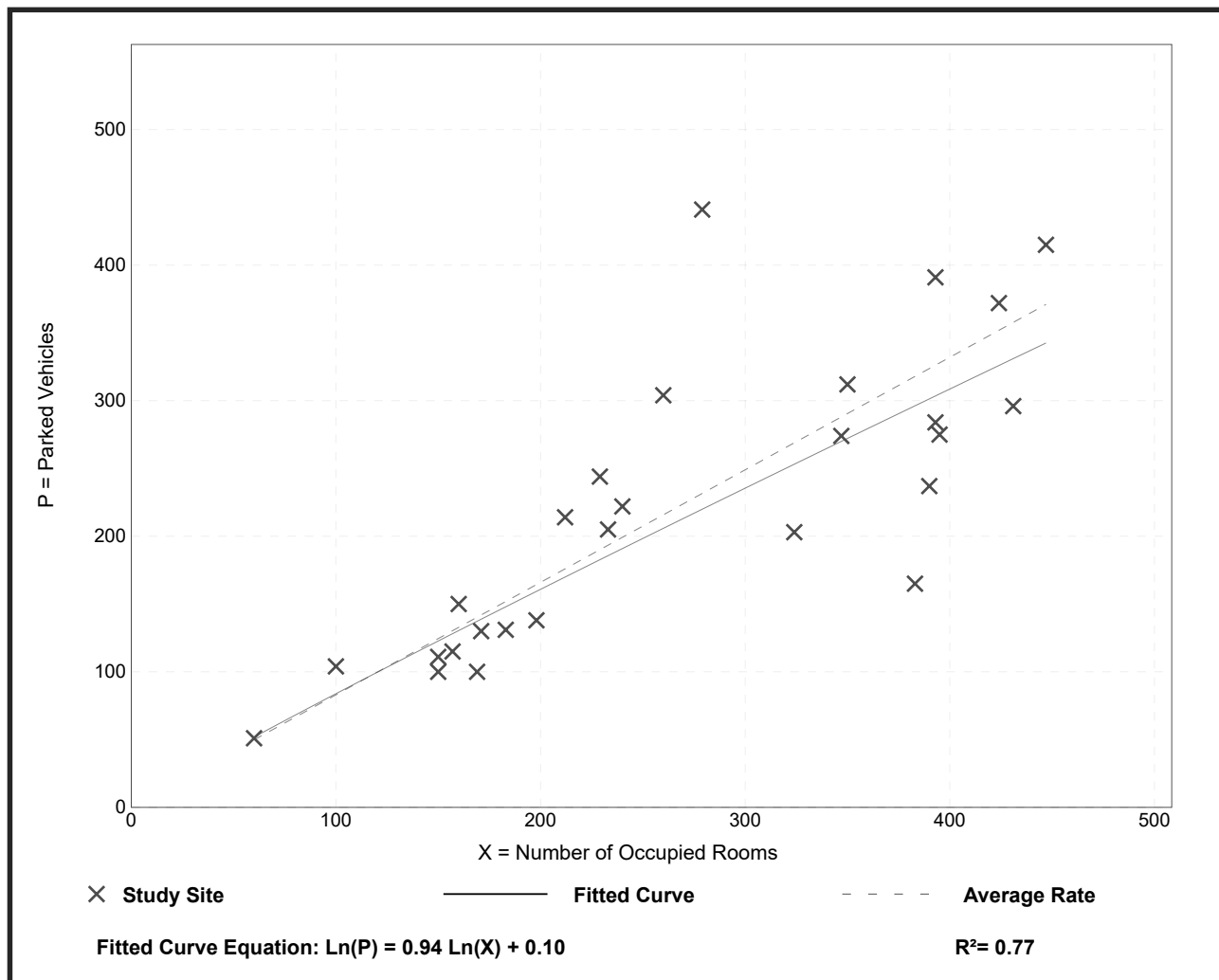
# Hotel (310)

**Peak Period Parking Demand vs: Occupied Rooms**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 11:00 p.m. - 8:00 a.m.**  
 Number of Studies: 27  
 Avg. Num. of Occupied Rooms: 268

## Peak Period Parking Demand per Occupied Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.83	0.43 - 1.58	0.72 / 1.03	0.74 - 0.92	0.23 (28%)

## Data Plot and Equation



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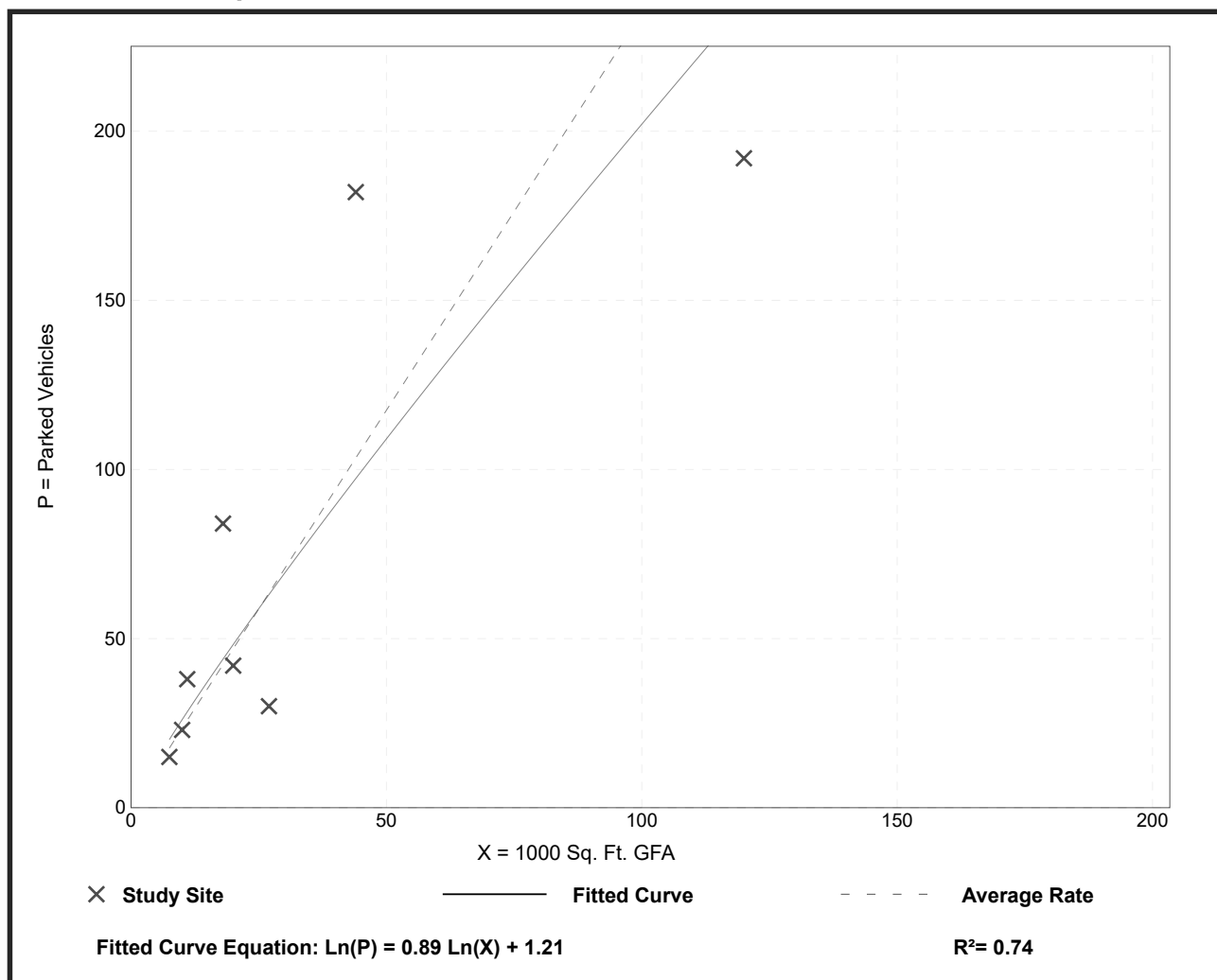
## Library (590)

**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 11:00 a.m. - 4:00 p.m.  
 Number of Studies: 8  
 Avg. 1000 Sq. Ft. GFA: 32

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.35	1.11 - 4.67	1.99 / 4.48	***	1.27 (54%)

### Data Plot and Equation



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## Live Theater (441)

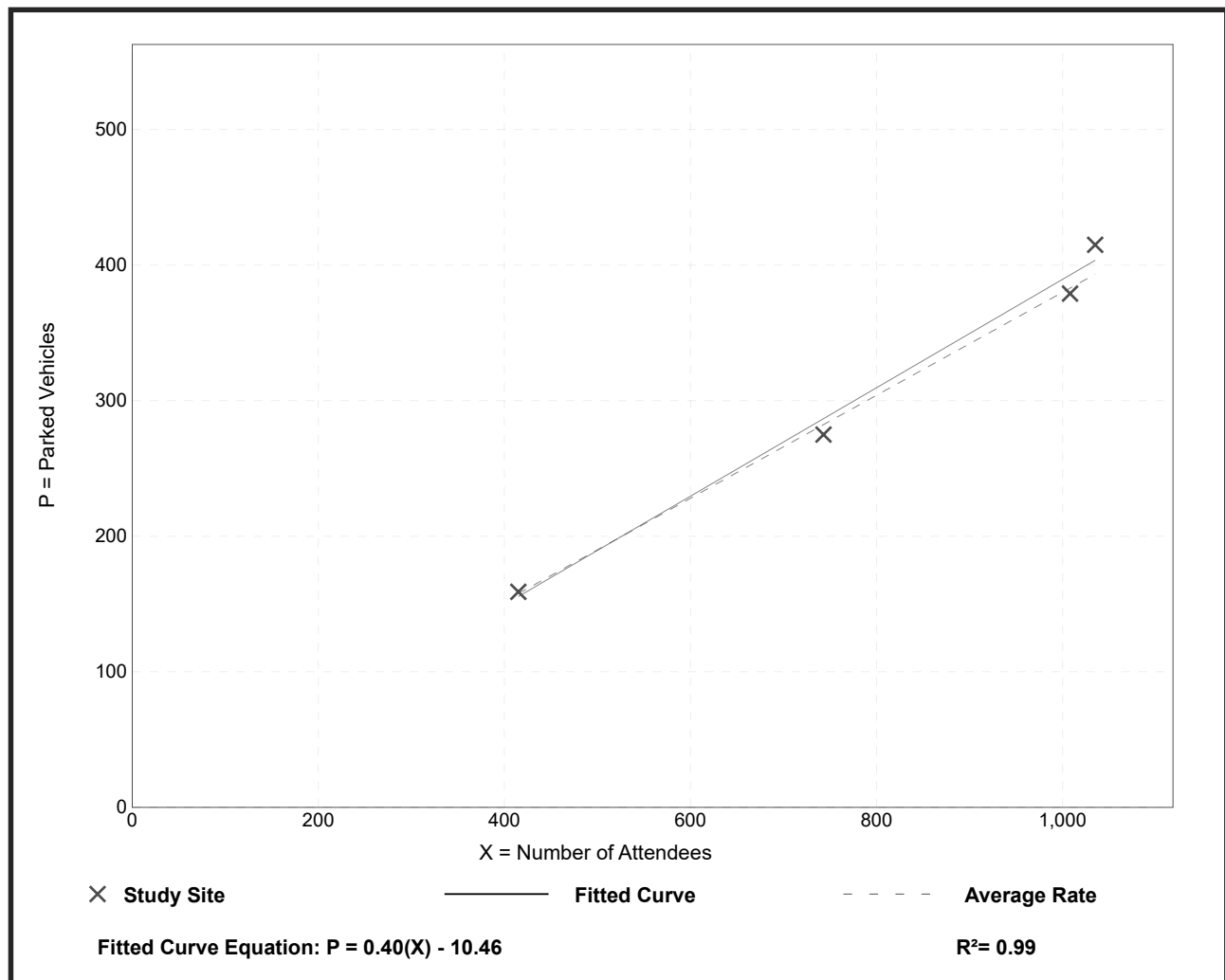
**Peak Period Parking Demand vs: Attendees**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: Rural**  
**Peak Period of Parking Demand: 8:00 - 10:00 p.m.**  
 Number of Studies: 4  
 Avg. Num. of Attendees: 800

### Peak Period Parking Demand per Attendee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.38	0.37 - 0.40	0.37 / 0.40	***	0.01 (3%)

### Data Plot and Equation

**Caution – Small Sample Size**



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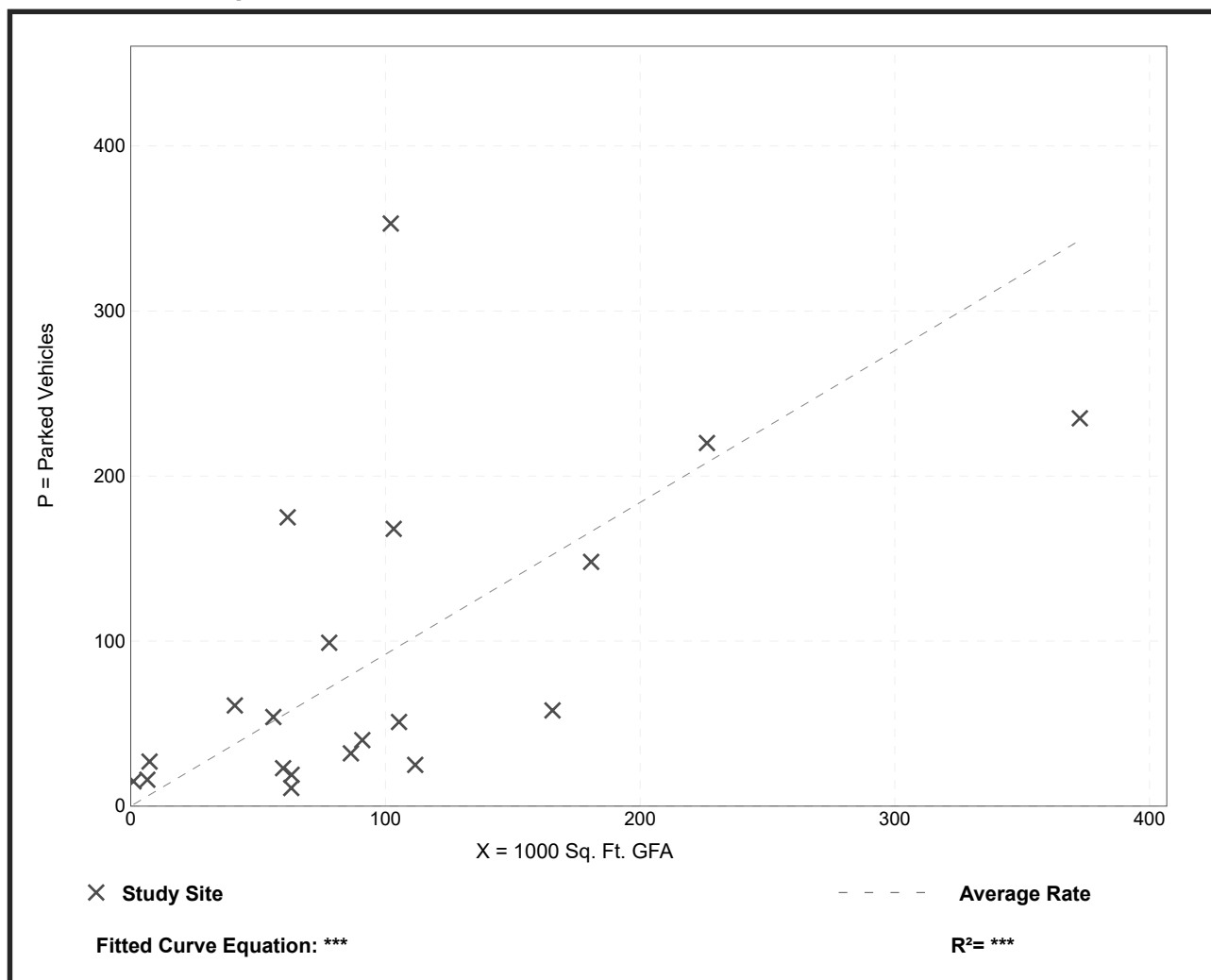
## Manufacturing (140)

**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 10:00 a.m. - 3:00 p.m.  
 Number of Studies: 20  
 Avg. 1000 Sq. Ft. GFA: 99

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.92	0.17 - 13.75	0.44 / 3.36	0.53 - 1.31	0.89 (97%)

### Data Plot and Equation



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## Middle School/Junior High School (522)

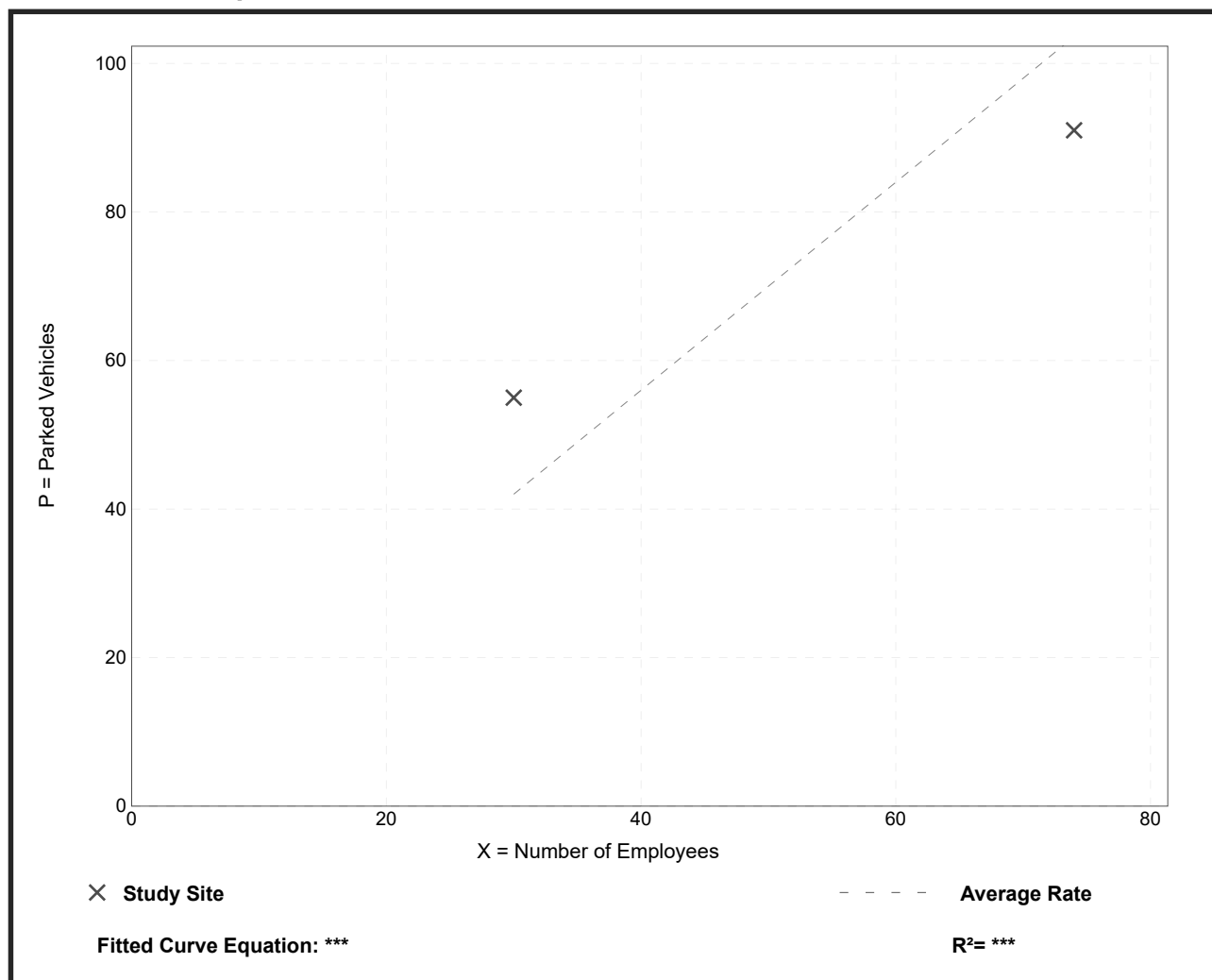
**Peak Period Parking Demand vs: Employees**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 10:00 a.m. - 2:00 p.m.**  
 Number of Studies: 2  
 Avg. Num. of Employees: 52

### Peak Period Parking Demand per Employee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.40	1.23 - 1.83	*** / ***	***	***

### Data Plot and Equation

**Caution – Small Sample Size**



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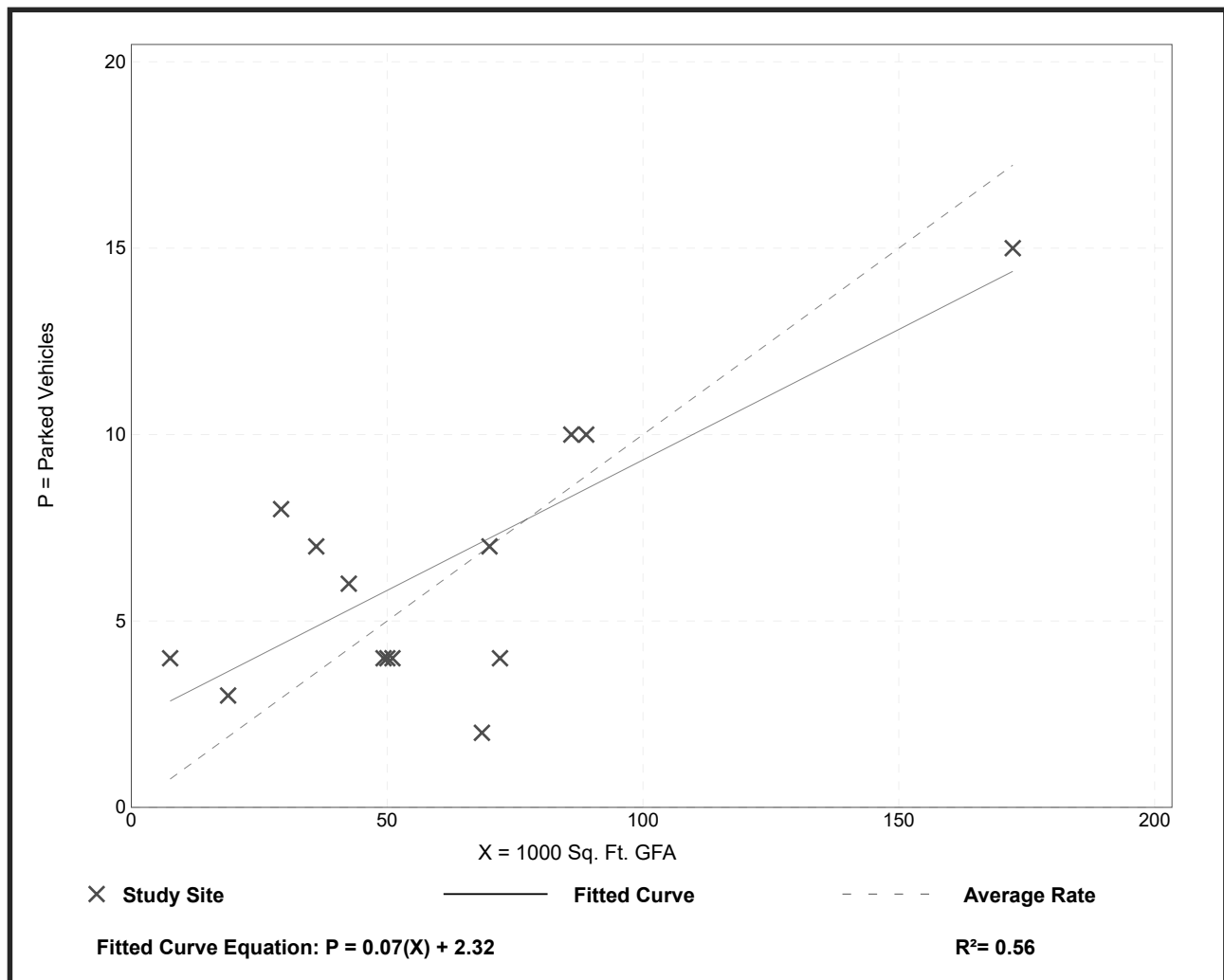
## Mini-Warehouse (151)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA  
 On a: Weekday (Monday - Friday)  
 Setting/Location: General Urban/Suburban  
 Peak Period of Parking Demand: 4:00 - 6:00 p.m.  
 Number of Studies: 14  
 Avg. 1000 Sq. Ft. GFA: 60

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.10	0.03 - 0.53	0.08 / 0.25	***	0.07 (70%)

### Data Plot and Equation



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## Mosque (562)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**

**On a: Friday**

**Setting/Location: General Urban/Suburban**

**Peak Period of Parking Demand: 1:00 - 2:00 p.m.**

Number of Studies: 4

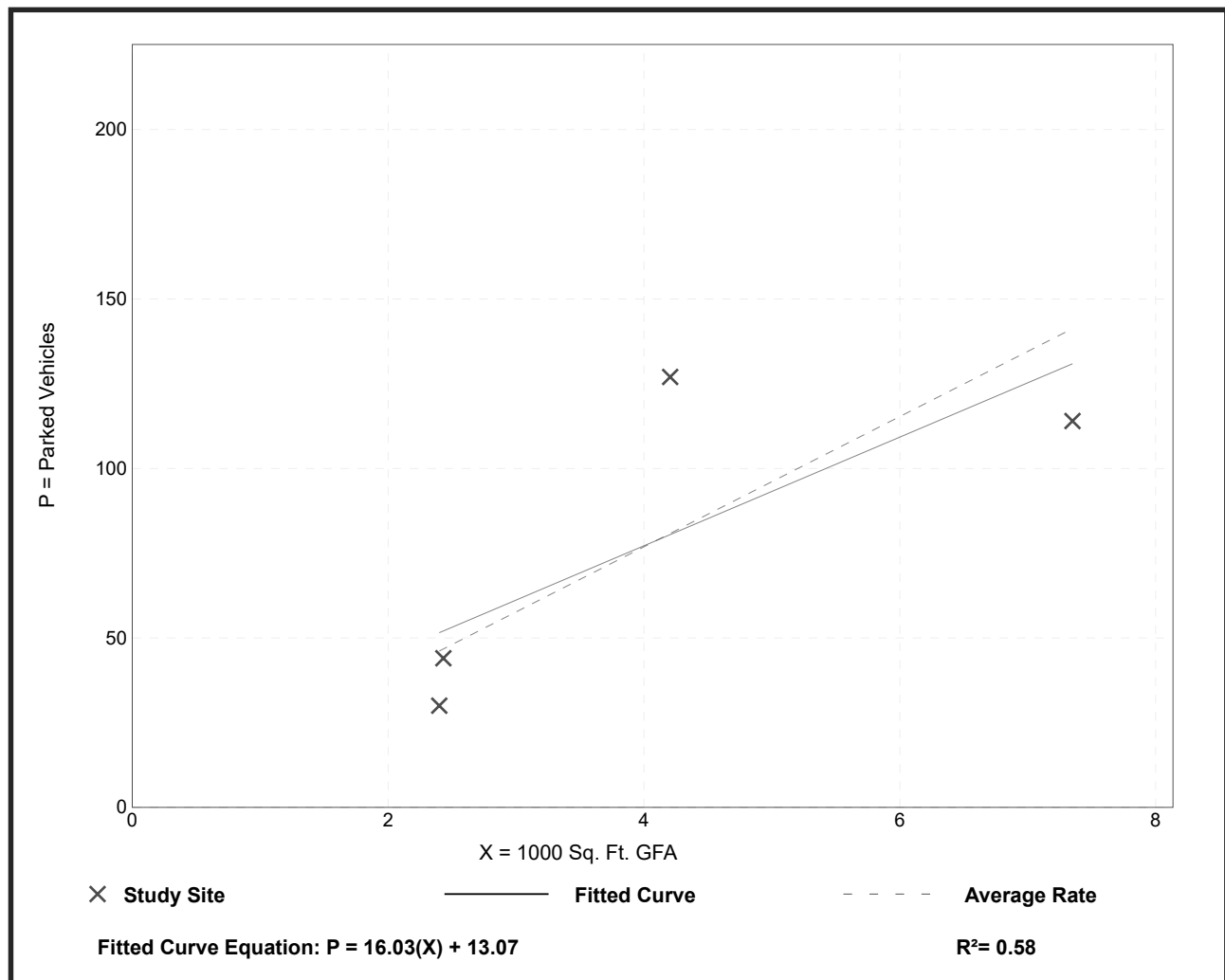
Avg. 1000 Sq. Ft. GFA: 4.1

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
19.22	12.50 - 30.20	14.46 / 30.20	***	7.65 (40%)

### Data Plot and Equation

**Caution – Small Sample Size**



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## Motel (320)

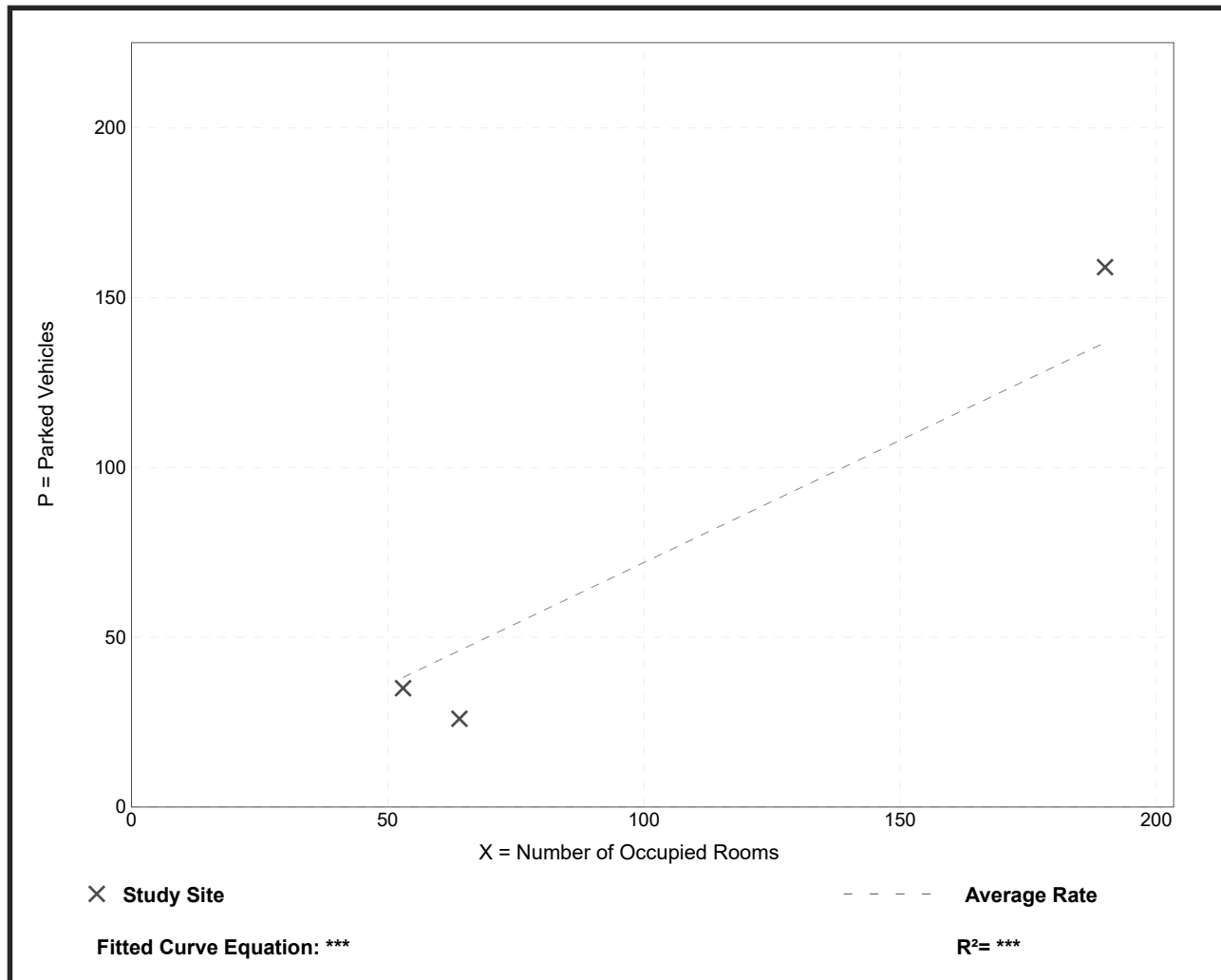
**Peak Period Parking Demand vs: Occupied Rooms**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 12:00 - 7:00 a.m.**  
 Number of Studies: 3  
 Avg. Num. of Occupied Rooms: 102

### Peak Period Parking Demand per Occupied Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.72	0.41 - 0.84	0.49 / 0.84	***	0.21 (29%)

### Data Plot and Equation

**Caution – Small Sample Size**



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## Movie Theater - Non-December (444)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Friday

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 7:00 - 9:00 p.m.

Number of Studies: 1

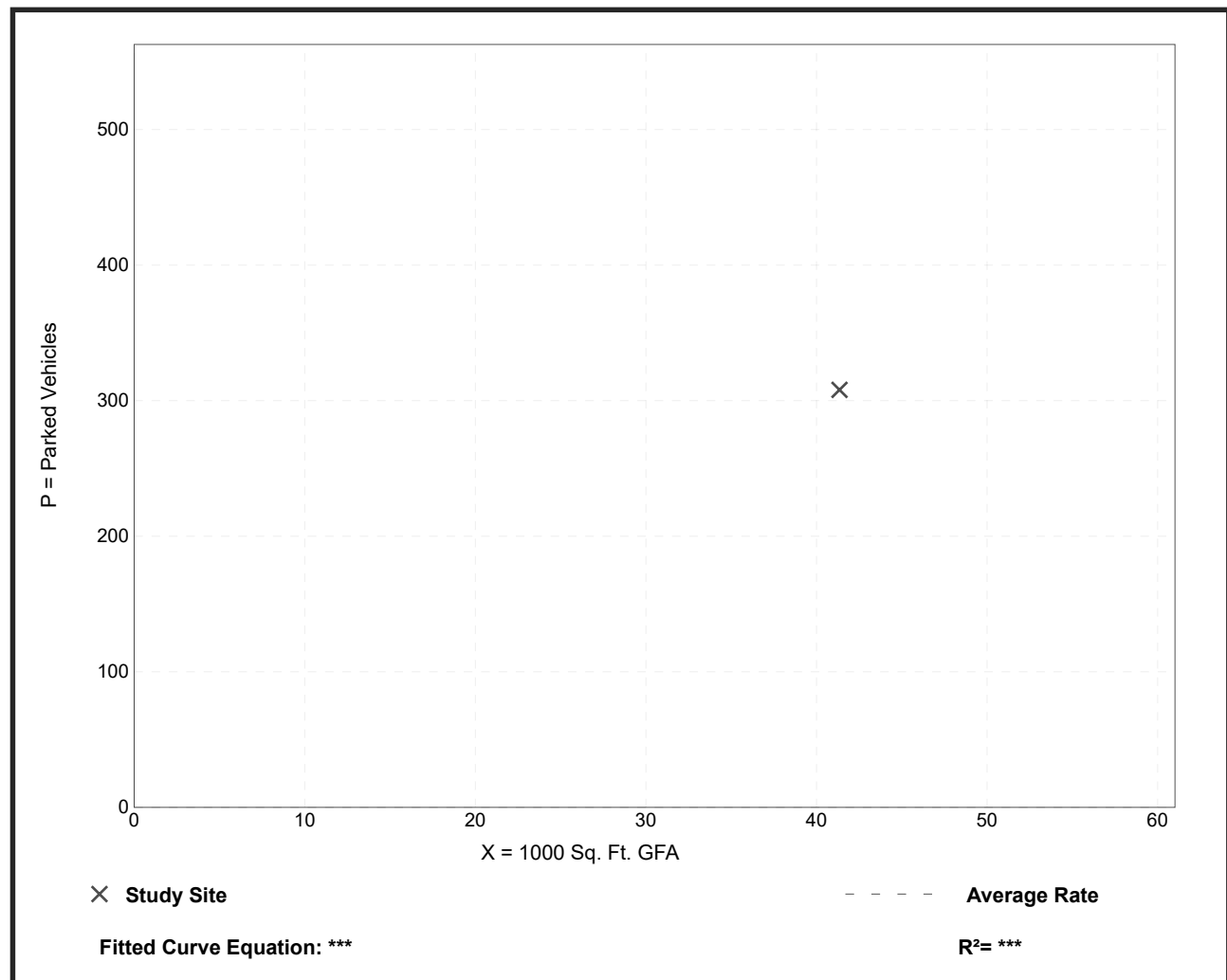
Avg. 1000 Sq. Ft. GFA: 41

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
7.45	7.45 - 7.45	*** / ***	***	***

### Data Plot and Equation

*Caution – Small Sample Size*



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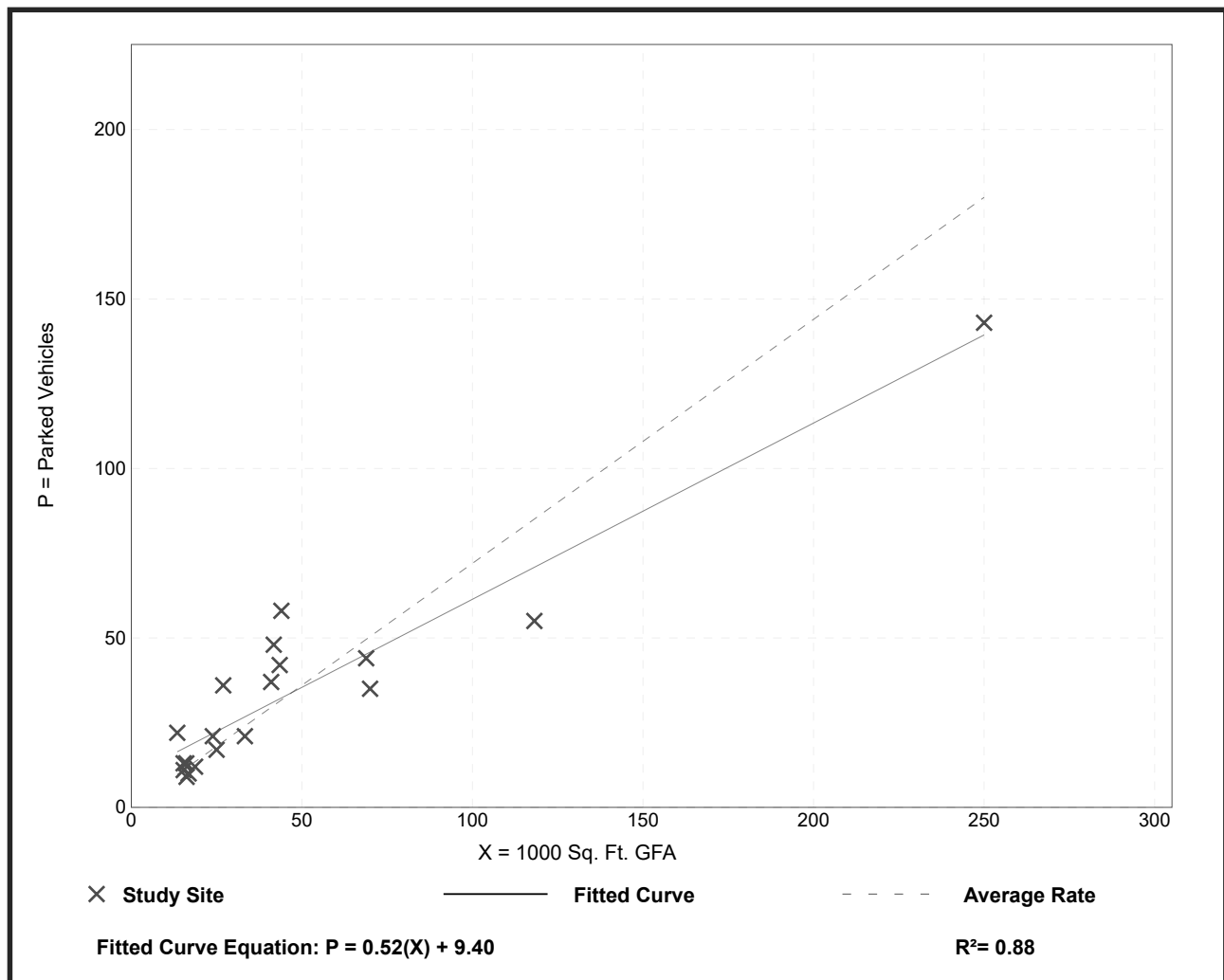
## Nursing Home (620)

**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 9:00 a.m. - 3:00 p.m.  
 Number of Studies: 19  
 Avg. 1000 Sq. Ft. GFA: 47

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.72	0.47 - 1.63	0.64 / 1.32	***	0.28 (39%)

### Data Plot and Equation



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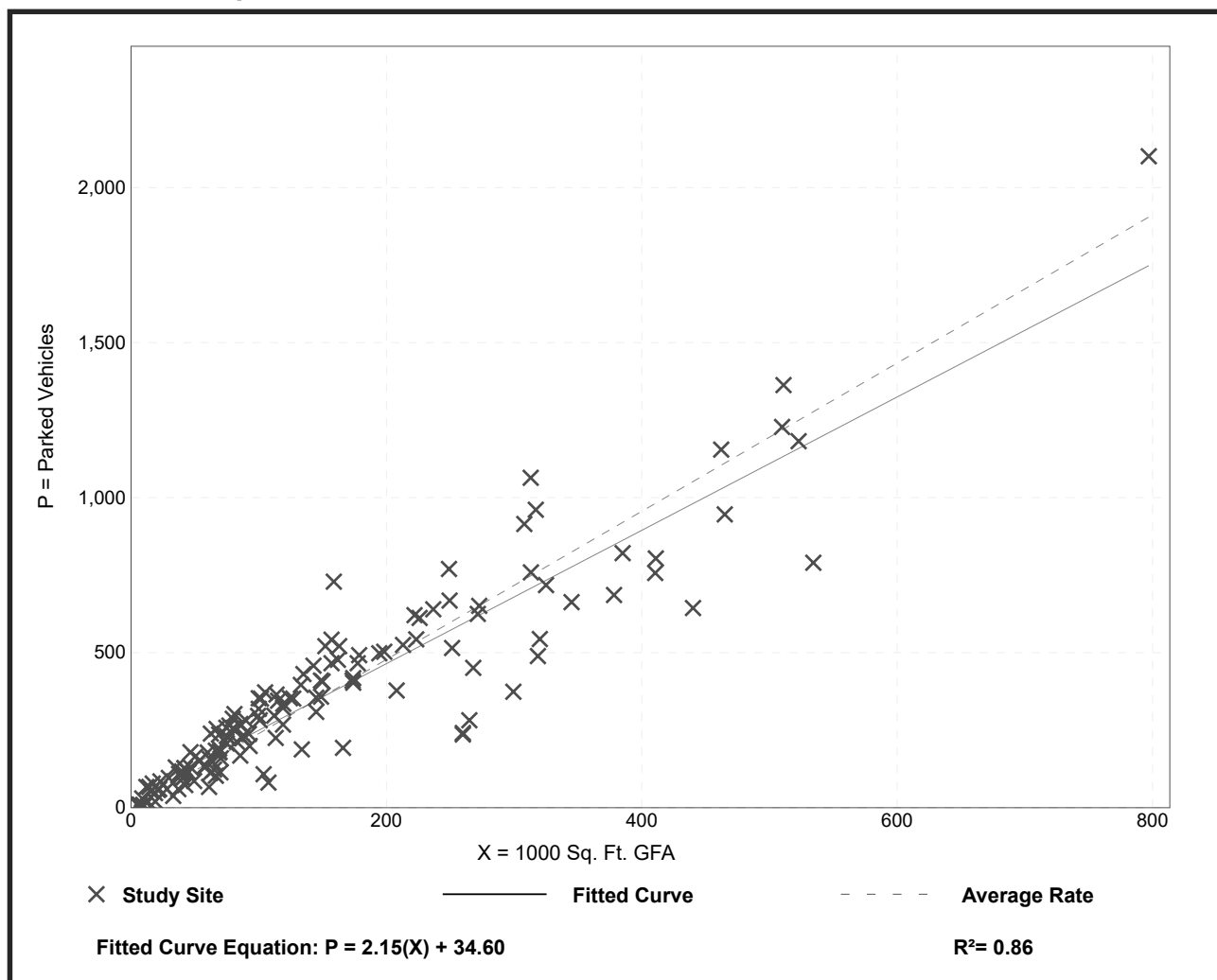
## General Office Building (710)

**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 9:00 a.m. - 3:00 p.m.  
 Number of Studies: 148  
 Avg. 1000 Sq. Ft. GFA: 145

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.39	0.50 - 5.58	2.30 / 3.30	2.28 - 2.50	0.69 (29%)

### Data Plot and Equation



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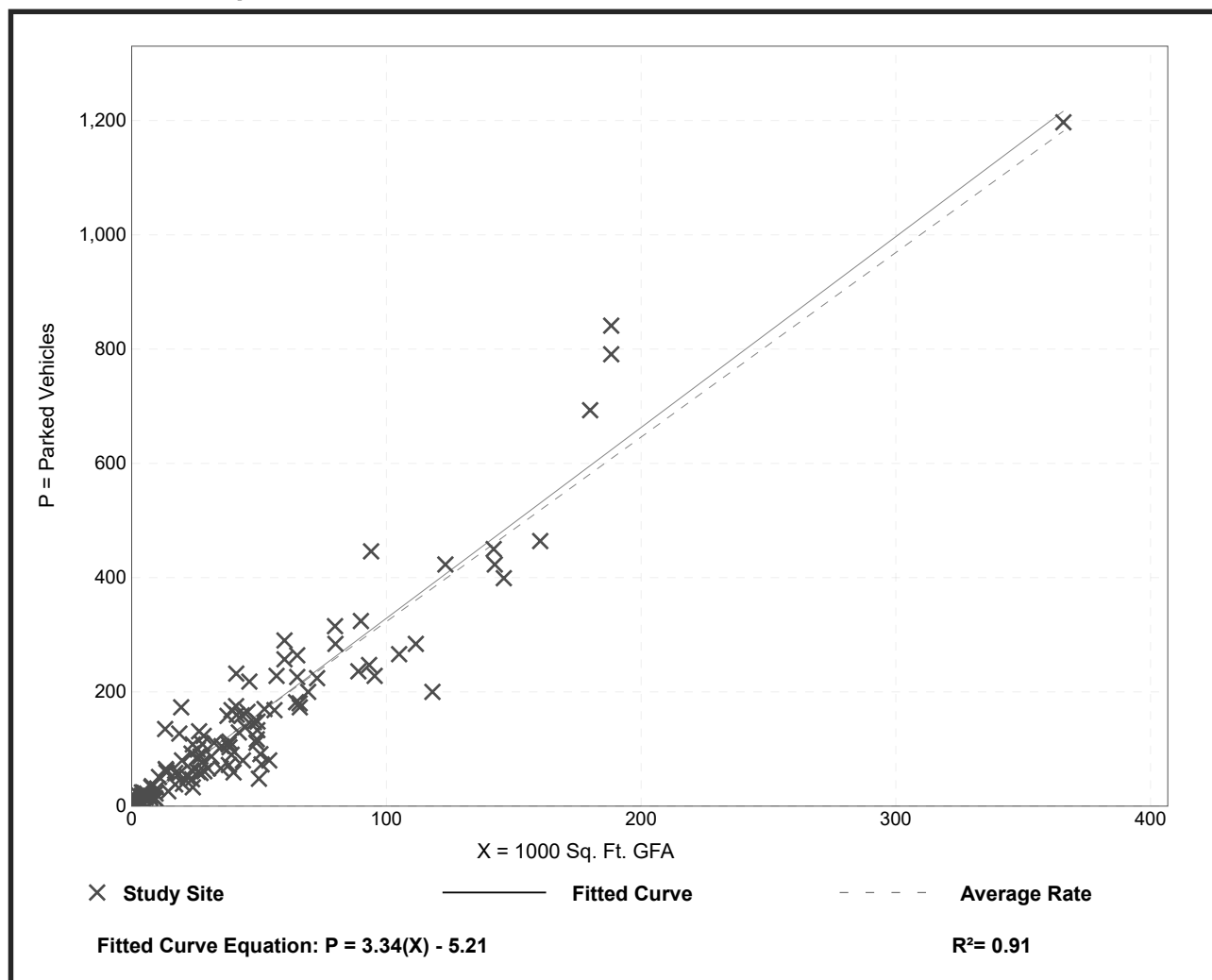
## Medical-Dental Office Building (720)

**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 9:00 a.m. - 4:00 p.m.  
 Number of Studies: 117  
 Avg. 1000 Sq. Ft. GFA: 46

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.23	0.96 - 10.27	2.73 / 4.59	3.04 - 3.42	1.05 (33%)

### Data Plot and Equation



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## Quality Restaurant (931)

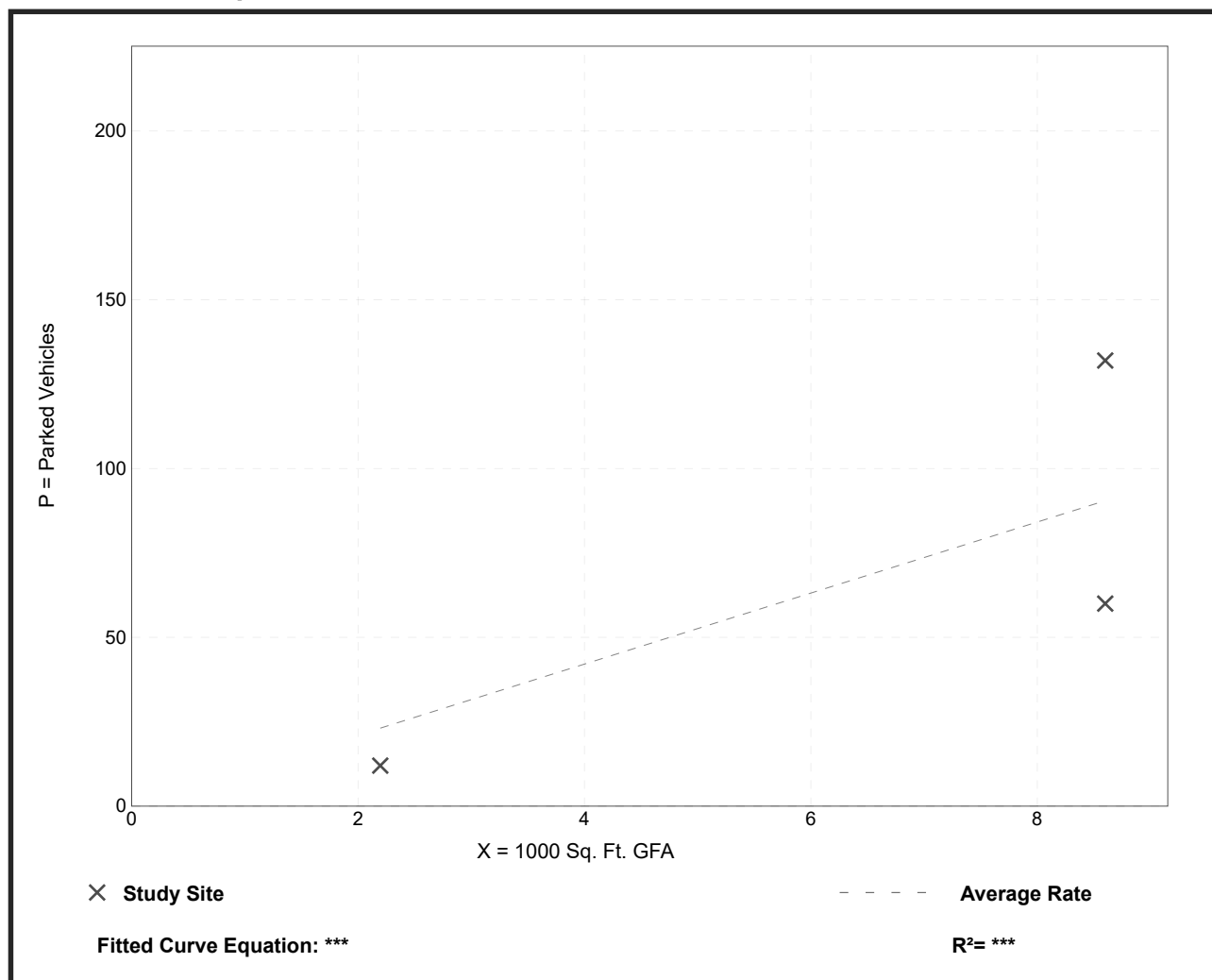
**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Thursday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 7:00 - 8:00 p.m.  
 Number of Studies: 3  
 Avg. 1000 Sq. Ft. GFA: 6.4

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
10.52	5.46 - 15.35	5.95 / 15.35	***	5.31 (50%)

### Data Plot and Equation

*Caution – Small Sample Size*



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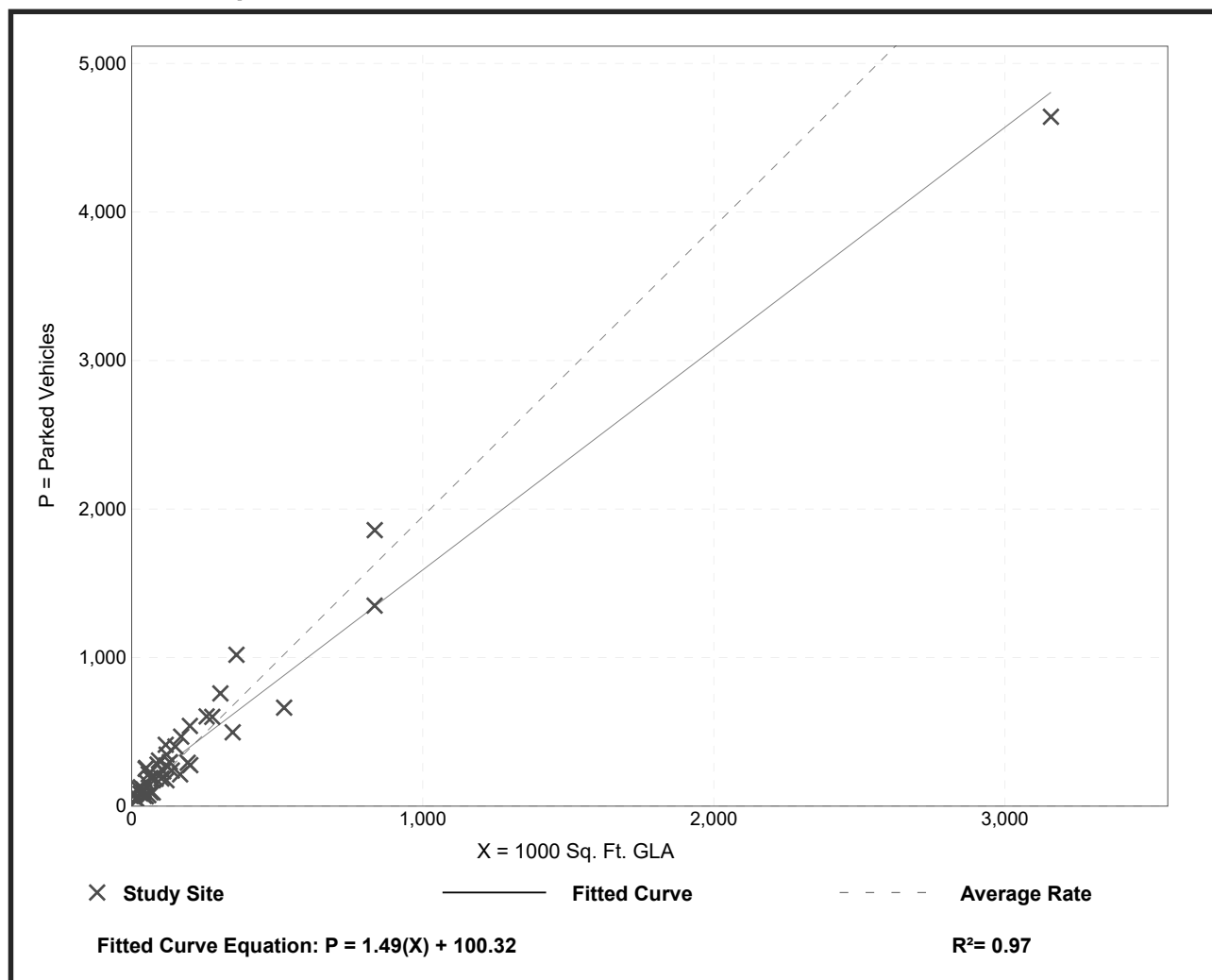
## Shopping Center - Non-December (820)

**Peak Period Parking Demand vs:** 1000 Sq. Ft. GLA  
**On a:** Weekday (Monday - Thursday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 12:00 - 6:00 p.m.  
 Number of Studies: 46  
 Avg. 1000 Sq. Ft. GLA: 218

### Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.95	1.27 - 7.98	1.99 / 3.68	1.73 - 2.17	0.75 (38%)

### Data Plot and Equation



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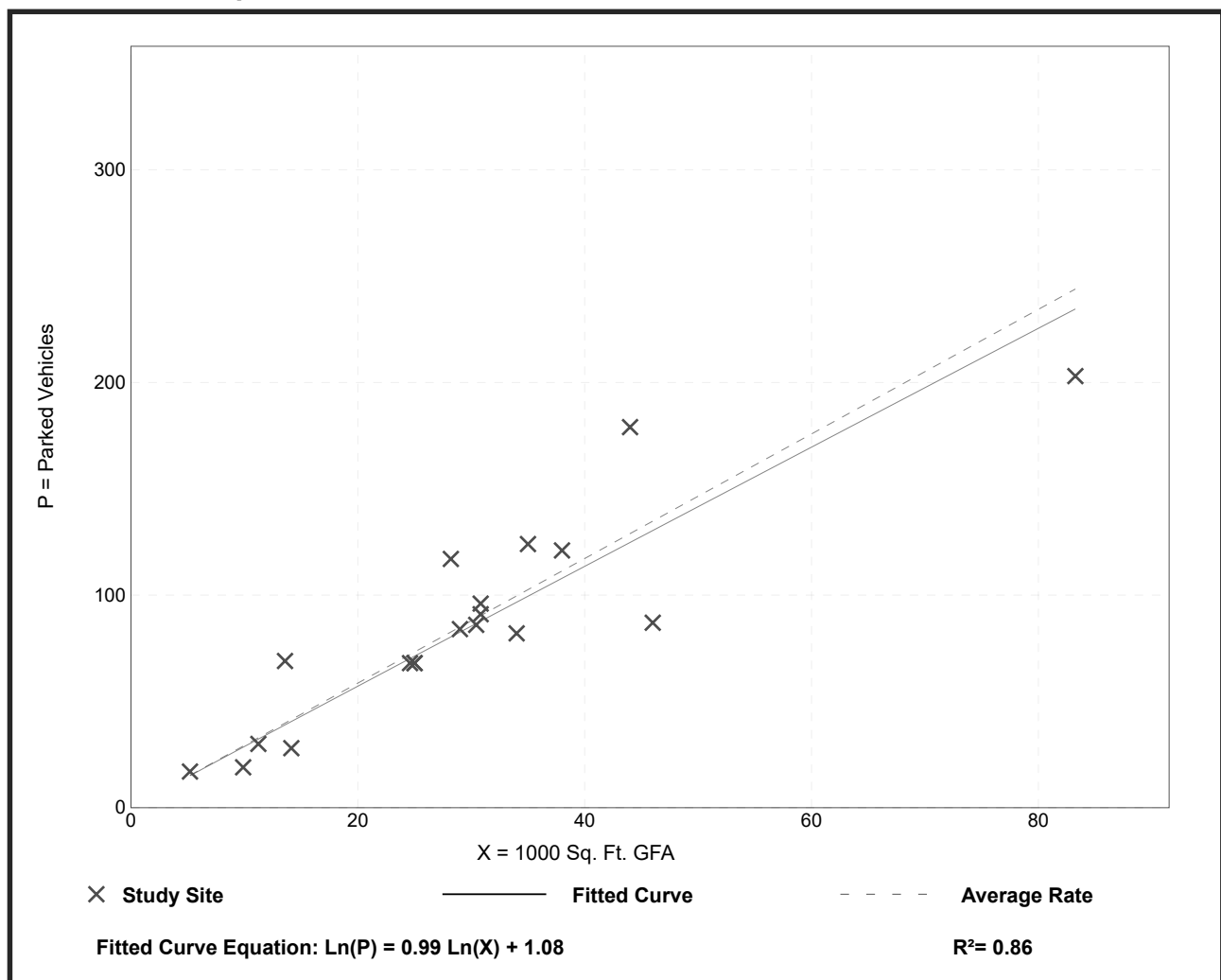
## Supermarket (850)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA  
 On a: Weekday (Monday - Thursday)  
 Setting/Location: General Urban/Suburban  
 Peak Period of Parking Demand: 12:00 - 6:00 p.m.  
 Number of Studies: 19  
 Avg. 1000 Sq. Ft. GFA: 29

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.93	1.89 - 5.08	2.70 / 4.07	***	0.73 (25%)

### Data Plot and Equation



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## Synagogue (561)

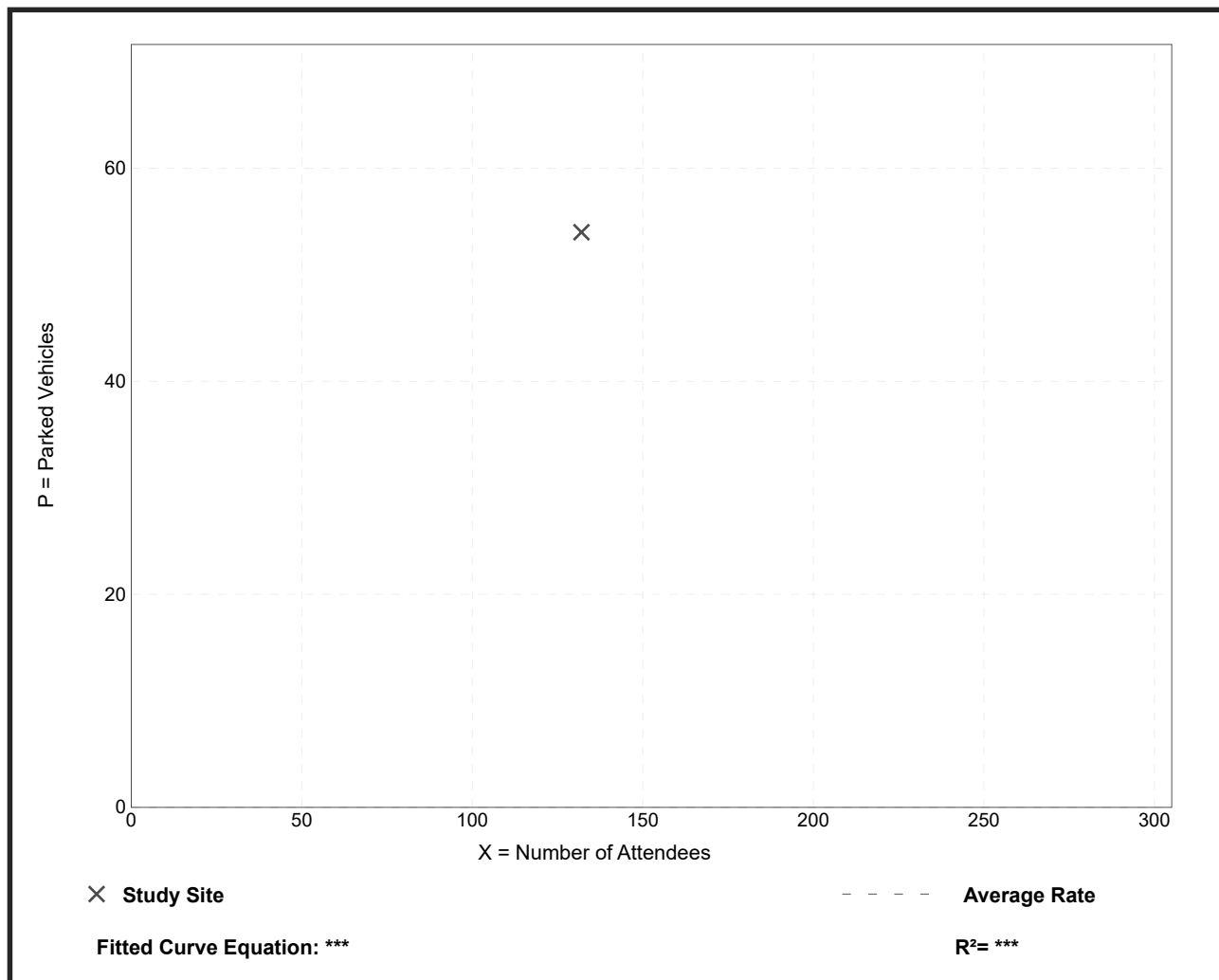
**Peak Period Parking Demand vs: Attendees**  
**On a: Friday**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 7:00 - 9:00 p.m. (single count)**  
 Number of Studies: 1  
 Avg. Num. of Attendees: 132

### Peak Period Parking Demand per Attendee

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.41	0.41 - 0.41	*** / ***	***	***

### Data Plot and Equation

**Caution – Small Sample Size**



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## Quick Lubrication Vehicle Shop (941)

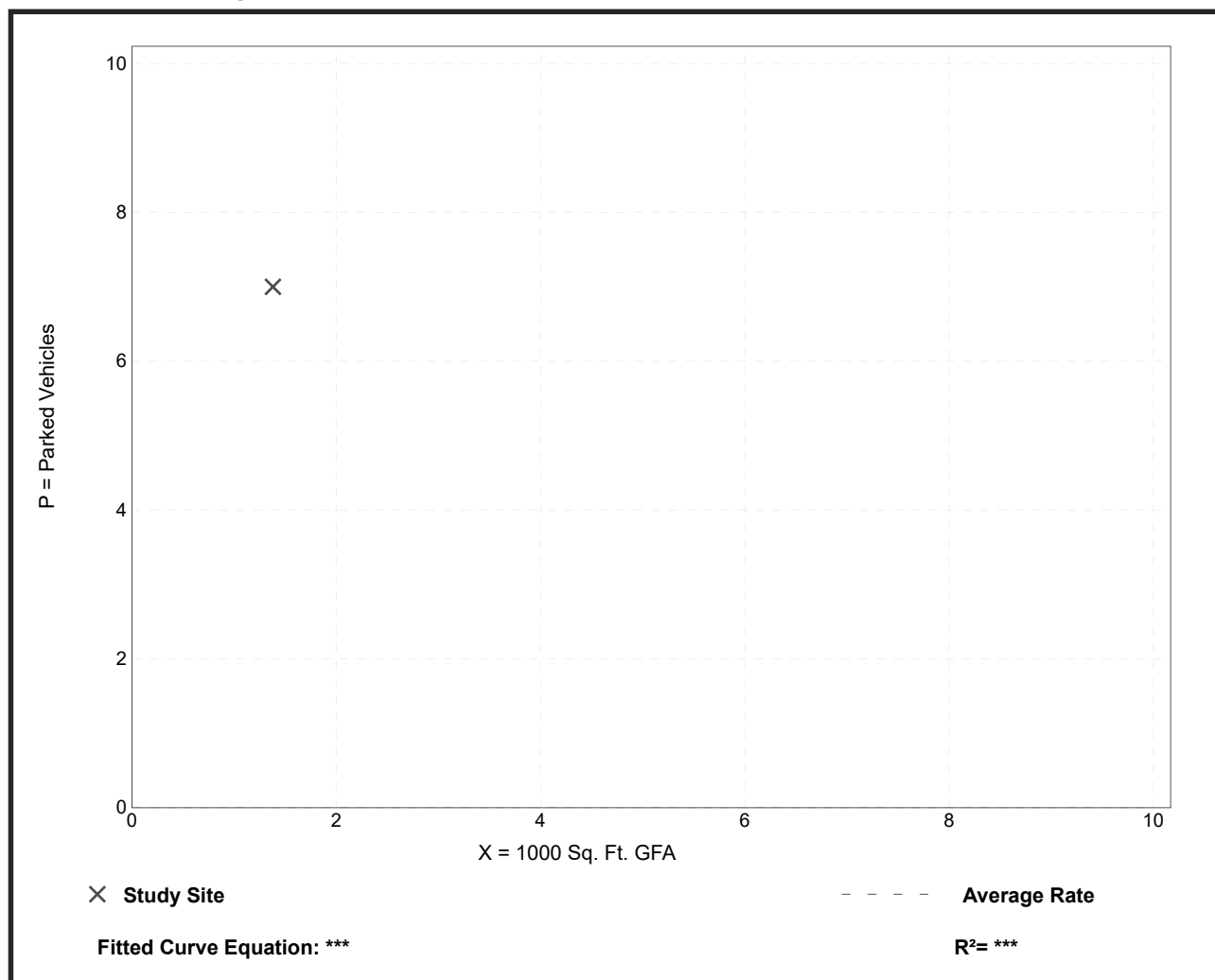
**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 3:00 - 5:00 p.m.  
 Number of Studies: 1  
 Avg. 1000 Sq. Ft. GFA: 1.3

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
5.07	5.07 - 5.07	*** / ***	***	***

### Data Plot and Equation

*Caution – Small Sample Size*



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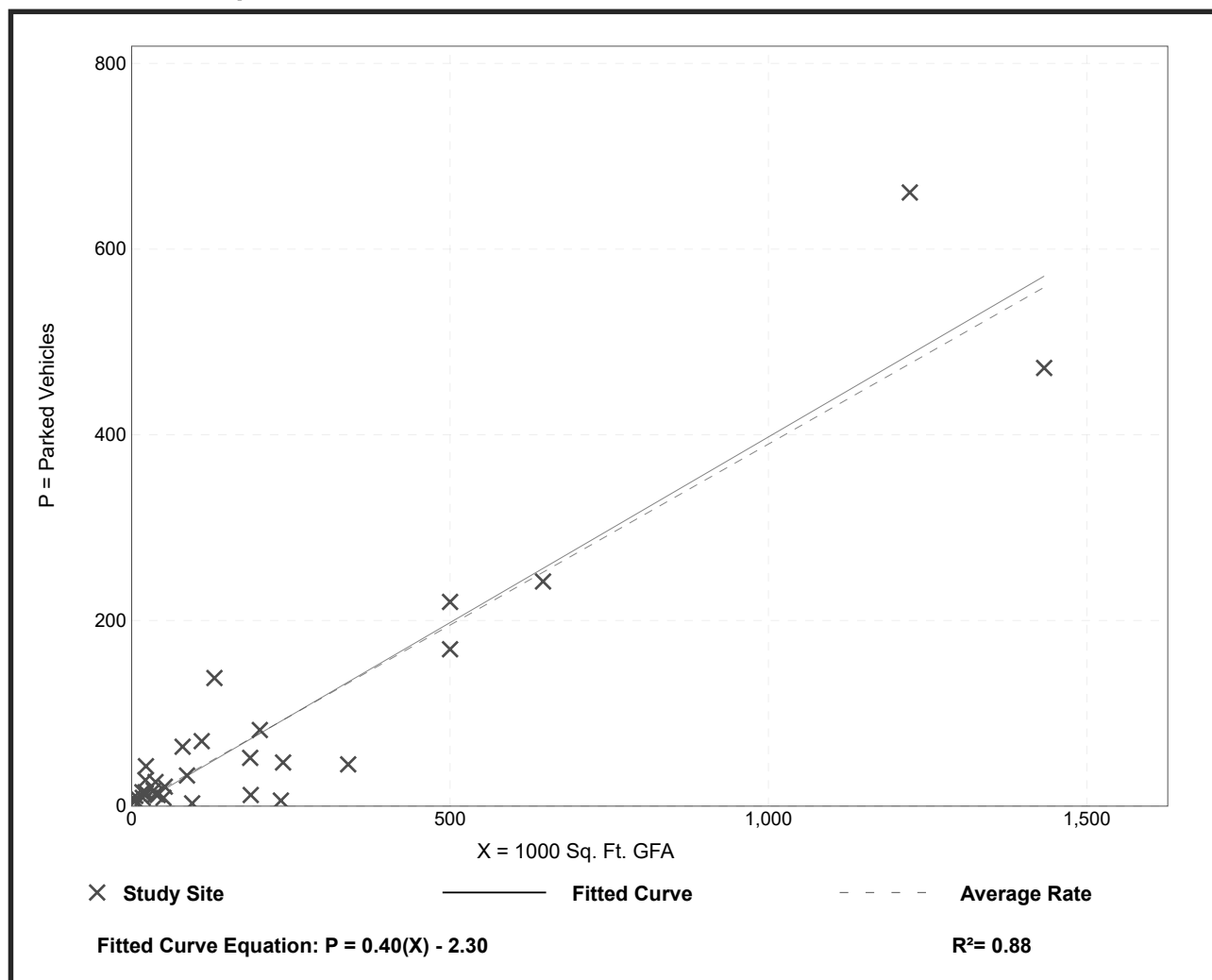
## Warehousing (150)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA  
 On a: Weekday (Monday - Friday)  
 Setting/Location: General Urban/Suburban  
 Peak Period of Parking Demand: 11:00 a.m. - 4:00 p.m.  
 Number of Studies: 31  
 Avg. 1000 Sq. Ft. GFA: 212

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.39	0.03 - 1.96	0.34 / 1.11	0.31 - 0.47	0.22 (56%)

### Data Plot and Equation



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## Winery (970)

**Peak Period Parking Demand vs: 1000 Sq. Ft. GFA**

**On a: Saturday**

**Setting/Location: Rural**

**Peak Period of Parking Demand: 1:00 - 4:00 p.m.**

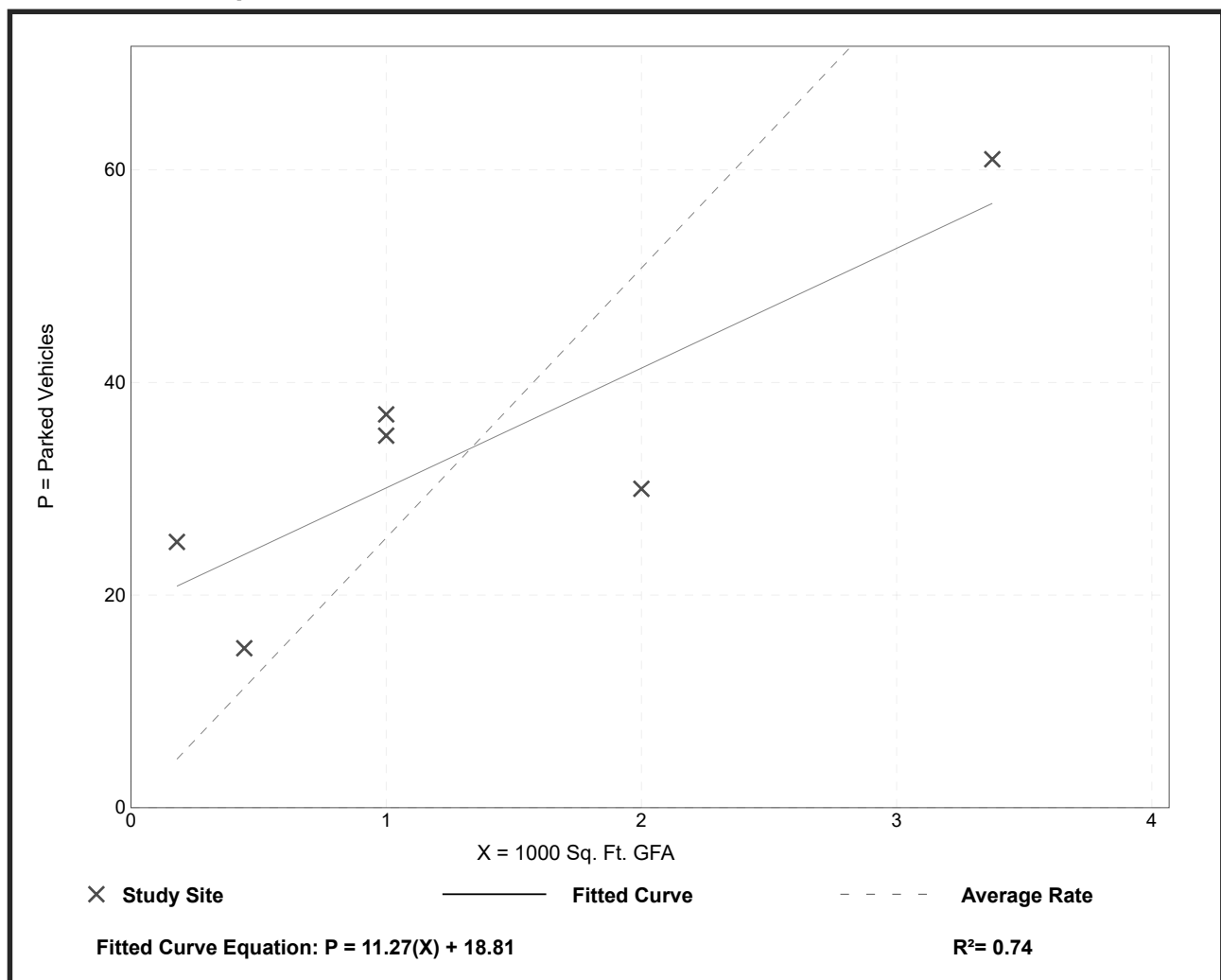
Number of Studies: 6

Avg. 1000 Sq. Ft. GFA: 1.3

### Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
25.38	15.00 - 138.89	22.94 / 133.79	***	21.12 (83%)

### Data Plot and Equation



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## Section A: Off-Street Parking & Loading

No structure shall hereafter be built or moved, and no structure or land shall hereafter be used, occupied or designed for use or occupancy, unless the minimum off-street parking and off-street loading spaces required by this Article 7, Section B of this Ordinance are provided. No structure or use already established on the effective date of this Ordinance shall be enlarged unless the minimum off-street parking and loading spaces which would be required for such enlargement are provided.

### Part 1: Off-Street Parking General Requirements

- a. Exemption. When the application of the off-street parking provisions specified in Section B of this Article 7 results in a requirement of not more than three (3) spaces on a single zoning lot in any business district, such parking spaces need not be provided; however, where two (2) or more uses are located on a single zoning lot, only one (1) of those uses shall be eligible for the above exemption.
- b. Location. All parking spaces required to serve buildings or uses erected or established after the effective date of this Ordinance shall be located on the same zoning lots as the building or use served, except as permitted in Part 5 of this Article 7, Section B.

Off-street parking spaces, open to the sky, may be located in any yard, with the exception of the landscaped front yard required in business and industrial districts according to Article 6, Section C. Residential District parking is limited to enclosed buildings, carports or driveways and shall be subject to yard and other applicable requirements.

No parking lots, parking spaces, areas, driveways or drive aisles shall be located within five (5) feet from any lot line.

- c. Size. Except for parallel parking spaces, each required off-street parking space shall be at least nine (9) feet in width, and at least eighteen (18) feet in length. Such space shall have a vertical clearance of at least seven feet six inches (7'6"), and shall be measured at right angles to the ground. For parallel parking, the length of the parking space shall be increased to twenty-two (22) feet.
- d. Access. Except on lots accommodating single-family dwellings, each off-street parking space shall open directly upon an aisle or driveway at least the width as provided in the table below, based upon the angle of the parking stalls provided and whether the aisle serves one or two rows of parking spaces to provide safe and efficient means of vehicular access to such parking space. (Am. Ord. 3229, passed 10.07.19)

Parking Angle	Minimum Aisle Width	
	Serving One Row	Serving Two Rows
parallel	12'	12'
30°	12'	12'
45°	13'	14'



60°	18'	19'
90°	20'	24'

~~No driveways or aisles shall be located within five (5) feet from adjoining lot lines.~~ All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement. Access to parking areas in business districts should be provided by a single access entrance/exit and/or an access road where feasible. Access to such parking areas by curb cuts or driveways across the front lot line should be avoided. ~~Drive aisles not serving any adjacent parking spaces (such as for drive-through lanes) shall be at least 10.5' wide for one-way aisles and 21' for two-way aisles unless a wider aisle is required by the Fire Code.~~

- e. Computation. When determination of the number of off-street parking spaces required by this Ordinance results in a requirement of a fractional space, a fraction shall be counted as one (1) parking space. ~~Parking spaces required on an employee basis shall be based on the maximum number of employees on duty, or residing, or both, on the premises at any one time.~~
- f. Utilization. Excluding exceptions provided for the parking of trucks in the granting of special uses, required accessory off-street parking facilities provided for uses listed in this Article 7, Section B shall be solely for the parking of passenger automobiles of patrons, occupants or employees of such uses.
- g. Design and Maintenance. The following shall serve as guidelines for the design and maintenance of off-street parking and loading facilities:
  - a) Plan. Except for single-family residential uses, the design of parking lots or areas shall be subject to the approval of the Code Official, in accordance with standards approved by the Plan Commission and Board of Trustees, and no building permit shall be approved unless there is included a ~~plot site~~ plan showing the location of off-street parking areas on other than single family residential lots.
  - b) Character. Accessory parking spaces may be open to the sky, or enclosed in a building.
  - c) Surfacing. All open off-street parking, except in a single-family district, shall be improved with concrete curb and gutter and paved surface. The design shall meet the loading requirements for the intended use and comply with Village of Frankfort Ordinance Engineering Design Standards.
  - d) Landscaping. All landscaping plans shall meet the standards and requirements set forth in Village of Frankfort Landscape Ordinance and sections 150.75 and 150.76 of the Village Code.
  - e) ~~Lighting. Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public streets in such a way as not to create a nuisance. All lighting systems shall be approved by the Planning Commission and comply with Article 7, Section E of this Code.~~

**Commented [CG1]:** There are currently no regulations for drive aisles by themselves, especially for drive-throughs

**Commented [CG2]:** Parking no longer based on number of employees

**Commented [CG3]:** The rest of the code uses the term "Site Plan"

**Commented [CG4]:** Move to Lighting regulations in Section E

- f) Cleaning and Maintenance. In Residential Districts, no cleaning or maintenance of parking lots utilizing motorized equipment, except for snow removal, may be performed between 10:00 p.m. and 7:00 a.m. each day. Such cleaning and maintenance shall comply with the performance standards established in Article 6, Section D.
- g) Shelter Building. No parking lot for accessory off-street parking shall have more than one (1) attendant shelter building, which shall conform to all set-back requirements for structures in the district and accessory structure requirements set forth in Article 5, Section D of this Ordinance, subject to ~~Planning Committee Plan Commission~~ approval.
- h) Signs. Accessory Signs shall be permitted in parking areas in accordance with the provisions specified in the Village of Frankfort Sign Regulations.
- i) **Motor Vehicle Repair and Service:**
  - a) Residence Districts. No motor vehicle work or service of any kind shall be permitted in association with parking facilities provided in residence districts.
  - b) Business Districts. No motor vehicle repair work or service of any kind shall be permitted in conjunction with parking facilities in a B-1 District.
  - c) Industrial Districts. No motor vehicle repair work or service of any kind shall be permitted in conjunction with any open accessory parking facilities provided in an Industrial District if such parking facilities are within 500 feet of a Residence or Business District. Washing of accessory vehicles and emergency services required to start vehicles shall be permitted if vehicles are located behind the front facade of a building and adequately screened.
  - j) Loud Speakers. Loud speaker or public address systems are not permitted in any zoning district.
- h. Driveways in all Residential Districts. Driveways in all Residential Districts shall follow the guidelines set forth in Article 6, Section B, Part 2(i).

**Commented [CG5]:** Pretty sure they meant "Plan Commission"

**Commented [CG6]:** Move to Use Standards, page 75

**Commented [CG7]:** Move to Noise regulations in Art 6, Sec D, Part 2

#### PART 2 BELOW TO BE AMENDED AFTER THERE IS CONSENSUS REGARDING THE NEW PARKING RATES FOR EACH USE

##### **Part 2: Off Street Parking Specific Regulations**

All uses shall provide off-street parking in accordance with the following:

- a. **Residential Uses:**
  - a) Single- and Two-Family Dwellings. Two (2) spaces per dwelling unit.
  - b) Attached-Family Dwellings. Two (2) spaces per dwelling unit; plus 0.05 guest spaces for each 1,200 square feet of the dwelling unit.
  - c) Housing for the Elderly:

- a) Independent Living. One (1) space per bedroom.
  - b) Assisted Living. One-half (0.5) space per dwelling unit; plus one (1) space per employee for the work shift with the largest number of employees.
  - c) Nursing Home. One (1) space per six (6) dwelling units or beds; plus one-quarter (0.25) space per dwelling unit or bed for guest parking; plus one (1) space per employee for the work shift with the largest number of employees.
  - d) Vacation Rental. One (1) parking space shall be provided for each guest room, plus the spaces required for a single-family home. Parking spaces may be stacked in a driveway to prevent the over-parking of the area.
- b. Hotels and Motels. One (1) space per room plus two (2) spaces per each three employees, plus one (1) space per three persons of maximum capacity of each meeting/banquet room, plus parking as required for bars, restaurants, and gift shops as applicable.
- c. Civic and Cultural Facilities. Three (3) spaces per 1,000 square feet of gross floor area plus three (3) spaces per 1,000 square feet of gross land area.
- d. Schools, Institutions, and Related Uses:
  - a) Elementary Schools and High Schools. One (1) space per employee; plus one-half (0.5) space per classroom, plus one (1) space per five (5) students aged sixteen years or older.
  - b) Colleges and Universities. One-half (0.5) space per classroom seat or the maximum number of students that can be accommodated in accordance with design capacity, whichever is greater.
  - c) Trade Schools. One (1) space per student based upon the maximum number of students that can be accommodated in accordance with design capacity.
  - d) Day Care Center or Preschool. One (1) space per employee plus one (1) space per ten (10) client children or adults.
  - e) Religious Institutions. One (1) space per four (4) seats based upon maximum capacity of the facility, plus adequate space for all vehicles associated with the institution.
  - f) Libraries. One (1) space per three (3) persons based upon maximum capacity of the building, plus one (1) space per employee.
  - g) Hospitals. One (1) space per two (2) beds; plus one (1) space per employee.
  - h) Museum. One (1) space per 1,000 square feet of gross floor area.
  - i) Auditoriums, Theaters, and Other Places of Assembly. One (1) space per four (4) seats based upon the maximum capacity of the facility.
- e. Recreational Uses:

- a) Bowling Alleys. Five (5) spaces per alley; plus one (1) space per employee for the work shift with the largest number of employees; plus additional spaces as required for bars, restaurants, etc.
  - b) Dance Hall. One (1) space per each three (3) patrons based on the maximum capacity of the facility; plus one (1) space per employee for the work shift with the largest number of employees.
  - c) Golf Courses. Fifty (50) spaces per nine (9) holes; plus one (1) space per employee for the work shift with the largest number of employees.
  - d) Golf Driving Range. One (1) space per tee; plus one (1) space per employee for the work shift with the largest number of employees.
  - e) Health and Athletic Club. One-half (0.5) space per exercise station; plus one (1) space per 1,000 square feet of activity area; plus one (1) space per employee for the work shift with the largest number of employees.
  - f) Playing Fields. One (1) space per 4,000 square feet of active recreation area; plus one (1) space per half acre of passive recreation area.
  - g) Swimming Pool. One (1) space per 100 square feet of pool area; plus one (1) space per employee for the work shift with the largest number of employees.
  - h) Other Indoor Recreational Uses. One (1) space per four (4) patrons based upon the maximum capacity of the facility; plus one (1) space per employee for the work shift with the largest number of employees.
  - i) Other Outdoor Recreation Uses. One (1) space per 10,000 square feet of gross land area.
- f. **Business Establishments.** 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; except as specifically set forth below:
- a) Animal Hospitals. Three (3) patron parking spaces per veterinarian; plus one (1) space per employee for the work shift with the largest number of employees.
  - b) Automobile Fueling Stations. One (1) space per employee for the work shift with the largest number of employees, plus one (1) space per 150 square feet of gross floor area for any convenience store. Spaces at fueling positions may be counted as parking spaces.
  - c) Convenience Store. One (1) space per 150 square feet of gross floor area.
  - d) Dry Cleaners. One (1) space per 200 square feet of gross floor area; plus one (1) space per employee for the work shift with the largest number of employees; plus sufficient space shall be provided for a minimum five (5) waiting vehicles at each drive-thru lane with special use approval



- e) Financial Institutions. One (1) space per 200 square feet of gross floor area; plus one (1) space per employee for the work shift with the largest number of employees; plus sufficient space shall be provided for a minimum five (5) waiting vehicles at each drive-thru lane with special use approval.
- f) Funeral Homes. One (1) space per three (3) patron seats based upon maximum facility capacity; plus one (1) space per employee; plus one (1) space per vehicle owned by the establishment; plus on-site queuing for a minimum of eight (8) vehicles.
- g) Grocery Stores or Supermarkets. Five (5) spaces per 1,000 square feet of gross floor area; plus one (1) space per employee for the work shift with the largest number of employees. (Am. Ord. 3229, passed 10.07.19)
- h) Laundromat. One (1) space per washer or per dryer (whichever is greater in number); plus one (1) space per employee.
- i) Motor Vehicle Sales Establishments. Two (2) customer parking spaces per salesperson for the work shift with the largest number of employees; plus one (1) employee parking space per employee (including salespersons) for the work shift with the largest number of employees.
- j) Personal Services. One (1) space per 200 square feet of gross floor area; plus one (1) space per employee for the work shift with the largest number of employees.
- k) Repair Services. One (1) space per 400 square feet of gross floor area; plus one (1) space per employee for the work shift with the largest number of employees.
- l) Restaurant, Full Service. One (1) space per 100 square feet of gross floor area; plus one (1) space per employee for the work shift with the largest number of employees.
- m) Restaurant, Fast-Food. One (1) space per 75 square feet of gross floor area; plus one (1) space per two (2) employees for the work shift with the largest number of employees; plus on-site queuing for a minimum of eight (8) vehicles waiting at a drive-thru which has been approved as a special use.
- n) Taverns, Night Clubs, and Lounges. One (1) space per 100 of gross floor area; plus one (1) space per employee for the work shift with the largest number of employees.
- o) Vehicular Repair and Maintenance Shops. Three (3) spaces per service bay; plus one (1) space per employee for the work shift with the largest number of employees.
- p) Microbrewery/ Distillery / Winery with Sampling Area. Two (2) spaces per 1,000 square feet of gross floor area dedicated to brewing/distilling/wine making operations and cold / warm storage, and one (1) space per 1,000 square feet of gross floor area dedicated to sampling area, retail displays, customer seating, and other non-production related uses. (Am. Ord. 3041, passed 07.18.16)

- q) Shooting Range. One and half (1.5) spaces per shooting lane plus four (4) spaces per 1,000 square feet of gross floor area dedicated retail sales and merchandise displays. (Am. Ord. 3229, passed 10.07.19)

g. Offices:

- a) Government, Professional, and Business Offices. One (1) space per 200 square feet of gross floor area.
- b) Health Clinics/Offices. Three (3) patron parking spaces per exam room; plus one (1) space per employee for the work shift with the largest number of employees.

h. Industrial and Related Uses:

- a) Light Industry. Two (2) spaces per 1,000 square feet of gross floor area.
- b) Heavy Industry. One (1) space per employee for the two consecutive work shifts with the largest number of employees.
- c) Self-Service Storage Facility. One (1) space per ten (10) storage cubicles.
- d) Warehouse. One (1) space per employee for the work shift with the largest number of employees; plus one (1) space per 5,000 square feet of gross floor area.
- e) Wholesale Business. One (1) space per employee for the work shift with the largest number of employees; plus one (1) space per 2,500 square feet of gross floor area.

i. Other Uses. Parking spaces for uses not listed shall be provided in accordance with recommendations of the Planning Commission and the Village Board. For proposed new construction for a speculative commercial building in which the use(s) are unknown, the code official may permit the parking to be calculated at a ratio of 1 space per 150 square feet, but shall not have an obligation to do so.

**Part 3:Off-Street Loading General Requirements**

In connection with any building or structure which is to be erected or substantially altered, and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles, there shall be provided off-street loading berths not less than the minimum requirements specified in this Section B.

- a. Location. All required loading berths shall be located on the same lots as the use to be served and no portion of the vehicles, shall project past the front facade of the principal structure or into a street or alley. No portion of vehicles parked in a loading location at the side or rear of a structure shall project into a street or alley. Loading areas are not permitted in the front yard.

In Industrial Districts, no loading berth for vehicles of more than a two ton capacity shall be located less than 50 feet from any Residence District. No nearest point of intersection of any two streets, nor shall it be located in a required front yard or side yard.

All loading berths shall be screened from abutting Residential Districts in accordance with the Village of Frankfort Landscape Regulations.

- b. **Size.** A required off-street loading berth shall be at least twelve (12) feet in width by at least fifty (50) feet in length, exclusive of aisle and maneuvering space, and shall have vehicle clearance of at least fourteen (14) feet.
- c. **Access.** Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements, and shall be subject to approval of the Code Official.  
  
Appropriate means of access for structures which are located on Industrial Major Roadways (Laraway Road, Center Road, U.S. Route 45 and Harlem Avenue) include front entry only. No backing of vehicles into loading docks will be permitted on properties with ingresses and egresses abutting these roadways.
- d. **Surfacing.** Shall be in accordance with Village of Frankfort Engineering Design Standards.
- e. **Repair and Service.** No storage of any kind, nor motor vehicle repair work or service of any kind, shall be permitted within any required loading berth, except emergency repair service.
- f. **Utilization.** Space allocated to any off-street loading shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.
- g. **Central Loading.** Central Loading facilities may be substituted for loading berths on individual zoning lots provided the following conditions are fulfilled:
  - a) Each zoning lot served shall have direct access to the central loading area without crossing streets or alleys at-grade.
  - b) Total berths provided shall meet the requirements based on the sum of the several types of uses served (area types of uses may be totaled before computing the number of required loading berths).
  - c) No zoning lot served shall be more than 500 feet removed from the central loading area.
  - d) The tunnel or ramp connecting the central loading area with the zoning lot served shall be not less than seven (7) feet in width and have a clearance of not less than seven (7) feet.
- h. **Minimum Facilities.** Uses for which off-street loading facilities are required herein, but which are located in buildings of less floor area than the minimum prescribed for such required facilities, shall be provided with adequate receiving facilities, accessible by motor vehicle off any adjacent alley, service drive or open space on the same zoning lot.
- i. **Planned Unit Developments.** Loading berths shall be provided on the basis of the required berths for each individual use.

**Part 4: Off-Street Loading Specific Requirements**

For the uses herein listed and other similar uses, loading berths shall be provided as specified.

a. Required Loading Berths By Use

a) For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 10,000 to 100,000 square feet of gross floor area, plus one (1) additional loading berth for each additional 100,000 square feet of gross floor area or fraction thereof.

- a) Airports;
- b) Banks and other financial institutions;
- c) Business and other professional offices;
- d) Convention and exhibition halls;
- e) Health and medical institutions;
- f) Hotels and motels containing retail shops, business or professional offices, convention or exhibition halls or auditoriums;
- g) Indoor recreation and entertainment facilities;
- h) Public and administration buildings;
- i) Radio and television studios;
- j) Theaters (indoors); or
- k) Undertaking establishments.

b) For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 10,000 to 20,000 square feet of gross floor area, plus one (1) additional loading berth for each additional 200,000 square feet of gross floor area or fraction thereof.

- a) Auditoriums.
- b) Charitable institutions.
- c) Clubs and lodges.
- d) Hotels and motels containing no retail shops, business or professional offices, convention or exhibition halls or auditoriums.
- e) Meeting halls.
- f) Multiple-family dwellings with more than four dwelling units per building.
- g) Religious institutions.



- h) Schools and educational facilities.
- c) For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 5,000 to 40,000 square feet of gross floor area. For buildings containing 40,000 to 100,000 square feet of gross floor area, two (2) loading berths shall be provided plus one (1) additional loading berth for each additional 100,000 square feet of gross floor area or fraction thereof.
  - a) Cartage, express and truck facilities.
  - b) Cleaning, repairing, servicing and testing establishments.
  - c) Heavy or light industry.
  - d) Laundries and dry cleaning facilities.
  - e) Mail-order houses.
  - f) Printing and publishing.
  - g) Research facilities.
  - h) Warehousing, storage and wholesale establishments.
- d) For all other uses, including, but not limited to those listed hereunder, loading berths shall be provided in accordance with the following schedule:

Schedule of Loading Berths	
Square Feet of Floor Area	Minimum Number
5,000 to 20,000	1
20,000 to 60,000	2
60,000 to 100,000	3
For each additional 100,000 square feet of floor area or fraction thereof	one additional

- a) Convenience stores
- b) Furniture and appliance stores;
- c) Grocery stores;
- d) Retail stores; or

- e) Restaurants and other establishments handling the sale or consumption of food or beverage on the premises.

#### **Part 5: Adjustments to Required Parking**

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

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

- c) Use of Alternative Transportation. Upon demonstration to the Plan Commission that effective alternative transportation to the automobile will occur, the Plan Commission may reduce parking requirements. Alternative transportation may include, but is not

limited to, bus transit, van pool operations, car pool/ride sharing, and bicycles. Proposals for adjustments of parking under this section shall show how the alternative transportation modes will be implemented, the permanency of such modes, extent of the program, the number of vehicles the mode will replace, and other pertinent information.

- c. **Banked Parking Spaces.** As a condition of a reduction in parking requirements, the Plan Commission may require banked parking spaces. In such cases, the site plan for the business or industrial use shall provide sufficient open space on the subject site to accommodate the additional parking space otherwise required by this Ordinance. Such open space shall be in addition to required yards, setbacks, driveways, private streets, loading and service areas. Sufficient open space shall be provided which, if converted to parking spaces, would:
  - 1. provide off-street parking to meet the full requirements of this Ordinance at the time of application, and
  - 2. ensure that the site shall not exceed the maximum impervious lot coverage as set forth in Article 6.
- d. **Change in Occupancy or Use.** When the use of a building, structure, or land is changed to another use or occupant that required more parking spaces than required for the use existing prior to such change, additional parking spaces shall be constructed for the new use or occupant in the amount necessary to conform to this Ordinance.
- e. **Changes in Intensity of Use.** When the intensity of use of a building, structure, or land is increased by an addition of employees, gross floor area, seating capacity, or other unit of measurement, additional parking spaces shall be constructed for the new use or occupant in the amount necessary to conform to this Ordinance.

**Part 6: Americans with Disabilities Act Requirements**

- a. In any self park facility, a certain number of spaces must be set aside for wheel chair access as summarized in the following table:

Total Number of Parking Spaces	Minimum Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7

301 to 400	8
401 to 500	9
501 to 1000	2% of total
1001 and over	20 plus 1 per 100 over 1000 spaces

b. Exceptions to minimum requirements in paragraph (a):

Outpatient units at medical care facilities: 10% of total spaces for that facility.

Medical Care Facilities specifically for treatment of the mobility impaired: 20% of the total spaces for that facility.

c. Accessible Parking Space Dimensions

Standard Accessible Spaces: Accessible spaces shall consist of an eight foot (8') wide parking stall adjacent to an eight foot (8') wide access aisle.

Vertical Clearance: Along at least one aisle to and from each accessible space, a minimum clearance of eight feet two inches (98 inches) is required.

d. Location of Accessible Spaces

Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel to an accessible entrance.

Accessible parking spaces may be provided on one level of a multi-level parking structure.

e. Accessible Route

At least one accessible route with a continuous minimum clearance of thirty-six (36") inches must be provided from accessible parking spaces to the nearest accessible pedestrian entrance.

If an accessible route has less than sixty (60") inches clear width then passing spaces at least sixty (60") inches by sixty (60") inches must be located at reasonable intervals not to exceed every two hundred (200') feet.

The floor slope along an accessible route shall not exceed 1:12 with a maximum rise of thirty (30") inches for any run.

A level landing shall be provided at the bottom of each ramp and top of each ramp run. The width of the landing shall be at least as wide as the ramp run and at least sixty (60") inches long. At changes in direction a sixty (60") inch by sixty (60") inch landing shall be provided.

The cross slope of ramps shall not exceed 1:50.



The floor slope at loading zones shall not exceed 1:50.

It is preferable to provide the accessible route at the front of the stalls. Also, the accessible route shall avoid crossing lanes of vehicular travel. When crossing vehicular travel lanes is necessary, the route of travel shall be designated and marked by a crosswalk.

#### **Part 7: Parking within the H-1 Historic District**

- a) Parking Requirements. The Village Board has determined that it may be unreasonable and impractical for individual building uses within the historic district to provide auxiliary parking facilities on site. Parking facilities to accommodate the requirements of the uses within the designated area may best be provided by the Village in public parking areas developed in compliance with a general plan of parking facilities. Therefore, any new building or structure, or any expansion to an existing building, or any change in use to a use which requires additional parking as compared to the original use, may be relieved from providing the normally required off-site parking through the approval of a variation. The Village Board may require, as a condition of the variation approval, compensation toward a public parking area. Shared parking is also encouraged in this district.

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## Section A: Off-Street Parking & Loading

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No structure shall hereafter be built or moved, and no structure or land shall hereafter be used, occupied or designed for use or occupancy, unless the minimum off-street parking and off-street loading spaces required by this Article 7, Section B of this Ordinance are provided. No structure or use already established on the effective date of this Ordinance shall be enlarged unless the minimum off-street parking and loading spaces which would be required for such enlargement are provided.

### **Part 1: Off-Street Parking General Requirements**

- a. **Exemption.** When the application of the off-street parking provisions specified in Section B of this Article 7 results in a requirement of not more than three (3) spaces on a single zoning lot in any business district, such parking spaces need not be provided; however, where two (2) or more uses are located on a single zoning lot, only one (1) of those uses shall be eligible for the above exemption.
- b. **Location.** All parking spaces required to serve buildings or uses erected or established after the effective date of this Ordinance shall be located on the same zoning lots as the building or use served, except as permitted in Part 5 of this Article 7, Section B.

Off-street parking spaces, open to the sky, may be located in any yard, with the exception of the landscaped front yard required in business and industrial districts according to Article 6, Section C. Residential District parking is limited to enclosed buildings, carports or driveways and shall be subject to yard and other applicable requirements.

No parking lots, parking spaces, driveways or drive aisles shall be located within five (5) feet from any lot line.

- c. **Size.** Except for parallel parking spaces, each required off-street parking space shall be at least nine (9) feet in width, and at least eighteen (18) feet in length. Such space shall have a vertical clearance of at least seven feet six inches (7'6"), and shall be measured at right angles to the ground. For parallel parking, the length of the parking space shall be increased to twenty-two (22) feet.
- d. **Access.** Except on lots accommodating single-family dwellings, each off-street parking space shall open directly upon an aisle or driveway at least the width as provided in the table below, based upon the angle of the parking stalls provided and whether the aisle serves one or two rows of parking spaces to provide safe and efficient means of vehicular access to such parking space. (Am. Ord. 3229, passed 10.07.19)

Parking Angle	Minimum Aisle Width	
	Serving One Row	Serving Two Rows
parallel	12'	12'
30°	12'	12'
45°	13'	14'

60°	18'	19'
90°	20'	24'

All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement. Access to parking areas in business districts should be provided by a single access entrance/exit and/or an access road where feasible. Access to such parking areas by curb cuts or driveways across the front lot line should be avoided. Drive aisles not serving any adjacent parking spaces (such as for drive-through lanes) shall be at least 10.5' wide for one-way aisles and 21' for two-way aisles unless a wider aisle is required by the Fire Code.

- e. Computation. When determination of the number of off-street parking spaces required by this Ordinance results in a requirement of a fractional space, a fraction shall be counted as one (1) parking space.
- f. Utilization. Excluding exceptions provided for the parking of trucks in the granting of special uses, required accessory off-street parking facilities provided for uses listed in this Article 7, Section B shall be solely for the parking of passenger automobiles of patrons, occupants or employees of such uses.
- g. Design and Maintenance. The following shall serve as guidelines for the design and maintenance of off-street parking and loading facilities:
  - a) Plan. Except for single-family residential uses, the design of parking lots or areas shall be subject to the approval of the Code Official, in accordance with standards approved by the Plan Commission and Board of Trustees, and no building permit shall be approved unless there is included a site plan showing the location of off-street parking areas on other than single family residential lots.
  - b) Character. Accessory parking spaces may be open to the sky, or enclosed in a building.
  - c) Surfacing. All open off-street parking, except in a single-family district, shall be improved with concrete curb and gutter and paved surface. The design shall meet the loading requirements for the intended use and comply with Village of Frankfort Ordinance Engineering Design Standards.
  - d) Landscaping. All landscaping plans shall meet the standards and requirements set forth in Village of Frankfort Landscape Ordinance and sections 150.75 and 150.76 of the Village Code.
  - e) Lighting. Any lighting used to illuminate off-street parking areas shall be directed away from residential properties and public streets in such a way as not to create a nuisance. All lighting systems shall be approved by the Planning Commission and comply with Article 7, Section E of this Code.
  - f) Cleaning and Maintenance. In Residential Districts, no cleaning or maintenance of parking lots utilizing motorized equipment, except for snow removal, may be performed between 10:00 p.m. and 7:00 a.m. each day. Such cleaning and

maintenance shall comply with the performance standards established in Article 6, Section D.

- g) Shelter Building. No parking lot for accessory off-street parking shall have more than one (1) attendant shelter building, which shall conform to all set-back requirements for structures in the district and accessory structure requirements set forth in Article 5, Section D of this Ordinance, subject to Plan Commission approval.
- h) Signs. Accessory Signs shall be permitted in parking areas in accordance with the provisions specified in the Village of Frankfort Sign Regulations.
- i) Motor Vehicle Repair and Service:
  - a) Residence Districts. No motor vehicle work or service of any kind shall be permitted in association with parking facilities provided in residence districts.
  - b) Business Districts. No motor vehicle repair work or service of any kind shall be permitted in conjunction with parking facilities in a B-1 District.
  - c) Industrial Districts. No motor vehicle repair work or service of any kind shall be permitted in conjunction with any open accessory parking facilities provided in an Industrial District if such parking facilities are within 500 feet of a Residence or Business District. Washing of accessory vehicles and emergency services required to start vehicles shall be permitted if vehicles are located behind the front facade of a building and adequately screened.
- j) Loud Speakers. Loud speaker or public address systems are not permitted in any zoning district.
- h. Driveways in all Residential Districts. Driveways in all Residential Districts shall follow the guidelines set forth in Article 6, Section B, Part 2(i).

PART 2 BELOW TO BE AMENDED AFTER THERE IS CONSENSUS REGARDING THE NEW PARKING RATES FOR EACH USE

**Part 2: Off Street Parking Specific Regulations**

All uses shall provide off-street parking in accordance with the following:

- a. Residential Uses:
  - a) Single- and Two-Family Dwellings. Two (2) spaces per dwelling unit.
  - b) Attached-Family Dwellings. Two (2) spaces per dwelling unit; plus 0.05 guest spaces for each 1,200 square feet of the dwelling unit.
  - c) Housing for the Elderly:
    - a) Independent Living. One (1) space per bedroom.



- b) Assisted Living. One-half (0.5) space per dwelling unit; plus one (1) space per employee for the work shift with the largest number of employees.
  - c) Nursing Home. One (1) space per six (6) dwelling units or beds; plus one-quarter (0.25) space per dwelling unit or bed for guest parking; plus one (1) space per employee for the work shift with the largest number of employees.
  - d) Vacation Rental. One (1) parking space shall be provided for each guest room, plus the spaces required for a single-family home. Parking spaces may be stacked in a driveway to prevent the over-parking of the area.
- b. Hotels and Motels. One (1) space per room plus two (2) spaces per each three employees, plus one (1) space per three persons of maximum capacity of each meeting/banquet room, plus parking as required for bars, restaurants, and gift shops as applicable.
- c. Civic and Cultural Facilities. Three (3) spaces per 1,000 square feet of gross floor area plus three (3) spaces per 1,000 square feet of gross land area.
- d. Schools, Institutions, and Related Uses:
  - a) Elementary Schools and High Schools. One (1) space per employee; plus one-half (0.5) space per classroom, plus one (1) space per five (5) students aged sixteen years or older.
  - b) Colleges and Universities. One-half (0.5) space per classroom seat or the maximum number of students that can be accommodated in accordance with design capacity, whichever is greater.
  - c) Trade Schools. One (1) space per student based upon the maximum number of students that can be accommodated in accordance with design capacity.
  - d) Day Care Center or Preschool. One (1) space per employee plus one (1) space per ten (10) client children or adults.
  - e) Religious Institutions. One (1) space per four (4) seats based upon maximum capacity of the facility, plus adequate space for all vehicles associated with the institution.
  - f) Libraries. One (1) space per three (3) persons based upon maximum capacity of the building, plus one (1) space per employee.
  - g) Hospitals. One (1) space per two (2) beds; plus one (1) space per employee.
  - h) Museum. One (1) space per 1,000 square feet of gross floor area.
  - i) Auditoriums, Theaters, and Other Places of Assembly. One (1) space per four (4) seats based upon the maximum capacity of the facility.
- e. Recreational Uses:

- a) Bowling Alleys. Five (5) spaces per alley; plus one (1) space per employee for the work shift with the largest number of employees; plus additional spaces as required for bars, restaurants, etc.
  - b) Dance Hall. One (1) space per each three (3) patrons based on the maximum capacity of the facility; plus one (1) space per employee for the work shift with the largest number of employees.
  - c) Golf Courses. Fifty (50) spaces per nine (9) holes; plus one (1) space per employee for the work shift with the largest number of employees.
  - d) Golf Driving Range. One (1) space per tee; plus one (1) space per employee for the work shift with the largest number of employees.
  - e) Health and Athletic Club. One-half (0.5) space per exercise station; plus one (1) space per 1,000 square feet of activity area; plus one (1) space per employee for the work shift with the largest number of employees.
  - f) Playing Fields. One (1) space per 4,000 square feet of active recreation area; plus one (1) space per half acre of passive recreation area.
  - g) Swimming Pool. One (1) space per 100 square feet of pool area; plus one (1) space per employee for the work shift with the largest number of employees.
  - h) Other Indoor Recreational Uses. One (1) space per four (4) patrons based upon the maximum capacity of the facility; plus one (1) space per employee for the work shift with the largest number of employees.
  - i) Other Outdoor Recreation Uses. One (1) space per 10,000 square feet of gross land area.
- f. Business Establishments. 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; except as specifically set forth below:
- a) Animal Hospitals. Three (3) patron parking spaces per veterinarian; plus one (1) space per employee for the work shift with the largest number of employees.
  - b) Automobile Fueling Stations. One (1) space per employee for the work shift with the largest number of employees, plus one (1) space per 150 square feet of gross floor area for any convenience store. Spaces at fueling positions may be counted as parking spaces.
  - c) Convenience Store. One (1) space per 150 square feet of gross floor area.
  - d) Dry Cleaners. One (1) space per 200 square feet of gross floor area; plus one (1) space per employee for the work shift with the largest number of employees; plus sufficient space shall be provided for a minimum five (5) waiting vehicles at each drive-thru lane with special use approval

- e) Financial Institutions. One (1) space per 200 square feet of gross floor area; plus one (1) space per employee for the work shift with the largest number of employees; plus sufficient space shall be provided for a minimum five (5) waiting vehicles at each drive-thru lane with special use approval.
- f) Funeral Homes. One (1) space per three (3) patron seats based upon maximum facility capacity; plus one (1) space per employee; plus one (1) space per vehicle owned by the establishment; plus on-site queuing for a minimum of eight (8) vehicles.
- g) Grocery Stores or Supermarkets. Five (5) spaces per 1,000 square feet of gross floor area; plus one (1) space per employee for the work shift with the largest number of employees. (Am. Ord. 3229, passed 10.07.19)
- h) Laundromat. One (1) space per washer or per dryer (whichever is greater in number); plus one (1) space per employee.
- i) Motor Vehicle Sales Establishments. Two (2) customer parking spaces per salesperson for the work shift with the largest number of employees; plus one (1) employee parking space per employee (including salespersons) for the work shift with the largest number of employees.
- j) Personal Services. One (1) space per 200 square feet of gross floor area; plus one (1) space per employee for the work shift with the largest number of employees.
- k) Repair Services. One (1) space per 400 square feet of gross floor area; plus one (1) space per employee for the work shift with the largest number of employees.
- l) Restaurant, Full Service. One (1) space per 100 square feet of gross floor area; plus one (1) space per employee for the work shift with the largest number of employees.
- m) Restaurant, Fast-Food. One (1) space per 75 square feet of gross floor area; plus one (1) space per two (2) employees for the work shift with the largest number of employees; plus on-site queuing for a minimum of eight (8) vehicles waiting at a drive-thru which has been approved as a special use.
- n) Taverns, Night Clubs, and Lounges. One (1) space per 100 of gross floor area; plus one (1) space per employee for the work shift with the largest number of employees.
- o) Vehicular Repair and Maintenance Shops. Three (3) spaces per service bay; plus one (1) space per employee for the work shift with the largest number of employees.
- p) Microbrewery/ Distillery / Winery with Sampling Area. Two (2) spaces per 1,000 square feet of gross floor area dedicated to brewing/distilling/wine making operations and cold / warm storage, and one (1) space per 1,000 square feet of gross floor area dedicated to sampling area, retail displays, customer seating, and other non-production related uses. (Am. Ord. 3041, passed 07.18.16)
- q) Shooting Range. One and half (1.5) spaces per shooting lane plus four (4) spaces per 1,000 square feet of gross floor area dedicated retail sales and merchandise displays. (Am. Ord. 3229, passed 10.07.19)

- g. Offices:
  - a) Government, Professional, and Business Offices. One (1) space per 200 square feet of gross floor area.
  - b) Health Clinics/Offices. Three (3) patron parking spaces per exam room; plus one (1) space per employee for the work shift with the largest number of employees.
- h. Industrial and Related Uses:
  - a) Light Industry. Two (2) spaces per 1,000 square feet of gross floor area.
  - b) Heavy Industry. One (1) space per employee for the two consecutive work shifts with the largest number of employees.
  - c) Self-Service Storage Facility. One (1) space per ten (10) storage cubicles.
  - d) Warehouse. One (1) space per employee for the work shift with the largest number of employees; plus one (1) space per 5,000 square feet of gross floor area.
  - e) Wholesale Business. One (1) space per employee for the work shift with the largest number of employees; plus one (1) space per 2,500 square feet of gross floor area.
- i. Other Uses. Parking spaces for uses not listed shall be provided in accordance with recommendations of the Planning Commission and the Village Board. For proposed new construction for a speculative commercial building in which the use(s) are unknown, the code official may permit the parking to be calculated at a ratio of 1 space per 150 square feet, but shall not have an obligation to do so.

### **Part 3:Off-Street Loading General Requirements**

In connection with any building or structure which is to be erected or substantially altered, and which requires the receipt or distribution of materials or merchandise by trucks or similar vehicles, there shall be provided off-street loading berths not less than the minimum requirements specified in this Section B.

- a. Location. All required loading berths shall be located on the same lots as the use to be served and no portion of the vehicles, shall project past the front facade of the principal structure or into a street or alley. No portion of vehicles parked in a loading location at the side or rear of a structure shall project into a street or alley. Loading areas are not permitted in the front yard.

In Industrial Districts, no loading berth for vehicles of more than a two ton capacity shall be located less than 50 feet from any Residence District. No nearest point of intersection of any two streets, nor shall it be located in a required front yard or side yard.

All loading berths shall be screened from abutting Residential Districts in accordance with the Village of Frankfort Landscape Regulations.



- b. **Size.** A required off-street loading berth shall be at least twelve (12) feet in width by at least fifty (50) feet in length, exclusive of aisle and maneuvering space, and shall have vehicle clearance of at least fourteen (14) feet.
- c. **Access.** Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movements, and shall be subject to approval of the Code Official.  
  
Appropriate means of access for structures which are located on Industrial Major Roadways (Laraway Road, Center Road, U.S. Route 45 and Harlem Avenue) include front entry only. No backing of vehicles into loading docks will be permitted on properties with ingress and egress abutting these roadways.
- d. **Surfacing.** Shall be in accordance with Village of Frankfort Engineering Design Standards.
- e. **Repair and Service.** No storage of any kind, nor motor vehicle repair work or service of any kind, shall be permitted within any required loading berth, except emergency repair service.
- f. **Utilization.** Space allocated to any off-street loading shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.
- g. **Central Loading.** Central Loading facilities may be substituted for loading berths on individual zoning lots provided the following conditions are fulfilled:
  - a) Each zoning lot served shall have direct access to the central loading area without crossing streets or alleys at-grade.
  - b) Total berths provided shall meet the requirements based on the sum of the several types of uses served (area types of uses may be totaled before computing the number of required loading berths).
  - c) No zoning lot served shall be more than 500 feet removed from the central loading area.
  - d) The tunnel or ramp connecting the central loading area with the zoning lot served shall be not less than seven (7) feet in width and have a clearance of not less than seven (7) feet.
- h. **Minimum Facilities.** Uses for which off-street loading facilities are required herein, but which are located in buildings of less floor area than the minimum prescribed for such required facilities, shall be provided with adequate receiving facilities, accessible by motor vehicle off any adjacent alley, service drive or open space on the same zoning lot.
- i. **Planned Unit Developments.** Loading berths shall be provided on the basis of the required berths for each individual use.

#### **Part 4: Off-Street Loading Specific Requirements**

For the uses herein listed and other similar uses, loading berths shall be provided as specified.

a. Required Loading Berths By Use

- a) For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 10,000 to 100,000 square feet of gross floor area, plus one (1) additional loading berth for each additional 100,000 square feet of gross floor area or fraction thereof.
  - a) Airports;
  - b) Banks and other financial institutions;
  - c) Business and other professional offices;
  - d) Convention and exhibition halls;
  - e) Health and medical institutions;
  - f) Hotels and motels containing retail shops, business or professional offices, convention or exhibition halls or auditoriums;
  - g) Indoor recreation and entertainment facilities;
  - h) Public and administration buildings;
  - i) Radio and television studios;
  - j) Theaters (indoors); or
  - k) Undertaking establishments.
- b) For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 10,000 to 20,000 square feet of gross floor area, plus one (1) additional loading berth for each additional 200,000 square feet of gross floor area or fraction thereof.
  - a) Auditoriums.
  - b) Charitable institutions.
  - c) Clubs and lodges.
  - d) Hotels and motels containing no retail shops, business or professional offices, convention or exhibition halls or auditoriums.
  - e) Meeting halls.
  - f) Multiple-family dwellings with more than four dwelling units per building.
  - g) Religious institutions.

- h) Schools and educational facilities.
- c) For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 5,000 to 40,000 square feet of gross floor area. For buildings containing 40,000 to 100,000 square feet of gross floor area, two (2) loading berths shall be provided plus one (1) additional loading berth for each additional 100,000 square feet of gross floor area or fraction thereof.
  - a) Cartage, express and truck facilities.
  - b) Cleaning, repairing, servicing and testing establishments.
  - c) Heavy or light industry.
  - d) Laundries and dry cleaning facilities.
  - e) Mail-order houses.
  - f) Printing and publishing.
  - g) Research facilities.
  - h) Warehousing, storage and wholesale establishments.
- d) For all other uses, including, but not limited to those listed hereunder, loading berths shall be provided in accordance with the following schedule:

Schedule of Loading Berths	
Square Feet of Floor Area	Minimum Number
5,000 to 20,000	1
20,000 to 60,000	2
60,000 to 100,000	3
For each additional 100,000 square feet of floor area or fraction thereof	one additional

- a) Convenience stores
- b) Furniture and appliance stores;
- c) Grocery stores;
- d) Retail stores; or

- e) Restaurants and other establishments handling the sale or consumption of food or beverage on the premises.

#### **Part 5: Adjustments to Required Parking**

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

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

- c) Use of Alternative Transportation. Upon demonstration to the Plan Commission that effective alternative transportation to the automobile will occur, the Plan Commission may reduce parking requirements. Alternative transportation may include, but is not



limited to, bus transit, van pool operations, car pool/ride sharing, and bicycles. Proposals for adjustments of parking under this section shall show how the alternative transportation modes will be implemented, the permanency of such modes, extent of the program, the number of vehicles the mode will replace, and other pertinent information.

- c. **Banked Parking Spaces.** As a condition of a reduction in parking requirements, the Plan Commission may require banked parking spaces. In such cases, the site plan for the business or industrial use shall provide sufficient open space on the subject site to accommodate the additional parking space otherwise required by this Ordinance. Such open space shall be in addition to required yards, setbacks, driveways, private streets, loading and service areas. Sufficient open space shall be provided which, if converted to parking spaces, would:
  - 1. provide off-street parking to meet the full requirements of this Ordinance at the time of application, and
  - 2. ensure that the site shall not exceed the maximum impervious lot coverage as set forth in Article 6.
- d. **Change in Occupancy or Use.** When the use of a building, structure, or land is changed to another use or occupant that required more parking spaces than required for the use existing prior to such change, additional parking spaces shall be constructed for the new use or occupant in the amount necessary to conform to this Ordinance.
- e. **Changes in Intensity of Use.** When the intensity of use of a building, structure, or land is increased by an addition of employees, gross floor area, seating capacity, or other unit of measurement, additional parking spaces shall be constructed for the new use or occupant in the amount necessary to conform to this Ordinance.

**Part 6: Americans with Disabilities Act Requirements**

- a. In any self park facility, a certain number of spaces must be set aside for wheel chair access as summarized in the following table:

<b>Total Number of Parking Spaces</b>	<b>Minimum Accessible Spaces</b>
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7

301 to 400	8
401 to 500	9
501 to 1000	2% of total
1001 and over	20 plus 1 per 100 over 1000 spaces

b. Exceptions to minimum requirements in paragraph (a):

Outpatient units at medical care facilities: 10% of total spaces for that facility.

Medical Care Facilities specifically for treatment of the mobility impaired: 20% of the total spaces for that facility.

c. Accessible Parking Space Dimensions

Standard Accessible Spaces: Accessible spaces shall consist of an eight foot (8') wide parking stall adjacent to an eight foot (8') wide access aisle.

Vertical Clearance: Along at least one aisle to and from each accessible space, a minimum clearance of eight feet two inches (98 inches) is required.

d. Location of Accessible Spaces

Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel to an accessible entrance.

Accessible parking spaces may be provided on one level of a multi-level parking structure.

e. Accessible Route

At least one accessible route with a continuous minimum clearance of thirty-six (36") inches must be provided from accessible parking spaces to the nearest accessible pedestrian entrance.

If an accessible route has less than sixty (60") inches clear width then passing spaces at least sixty (60") inches by sixty (60") inches must be located at reasonable intervals not to exceed every two hundred (200') feet.

The floor slope along an accessible route shall not exceed 1:12 with a maximum rise of thirty (30") inches for any run.

A level landing shall be provided at the bottom of each ramp and top of each ramp run. The width of the landing shall be at least as wide as the ramp run and at least sixty (60") inches long. At changes in direction a sixty (60") inch by sixty (60") inch landing shall be provided.

The cross slope of ramps shall not exceed 1:50.

The floor slope at loading zones shall not exceed 1:50.

It is preferable to provide the accessible route at the front of the stalls. Also, the accessible route shall avoid crossing lanes of vehicular travel. When crossing vehicular travel lanes is necessary, the route of travel shall be designated and marked by a crosswalk.

**Part 7: Parking within the H-1 Historic District**

- a) Parking Requirements. The Village Board has determined that it may be unreasonable and impractical for individual building uses within the historic district to provide auxiliary parking facilities on site. Parking facilities to accommodate the requirements of the uses within the designated area may best be provided by the Village in public parking areas developed in compliance with a general plan of parking facilities. Therefore, any new building or structure, or any expansion to an existing building, or any change in use to a use which requires additional parking as compared to the original use, may be relieved from providing the normally required off-site parking through the approval of a variation. The Village Board may require, as a condition of the variation approval, compensation toward a public parking area. Shared parking is also encouraged in this district.

BROOKSIDE COMMONS				EXISTING REGULATIONS				
	Address	Name	Use Classification (Parking)	GFA (approx)	Employees	Exam Rooms	Parking required	Notes
BUILDING	10171	Frankfort Implant Detistry	Health Clinic: 3 spaces per exam room plus 1 space for each employee	1,466	6	4	18	Data verified in field
	10175	Brookside Dental	Health Clinic: 3 spaces per exam room plus 1 space for each employee	1,466			18	Data <b>not</b> verified in field: assumed 6 employees and 4 exam rooms
	10179	Planet Color	Personal Service (Salon): 1 space per 200 SF GFA, plus 1 space for each employee	1,466	6		14	Data verified in field
BUILDING	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	
BUILDING	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	
BUILDING	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	Data verified in field
	10229	Chiropractic	Health Clinic: 3 spaces per exam room plus 1 space for each employee	1,400	2	4	14	Data verified in field
BUILDING	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	Data verified in field
BUILDING	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	
BUILDING	10235	OPA!	Full-Service restaurant: 1 space per 100 SF GFA plus 1 for each employee	3,345	8		42	Data verified in field
BUILDING	10211	Former Simply Smokin' (closed)	Full-Service restaurant: 1 space per 100 SF GFA plus 1 for each employee	5,000			0	
Total Required							248	

Total Available	125
Deficiency	123



BROOKSIDE COMMONS				PROPOSED REGULATIONS				
	Address	Name	Use Classification (Parking)	GFA (approx)	Employees	Exam Rooms	Parking required	Notes
BUILDING	10171	Frankfort Implant Detistry	1 per 250 SF GFA	1,466	6	4	6	Data verified in field
	10175	Brookside Dental	1 per 250 SF GFA	1,466			6	Data <b>not</b> verified in field: assumed 6 employees and 4 exam rooms
	10179	Planet Color	1 per 240 SF GFA	1,466	6		7	Data verified in field
BUILDING	10181	Pain Management Institute	1 per 250 SF GFA	2,200			9	
	10189	Midwest Anti-aging	1 per 250 SF GFA	2,200			9	
BUILDING	10197	CEI Marketing Communications	1 per 300 SF GFA	1,400			5	
	10201	Association Professional Counseling	1 per 300 SF GFA	1,400			5	
	10205	Logiscial Claims Solutions	1 per 300 SF GFA	1,400			5	
	10209	ZPS Psychiatric Services	1 per 250 SF GFA	1,400			6	
BUILDING	10217	Platt Counseling	1 per 300 SF GFA	1,400			5	
	10221	Area Marketing & Promotions	1 per 300 SF GFA	1,400			5	
	10225	Family Medicine	1 per 250 SF GFA	1,400	4	3	6	Data verified in field
	10229	Chiropractic	1 per 250 SF GFA	1,400	2	4	6	Data verified in field
BUILDING	10237	Ameriprise Financial	1 per 300 SF GFA	2,250			8	
	10241	Partners in Oral Surgery	1 per 250 SF GFA	2,250	7	4	9	Data verified in field
BUILDING	10257	Atlas Wealth Management	1 per 300 SF GFA	1,450			5	
	10261	Ameriprise Financial	1 per 300 SF GFA	1,450			5	
	10265	Synchronicity Event Marketing	1 per 300 SF GFA	1,450			5	
	10269	Lott Management, LLC	1 per 300 SF GFA	1,450			5	
BUILDING	10235	OPA!	1 per 85 SF GFA	3,345	8		40	Data verified in field
BUILDING	10211	Former Simply Smokin' (closed)	1 per 85 SF GFA	5,000			59	
Total Required							216	
Total Available							125	
Deficiency							91	

BUTERA CENTER			EXISTING REGULATIONS			
Address	Tenant	Use	Area	Requirement	Estimated employees	Parking Req'd
20883	Plaza Cleaner	Dry Cleaner	4200	1 per 200 GFA, + 1 ea. employee	5	26
20855/101	Be Well Chiropractic	Health Office	1000	3 per exam room, + 1 each employee	5	11
20855/200	Mind and Health	Health Office	757	3 per exam room, + 1 each employee	3	6
20855/202	Personal Solutions	Health Office	1425	3 per exam room, + 1 each employee	3	12
20855/208	Personal Solutions	Health Office	1286	3 per exam room, + 1 each employee	3	12
20855/209	Personal Solutions	Health Office	1188	3 per exam room, + 1 each employee	3	12
20871	Facen 4ward	Indoor Entertainment	1400	1 per 4 pple max occupancy + 1 ea. employee	3	19
20861	Crisis Rooms	Indoor Entertainment	4200	1 per 4 pple max occupancy + 1 ea. employee	3	21
20855/205	Lydia Hodges/ Doorway 11	Massage	2400	1 per 200 GFA + 1 ea. employee	3	15
20873	M R Gold & Silver	Retail	1400	1 per 250 GFA, + 1 per ea. employee	2	8
20821	Bargain Mania	Retail	39348	1 per 250 GFA, + 1 per ea. employee	10	168
20815	Tiny Tots	Indoor Recreation	4186	1 per 4 pple max occupancy + 1 ea. employee	3	30
20855/100	VACANT	Retail (assumed)	1150	1 per 250 GFA, + 1 per ea. employee	2	7
20855/103	VACANT	Retail (assumed)	525	1 per 250 GFA, + 1 per ea. employee	1	4
20855/105	VACANT	Retail (assumed)	2058	1 per 250 GFA, + 1 per ea. employee	2	11
20875	Lincoln Travel	Office	1400	1 per 200 GFA		7
20855/102	VACANT	Retail (assumed)	2300	1 per 250 GFA, + 1 per ea. employee	2	12
20855/104	VACANT	Retail (assumed)	432	1 per 250 GFA, + 1 per ea. employee	1	3
20855/201	VACANT	Retail (assumed)	1275	1 per 250 GFA, + 1 per ea. employee	2	8
20879	Salt Cave	Personal Services	4200	1 per 200 GFA, + 1 ea. employee	3	24
20867	Barber Shop	Personal Services	900	1 per 200 GFA, + 1 ea. employee	2	7
20887	Jeff Lamorte	Personal Services	6000	1 per 200 GFA, + 1 ea. employee	10	40
20863	Frankfort Computer Repair	Repair Services	900	1 per 400 GFA, + 1 ea. employee	3	6
20893	Subway	Restaurant	1750	1 per 75 GFA, + 0.5 per ea. employee	4	26
20857	Bear Down BBQ	Restaurant	1200	1 per 75 GFA, + 0.5 per ea. employee	3	18
20831	Amigo Mexican	Restaurant	2800	1 per 100 GFA, + 1 per ea. employee	5	33
20829	Chef Klaus	Restaurant	6400	1 per 100 GFA, + 1 per ea. employee	10	74
20805	Social 45	Restaurant	8710	1 per 100 GFA, + 1 per ea. employee	8	96
20811	Starbucks	Restaurant	2800	1 per 75 GFA, + 0.5 per ea. employee	6	41
20887	Red Dresser	Retail	4555	1 per 250 GFA, + 1 per ea. employee	2	21
20869	Vibe Nutrition	Retail	1400	1 per 250 GFA, + 1 per ea. employee	2	8
20833	US Tobacco	Retail	2800	1 per 250 GFA, + 1 per ea. employee	2	14
<b>Total Required</b>						<b>800</b>
<b>Total Available</b>						<b>501</b>
<b>Deficient</b>						<b>299</b>

BUTERA CENTER				PROPOSED REGULATIONS		
Address	Tenant	Use	Area	Requirement	Estimated employees	Parking Req'd
20883	Plaza Cleaner	Dry Cleaner	4200	1 per 200 GFA	5	21
20855/101	Be Well Chiropractic	Health Office	1000	1 per 250 GFA	5	4
20855/200	Mind and Health	Health Office	757	1 per 250 GFA	3	3
20855/202	Personal Solutions	Health Office	1425	1 per 250 GFA	3	6
20855/208	Personal Solutions	Health Office	1286	1 per 250 GFA	3	6
20855/209	Personal Solutions	Health Office	1188	1 per 250 GFA	3	5
20871	Facen 4ward	Indoor Entertainment	1400	1 per 200 GFA	3	7
20861	Crisis Rooms	Indoor Entertainment	4200	1 per 200 GFA	3	21
20855/205	Lydia Hodges/ Doorway 11	Massage	2400	1 per 240 GFA	3	10
20873	M R Gold & Silver	Retail	1400	1 per 250 GFA	2	6
20821	Bargain Mania	Retail	39348	1 per 250 GFA	10	158
20815	Tiny Tots	Indoor Recreation	4186	1 per 200 GFA	3	21
20855/100	VACANT	Retail (assumed)	1150	1 per 250 GFA	2	5
20855/103	VACANT	Retail (assumed)	525	1 per 250 GFA	1	3
20855/105	VACANT	Retail (assumed)	2058	1 per 250 GFA	2	9
20875	Lincoln Travel	Office	1400	1 per 300 GFA		5
20855/102	VACANT	Retail (assumed)	2300	1 per 250 GFA	2	10
20855/104	VACANT	Retail (assumed)	432	1 per 250 GFA	1	2
20855/201	VACANT	Retail (assumed)	1275	1 per 250 GFA	2	6
20879	Salt Cave	Personal Services	4200	1 per 240 GFA	3	18
20867	Barber Shop	Personal Services	900	1 per 240 GFA	2	4
20887	Jeff Lamorte	Personal Services	6000	1 per 240 GFA	10	25
20863	Frankfort Computer Repair	Repair Services	900	1 per 400 GFA	3	3
20893	Subway	Restaurant (carry out)	1750	1 per 100 GFA	4	18
20857	Bear Down BBQ	Restaurant (carry out)	1200	1 per 100 GFA	3	12
20831	Amigo Mexican	Restaurant (carry out)	2800	1 per 100 GFA	5	28
20829	Chef Klaus	Restaurant (full service)	6400	1 per 85 GFA	10	76
20805	Social 45	Restaurant (full service)	8710	1 per 85 GFA	8	103
20811	Starbucks	Restaurant (carry out)	2800	1 per 100 GFA	6	28
20887	Red Dresser	Retail	4555	1 per 250 GFA	2	19
20869	Vibe Nutrition	Retail	1400	1 per 250 GFA	2	6
20833	US Tobacco	Retail	2800	1 per 250 GFA	2	12
<b>Total Required</b>						<b>660</b>
<b>Total Available</b>						<b>501</b>
<b>Deficient</b>						<b>159</b>

EXAMPLE - "Assisted Living" Parking Requirements

**Misty Creek**

32 units (68 bedrooms)

Parking provided per Site Plan	88 (in garages and driveways)
Required under old code: (2 spaces/d.u. + 0.5 spaces per d.u. for guest parking + .05 spaces per 1,200 GFA)	82
Required under proposed code: (2 spaces/d.u. + 0.5 spaces per d.u. for guest parking)	80
Per ITE (0.66 spaces per bedroom)	45



<b>HOMESTEAD CENTER</b>				<b>EXISTING REGULATIONS</b>		
<b>Address</b>	<b>Tenant</b>	<b>Use</b>	<b>Area</b>	<b>Requirement</b>	<b>Estimated employees</b>	<b>Parking Req'd</b>
A	VACANT	Carry-out restaurant (with drive-thru)	2,400	1 per 75 SF GFA, plus 1 for every 2 employees	0*	32
B	VACANT	General Retail	2,400	1 per 250 SF GFA, plus 1 for each employee	0*	10
C	VACANT	General Retail	2,400	1 per 250 SF GFA, plus 1 for each employee	0*	10
D	VACANT	General Retail	2,400	1 per 250 SF GFA, plus 1 for each employee	0*	10
<b>Total Required</b>						<b>62</b>
<b>Total Existing</b>						<b>76</b>
<b>Surplus</b>						<b>14</b>
*Employee count was not determined in staff report						

<b>HOMESTEAD CENTER</b>				<b>PROPOSED REGULATIONS</b>		
<b>Address</b>	<b>Tenant</b>	<b>Use</b>	<b>Area</b>	<b>Requirement</b>	<b>Estimated employees</b>	<b>Parking Req'd</b>
A	VACANT	Carry-out restaurant (with drive-thru)	2,400	1 per 100 SF GFA	N/A	24
B	VACANT	General Retail	2,400	1 per 250 SF GFA	N/A	10
C	VACANT	General Retail	2,400	1 per 250 SF GFA	N/A	10
D	VACANT	General Retail	2,400	1 per 250 SF GFA	N/A	10
<b>Total Required</b>						<b>54</b>
<b>Total Existing</b>						<b>76</b>
<b>Surplus</b>						<b>22</b>
*Employee count was not determined in staff report						

MULTACK EYE CARE (22000 WOLF ROAD)			EXISTING REGULATIONS			
<b>Address</b>	<b>Tenant</b>	<b>Use</b>	<b>Area</b>	<b>Requirement</b>	<b>Estimated employees</b>	<b>Parking Req'd</b>
A	Multack	Medical office	8,170	3 spaces per exam room, plus 1 ea. employee*	12	51
<b>Total Required</b>						<b>51</b>
<b>Total Existing (after building addition is completed)</b>						<b>55</b>
<b>Surplus</b>						<b>4</b>
*There are 13 exam rooms, although the definition of "exam room" was debated at the public hearing						

MULTACK EYE CARE (22000 WOLF ROAD)				PROPOSED REGULATIONS		
<b>Address</b>	<b>Tenant</b>	<b>Use</b>	<b>Area</b>	<b>Requirement</b>	<b>Estimated employees</b>	<b>Parking Req'd</b>
A	Multack	Medical office	8,170	1 per 250 SF GFA	N/A	33
<b>Total Required</b>						<b>33</b>
<b>Total Existing (after building addition is completed)</b>						<b>55</b>
<b>Surplus</b>						<b>22</b>
*There are 13 exam rooms, although the definition of exam room was debated at the public hearing						



OASIS SENIOR LIVING 8531 W. LINCOLN			EXISTING REGULATIONS			
<b>Address</b>	<b>Tenant</b>	<b>Use</b>	<b>Area</b>	<b>Requirement</b>	<b>Known employees</b>	<b>Parking Req'd</b>
8531	Oasis	Assisted Living (82 units)	75,074	0.5 spaces per unit plus 1 ea. employee	12	53
<b>Total Required</b>						<b>53</b>
<b>Total Existing</b>						<b>55</b>
<b>Surplus</b>						<b>2</b>

OASIS SENIOR LIVING (8531 W. LINCOLN)				PROPOSED REGULATIONS		
<b>Address</b>	<b>Tenant</b>	<b>Use</b>	<b>Area</b>	<b>Requirement</b>	<b>Known employees</b>	<b>Parking Req'd</b>
8531	Oasis	Assisted Living (82 units)	75,074	0.75 spaces per each unit	N/A	62
<b>Total Required</b>						<b>62</b>
<b>Total Existing</b>						<b>55</b>
<b>Deficiency</b>						<b>7</b>

<b>VINEYARDS OF FRANKFORT</b>				<b>EXISTING REGULATIONS</b>		
<b>Address</b>	<b>Tenant</b>	<b>Use</b>	<b>Area</b>	<b>Requirement</b>	<b>Estimated employees</b>	<b>Parking Req'd</b>
20491	VACANT	Retail (assumed)	1,800	1 per 250 SF GFA, plus 1 ea. employee	6	14
20493	Abri Credit Union	Financial Institution	1,200	1 per 200 SF GFA, plus 1 ea. employee	3	9
20495	Ambrosinos Italian Market	Grocery Store	1,800	1 per 200 SF GFA, plus 1 ea. employee	3	12
20497	Pampered Nails	Personal Service	1,200	1 per 200 SF GFA, plus 1 ea. employee	4	10
20499	Massage	Personal Service	1,200	1 per 200 SF GFA, plus 1 ea. employee	4	10
20501	Crescent Jewelers	Business (General Retail)	2,400	1 per 250 SF GFA, plus 1 ea. employee	3	13
20505	Amazing Fantasy Comics	Business (General Retail)	4,200	1 per 250 SF GFA, plus 1 ea. employee	4	21
20523	VACANT	Retail (assumed)	1,800	1 per 250 SF GFA, plus 1 ea. employee	8	16
20517	Willow Street Dance	Indoor Recreation	5,633	1 for ea. 3 people based on max occupancy, plus 1 ea. employee	5	43
20527	Law Office of Joseph Kostek	Office, Professional	2,400	1 per 200 SF GFA	2	12
20529	Remax	Office, Professional	1,200	1 per 200 SF GFA	3	6
20535	Enrico's Italian Restaurant	Restaurant, Full Service	3,600	1 per 100 SF GFA, plus 1 ea. employee	6	42
20551	Dunkin' Donuts	Restaurant, Fast Food	2,993	1 per 75 SF GFA, plus 0.5 ea. employee	8	44
Lot 3	VACANT (was for Abri)	undeveloped				
<b>Total Required</b>						<b>252</b>
<b>Total Existing</b>						<b>167</b>
<b>Deficient</b>						<b>85</b>

<b>VINEYARDS OF FRANKFORT</b>				<b>PROPOSED REGULATIONS</b>		
<b>Address</b>	<b>Tenant</b>	<b>Use</b>	<b>Area</b>	<b>Requirement</b>	<b>Estimated employees</b>	<b>Parking Req'd</b>
20491	VACANT	Retail (assumed)	1,800	1 per 240 SF GFA	6	8
20493	Abri Credit Union	Financial Institution	1,200	1 per 250 SF GFA	3	5
20495	Ambrosinos Italian Market	Grocery Store	1,800	1 per 250 SF GFA	3	8
20497	Pampered Nails	Personal Service	1,200	1 per 240 SF GFA	4	5
20499	Massage	Personal Service	1,200	1 per 240 SF GFA	4	5
20501	Crescent Jewelers	Business (General Retail)	2,400	1 per 250 SF GFA	3	10
20505	Amazing Fantasy Comics	Business (General Retail)	4,200	1 per 250 SF GFA	4	17
20523	VACANT	Retail (assumed)	1,800	1 per 250 SF GFA	8	8
20517	Willow Street Dance	Indoor Recreation	5,633	1 per 200 SF GFA	5	29
20527	Law Office of Joseph Kostek	Office, Professional	2,400	1 per 300 SF GFA	2	8
20529	Remax	Office, Professional	1,200	1 per 300 SF GFA	3	4
20535	Enrico's Italian Restaurant	Restaurant, Full Service	3,600	1 per 85 SF GFA	6	43
20551	Dunkin' Donuts	Restaurant, Fast Food	2,993	1 per 100 SF GFA	8	30
Lot 3	VACANT (was for Abri)	undeveloped				
<b>Total Required</b>						<b>180</b>
<b>Total Existing</b>						<b>167</b>
<b>Deficient</b>						<b>13</b>



WALGREENS (WOLF & LARAWAY)				EXISTING REGULATIONS		
Address	Tenant	Use	Area	Requirement	<i>Estimated employees</i>	Parking Req'd
22200 Wolf	Walgreen's	Business Establishment - General Retail	14,395	1 per 250 SF GFA plus 1 ea. employee	8	66
Total Required						66
Total Existing						69
Surplus						3

WALGREENS (WOLF & LARAWAY)				PROPOSED REGULATIONS		
Address	Tenant	Use	Area	Requirement	Estimated employees	Parking Req'd
22200 Wolf	Walgreen's	Business Establishment - General Retail	14,395	1 per 250 SF GFA	N/A	58
Total Required Parking						58
Total Existing Parking						69
Surplus						11

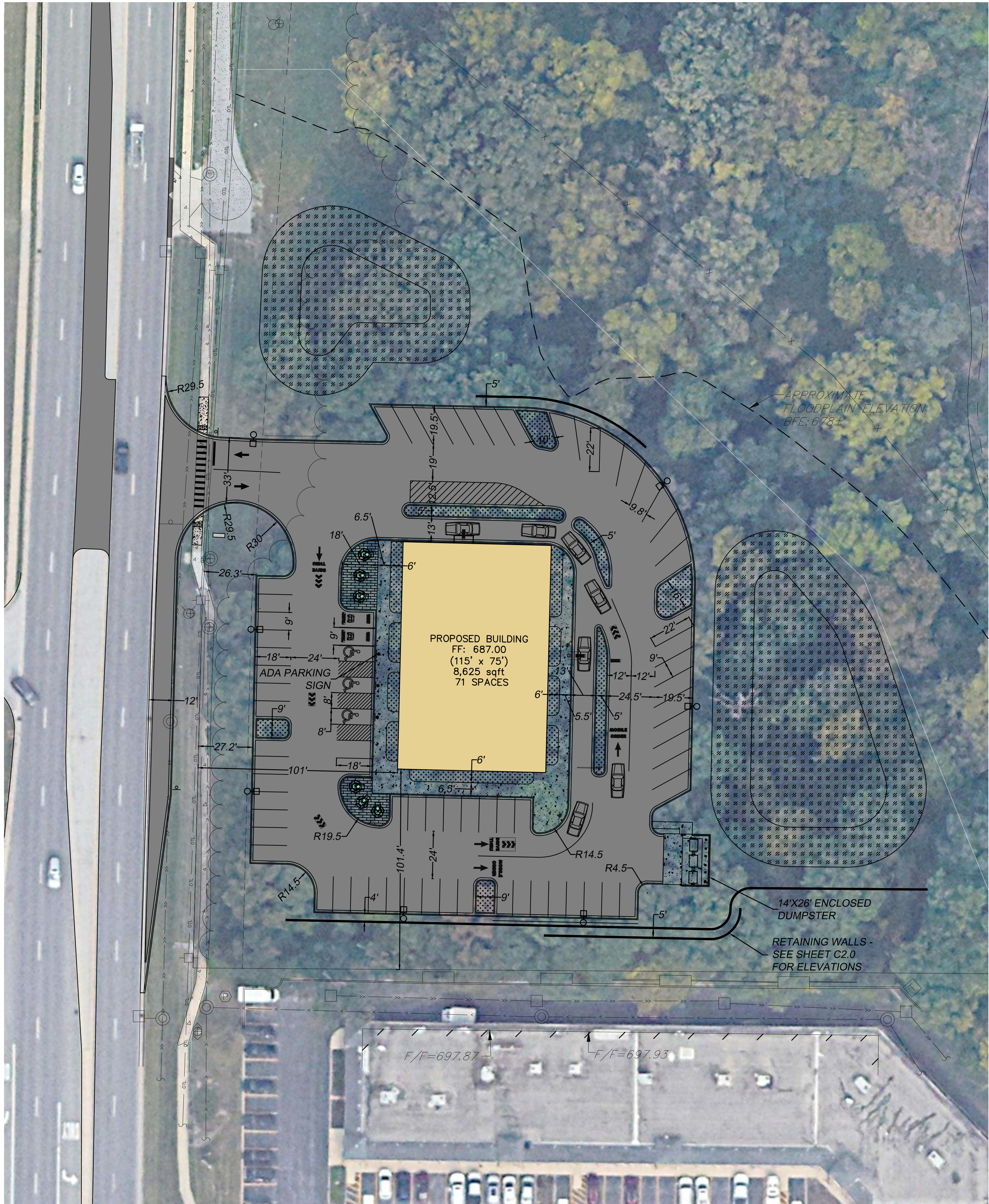
Proposed Dunkin' Donuts Multi-Tenant Building  
PC/ZBA workshop: October 12, 2023

		Existing Regulations		Proposed Regulations	
Tenant Space	Square Feet	Parking Required (*est.)	Calculation	Parking Required	Calculation
Dunkin Donuts	2,030	31	1:75 + 0.5 ea. employee (est. 6)	21	1:100
Unknown 2	1,964	34	1:250 + 1 ea. employee (est. 3 ea.)	41	1:150
Unknown 3	2,024				
Unknown 4	2,024				
<b>Total</b>		<b>65</b>		<b>62</b>	

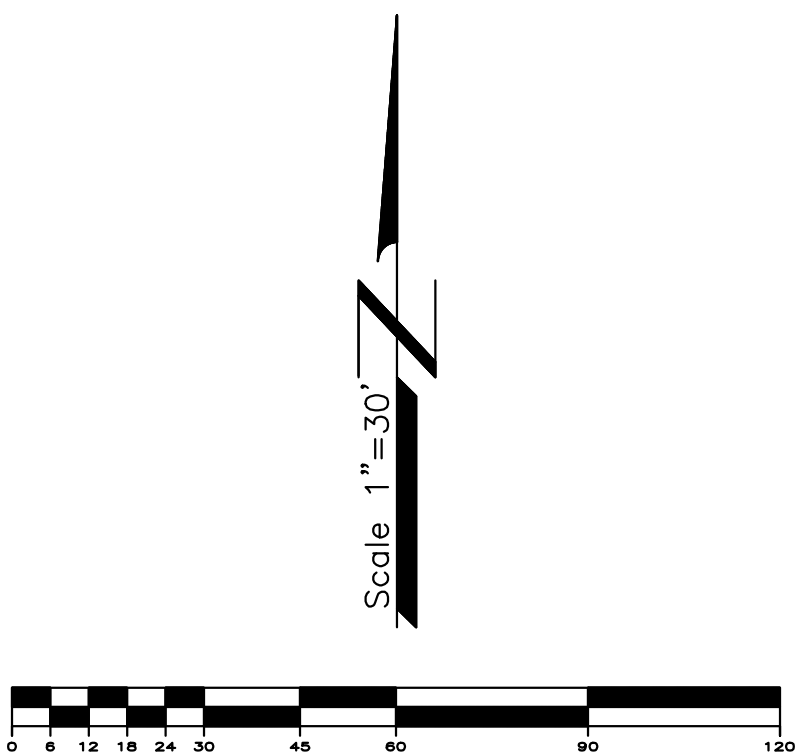
**Total parking provided: 70 spaces**

\*employee counts have been estimated for all 4 units





PROPOSED PARKING - 70 spaces



LEGEND

PROPOSED CURB & GUTTER		PROPOSED RETAINING WALL	
EXISTING CURB & GUTTER		UNIVERSAL PARKING SPACE	
CONCRETE SURFACE		DUNKIN' BRAND PAVEMENT MARKINGS	
ASPHALT SURFACE		DUNKIN' BRAND MENU PANEL	
BRICK SURFACE		DUNKIN' BRAND HEIGHT BAR	
DETENTION BASINS		PARKING SPACE COUNT	
BUILDING		STOP SIGN, STOP BAR, AND SAFETY SCHOOL CROSSING PER IDOT STANDARDS	
LOADING ZONE (12'X50')		MONUMENT SIGN	
TRUNCATED DOME PANELS		OUTDOOR SEATING	
LANDSCAPE AREAS			
LIGHT POLES			

SITE ANALYSIS

PROPOSED USE: RESTAURANT WITH DRIVE THRU, RETAIL  
ZONING DESIGNATION: B-2 COMMUNITY BUSINESS DISTRICT  
PARCEL AREA: 5.93 ACRES  
DEVELOPMENT AREA: 3.0 ACRES±  
PARKING PROVIDED: 72 SPACES  
BUILDING AREA: 8,265 SQ. FT.  
FLOOR AREA RATIO: 0.033

SITE NOTES

- ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE BACK OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
- SIDEWALK AROUND PERIMETER OF BUILDING SHALL BE WALK/PAVEMENT UNLESS OTHERWISE SPECIFIED ON PLANS.
- CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
- SEE DETAILS FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
- CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE IN ACCORDANCE WITH IDOT STANDARDS.
- ADA HANDICAP RAMPS SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ABUTS DRIVES OR ROADWAYS.
- CONTRACTOR SHALL COMPARE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
- ALL CURB AND GUTTER SHALL BE B6:12 UNLESS OTHERWISE NOTED ON PLANS.
- PAVEMENT STRIPING TO BE WHITE, TWO COATS UNLESS OTHERWISE SPECIFIED ON PLANS.

SITE CIVIL PLANS FOR:

**DUNKIN'**

VILLAGE OF FRANKFORT, IL

REVISIONS:		
#	DESCRIPTION	DATE

PROJECT NUMBER: 23022	
DRAWN BY: DJK	REVIEWED BY: SRK
SHEET TITLE:	
SITE PLAN	
SHEET NO.	
C1.0	





PARKING REQUIRED, CURRENT REGULATIONS - 65 spaces (estimated)

LEGEND

PROPOSED CURB & GUTTER		PROPOSED RETAINING WALL	
EXISTING CURB & GUTTER		UNIVERSAL PARKING SPACE	
CONCRETE SURFACE		DUNKIN' BRAND PAVEMENT MARKINGS	
ASPHALT SURFACE		DUNKIN' BRAND MENU PANEL	
BRICK SURFACE		DUNKIN' BRAND HEIGHT BAR	
DETENTION BASINS		PARKING SPACE COUNT	
BUILDING		STOP SIGN, STOP BAR, AND SAFETY SCHOOL CROSSING PER IDOT STANDARDS	
LOADING ZONE (12'X50')		MONUMENT SIGN	
TRUNCATED DOME PANELS		OUTDOOR SEATING	
LANDSCAPE AREAS			
LIGHT POLES			

SITE ANALYSIS

PROPOSED USE: RESTAURANT WITH DRIVE THRU, RETAIL  
ZONING DESIGNATION: B-2 COMMUNITY BUSINESS DISTRICT  
PARCEL AREA: 5.93 ACRES  
DEVELOPMENT AREA: 3.0 ACRES±  
PARKING PROVIDED: 72 SPACES  
BUILDING AREA: 8,265 SQ. FT.  
FLOOR AREA RATIO: 0.033

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- PAVEMENT STRIPING TO BE WHITE, TWO COATS UNLESS OTHERWISE SPECIFIED ON PLANS.

SITE CIVIL PLANS FOR:

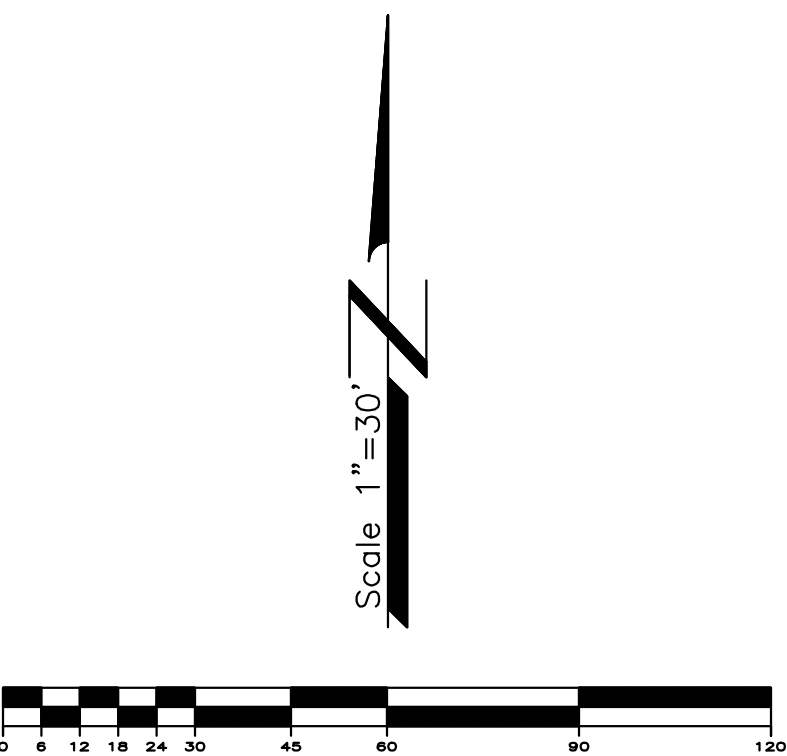
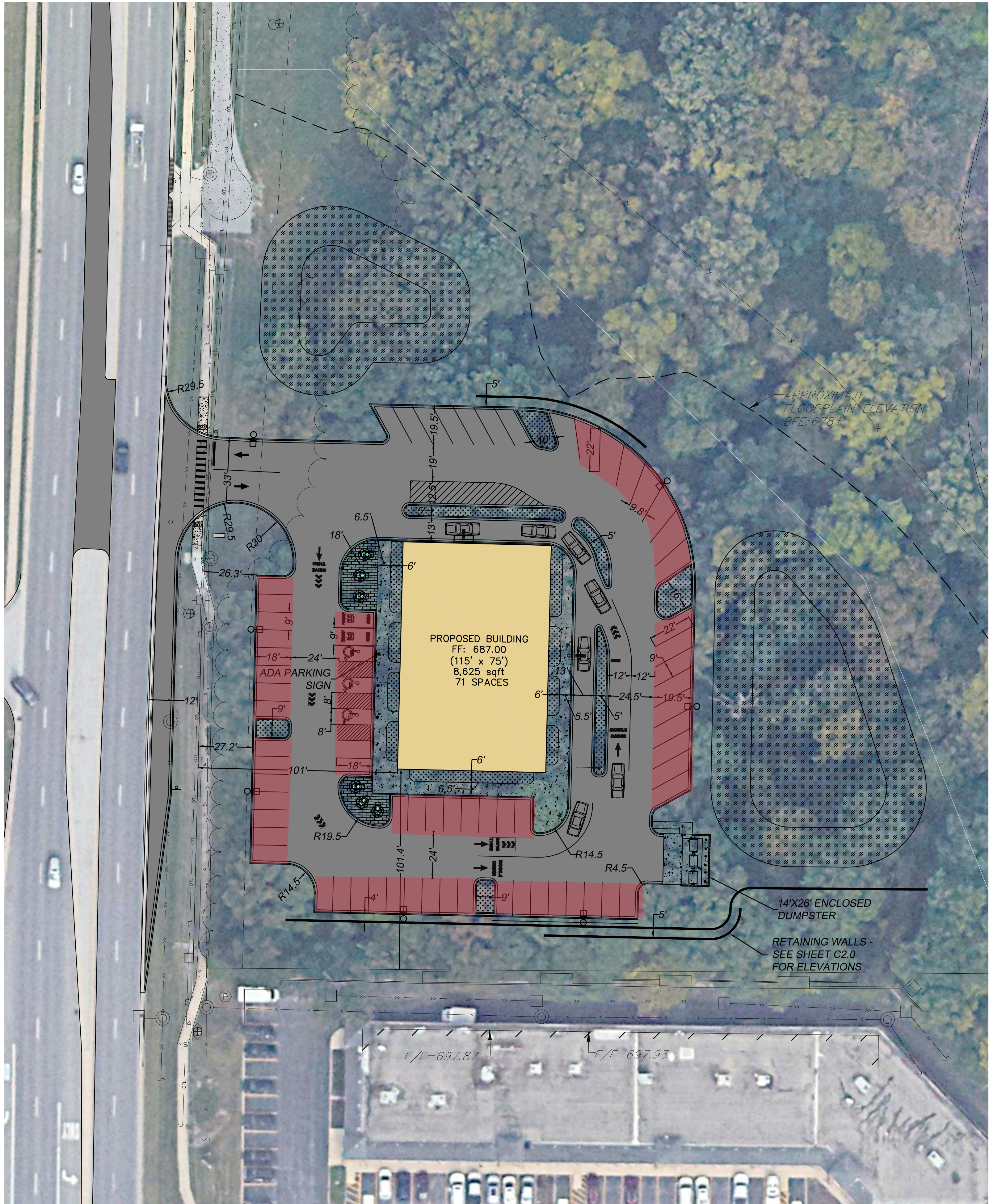
**DUNKIN'**

VILLAGE OF FRANKFORT, IL

REVISIONS:		
#	DESCRIPTION	DATE

PROJECT NUMBER: 23022	
DRAWN BY: DJK	REVIEWED BY: SRK
SHEET TITLE:	
SITE PLAN	
SHEET NO.	
C1.0	





LEGEND

PROPOSED CURB & GUTTER		PROPOSED RETAINING WALL	
EXISTING CURB & GUTTER		UNIVERSAL PARKING SPACE	
CONCRETE SURFACE		DUNKIN' BRAND PAVEMENT MARKINGS	
ASPHALT SURFACE		DUNKIN' BRAND MENU PANEL	
BRICK SURFACE		DUNKIN' BRAND HEIGHT BAR	
DETENTION BASINS		PARKING SPACE COUNT	
BUILDING		STOP SIGN, STOP BAR, AND SAFETY SCHOOL CROSSING PER IDOT STANDARDS	
LOADING ZONE (12'X50')		MONUMENT SIGN	
TRUNCATED DOME PANELS		OUTDOOR SEATING	
LANDSCAPE AREAS			
LIGHT POLES			

SITE ANALYSIS

PROPOSED USE: RESTAURANT WITH DRIVE THRU, RETAIL  
ZONING DESIGNATION: B-2 COMMUNITY BUSINESS DISTRICT  
PARCEL AREA: 5.93 ACRES  
DEVELOPMENT AREA: 3.0 ACRES±  
PARKING PROVIDED: 72 SPACES  
BUILDING AREA: 8,265 SQ. FT.  
FLOOR AREA RATIO: 0.033

SITE NOTES

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REVISIONS:		
#	DESCRIPTION	DATE

PROJECT NUMBER: 23022	
DRAWN BY: DJK	REVIEWED BY: SRK
SHEET TITLE:	
SITE PLAN	
SHEET NO.	
C1.0	

PARKING REQUIRED, PROPOSED REGULATIONS - 62 spaces



RECEIVED  
By Mike Schwarz at 10:48 am, Sep 01, 2023

KORU

ARCHITECTS | ENGINEERS | SURVEYORS

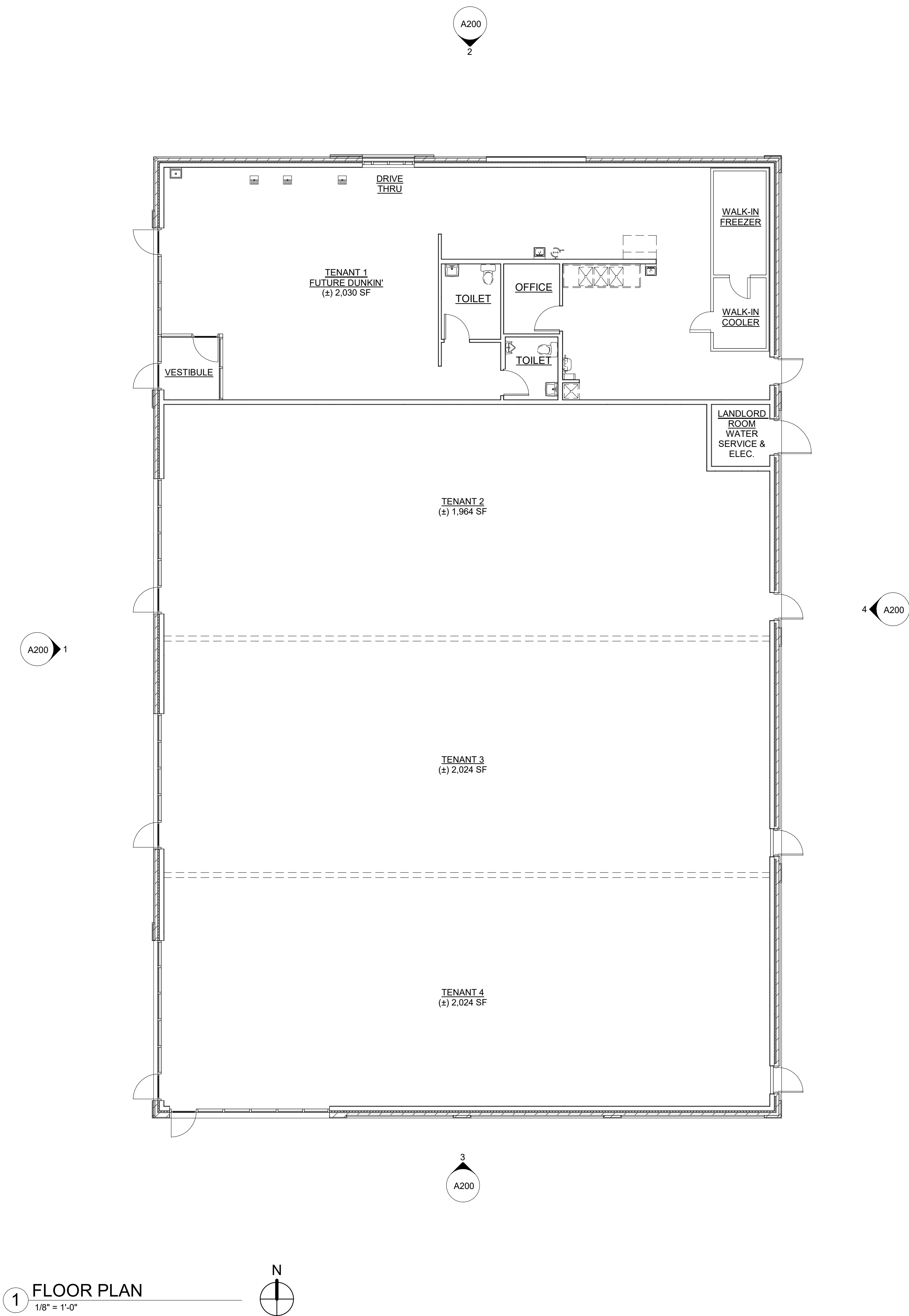
Koru Group, PLLC

2135 CITY GATE LANE, SUITE 330  
NAPERVILLE, IL 60563

PROFESSIONAL DESIGN FIRM

NO. 184.008901-0012

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"



CLIENT:

New Construction:  
**PROPOSED DUNKIN' & RETAIL**  
20400 S. La Grange Road  
Frankfort, IL 60423

REVISIONS:		
#	DESCRIPTION	DATE
1	ZONING REVIEW	08-31-23

FILE NAME:
DRAWN BY: LMB      REVIEWED BY: ERC
SHEET TITLE:
FIRST FLOOR PLAN
SHEET NO.
A101

Parking Requirements Comparison Table

Use	Frankfort (Current)	Frankfort (Proposed)	ITE Manual (obeserved parking average, multiple sites)	New Lenox
Single and Two Family Dwellings	2 spaces per dwelling unit	NO CHANGE		2 per dwelling unit
Attached Family Dwellings (Misty Creek example)	2 spaces per dwelling unit, plus 0.05 guest spaces for each 1,200 square feet of the dwelling unit	2 spaces per dwelling unit, plus 0.5 spaces per each dwelling unit for guest parking. This now matches the requirements on pages 120-121.	0.66 parking spaces per bedroom.	3 per dwelling unit, including garage spaces, plus 1 guest space per 10 required spaces
Independent Living	1 space per bedroom	NO CHANGE		1 per dwelling unit
Assisted Living (Oasis Senior Living example)	.5 space per dwelling unit, plus 1 per employee in the largest shift	0.75 per dwelling unit. This is the average of 4 other communities and also removes the need for employee counts. See example for Oasis.	0.72 parking spaces per 1,000 SF GFA	1 per dwelling unit
Nursing Home	1 space per 6 dwelling units or beds, plus .25 space per dwelling unit or bed for guest parking, plus 1 space per employee in the largest work shift	0.50 per bed. This matches Arlington Heights and removes the need for employee counts.	0.72 parking spaces per 1,000 SF GFA	1 per 3 beds, plus 1 per 2 employees
Vacation Rental	1 space per guest room, plus spaces for a single family home	NO CHANGE		N/E
Hotels and Motels	1 space per room plus two spaces per three employees , plus one space per three persons of maximum capacity of each meeting/banquets room, plus parking as required for bars, restaurants, and gift shops	1 per room, plus 1 per 200 SF of public meeting areas or offices (same as Mokena, seems comparable to existing and removes the need for employee counts)	Hotels: 0.83 spaces per room; Motels: 0.72 spaces per room	1 per room or suite, plus 1 for owner or manager, plus additional spaces for affiliated uses
Civic and Cultural Facilities	3 spaces per 1,000 square feet of gross floor area, plus 3 spaces per 1,000 square feet of gross land area	NO CHANGE		N/E
Elementary Schools and High Schools	1 space per employee, plus .5 space per classroom, plus 1 space per 5 students aged 16 years or older	3 per classroom (elementary, middle school), 5 per classroom plus 3 per office (high school) (same as Plainfield)	Elementary: 0.95 spaces per employee; Middle: 1.4 spaces per employee; High: 0.26 spaces per student	2 per classroom, unless there is an attached assembly place which meets or exceeds the parking requirements, then 0 (elementary); 1 per 8 students based on the maximum number the facility is designed to handle, plus 1 per 2 employees (junior and senior high)
Colleges and Universities	.5 space per classroom seat or the maximum number of students that can be accommodated in accordance with design capacity, whichever is greater	As determined by Plan Commission during Special Use Permit review - OR - 1 per 4 students based on total enrollment (same as Mokena and Geneva)	0.28 spaces per total school enrollment	1 per 5 students, based on the maximum number of students the facility is designed to handle at any one time)
Trade Schools	1 space per student based upon the maximum number of students that can be accommodated in accordance with design capacity	2 per classroom plus 1 per 2 students (same as Orland Park)	No data	N/E
Day Care Center or Preschool	1 space per employee, plus 1 space per 10 client children or adults	4 per 1,000 SF GFA (1:250) (same as Geneva, Schaumburg & Mokena - also the most conservative)	2.45 spaces per 1,000 SF GFA (1:408 SF)	1 per employee
Religious Institutions	1 space per 4 seats based on maximum capacity of the facility, plus adequate space with all vehicles associated with the institution	1 per 4 occupants at maximum capacity (same as Downer's Grove) - OR - 1 space for every 50 SF GFA (same as mosque, which is the most intense)	Church: 9.44 spaces per 1,000 SF GFA; Synagogue: 0.41 spaces per attendees that day; Mosque: 19.22 spaces per 1,000 SF GFA	1 per 4 seats in main gathering area
Libraries	1 space per 3 persons based on maximum capacity of the building, plus 1 per employee	1 per 650 square feet of gross floor area (took the average of 9 surveyed communities that go by GFA)	2.35 spaces per 1,000 SF GFA (1:425 SF)	1 per 1,000 SF GFA, but not less than 8 spaces
Hospitals	1 space per 2 beds, plus 1 space per employee	1 per 250 square feet of gross floor area. (same as Mokena and Geneva)	2.25 spaces per 1,000 SF GFA (1:444)	1 per 2 beds, plus 1 for each staff or visiting doctor, plus 1 per 2 employees (in Hospital district), lesser of 1 per bed plus .75 space per full time hospital employee in largest shift or 3 per 1,000 SF GFA
Museum	1 space per 1,000 square feet of gross floor area	NO CHANGE		N/E
Auditoriums, Theaters, Other Places of Assembly	1 space per 4 seats based on the maximum capacity of the facility	1 per 3.75 seats (average of 11 communities) - OR - 1 per 2.63 seats (ITE data for live theater based on 4 studies)	Movie Theater: 7.45 spaces per 1,000 SF GFA (1:134 GFA); Live Theater: 0.38 spaces per attendee that day	1 per 4 seats up to 400 seats, plus 1 per 6 seats above 400 (theaters), 1 per 5 seats, or spaces equal to 1/3 capacity (other places of assembly)

Parking Requirements Comparison Table

Use	Frankfort (Current)	Frankfort (Proposed)	ITE Manual (obeserved parking average, multiple sites)	New Lenox
Bowling Alleys	5 spaces per alley, plus 1 per employee in the largest shift, plus spaces as required for bars, restaurant, etc.	5 spaces per lane, plus parking for affiliated uses listed on this table herein (restaurant/bar/tavern/retail/etc.)	4.39 spaces per bowling lane	4 spaces per alley, plus additional spaces for affiliated uses
Dance Hall	1 space per each 3 patrons based on the maximum capacity of the facility, plus 1 per employee in the largest shift	1 space per 250 SF GFA (same as Arlington Heights and Bolingbrook)	No data	N/E
Golf Courses	50 spaces per 9 holes, plus 1 per employee in the largest work shift	1 per 200 SF GFA in any building, plus 1 per 2 practice tees in the driving range, plus 4 per green (same as Mokena)	12.55 spaces per employee	60 spaces for each 9 holes, plus 50% additional for affiliated uses
Golf Driving Range	1 space per tee, plus 1 per employee in the largest shift	Combine this line item with "Golf Courses"	No data	N/E
Health and Athletic Club	.5 space per exercise station, plus 1 space per 1,000 square feet of activity area, plus 1 per employee in the largest shift	1 per 240 SF GFA (average of 6 communities and still more than was observed by ITE)	3.05 spaces per 1,000 SF GFA (1:328 SF)	N/E
Playing Fields	1 space per 4,000 square feet of active recreation area, plus 1 per employee in the largest shift	1 per 3,500 square feet of active recreation area	No data	1 per 5,000 SF land area, plus 25 spaces per baseball field or soccer field, plus 4 parking spaces per tennis court
Swimming Pool	1 space per 100 square feet of pool area, plus 1 per employee in the largest shift	1 per 75 square feet of water area (same as Geneva and Orland Park; it also removes the need for employee count)	No data	N/E
Other Indoor Recreational Uses	1 space per 4 patrons based on the maximum capacity, plus 1 per employee in the largest shift	1 per 200 SF GFA (same as Mokena and Orland Park and also more than was observed by ITE)	"Fitness Club": 4.73 spaces per 1,000 SF GFA (1:211 SF)	1 per 250 SF GFA
Other Outdoor Recreation Uses	1 space per 10,000 square feet of gross land area	NO CHANGE		1 per 5,000 SF land area, plus 25 spaces per baseball field or soccer field, plus 4 parking spaces per tennis court
Business Establishments (general retail)	1 space per 250 square feet of gross floor area, plus 1 per employee in the largest shift	1 per 250 SF GFA (this is the average of 7 communities that go by GFA; it's also well below the ITE observed parking)	ITE has many types of retail uses. For "Shopping Center" it is 1.95 spaces per 1,000 SF GFA (1:513)	N/E
Animal Hospitals	3 patron spaces per veterinarian, plus 1 per employee in the largest shift	1 per 300 SF GFA (same as Naperville, Plainfield and Orland Park; also exactly the same as observed by ITE)	3.33 spaces per 1,000 SF GFA (1:300)	N/E
Automobile Fueling Stations (Gas Station)	1 space per employee in the largest shift, plus 1 space per 150 square feet of gross floor area for any convenience store, spaces at fueling stations can be counted as spaces	1 per 100 SF GFA. Spaces next to fueling stations can be counted as spaces. (more conservative than ITE observations and removes the need for employee counts)	"Gas station with convenience store": 8.11 spaces per 1,000 SF GFA (1:123)	2 spaces per each island of pumps and each service stall, plus 1 space for each 2 employees
Convenience Store	1 space per 150 square feet of area	NO CHANGE	5.44 spaces per 1,000 SF GFA (1:184)	Retail Stores/Shopping Centers
Dry Cleaners	1 space per 200 square feet of gross floor area, plus 1 space per employee in the largest shift, plus stacking space for 5 vehicles at a drive thru lane	1 per 200 SF GFA, plus stacking spaces for 5 vehicles at drive-through lane (Frankfort's requirement is the most strict, so simply removed parking required for employees, which is usually never more than 5)	No data	N/E
Financial Institutions (Banks/Credit Unions)	1 space per 200 feet of gross floor area, plus 1 per employee in the largest shift, plus at least 5 stacked spaces for each drive thru lane	1 per 250 SF GFA, plus 5 stacked spaces for each drive through lane (the average of 9 communities that only go by GFA is 1:248. 1:250 is still more than what ITE observed)	3.72 spaces per 1,000 SF GFA (1:269)	1 per 200 SF GFA
Funeral Homes	1 space per 3 patron seats based on the facility capacity, plus 1 per employee, plus 1 per vehicle owned by the establishment, plus on-site queueing for at least 8 vehicles	1 per 200 SF GFA plus on-site queuing for at least 8 vehicles (same as Geneva, Orland Park and Plainfield)	No data	6 per chapel or parlor, or 1 per 50 SF area used for services, plus 1 space for each funeral vehicle kept on the premises



Parking Requirements Comparison Table

Use	Frankfort (Current)	Frankfort (Proposed)	ITE Manual (obeserved parking average, multiple sites)	New Lenox
Grocery Stores or Supermarkets	5 spaces per 1,000 square feet (1:200), plus 1 space per employee in the largest shift	1 per 250 SF GFA. (same as Mokena, Downer's Grove and Naperville; may want to entertain 1:300)	2.93 spaces per 1,000 SF GFA (1:341)	Retail Stores/Shopping Centers
Laundromat	1 space per washer or per dryer, whichever is greater, plus 1 space per employee	1 per 250 square feet of gross floor area (average of 2 communities that go by GFA)	No data	N/E
Motor Vehicle Sales Establishments	2 spaces per salesperson in the largest shift, 1 space per employee (including salespersons) in the largest shift	1 per 325 square feet of gross floor area (average of 4 communities that go by GFA). Although Downer's has what seems like a common sense approach.	2.29 spaces per 1,000 SF GFA (1:437)	1 space per 800 SF GFA, plus 1 per employee
Personal Services	1 space per 200 square feet of gross floor area, plus 1 space per employee in the largest work shift	1 per 240 square feet of gross floor area (average of 8 communities that go by GFA)	No data (this category is too broad for ITE)	1 per 180 SF GFA
Repair Services (rename to Appliance Repair?)	1 space per 400 square feet of GFA, plus 1 space per employee in the largest shift	1 per 400 SF GFA (removed requirement for employee parking) USE OUTDATED? MAY WANT TO DELETE THIS CATEGORY	No data	N/E
Restaurant, Full Service	1 space per 100 square feet, plus 1 per employee in the largest shift	1 per 85 square feet of gross floor area (average of 8 communities that go by GFA)	"Quality Restaurant": 10.52 spaces per 1,000 SF GFA (1:95)	1 per 100 SF GFA -OR- 1 per 3 seats, whichever is greater, plus 1 per employee in the largest shift
Restaurant, Fast-Food	1 space per 75 square feet, plus 1 space per 2 employees in the largest shift, plus on site queueing for up to 8 cars	1 per 100 square feet of gross floor area, plus on-site queueing for 8 cars (same as New Lenox, Orland Park and Downer's Grove, also closely aligns with ITE observations)	With drive-through: 8.66 spaces per 1,000 SF GFA (1:115); Without drive-through: 9.91 spaces per 1,000 SF GFA (1:101)	1 per 100 SF GFA -OR- 1 per 3 seats, whichever is greater, plus 1 per employee in the largest shift
Taverns, Night Clubs, and Lounges	1 space per 100 square feet, plus 1 per employee in the largest shift	1 per 100 square feet of gross floor area (average of 4 communities is actually 1:125, but being conservative)	No data	N/E
Vehicular Repair and Maintenance Shops	3 spaces per service bay, plus 1 per employee in the largest shift	1 per 200 square feet of gross floor area (same as Geneva and aligns with ITE observation)	"Quick Lube Vehicle Shop": 5.07 spaces per 1,000 SF GFA (1:197)	1 per 2 employees plus 1 per vehicle in the enterprise
Microbrewery/Distillery/Winery with Sampling Area	2 spaces per 1,000 SF GFA dedicated to brewing/distilling/wine making operations and cold/warm storage, and 1 space per 1,000 SF GFA dedicated to sampling area, retail displays, customer seating, and other non-production related uses	NO CHANGE		N/E
Shooting Range	1.5 spaces per shooting lane, plus 4 spaces per 1,000 SF dedicated to retail sales and merchandise displays	NO CHANGE		N/E
Government, Professional, and Business Offices	1 space per 200 SF GFA	1 per 300 SF GFA (average of 10 communities is 1:293 and this is still much more conservative than ITE observations).	"Office, General": 2.39 spaces per 1,000 SF GFA (1:418)	1 per 250 SF GFA
Health Clinics/Offices	3 patron parking spaces per exam room, plus 1 per employee in the largest shift	1 per 250 square feet of gross floor area (the average of 8 communities that go by GFA is 217.5, and this is still more conservative than ITE observations)	3.23 spaces per 1,000 SF GFA (1:310)	2 per office, exam room, or treatment room, plus 1 per employee
Light Industry	2 spaces per 1,000 SF GFA	NO CHANGE		1 per 2 employees, plus 1 per vehicle used in the conduct of the enterprise
Heavy Industry	1 space per employee for the two consecutive work shifts with the largest number of employees	1 per 1000 SF GFA up to 20,000 SF, plus 1 per 2,000 SF GFA in excess (same as Plainfield and comparable to Downer's Grove)	"Manufacturing": 0.92 spaces per 1,000 SF GFA (1:109)	1 per 2 employees, plus 1 per vehicle used in the conduct of the enterprise
Self-Service Storage Facility	1 space per 10 storage cubicles	0.3 spaces per 1,000 square feet of gross floor area (average of Downer's Grove and Naperville and still more conservative than ITE observations)	0.10 spaces per 1,000 SF GFA (1:10,000)	N/E

Parking Requirements Comparison Table

Use	Frankfort (Current)	Frankfort (Proposed)	ITE Manual (obeserved parking average, multiple sites)	New Lenox
<b>Warehouse:</b> a large building that stores bulk quantities of product or ecommerce inventory, typically on a long-term basis.	1 space per employee in the largest shift, plus 1 space per 5,000 SF GFA	<b>0.67 per 1,000 square feet of gross floor area</b> (same as Downer's Grove and still more conservative than ITE observations)	<b>0.39 spaces per 1,000 SF GFA (1:2,564)</b>	1 per 2 employees, plus 1 per vehicle used in the conduct of the enterprise
<b>Wholesale Business</b>	1 space per employee in the largest shift, plus 1 space per 2,500 SF GFA	<b>1 per 1,000 square feet of gross floor area</b> (same as Orland Park)	<b>No data</b>	1 per 600 SF of floor area in excess of 4,000 SF
<b>Other Uses</b>	provided in accordance with recommendations from the PC/ZBA and Village Board			Provided on the same basis as the most similar listed use, or as determined by the ZBA
<b>Link to Ordinance</b>				<a href="https://library.municode.com/il/new_lenox/codes/code_of_ordinances?nodeId=VICO_CH106ZO_ART_VIOREPALOST_DIV2PASP_S106-296RENUSP">https://library.municode.com/il/new_lenox/codes/code_of_ordinances?nodeId=VICO_CH106ZO_ART_VIOREPALOST_DIV2PASP_S106-296RENUSP</a>
<b>New parking requirements to consider:</b>				
<b>Banquet Facilities:</b> "A facility or hall available for public lease by groups for scheduled private activities and events with gatherings of people in which food and drinks are usually served." (Plainfield)	SILENT		<b>No Data</b>	silent
<b>Private Clubs &amp; Lodges</b>			<b>No Data</b>	Parking spaces equal to ⅓the capacity of the facility in persons.
<b>Outdoor dining</b>	SILENT		<b>No Data</b>	silent
<b>Furniture Stores</b>	SILENT	<b>1 space per 600 SF GFA</b> (same as Tinley Park, Bolingbrook and Downer's Grove and well under ITE observed parking)	<b>0.48 spaces per 1,000 SF GFA (1:2,083)</b>	1 parking space for each 600 square feet of floor area in excess of 1,000 square feet, plus 1 for each employee.
<b>Car Rental</b>	SILENT		<b>No Data</b>	2 parking spaces for each 1,000 feet of land area.
<b>Truck Terminal:</b> Truck terminals serve as “high-throughput” transshipment facilities for unloading products from an incoming vehicle and reloading quickly onto an outbound vehicle with no storage time in between. The term “flow through” means they are not designed or utilized for “long-term” warehousing	SILENT		<b>No data</b>	1 parking space for each 2 employees, plus 1 for each truck.
<b>Distribution Center (aka Fulfillment Center, Package Handling Center):</b> A distribution center is a specialized warehouse that serves as a hub to strategically store finished goods, streamline the picking and packing process, and ship goods out to another location or final destination. Often used interchangeably with the term fulfillment center, distribution centers handle order fulfillment and other value-added services.'	SILENT		<b>No data</b>	silent
<b>Car Wash (stand-alone, self-service)</b>	SILENT		<b>No Data</b>	
<b>Car Wash (stand-alone, automatic)</b>	SILENT		<b>No Data</b>	
<b>Nurseries and greenhouses</b>	SILENT		<b>No Data</b>	

Parking Requirements Comparison Table

Use	Mokena	Tinley Park	Orland Park	Plainfield
Single and Two Family Dwellings	2 per dwelling unit (single), 2 per dwelling unit plus .5 spaces per unit for guest parking (two family)	3 per dwelling unit (single-family), 2.5 per dwelling unit (two-family)	2 per dwelling unit (single family)	2 per unit
Attached Family Dwellings (Misty Creek example)	2 per dwelling unit plus .5 spaces per unit for guest parking	2.5 per dwelling unit	2 per dwelling plus .5 per bedroom over 2 bedrooms (two family)	2 per unit
Independent Living	1 per 1,000 SF GFA	1.5 spaces per unit	.5 per resident, plus 1 per staff person	1 per 4 beds
Assisted Living (Oasis Senior Living example)	1 per 1,000 SF GFA	.5 spaces per unit	.5 per resident, plus 1 per staff person	1 per 4 beds
Nursing Home	N/E	N/E	.25 per resident, 1 per staff person	N/E
Vacation Rental	1 per guestroom	N/E	N/E	1 per guest room
Hotels and Motels	1 per room, plus 1 per 200 SF of public meeting areas or offices	1 per unit, 1 per employee, plus required parking for affiliated uses	1 per sleeping room	1 per guest room
Civic and Cultural Facilities	1 per 300 SF GFA	N/E	1 per 300 SF GFA	1 per 400 SF GFA
Elementary Schools and High Schools	1 per classroom, plus 1 per 200 SF devoted to offices (elementary); 1 per classroom, plus 1 per 200 SF devoted to offices, plus 1 per 6 students based on maximum enrollment (high schools)	N/E	1.5 per classroom (elementary, junior high), 1 per classroom plus 1 per 5 students (high school)	3 per classroom (elementary, middle school), 5 per classroom plus 3 per office (high school)
Colleges and Universities	1 per 4 students based on maximum enrollment	N/E	1 per classroom, plus 1 per 3 students	N/E
Trade Schools	1 per employee, plus 1 per 2 students based on maximum enrollment	N/E	2 per classroom plus 1 per 2 students	N/E
Day Care Center or Preschool	4 per 1,000 SF GFA (1:250)	N/E	1 per 300 SF GFA	.33 spaces per licensed capacity
Religious Institutions	1 per 6 seats in main gathering area and other rooms which are to be occupied simultaneously	1 per 4 seats, or 1 per 90 lineal inches of seating space in the main place of assembly	1 per 4 sanctuary seats or 1 per 12 feet of bench length (if no seating, 1 per 60 SF sanctuary space), plus spaces required for other uses	1 per 4 seats in main assembly area
Libraries	1 per 750 SF GFA	N/E	N/E	1 per 400 SF GFA
Hospitals	4 per 1,000 SF GFA (1:250)	1 per 2 beds, plus 1 per vehicle used in the enterprise	1 per 2 beds, plus 1 per full time employee	1 per bed at design capacity
Museum	N/E	N/E	1 per 1000 SF GFA	N/E
Auditoriums, Theaters, Other Places of Assembly	1 per 5 seats	1 per 4 seats	1 per 3 seats	1 per 5 seats in main auditorium

Parking Requirements Comparison Table

Use	Mokena	Tinley Park	Orland Park	Plainfield
Bowling Alleys	4 per 1,000 SF GFA	5 per lane, plus required parking for any bar, restaurant, or affiliated use	N/E	N/E
Dance Hall	N/E	N/E	N/E	N/E
Golf Courses	1 per 200 SF GFA in any building, plus 1 per 2 practice tees in the driving range, plus 4 per green	N/E	6 per green, plus 1 per employee on the peak shift	N/E
Golf Driving Range	1 per 200 SF GFA in any building, plus 1 per 2 practice tees in the driving range, plus 4 per green	N/E	N/E	N/E
Health and Athletic Club	1 per 300 GFA	N/E	1 per employee, plus 1 per 200 SF GFA	1 per 200 SF GFA of the exercise area
Playing Fields	N/E	N/E	10 per acre	N/E
Swimming Pool	1 per 300 SF GFA	N/E	1 per 75 SF water area	N/E
Other Indoor Recreational Uses	1 per 200 SF gross activity area	N/E	1 per 200 SF GFA	1 per 600 SF GFA (indoor recreation facility), 3 per court (for racquetball facilities)
Other Outdoor Recreation Uses	1 per 5,000 SF GFA, plus 1 per 75 SF GFA devoted to swimming pools	N/E	N/E	N/E
Business Establishments (general retail)	1 per 250 SF GFA	1 per 150 SF gross leasable floor area, or when located in a planned shopping area, 6.5 per 1000 SF gross leasable floor area	1 per 250 SF GFA, plus 4 stacking spaces per drive through lane	1 per 300 SF GFA
Animal Hospitals	N/E	N/E	1 per 300 SF GFA	1 per 300 SF GFA
Automobile Fueling Stations (Gas Station)	2 per pump, plus 1 per 200 SF accessory retail	N/E	1 per pump, plus 1 stacking space per pump, plus 1 per 500 SF commercial space	N/E
Convenience Store	N/E	1 per 150 SF gross leasable floor area, or when located in a planned shopping area, 6.5 per 1000 SF gross leasable floor area	see business establishments	1 per 300 SF GFA
Dry Cleaners	N/E	N/E	1 per 500 SF GFA	1 per 300 SF GFA (pick-up), 1 per 500 SF GFA (plant)
Financial Institutions (Banks/Credit Unions)	1 per 250 SF GFA	1 per 200 SF GFA, plus 1 per 2 employees. Drive-in establishments will provide six stacking spaces per teller/customer service area	1 per 300 SF GFA, plus 3 stacking spaces per drive through lane	1 per 250 SF GFA
Funeral Homes	1 per 4 seats in each chapel/parlor, plus 1 per company vehicle, but no less than 50 spaces	20 per chapel, plus 1 per company vehicle	1 per 200 SF GFA	1 per 200 SF GFA

Parking Requirements Comparison Table

Use	Mokena	Tinley Park	Orland Park	Plainfield
Grocery Stores or Supermarkets	1 per 250 SF GFA	1 per 150 SF gross leasable floor area, or when located in a planned shopping area, 6.5 per 1000 SF gross leasable floor area	see business establishments	1 per 200 SF GFA
Laundromat	1 per 100 SF GFA	N/E	N/E	1 per 400 SF GFA
Motor Vehicle Sales Establishments	1 per 200 SF GFA, plus 1 per 10 display spaces	1 per 600 SF GFA, plus 1 per employee	1 per 300 SF GFA	N/E
Personal Services	1 per 250 SF GFA	1 per 150 SF gross leasable floor area, or when located in a planned shopping area, 6.5 per 1000 SF gross leasable floor area	1 per 200 SF GFA	1 per 300 SF GFA
Repair Services (rename to Appliance Repair?)	N/E	N/E	N/E	N/E
Restaurant, Full Service	1 per 100 SF GFA	1 per 3 seats, plus 1 per employee	1 per 100 SF, or 1 per 200 SF if carry-out	1 per 100 SF GFA
Restaurant, Fast-Food	1 per 75 SF GFA	minimum of 5 spaces, plus 1 per employee (includes carry-out)	1 per 100 SF, plus 7 stacking spaces per drive through lane	1 per 200 SF GFA (includes carry-out)
Taverns, Night Clubs, and Lounges	1 per 150 SF GFA	1 per 3 seats, plus 1 per employee	N/E	1 per 150 SF GFA
Vehicular Repair and Maintenance Shops	2 per service bay, plus 1 per 200 SF of accessory retail	1 per employee, plus 3 per grease rack or service stall	1 per 300 SF GFA (with up to 10 vehicles for outside storage)	Multiple regulations, dependent on use
Microbrewery/Distillery/Winery with Sampling Area	N/E	N/E	N/E	1 per 250 SF GFA
Shooting Range	1.5 per shooting lane	N/E	N/E	N/E
Government, Professional, and Business Offices	1 per 250 SF GFA	1 per 250 SF GFA	1 per 300 SF GFA	1 per 300 SF GFA
Health Clinics/Offices	1 per 250 SF GFA	2 per office, exam room, or treatment room, plus 1 per employee	1 per 300 SF GFA	1 per 200 SF GFA
Light Industry	2 per 3 employees, plus 1 per company vehicle	1 per 2 employees, 1 per vehicle	2 per 1000 SF GFA OR 1 per employee on the largest shift (whichever is greater)	1 per 1000 SF GFA up to 20,000 SF, plus 1 per 2,000 SF GFA in excess
Heavy Industry	2 per 3 employees, plus 1 per company vehicle	1 per 2 employees, 1 per vehicle	1.25 per 1000 SF or 1 per each .75 employees on the largest shift (whichever is greater)	1 per 1000 SF GFA up to 20,000 SF, plus 1 per 2,000 SF GFA in excess
Self-Service Storage Facility	N/E	1 per 2 employees, 1 per vehicle	N/E	N/E



Parking Requirements Comparison Table

Use	Mokena	Tinley Park	Orland Park	Plainfield
<b>Warehouse:</b> a large building that stores bulk quantities of product or ecommerce inventory, typically on a long-term basis.	2 per 3 employees, plus 1 per company vehicle	1 per 2 employees, 1 per vehicle	1 per 1,000 SF GFA	1 per 1,000 SF GFA or outdoor area
<b>Wholesale Business</b>	2 per 3 employees, plus 1 per company vehicle	N/E	1 per 1,000 SF GFA	1 per 400 SF GFA
<b>Other Uses</b>	N/E	As designated by PC, ZBA, and/or VB	TBD by Development Services Department	N/E
<b>Link to Ordinance</b>	<a href="https://codelibrary.amlegal.com/codes/mokena/il/0-0-0-7477">https://codelibrary.amlegal.com/codes/mokena/il/0-0-0-7477</a>	<a href="https://www.tinleypark.org/document_center/Department/Community%20Development/Ordinances/SECTION%2008.pdf">https://www.tinleypark.org/document_center/Department/Community%20Development/Ordinances/SECTION%2008.pdf</a>	<a href="https://codelibrary.amlegal.com/codes/orlandpark/il/latest/orlandpark_il_ldc/0-0-0-16364">https://codelibrary.amlegal.com/codes/orlandpark/il/latest/orlandpark_il_ldc/0-0-0-16364</a>	<a href="https://library.municode.com/il/plainfield/codes/code_of_ordinances?nodeId=COOR_CH9ZOOR_ARTIXOREPALO">https://library.municode.com/il/plainfield/codes/code_of_ordinances?nodeId=COOR_CH9ZOOR_ARTIXOREPALO</a>
<b>New parking requirements to consider:</b>				
<b>Banquet Facilities:</b> "A facility or hall available for public lease by groups for scheduled private activities and events with gatherings of people in which food and drinks are usually served." (Plainfield)	silent	Depending on the zone: 1.5: 100, 1: 100, 1:200	1 per 100 square feet	silent
<b>Private Clubs &amp; Lodges</b>	silent	silent	1 per 300 square feet	1 space per 400 sq. ft. of GFA or 1 per each 5 seats, whichever is greater
<b>Outdoor dining</b>	silent	silent	silent	silent
<b>Furniture Stores</b>	1 space for every 500 square feet of gross floor area	One (1) space for each six hundred (600) square feet of floor area.	silent	silent
<b>Car Rental</b>	silent	silent	silent	silent
<b>Truck Terminal:</b> Truck terminals serve as “high-throughput” transshipment facilities for unloading products from an incoming vehicle and reloading quickly onto an outbound vehicle with no storage time in between. The term “flow through” means they are not designed or utilized for “long-term” warehousing	silent	silent	silent	silent
<b>Distribution Center (aka Fulfillment Center, Package Handling Center):</b> A distribution center is a specialized warehouse that serves as a hub to strategically store finished goods, streamline the picking and packing process, and ship goods out to another location or final destination. Often used interchangeably with the term fulfillment center, distribution centers handle order fulfillment and other value-added services.'	silent	silent	1 per 1000 square feet	silent
<b>Car Wash (stand-alone, self-service)</b>				
<b>Car Wash (stand-alone, automatic)</b>				
<b>Nurseries and greenhouses</b>				

Parking Requirements Comparison Table

Use	Bolingbrook	Downer's Grove	La Grange	Arlington Heights
Single and Two Family Dwellings	3 per dwelling unit, garage can count as one space	2 per unit	2 per unit	2 per unit
Attached Family Dwellings (Misty Creek example)	3 per dwelling unit, garage can count as one space	2 per unit	1.5 per unit	2 per unit
Independent Living	N/E	.6 per unit	2 per unit	2 per unit
Assisted Living (Oasis Senior Living example)	N/E	.4 per unit	1 per 4 units plus 1 per employee	1 per unit
Nursing Home	1 per 4 beds, plus 1 per 2 employees, plus 1 per staff doctor	N/E	1 per 4 units plus 1 per employee	1 per 2 beds
Vacation Rental	N/E	N/E	N/E	N/E
Hotels and Motels	1 per room, plus 1 per employee, plus additional for ancillary uses	1.25 per room, plus parking for affiliated uses	N/E	1 per room plus parking for affiliated uses
Civic and Cultural Facilities	1 per employee, plus 1 per 300 SF GFA	1 per 4 occupants at maximum capacity	N/E	equal to 30% capacity
Elementary Schools and High Schools	1 per employee, plus 1 per 10 students	.1 per student (elementary and junior high), .3 per student (senior high)	1 per employee plus four for visitors (elementary and middle schools); 1 per 8 students plus 1 per employee (high schools)	1 per employee plus 1 per 5 classrooms (elementary, middle); 2 per employee plus 1 per 10 max students (high)
Colleges and Universities	1 per 3 employees, 1 per 2 students based on maximum enrollment	Determined by Community Development Director	N/E	1 per 5 students at maximum enrollment
Trade Schools	1 per 3 employees, 1 per 2 students based on maximum enrollment	1 per 4 occupants at maximum capacity	1 per student of design capacity plus 2 per 3 employees	1 per employee, plus .5 spaces per maximum number of students projected to be in attendance at any one time
Day Care Center or Preschool	1 per employee, plus 1 per 10 students	2 per 1,000 SF GFA, plus 1 drop-off/pickup space per 1,000 SG (max 10)	1 per employee plus 1 per 5 children/adult (patrons)	3 per 2 employees
Religious Institutions	1 per 3 seats or 80 inches of seating space, plus space for buses used in connection with space	1 per 4 occupants at maximum capacity	1 per 20 persons of design capacity	1 per 5 seats
Libraries	1 per 1,000 SF GFA	5 per 1,000 SF GFA (1:200)	1 per 750 SF GFA	1 per 1,000 SF GFA
Hospitals	1.75 spaces per 1,000 SF GFA (1:571)	Determined by Community Development Director	1 per 2 beds, plus 1.5 per ER bed, plus 1 per employee and full-time volunteer	3 per bed
Museum	1 per 1,000 SF GFA	2 per 1,000 SF GFA	1 per 400 SF GFA	1 per 1,000 SF GFA
Auditoriums, Theaters, Other Places of Assembly	1 per 3 seats	1 per 3 occupants at maximum capacity	1 per 2 occupants per design capacity plus 1 per 2 employees	1 per 4 seats

Parking Requirements Comparison Table

Use	Bolingbrook	Downer's Grove	La Grange	Arlington Heights
Bowling Alleys	5 per alley, plus parking for affiliated uses	4 per lane, plus parking for affiliated uses	N/E	3 per alley, plus required parking for affiliated uses
Dance Hall	1 per 250 SF GFA	1 per 3 occupants at maximum capacity	N/E	1 per 250 SF GFA
Golf Courses	N/E	N/E	60 per 9 holes plus 1 per 2 employees	N/E
Golf Driving Range	N/E	N/E	N/E	N/E
Health and Athletic Club	N/E	5 per 1,000 SF GFA (1:200)	1 per 200 SF GFA	1 per 250 SF GFA
Playing Fields	N/E	N/E	N/E	N/E
Swimming Pool	N/E	1 per 100 SF water area	N/E	N/E
Other Indoor Recreational Uses	N/E	N/E	1 per 4 occupants of design capacity	equal to 30% of capacity
Other Outdoor Recreation Uses	N/E	N/E	N/E	N/E
Business Establishments (general retail)	1 per 200 SF GFA	3.5 per 1,000 SF GFA, or 4 per 1,000 SF GFA if multi-tenant	1 per 250 SF GFA	1 per 300 SF GFA
Animal Hospitals	N/E	3.5 per 1,000 SF GFA	N/E	N/E
Automobile Fueling Stations (Gas Station)	N/E	1 per pump island, plus 1 per service bay, plus 3.33 spaces per 1,000 SF retail, plus 2 spaces per pump per side	2 per service bay plus 1 per employee	N/E
Convenience Store	N/E	N/E	N/E	N/E
Dry Cleaners	N/E	N/E	N/E	N/E
Financial Institutions (Banks/Credit Unions)	1 per 200 SF GFA	3.5 per 1,000 SF GFA (1:285)	1 per 250 SF GFA	1 per 300 SF GFA
Funeral Homes	30 per chapel, plus 15 per divided parlor, plus 1 per vehicle kept on premises, stacking for not less than 10 vehicles	12.5 per 1,000 SF GFA (1:80)	1 per seat in each chapel/parlor plus 1 per employee plus 1 per company vehicle	25 spaces per chapel/parlor

Parking Requirements Comparison Table

Use	Bolingbrook	Downer's Grove	La Grange	Arlington Heights
Grocery Stores or Supermarkets	N/E	4 per 1,000 SF GFA (1:250) if over 20,000 SF	N/E	N/E
Laundromat	N/E	N/E	N/E	N/E
Motor Vehicle Sales Establishments	1 per 300 SF GFA	2 per 1,000 SF showroom area, .4 per 1,000 SF outdoor display space, 2 per service bay	N/E	1 per 600 SF GFA
Personal Services	N/E	N/E	1 per 250 SF GFA	1 per 250 SF GFA
Repair Services (rename to Appliance Repair?)	N/E	N/E	1 per 250 SF GFA	N/E
Restaurant, Full Service	1 per 100 SF GFA, plus 15 spaces for bar/lounge area	10 per 1,000 SF GFA (1:100), -OR- 1 per 4 seats, whichever is greater	1 per 65 SF GFA	1 per 45 SF GFA
Restaurant, Fast-Food	1 per 150 SF GFA, plus 1 per employee (includes carry-out), not less than 10 spaces	10 per 1,000 SF GFA (1:100), -OR- 1 per 4 seats, whichever is greater	1 per 200 SF GFA (includes carry-out)	1 per 300 SF GFA
Taverns, Night Clubs, and Lounges	1 per 25 SF GFA (*not verified)	N/E	N/E	N/E
Vehicular Repair and Maintenance Shops	N/E	1 per service bay, plus 2 stacking spaces per bay	N/E	1 per employee, plus 3 per service bay
Microbrewery/Distillery/Winery with Sampling Area	N/E	N/E	1 per 2 employees plus 1 per 65 GF tasting area	N/E
Shooting Range	N/E	N/E	N/E	N/E
Government, Professional, and Business Offices	1 per 300 SF GFA	3 per 1,000 SF GFA (1:333)	1 per 350 SF GFA (1 per 250 for government)	1 per 300 SF GFA
Health Clinics/Offices	1 per 200 SF GFA	4.5 per 1,000 SF GFA (1:222)	6 per licensed practitioner, not including nurses or assistants, plus 1 per employee	1 per 200 SF GFA
Light Industry	1 per 500 SF GFA, not less than 2/3 of the largest shift	1.17 per 1,000 SF GFA	1 per 1.5 employees plus 1 per company vehicle	1 per 2 employees, plus 1 per company vehicle
Heavy Industry	1 per 500 SF GFA, not less than 2/3 of the largest shift	1.17 per 1,000 SF GFA	1 per 1.5 employees plus 1 per company vehicle	1 per 2 employees, plus 1 per company vehicle
Self-Service Storage Facility	N/E	.2 per 1,000 SF GFA	N/E	N/E

Parking Requirements Comparison Table

Use	Bolingbrook	Downer's Grove	La Grange	Arlington Heights
<b>Warehouse:</b> a large building that stores bulk quantities of product or ecommerce inventory, typically on a long-term basis.	1 per 1,500 SF GFA, not less than 2/3 of the largest shift	.67 per 1,000 SF GFA	1 per 1,000 SF GFA up to 20,000 SF; plus 1 per 2,000 SF from 20,001 SF to 40,000 SF, plus 1 per 4,000 SF in excess of 40,000 SF	1 per 2 employees, plus 1 per company vehicle
<b>Wholesale Business</b>	1 per 600 SF GFA	.67 per 1,000 SF GFA	N/E	1 per 2 employees, plus 1 per company vehicle
<b>Other Uses</b>	Based on most similar use, or determined by the Zoning Administrator	Determined by Community Development Director	If unknown, maximum number of spaces to be required for any reasonable possible use	Provided on the basis of the most similar use
<b>Link to Ordinance</b>	<a href="https://library.municode.com/il/bolingbrook/codes/code_of_ordinances?nodeId=COOR_CH54ZO_ARTVIIIOREPALO_S54-532OREPA">https://library.municode.com/il/bolingbrook/codes/code_of_ordinances?nodeId=COOR_CH54ZO_ARTVIIIOREPALO_S54-532OREPA</a>	<a href="https://downersgrove.municipalcodeonline.com/book?type=ordinances#name=Article_28.VII_Parking_">https://downersgrove.municipalcodeonline.com/book?type=ordinances#name=Article_28.VII_Parking_</a>	<a href="https://www.villageoflagrange.com/DocumentCenter/View/168/ARTICLE-X?bidId=">https://www.villageoflagrange.com/DocumentCenter/View/168/ARTICLE-X?bidId=</a>	<a href="https://ldms.vah.com/WebLink/Browse.aspx?id=10960&amp;dbid=0&amp;repo=Village-of-Arlington-Heights&amp;cr=1">https://ldms.vah.com/WebLink/Browse.aspx?id=10960&amp;dbid=0&amp;repo=Village-of-Arlington-Heights&amp;cr=1</a>
<b>New parking requirements to consider:</b>				
<b>Banquet Facilities:</b> "A facility or hall available for public lease by groups for scheduled private activities and events with gatherings of people in which food and drinks are usually served." (Plainfield)	Banquet hall/meeting room: one parking space shall be provided for each 200 square feet of floor area.	silent	silent	
<b>Private Clubs &amp; Lodges</b>	Private clubs and lodges: one parking space shall be provided for each 200 square feet of floor area.	silent	silent	
<b>Outdoor dining</b>	silent	silent	silent	
<b>Furniture Stores</b>	Furniture and appliance stores, household equipment or furniture repair shops and machinery shops: one parking space shall be provided for each 600 square feet of floor area.	1.67 spaces per 1,000 sq. ft. (1:600)	silent	
<b>Car Rental</b>	silent	silent	silent	
<b>Truck Terminal:</b> Truck terminals serve as “high-throughput” transshipment facilities for unloading products from an incoming vehicle and reloading quickly onto an outbound vehicle with no storage time in between. The term “flow through” means they are not designed or utilized for “long-term” warehousing	silent	silent	silent	
<b>Distribution Center (aka Fulfillment Center, Package Handling Center):</b> A distribution center is a specialized warehouse that serves as a hub to strategically store finished goods, streamline the picking and packing process, and ship goods out to another location or final destination. Often used interchangeably with the term fulfillment center, distribution centers handle order fulfillment and other value-added services.'	silent	0.67 spaces per 1,000 sq. ft.	silent	
<b>Car Wash (stand-alone, self-service)</b>				
<b>Car Wash (stand-alone, automatic)</b>				
<b>Nurseries and greenhouses</b>				



Parking Requirements Comparison Table

Use	Naperville	Schaumburg	Geneva
Single and Two Family Dwellings	2 per unit (single family), 2 per unit plus .25 per two family unit	2 per unit (single family); 1.5 for first bedroom, plus .5 per additional bedroom in dwelling unit, 1 guest space per 20 required spaces (two family)	2 per unit
Attached Family Dwellings (Misty Creek example)	2 per unit plus .25 per unit guest parking	1.5 for first bedroom, plus .5 per additional bedroom in dwelling unit, 1 guest space per 20 required spaces	2 per unit
Independent Living	N/E	1.5 for first bedroom, plus .5 for each additional bedroom in each unit	.5 per unit
Assisted Living (Oasis Senior Living example)	1 per 4 beds based on design capacity	.5 per unit, plus 1 per employee on peak shift	.5 per unit
Nursing Home	1 per 4 beds based on design capacity	1 per 4 beds, plus 1 per employee on peak shift other than doctor	1 per 1,000 SF GFA
Vacation Rental	N/E	N/E	N/E
Hotels and Motels	1 per unit, plus 1 per employee, plus additional parking for affiliated uses	.75 per unit, plus 1 per company vehicle, plus spaces for affiliated uses	1 per unit, plus 1 per employee
Civic and Cultural Facilities	10 per 1,000 SF GFA	Based on demand and reviewed by ZB and approved by VB	3 per 1,000 SF GFA
Elementary Schools and High Schools	1 per employee (elementary, middle); 1 per employee plus 1 per 6 students based on capacity (high)	1 per 10 students based on design capacity (elementary and middle); 1 per 7 students based on design capacity (high)	1 per employee (elementary, Junior high); 1 per employee, plus 1 per 6 students based on design capacity
Colleges and Universities	1 per 2 employees, plus 1 per 4 students based on design capacity	1 per employee, plus 2 per 3 students based on maximum number in attendance at any one time	1 per 4 students based on total enrollment
Trade Schools	1 per employee, plus 1 per 3 students based on design capacity	1 per employee, plus 2 per 3 students based on maximum number in attendance at any one time	1 per 2 students based on design capacity, plus 1 per staff member
Day Care Center or Preschool	5 stacking spaces for facilities with 5,000 SF or less	4 per 1,000 SF NFA (1:250)	4 per 1,000 SF GFA
Religious Institutions	1 per 3 seats based on design capacity, plus additional parking for affiliated uses	1 per 3 seats of total capacity, or per 60 inches of seating, whichever is less	1 per 6 seats
Libraries	N/E	4 per 1,000 SF NFA (1:250)	2 per 1,000 SF GFA (1:500)
Hospitals	Dependent on a parking study with conditions	Based on demand and reviewed by ZB and approved by VB	4 per 1,000 SF GFA (1:250)
Museum	N/E	4 per 1,000 SF NFA	2 per 1,000 SF GFA
Auditoriums, Theaters, Other Places of Assembly	1 per 2.5 seats	1 per 4 seats	1 per 4 seats

Parking Requirements Comparison Table

Use	Naperville	Schaumburg	Geneva
Bowling Alleys	N/E	5 per lane, plus spaces for affiliated uses	5 per 1,000 SF GFA
Dance Hall	N/E	N/E	10 per 1,000 SF GFA (1:100)
Golf Courses	60 per 9 holes, plus 1 per 2 employees, plus additional parking for affiliated uses	N/E	60 per 9 holes (regular golf) or 40 per 9 holes (par 3)
Golf Driving Range	N/E	N/E	1 per 1,000 SF GFA plus 1 per 4,000 SF gross land area
Health and Athletic Club	4 per 1,000 SF GFA (1:250)	25% of capacity, as defined by Com Dev Dept regulations	4 per 1,000 SF GFA (1:250)
Playing Fields	See Parks	N/E	1 per 5,000 SF gross land area
Swimming Pool	1 per 75 SF water area, plus 1 per 2 employees, plus spaces for affiliated uses	10 per 1,000 SF water area plus 1 per employee in peak shift, plus spaces for affiliated uses	1 per 75 SF water area
Other Indoor Recreational Uses	N/E	N/E	N/E
Other Outdoor Recreation Uses	dependent on type of recreation	N/E	1 per 10,000 SF gross land area
Business Establishments (general retail)	4 per 1,000 SF GFA (1:250)	4 per 1,000 SF NFA (1:250)	4 per 1,000 SF GFA; 5 per 1,000 SF GFA (if a shopping center)
Animal Hospitals	3.3 per 1,000 SF GFA (1:300)	4 per 1,000 SF NFA	2 per 1,000 SF GFA
Automobile Fueling Stations (Gas Station)	N/E	2 per service bay, plus 1 per company vehicle, not including stored vehicles, inoperable vehicles, or vehicles waiting to be picked up by customers (if maintenance/repair available); 1 per employee on peak shift (if only gas dispensing); 1 per employee on peak shift plus 2 per service bay plus parking for affiliated uses (if there is a convenience store)	1 per 500 SF, or 1 per 250 SF if there is a food mart
Convenience Store	4 per 1,000 SF GFA (1:250)	N/E	N/E
Dry Cleaners	1 per 250 SF GFA	N/E	3 per 1,000 SF GFA
Financial Institutions (Banks/Credit Unions)	1 per 250 SF GFA	See office rates, plus 15 stacking spaces or 4 spaces per drive through window, whichever is greater.	4 per 1,000 SF GFA (1:250)
Funeral Homes	1 per 250 SF GFA	30% capacity in persons, plus 1 per employee on peak shift, plus additional spaces for affiliated uses	5 per 1,000 SF GFA (1:200)

Parking Requirements Comparison Table

Use	Naperville	Schaumburg	Geneva
Grocery Stores or Supermarkets	4 per 1,000 SF GFA (1:250)	N/E	4 per 1,000 SF GFA (if under 15,000 SF); 5 per 1,000 SF GFA (if between 15,000 and 60,000 SF); 6 per 1,000 SF GFA (if over 60,000 SF)
Laundromat	N/E	N/E	N/E
Motor Vehicle Sales Establishments	10 per 1,000 SF GFA (1:100)	1 per 500 SF showroom, plus 1 per 2,500 SF outdoor display, plus 2 per bay, plus 1 per employee, does not include inventory storage	N/E
Personal Services	4 per 1,000 SF GFA (1:250)	N/E	4 per 1,000 SF GFA (1:250)
Repair Services (rename to Appliance Repair?)	N/E	N/E	4 per 1,000 SF GFA (1:250)
Restaurant, Full Service	10 per 1,000 SF GFA (1:100)	16 per 1,000 SF NFA, plus 8 per 1,000 SF NFA of outdoor seating	15 per 1,000 SF GFA (1:66)
Restaurant, Fast-Food	17 per 1,000 SF GFA (1:58)	12 per 1,000 SF NFA	15 per 1,000 SF GFA, plus 1 per drive through employee
Taverns, Night Clubs, and Lounges	10 per 1,000 SF GFA (1:100)	N/E	10 per 1,000 SF GFA (1:100)
Vehicular Repair and Maintenance Shops	4.5 per 1,000 SF GFA (1:222)	3.5 per 1,000 SF NFA (1:285)	5 per 1,000 SF GFA (1:200)
Microbrewery/Distillery/Winery with Sampling Area	N/E	N/E	N/E
Shooting Range	N/E	N/E	1 per 2,000 SF GFA (if outdoor)
Government, Professional, and Business Offices	3.3 per 1,000 SF GFA (1:300)	5 per 1,000 SF NFA up to 49,999 SF; 4 per 1,000 SF NFA between 50,000 and 149,999 SF; 3.3 per 1,000 SF NFA over 150,000 SF	3 per 1,000 SF GFA (government); 4 per 1,000 SF GFA (all other)
Health Clinics/Offices	5 per 1,000 SF GFA (1:200)	N/E	6 per 1,000 SF GFA (1:166)
Light Industry	Broken down by specific industry, either .4 or 2.5 per 1,000 SF GFA	2 per 1,000 SF NFA, plus 1 per company vehicle Maximum employees designated after parking plans approved by Village. Office use calculated separately at office rate based on 10% minimum GFA unless more shown on plans.	1 per 800 SF product/assembly plus 1 per 250 SF office area
Heavy Industry	Broken down by specific industry, either .4 or 2.5 per 1,000 SF GFA	2 per 1,000 SF NFA, plus 1 per company vehicle Maximum employees designated after parking plans approved by Village. Office use calculated separately at office rate based on 10% minimum GFA unless more shown on plans.	1 per 800 SF product/assembly plus 1 per 250 SF office area
Self-Service Storage Facility	.4 per 1,000 SF GFA	N/E	1 per employee

Parking Requirements Comparison Table

Use	Naperville	Schaumburg	Geneva
<b>Warehouse:</b> a large building that stores bulk quantities of product or ecommerce inventory, typically on a long-term basis.	1 per 1,000 SF GFA	N/E	N/E
<b>Wholesale Business</b>	N/E	N/E	N/E
<b>Other Uses</b>	Determined by Zoning Administrator if deemed similar and clearly compatible to another use listed	Determined by Director of Community Development or their designee based on most similar use	As recommended by PZC and approved by City Council
<b>Link to Ordinance</b>	<a href="https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH9OFSTPA">https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH9OFSTPA</a>	<a href="https://library.municode.com/il/schaumburg/code/s/code_of_ordinances?nodeId=TIT15LAUS_CH154ZO_OREPALO_S154.123SCPARE">https://library.municode.com/il/schaumburg/code/s/code_of_ordinances?nodeId=TIT15LAUS_CH154ZO_OREPALO_S154.123SCPARE</a>	<a href="https://library.municode.com/il/geneva/codes/code_of_ordinances?nodeId=TIT11ZO_CH11OREPALO_TRACRE_ARTAOREPA_11-11A-7OFSTPAMO">https://library.municode.com/il/geneva/codes/code_of_ordinances?nodeId=TIT11ZO_CH11OREPALO_TRACRE_ARTAOREPA_11-11A-7OFSTPAMO</a>
<b>New parking requirements to consider:</b>			
<b>Banquet Facilities:</b> "A facility or hall available for public lease by groups for scheduled private activities and events with gatherings of people in which food and drinks are usually served." (Plainfield)		NFA = Net Floor Area, definition below. Where not given, assumed to be 90% GFA	
<b>Private Clubs &amp; Lodges</b>			
<b>Outdoor dining</b>			
<b>Furniture Stores</b>			
<b>Car Rental</b>		FLOOR AREA, NET (For Determining Off-street Parking and Loading Requirements): The sum of the net horizontal floor area of the several floors of a building as measured from the exterior faces of the exterior walls.	
<b>Truck Terminal:</b> Truck terminals serve as “high-throughput” transshipment facilities for unloading products from an incoming vehicle and reloading quickly onto an outbound vehicle with no storage time in between. The term “flow through” means they are not designed or utilized for “long-term” warehousing			
<b>Distribution Center (aka Fulfillment Center, Package Handling Center):</b> A distribution center is a specialized warehouse that serves as a hub to strategically store finished goods, streamline the picking and packing process, and ship goods out to another location or final destination. Often used interchangeably with the term fulfillment center, distribution centers handle order fulfillment and other value-added services.'		(A)	
<b>Car Wash (stand-alone, self-service)</b>		The net floor area (NFA) of a building shall include:	
<b>Car Wash (stand-alone, automatic)</b>			
<b>Nurseries and greenhouses</b>		Basements, when used for other than storage;	