



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

**Thursday, December 14, 2023  
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. Public Hearing: 165 Industry Avenue, Unit C (Unit 3 on Plat of Survey) – CNC Lawncare (Ref#107)**  
**CONTINUATION OF PUBLIC HEARING FROM 10/26/23**  
Requests: (1) Special Use Permit for a Landscape Business; and (2) Special Use Permit for Outdoor Storage of uncontained bulk materials in the I-2 General Industrial District (PINs: 19-09-34-103-009-1001, 19-09-34-902-000-0000, 19-09-34-100-071-0000).
- 4. Public Hearing: 11240 W. Laraway Road – Sauna Guard Wellness Center (Ref#104)**  
Request: Special Use Permit for a Massage Establishment in the B-2 Community Business District for the property located on the north side of Laraway Road, approximately 335 feet west of Wolf Road (PIN: 19-09-30-401-063-0000).
- 5. Public Hearing: 116 Kansas Street – Petite Patate (Ref#106)**  
**STAFF REQUEST TO OPEN AND CONTINUE PUBLIC HEARING UNTIL 1/11/24**  
Request: Special Use Permit for a full-service restaurant with liquor sales in the H-1 Historic District (PIN: 19-09-28-206-017-0000).
- 6. Public Hearing: 116 and 118 Kansas Street – Kevin Kreger (Ref#108)**  
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 foot; and (3) reduce the required rear yard from 10 feet to 6 feet; for a proposed one-story rear building addition in the H-1 Historic District (PINs: 19-09-28-206-016-0000 and 19-09-28-206-017-0000).
- 7. Workshop: Village of Frankfort Zoning Ordinance Text Amendment – Parking Requirements**  
Future Public Hearing Request: Consideration of proposed revisions to the Village of Frankfort Zoning Ordinance regarding off-street parking requirements (Article 7, Section B).
- 8. Approval of Minutes of October 26, 2023**
- 9. Public Comments**
- 10. Village Board & Committee Updates**
- 11. Other Business**
- 12. Attendance Confirmation (January 11, 2024)**
- 13. 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

October 26, 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), Will Markunas, Dan Knieriem, Brian James, Johnny Morris

**Commissioners Absent:** David Hogan, Jessica Jakubowski

**Staff Present:** Planning & Economic Development Director Mike Schwarz, Senior Planner Christopher Gruba

**Elected Officials Present:** None

#### A. Approval of the Minutes from October 12<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 12<sup>th</sup>, 2023, as presented.

Motion by: James

Seconded by: Markunas

Approved: (5-0)

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

Chair Schaeffer asked any members of the audience wishing to speak on public hearing items this evening to raise their right hands. She swore in members of the audience.

Chair Schaeffer read the agenda for 165 Industry Avenue, Unit C – CNC Lawncare.

Mike Schwarz presented the staff report.

Chair Schaeffer asked the applicant if they wished to add anything. The applicant, Chad Uthe, said he did not.

Commissioner James asked the applicant if he was currently operating the business and if so, for how long. Mr. Uthe replied that he has been operating the business on the property since about August 2020.

Chair Schaeffer asked the Commission if the proposed uses were reasonable. She noted that the outside needs to be tidied up.

Commissioner Markunas asked whether the concrete storage bins would be relocated to where they are illustrated on the plans. Mr. Uthe responded yes. Commissioner Markunas asked if there would be no other storage of materials on the property. Mr. Uthe responded that that was correct. Commissioner Markunas asked how the land around the storage bins would be graded. Mr. Uthe replied that there would be compacted stone.

Commissioner Knieriem asked the applicant if the owner of the property was present. Mr. Uthe responded that he was not. Commissioner Knieriem said that he was surprised by that because a lot of the discussion and requests would largely affect him as the owner. Commissioner Knieriem asked the applicant if the owner was aware of the meeting. Mr. Uthe responded that he didn't think that the owner was informed. Mr. Uthe said that the owner was not opposed to combining the two parcels as proposed. Commissioner Knieriem asked the applicant if he brought potential clients to the property. Mr. Uthe replied no. Commissioner Knieriem asked the applicant if he was proud of the appearance of the property. Mr. Uthe responded that he was not, but that he is in the process of cleaning up the property. Commissioner Knieriem said that since the business has been operating for three years that that was a lot of time to make progress on the cleanup. He noted that there are cars on the property that don't have windows or wheels. Mr. Uthe responded that he does not own those cars, but that he will get them removed. Commissioner Knieriem asked who owns the vehicles. Mr. Uthe responded that it was someone that he knows. Commissioner Knieriem said that the appearance of the property has gotten worse since the last time the project came before the PC/ZBA and that it doesn't meet Frankfort's standards. Commissioner Knieriem asked about water and drainage on the site. He noted that dirt is being moved on the site and asked if the applicant was trying to expand the size of the lot. Mr. Uthe responded that they brought in piles of aggregate in order to prevent water from reaching the culverts. Commissioner Knieriem asked if the drains weren't working. Mr. Uthe replied that the existing piles of aggregate were not allowing water to move.

Commissioner Markunas asked who would be responsible for improving the property. Mr. Uthe said the he would be responsible, not the owner. Commissioner Markunas asked the applicant if he was coordinating the lot consolidation as well. Mr. Uthe said that the owner would be handling the lot consolidation.

Mr. Morris said that he would have wanted the owner to be present at the public hearing. Commissioner James agreed and added that support from the owner will be imperative

once the project reaches the Village Board. He suggested tabling the public hearing until a later date when the owner could attend.

Chair Schaeffer said that the conditions of approval are predicated on whether the owner will consolidate the parcels and that it would be best to consolidate the parcels. Otherwise, if the parcels change ownership in the future, the parcel with road frontage could restrict access to the parcel without frontage.

Chair Schaeffer asked if the applicant was granted a business license. Mike Schwarz replied no. Mr. Uthe said that he had applied for a business license. Mike Schwarz added that if the property were granted a Special Use Permit, that it would run with the land, even if the property ownership changed hands, as long as the property were operated in about the same way.

Chair Schaeffer said that requesting that the business operations be tidy was not an unreasonable request and that they should consider paving the site. Commissioner Markunas said that any junk vehicles should be removed as soon as possible. He added that it would be difficult to vote on the public hearing requests without the owner present. Chair Schaeffer recommended that the applicant elect to table the public hearing until a future meeting when the owner could be present, but that this decision to table was his. Mr. Uthe requested that the public hearing be tabled until November 9<sup>th</sup>.

Adjacent property owner, Ron Kirsch, approached the podium. He said that he owns the building to the west at 155 Industry. He said that he's witnessed the property change and change ownership since 1977. He noted that there are concrete blocks that have been pushed over, which are a safety hazard. He said that the fence is damaged between the subject property and the mini-storage warehouse property, which should be removed and replaced. He said that burning of materials also occasionally happens on the subject property, and odors and smoke sometimes blow onto his property. He had asked the manager of the property to cease burning materials on site, but their response was that burning occurs after business hours or on weekends. He said that the gutters are coming off the roof of the subject property and that he would like to see proper stormwater drainage because it does lead to occasional flooding on his property.

**Motion (#2):** To keep open and continue the public hearing until November 9<sup>th</sup>, 2023.

Motion by: Morris

Seconded by: James

Approved: (5-0)

**C. Public Hearing: 21420 S. Harlem Avenue – Thrift Home & Restoration (The Bridge Teen Center)**

Mike Schwarz presented the staff report.

The applicant, Rob Steinmetz, along wife Priscilla Steinmetz, Executive Director of The Bridge Teen Center, and the Project Architect Patrick McCarty, signed in at the podium.

Chair Schaeffer thanked the applicant for incorporating the Commission's comments from the last meeting. She asked if the building would be wood-sided. The applicant responded yes, and that it would not be a wood composite, but stained cedar that tends to be weather and insect resistant. She asked what style of gates would be used on the trash enclosure. The applicant responded that the trash enclosure would be constructed of brick to match the building and be 6' tall. He said that it would have a wood cedar gate.

Chair Schaeffer asked the Commission if anyone had comments regarding Condition #1, regarding cleanup of the drop-off area at the end of the business day. There were no objections.

Chair Schaeffer asked for comments regarding Condition #2, regarding the turnoff of parking lot lights after hours. Commissioner Morris asked the applicant if he had had any conversations with the HOA about this.

The Georgetown HOA president, Jenny Bulthuis, approached the podium. She said that lighting was one of the HOA's main concerns. She said that she's also concerned about the lighting in the cupolas and asked if those could be turned off after hours as well. The applicant responded that yes, the cupola internal lighting would be turned off at the same time as the parking lot lights, after business hours. The architect did note that the lights within the cupolas would have more of soft glow and not shine like a rotating beacon. He added that all of the light lumens were well under the maximum brightness permitted by code. Commissioner Morris said that there should be some lighting on the site for security. The architect noted that the building would still have lights at entrances and have cameras and a security system. Chair Schaeffer asked if the parking lot lights and cupola lighting would turn off within 1 hour after closing. The architect responded yes. She asked about the intent of the building lights. The architect replied that they would be building-mounted lights like on a house.

Chair Schaeffer asked the Commission if anyone had any concerns about the several non-conforming aspects of the site. There were none.

Commissioner Markunas asked the architect why the freestanding sign would be set back at 10' from the front property line instead of the required 25'. The architect replied that a 25' setback would force a location of the ground sign within the existing private drive aisle.

The topic of a multi-use path along Harlem Avenue was raised. Commissioner Knieriem said that Harlem Avenue is not a heavily biked road and that a bike path would be rather foolish. He also said that there's not a lot of existing businesses in this area to serve as destinations. He suggested that the installation of the path could be delayed until the area

became more developed. Commissioner Markunas said that it may be best to request construction of the sidewalk or provide a cash-in-lieu donation. Commissioner James said that connections to the Old Plank Road Trail are more important than connections to Harlem Avenue.

Chair Schaeffer raised the topic of non-conforming height of the existing light poles. She preferred that the light poles remained as-is, instead cutting them shorter to comply with the code.

Chair Schaeffer raised the topic of phasing landscaping. She said that it made sense to allow the landscaping to be installed in phases, but that there should be a timeframe in which to do so. Mike Schwarz read staff's recommended language for landscaping phasing. He noted that the landscaping could be installed within 3 years of the date of Village Board approval or within 1 year of development of Lot 2, whichever comes first. Commissioner Knieriem suggested that landscaping on Lot 2 should be postponed until it's developed. Commissioner Markunas said that if the requirement for the landscape berm along the west property line were waived, then the entirety of the landscaping along the west property line adjacent to the Georgetown subdivision should be installed immediately. He was not as concerned about installing landscaping along the north and south property lines.

Jenny Bulthuis said that she thought that a berm was going to be installed along the west property line. Mike Schwarz noted that the Village's engineering consultant may view the installation of a berm as a challenge for drainage, since there are required overland flow routes for drainage as well as existing and new underground utilities. Chair Schaeffer asked if the code requires a berm. Mike Schwarz replied that a berm was required, but could be waived by the PC/ZBA. Commissioner Markunas said that the landscape berm should be installed immediately, without delay.

Georgetown resident, Joe Feminis, approached the podium. He said that he completely backs the overall project, but would like it to be done right. He said that the previous owner of the subject property began installation of the berm but didn't finish. He said that when there are heavy rains, the backyards of the abutting residential properties flood. In spite of this, he would prefer the installation of a berm, as it would help the most for insulation from noise and lighting. He said that his house would be located near the proposed dumpster corral and would like as much screening as possible.

Mr. Feminis asked if the project were approved, whether the Special Use Permits would be permanent. Mike Schwarz responded yes and that any development on the other parcels would need to return to the PC/ZBA for approval through a Major Change to a PUD.

Georgetown resident, Sharon Jackson, approached the podium. She said that she serves on the HOA board. She asked why the development would occur concurrently. Mike

Schwarz responded that the Village ordinance allows for phasing. She said that she'd prefer that landscaping be installed around the entire site instead of a berm. She noted that a sidewalk along Harlem Avenue would be nice, since some people walk to Walgreen's. She asked that if the ground sign were installed as proposed, if it would interfere with the future installation of a sidewalk along Harlem Avenue. Mike Schwarz responded no, because the sidewalk would be placed within the right-of-way. Ms. Jackson said that she did not like that the ground sign was slightly oversized and instead it should be reduced to meet code.

Chair Schaeffer asked the applicant if they wished to further elaborate on the project or business model. Pricella Steinmetz approached the podium and provided a brief explanation. Chair Schaeffer asked about the types of products for sale. Ms. Steinmetz said that products include mostly upscale home goods like furniture and that it would not look like a thrift store nor would it sell clothing.

Mike Schwarz noted that the sign area on the ground sign only would be able to exceed the maximum area allowed under the Sign Regulations if an ordinance modification was granted as part of the proposed PUD. Commissioner Markunas said that he did not object to a slightly larger ground sign. Commissioner James said that he'd prefer that all of the landscaping along the west property line be installed immediately. Chair Schaeffer expressed that she was not in favor of a berm along the west property line since it may negatively impact the existing utilities. Commissioner Knieriem suggested a compromise, perhaps by installing landscaping along the west property line immediately where there are gaps in the landscaping. Chair Schaeffer suggested that the installation should be installed within 1 year instead of 3 years. She also noted that a cash-in-lieu donation should be made instead of installing the sidewalk along Harlem Avenue. Commissioner James recommended to the applicant that they bring material samples to the future Village Board meeting. Commissioner Morris excused himself at 8:46 pm and arrived back at 8:48 pm.

Chair Schaeffer asked if any other members of the public wished to speak. There were none.

**Motion (#3):** To close the public hearing.

Motion by: James

Seconded by: Markunas

Approved: (5-0)

**Motion (#4):** Recommend to the Village Board approval of a Special Use Permit for indoor retail sales of goods, between 5,000 and 10,000 square feet in the B-4 Office District, for the subject property located at 21420 S. Harlem Avenue, in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned on final engineering approval, and additionally subject to the following conditions:

1. The donation drop-off area shall be cleaned at the end of business each day so that no items are stored overnight or when the retail store is closed.
2. Parking lot lights and cupola lights shall be connected to a shutoff timer which automatically turns off the lights no later than one hour after the close of business each night.

Motion by: Markunas

Seconded by: Morris

Approved: (5-0)

**Motion (#5):** Recommend to the Village Board approval of a Special Use Permit for a Planned Unit Development in the B-4 Office District, for the subject property located at 21420 S. Harlem Avenue, with the following Village ordinance modifications/exceptions:

1. Continuation of the existing site-related non-conformities as noted in this staff report.
2. Reduction of the required minimum setback of a freestanding sign from 25 feet to 10 feet [Municipal Code Section 151.041(B)(1)(b)].
3. Increase of the required maximum area of a freestanding sign for a single-tenant commercial building which has a total building size of 0 to 9,999 square feet, from 15 square feet to 18 square feet [Municipal Code Section 151.041(h)].
4. An exception to allow a waiver of the required multi-use bike path along the frontage of the property along Harlem Avenue as generally depicted on Figure 3.2 (Frankfort Trail Inventory Map) in the Your Frankfort Your Future 2040 Comprehensive Plan [Article 3, Section F, Part 6(c) of the Zoning Ordinance, and Section 7.2-4 of the Land Subdivision Regulations]. Staff is suggesting a condition that would delay the construction or cash-in-lieu payment for the path until such time that within one year of the adjacent undeveloped property to the north being developed and issued a Certificate of Occupancy, that the path or sidewalk shall be installed along the frontage of the subject property.
5. An exception to allow continuation of the non-conforming parking lot light fixture height (increase from 20 feet to 25 feet).
6. A modification to allow delayed installation of the required transition yard landscaping along the west and south property lines adjacent to those residential lots which have extensive rear yard landscaping that currently provide a visual screen, said delay would be for a period of one (1) year from the date of Village Board approval of this Special Use Permit or within one (1) year of Village approval of future development on the proposed Lot 2, whichever occurs first;

in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned on final engineering approval, and additionally subject to the following conditions:

1. Construction or a cash-in-lieu payment to the Village for the required multi-use bike path along the frontage of the property along Harlem Avenue as generally depicted on Figure 3.2 (Frankfort Trail Inventory Map) in the Your Frankfort Your Future 2040 Comprehensive Plan, shall be the responsibility of the property owner at such time that within one year of the adjacent undeveloped property to the north (PINs 19-09-24-401-004-0000 and 19-09-24-401-029-0000) being developed and issued a Certificate of Occupancy, that the path or sidewalk shall be installed along the frontage of the subject property.
2. The Landscape Plan shall be revised to comply with the required parking lot screening prior to Village Board consideration of this Special Use Permit.

Motion by: James

Seconded by: Morris

Approved: (4-1, Markunas voted no due to Condition #6)

**Motion (#6):** Recommend to the Village Board approval of the Preliminary and Final PUD Development Plan for the subject property located at 21420 S. Harlem Avenue, in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned on final engineering approval; and additionally subject to the following conditions:

1. Construction or a cash-in-lieu payment to the Village for the required multi-use bike path along the frontage of the property along Harlem Avenue as generally depicted on Figure 3.2 (Frankfort Trail Inventory Map) in the Your Frankfort Your Future 2040 Comprehensive Plan, shall be the responsibility of the property owner at such time that within one year of the adjacent undeveloped property to the north (PINs 19-09-24-401-004-0000 and 19-09-24-401-029-0000) being developed and issued a Certificate of Occupancy, that the path or sidewalk shall be installed along the frontage of the subject property.
2. The Landscape Plan shall be revised to comply with the required parking lot screening prior to Village Board consideration of this Special Use Permit.

Motion by: Markunas

Seconded by: James

Approved: (5-0)

**Motion (#7):** Recommend to the Village Board approval of the Preliminary and Plat of Resubdivision for “The Bridge Re-Subdivision”, for the subject property located at 21420 S. Harlem Avenue, subject to any necessary technical revisions prior to recording.

Motion by: James

Seconded by: Morris

Approved: (5-0)



#### **D. Public Hearing: 601 Prestwick Drive – Prestwick Country Club Cart Barn**

Commissioner Markunas recused himself from the meeting and left the Board Room at 8:55 p.m.

Chris Gruba presented the staff report.

Steven Weiss, the Project Architect, signed in at the podium. He summarized the need for the four requested variations and presented the proposed exterior materials products board.

Chair Schaeffer asked about the trees that were cut down as shown on the presentation photos. She asked if these trees were located on country club property.

Steven Weiss responded yes that the trees were located on country club property, but they were invasive Mulberry trees.

Chair Schaeffer asked if these removed trees were located within the footprint of the proposed new cart barn or if these were removed for maintenance purposes.

Steven Weiss responded that these trees were removed for maintenance purposes. He added that a Landscape Plan will be submitted to the Village soon for the area around the clubhouse.

Commissioner James stated that there is a mess of wood pallets and other materials as shown in the presentation photos. The way that the site looks today is not great. Please keep it clean moving forward.

Steven Weiss stated that there is a small portable shed that is being relocated elsewhere on the site. He admits that this area of the property has not been well maintained.

Commissioner Morris stated that it is an eyesore.

Commissioner Knieriem suggested that maybe the PC/ZBA would condition the variations on the cleanup of the site.

Gary Guild approached the podium and stated that he is the House Liaison and a member of the Prestwick Country Club. He stated that the area has been cleaned up this week.

Commissioner Knieriem stated that the site was not clean today when he visited.

Commissioner Morris asked about the timing of the construction.

Steven Weiss stated that construction of the proposed new cart barn would begin in November if the variations were approved by the Village Board. Seventy new golf carts will be delivered by April 1<sup>st</sup>, 2024. The clubhouse expansion and renovation will begin next winter. He expects that the project will be completed by mid-2024.

Commissioner James asked if there will be electric golf carts.

Steven Weiss replied yes, these will be new electric golf carts powered by lithium-ion batteries.

Chair Schaeffer asked where the small portable shed is moving.

Steven Weiss replied that this is a storage shed for range balls and is moving closer to the water tower. The shed is 120 square feet, 10' x 12'.

Chair Schaeffer reminded Steven Weiss to make sure that the new shed location will allow for compliance with the required setbacks per the Zoning Ordinance.

Chair Schaeffer stated that the next topic to discuss is the proposed exterior building materials. She would like to see a stone wainscot to tie in with the clubhouse. She asked if the clubhouse expansion will match the existing building.

Steven Weiss replied yes it will match. He added that the proposed new cart barn frames the site, and he doesn't want it to compete architecturally with the clubhouse but still wants it to be consistent with the existing colors. The design team and applicant looked at stone or brick material for the wainscot base, but in his opinion, the cart barn should be more in the background. At some point, the country club has a plan to improve the existing clubhouse and add a porte cochère covered entry to the building.

Commissioner Knieriem stated that he agrees with Chair Schaeffer. There should be a better material on the wainscot for both aesthetics and durability. The cart barn needs some element to tie it in with the clubhouse.

Commissioner Morris asked Steven Weiss if they are open to brick or stone on the base.

Commissioner James stated that he is okay with Hardie Board® siding. He asked if golf carts hit the side of the building, how will the proposed wainscot material hold up over time.

Steven Weiss responded that if they did change the wainscot material it would be more of a stone or masonry veneer and not actual brick or stone material. Also, there is a curb to stop golf carts from hitting the side of the cart barn.

Commissioner Knieriem stated that the PC/ZBA has established a precedent for requiring full dimension brick or stone not veneer products.

Steven Weiss replied that if that is the case, they would seek an exterior materials variation. They would also need to add a brick ledge around the foundation. He presented a sample of a potential brick fiber cement material for the wainscot base. He stated that the other option would be a Nichiha® brand fiber and cement formed stone veneer material. Such a product would meet the visual requirement.

Chair Schaffer asked staff if exterior building materials are an issue in the E-R Estate Residential District.

Chris Gruba replied that there is no definitive exterior materials requirement for accessory structures, but it has been Village practice to require that the materials match the primary structure.

Chair Schaeffer asked the other commission members if they are open to a veneer material that looks like stone.

Commissioner Knieriem stated yes, he could support that. He asked what the gutters are tied into.

Steven Weiss replied that the new gutters will splash on grade onto the parking lot, but that the site drains along the west side of the cart barn toward the center of the country club property.

Commissioner Schaeffer asked about the drainage impact on the neighboring residential property to the west.

Steven Weiss replied that the property to the west is higher in elevation.

Chris Gruba clarified that a minimum of four favorable votes are necessary for a favorable recommendation to the Village Board for each of the variation requests.

Steven Weiss stated that he was surprised that only one wall sign would be permitted on the golf cart building.

Chris Gruba explained the allowable signage in the E-R Estate Residential District. Only one wall sign is permitted.

Chair Schaeffer asked if there were any alternatives to the proposed wall signage that better reflects the country club than the bagpiper logo.

Steven Weiss responded that his guess is that the country club would leave the walls blank rather than install another type of sign.

Commissioner James stated that he has no problem with the proposed bagpiper logo for the sign.

Commissioner Morris stated that he has no problem with the proposed bagpiper logo for the sign.

Commissioner Knieriem stated that he has no problem with the proposed bagpiper logo for the sign.

Chair Schaeffer asked Steven Weiss if the applicant would be amendable to compliance with the Sign Regulations by having only one wall sign.

Steven Weiss replied yes.

Gary Guild, seated in the audience, asked if they could request a second sign later.

Chris Gruba replied yes, which could be part of the future clubhouse addition project, processed as a new PUD.

Chair Schaeffer stated that she appreciates the roof dormers but noticed that there are none on the west side.

Steven Weiss responded that these were omitted from the west side of the roof on purpose to downplay the impact to the neighbor.

Chair Schaeffer stated that if she owned that house, she would prefer to see those roof dormers. She asked other commission members for their thoughts.

Commissioner James stated that additional roof dormers were not needed.

Commissioner Morris stated that additional roof dormers were not needed.

Commissioner Knieriem stated that additional roof dormers were not needed.

Chair Schaeffer asked if there were any other questions or comments from the other commission members regarding the building elevations. There were no other questions or comments.

Chair Schaeffer stated that the next topic to discuss is trees. She stated that for the record she is in favor of trees that are a minimum of 6 feet in height, planted 15 feet apart.

Steven Weiss responded that rather than planting a row of trees, they would be looking to plant natural looking clusters of trees. He added that definitely there will be some landscaping there.

Chris Gruba stated that the PC/ZBA could add a condition that a Landscape Plan be provided for staff review prior to Village Board consideration of the four variation requests.

Steven Weiss stated that the applicant could live with a condition that a Landscape Plan be submitted to the PC/ZBA within a year.

Commissioner James asked if there will be any exterior lighting on the new cart barn building.

Steven Weiss replied that there will be small sconce lights above each door for area lighting. These will be on the north, south and east elevations, but not on the west elevation.

Commissioner Morris asked if the bagpiper logo sign would be illuminated.

Steven Weiss replied no.

Commissioner Knieriem asked if the new cart barn building would have a sprinkler system.

Steven Weiss replied yes. There will be a dry fire suppression system due to the golf carts being powered by batteries.

Chair Scaheffer asked if there will be a new water service to the building.

Steven Weiss replied yes, there will be a new 6-inch water service line to serve the building.

Chair Schaeffer explained that cleaning up the site should be added as a condition of approval as well as a requirement that the applicant shall within one year of Village Board

approval submit a Landscape Plan for staff review. The latter condition would be added to the motion for the third Variation listed in the staff report.

Steven Weiss asked staff to display another building rendering that was submitted showing a stone wainscot base.

Chris Gruba located the other rendering and displayed it on the video screen and computer monitors in the Board Room.

Commissioner Knieriem stated that he likes this rendering better as the wainscot better matches the clubhouse building.

Commissioner Morris stated that he agrees.

Chair Schaffer stated that she likes the darker stone color per the material sample that was distributed earlier in the meeting.

Commissioner James stated that he personally would prefer to steer away from a gray color.

Steven Weiss stated that there is an existing dark brown color on the existing clubhouse building between some of the windows, which they could try to match on the wainscot base for the new cart barn building.

Chair Schaeffer asked if there were any other questions or comments from the applicant or the public before she entertains motions. There were no other questions or comments.

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

Motion by: Knieriem

Seconded by: Morris

Approved: (4-0)

**Motion (#9):** Recommend to the Village Board to approve a variation request for size from the permitted 144 square feet to 4,320 square feet per Article 5, Section D, Part 2(b) of the Zoning Ordinance, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval.

Motion by: James

Seconded by: Morris

Approved: (4-0)

**Motion (#10):** Recommend to the Village Board to approve a variation request for height from the permitted 15' to 21' per Article 5, Section D, Part 2(c) of the Zoning Ordinance,

in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval.

Motion by: James

Seconded by: Morris

Approved: (4-0)

**Motion (#11):** Recommend to the Village Board to approve a variation request to permit an accessory structure within a front yard, whereas only sides and rear yards are permitted per Article 5, Section D, Part 2(a) of the Zoning Ordinance, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval, and subject to the following conditions:

1. The existing stumps and wood pallets shall be cleared during construction of the proposed building.
2. A Landscape Plan for the area around the cart barn shall be submitted for staff review and approval and required plantings shall be installed within one year of Village Board approval.

Motion by: James

Seconded by: Morris

Approved: (4-0)

**Motion (#12):** Recommend to the Village Board to approve a variation request to permit an accessory structure in front of the primary structure Article 5, Section D, Part 2(a) of the Zoning Ordinance, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval, and subject to the following condition:

1. The building elevations shall be revised to reflect a charcoal color stone veneer wainscot on all four sides.

Motion by: James

Seconded by: Morris

Approved: (4-0)

Commissioner Markunas returned to the Board Room at 9:51 p.m.

#### **E. Workshop: Village of Frankfort Zoning Ordinance Text Amendment**

Chris Gruba presented the staff report.

Chair Schaeffer stated that the 1.7% limitation seems to be the sweet spot. She added that the text cleanups make sense.

Commissioner Markunas stated that the 1.7% limitation fits and will save staff time and effort with future variation requests.

Chris Gruba stated that the next step is a public hearing on the proposed text amendments prior to Village Board consideration.

Commissioner James stated that the 1,000 square-foot maximum may be too generous. Some discussion ensued regarding the dimensions of a hypothetical square accessory building which is 1,000 square feet.

After some discussion, it was the consensus of the Commission to modify the proposed text amendment to include a maximum of 500 square feet.

#### **F. Public Comments**

There were no public comments.

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

Mike Schwarz stated that several items that previously came before the Plan Commission/Zoning Board of Appeals were approved by the Village Board at its meeting on October 16<sup>th</sup>, 2023. The Preliminary and Final Plat of Re-Subdivision of Lots 2 and 3 in Iron Gate Estates was approved. The Special Use Permit for Indoor Recreation for 4Ever Yoga and Pilates at 83 and 87 Bankview Drive was approved.

#### **H. Other Business**

There was no other business discussed.

#### **I. Attendance Confirmation (November 9<sup>th</sup>, 2023)**

Chair Schaeffer asked Commissioners to please let staff know if someone cannot attend the next meeting. Commissioner Knieriem and Chair Schaeffer indicated that they are not able to attend the next meeting on November 9<sup>th</sup>.

**Motion (#9):** Adjournment 10:13 P.M.

The motion was unanimously approved by voice vote (5-0).

Approved December 14<sup>th</sup>, 2023

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

\_\_\_\_\_/s/ Nicole Schaeffer, Chair

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

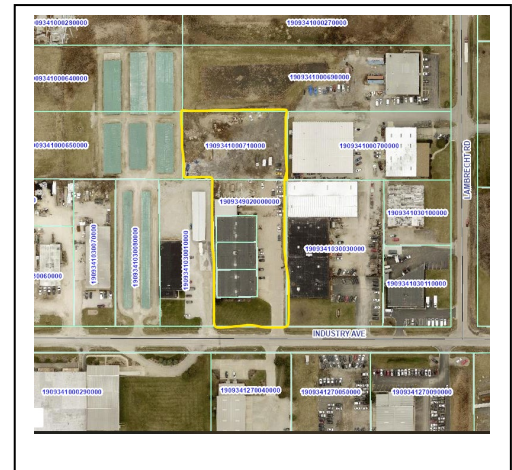


**Project:** CNC Lawn care, Inc.  
**Meeting Type:** Public Hearing  
**Request:** 2 Special Use Permits (Landscape Company and Outdoor Storage of uncontained bulk materials)  
**Location:** 165 Industry Avenue, Unit C (Unit 3 on Plat of Survey)  
**Subdivision:** 165 Industry Avenue Condos  
**Applicant:** Chad Uthe, President of CNC Lawn care, Inc.  
**Prop. Owner:** AJ Inter Estate, LLC  
**Representative:** Same as applicant  
**Report by:** Michael J. Schwarz, AICP

### Site Details

**Lot Size:** 2.52 acres  
**PIN:** 19-09-34-103-009-1001 (Condo Unit),  
 19-09-34-902-000-0000 (Common Area),  
 19-09-34-100-071-0000 (Storage Area)  
**Existing Zoning:** I-2, General Industrial  
**Proposed Zoning:** I-2 with a Special Use for a Landscape Company  
 and a Special Use for Outdoor Storage of  
 uncontained bulk materials  
**Buildings:** 1 building, 2 parcels  
**Total Sq. Ft.:** 6,500 square feet +/- (tenant space)

Figure 1. Location Map



### Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Industrial	Business Park	I-2
<b>North</b>	Undeveloped/Industrial	Business Park	I-2
<b>South</b>	Industrial	Business Park	I-2
<b>East</b>	Industrial	Business Park	I-2
<b>West</b>	Industrial	Business Park	I-2

### Project Summary

The applicant proposes to operate a landscape company with accessory outdoor storage of uncontained bulk materials at 165 Industry Avenue. The property at 165 Industry Avenue is subdivided into three different condominium units within the principal structure and includes a common area around the principal structure. The applicant would locate his operations in Unit C (Unit 3 on the Plat of Survey) and would have access to the common area around the building. The applicant is proposing outdoor storage on a separate parcel of land immediately adjacent to the north, which is under the same ownership. The PC/ZBA discussed this application at a workshop on April 20, 2023 and at the initial public hearing on October 26, 2023 (see attached minutes).

### Attachments

1. 2022 Aerial Photo from Will County GIS
2. Plat of Survey of all subject parcels, dated 8.21.14, received 1.12.23

3. Topographic Survey of all subject parcels, dated 6.1.21, received 1.19.23
4. Site Plan ("Yard Sketch") for all subject parcels, dated 9.27.23, received 9.27.23
5. Mesh Screening Image submitted by applicant, received 7.19.23
6. Special Use Findings of Fact prepared by applicant
7. Site Photos taken on 04.20.23
8. Site Photos taken on 11.2.23
9. Approved Minutes of the 4.27.23 PC/ZBA Meeting
10. Draft Minutes of the 10.26.23 PC/ZBA Meeting
11. Special Use Findings of Fact Commissioner Evaluation Form

## **Analysis**

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

### **Proposed Uses**

1. Landscape companies and outdoor storage of uncontained bulk materials are both permitted as special uses in the I-2, General Industrial District.
2. Per the Zoning Ordinance, all outdoor storage facilities must comply with the setback requirements and bulk regulations of the I-2 District. All outdoor storage areas shall also be located on a paved surface unless the storage area is located in the rear yard and behind the rear façade of the primary structure and is enclosed by a fence. There is currently no fencing around the uncontained bulk materials located on site.
3. Based on early conversations with the applicant, staff was informed that the proposed outdoor storage will be located on the north side of the property on a separate parcel, behind the front façade of the building at 165 Industry Avenue. According to the submitted Plat of Survey and Site Plan ("Yard Sketch"), the outdoor storage is located on the northmost portion of Parcel 1.
4. During the initial site visit that staff conducted on April 20, 2023, staff observed a CNC Lawncare sign applied to the inside of a window in Unit C. A CNC Lawncare pickup truck was also parked on the site. Subsequent site visits have confirmed that the business is currently operating from the site. Finally, staff notes that the CNC Lawncare website reflects a business address of 165 Industry Avenue, Unit C. Although a Business License was applied for, it has not yet been issued pending the outcome of the subject Special Use Permits application.

### **Parcel Layout, the Zoning Ordinance, and the Subdivision Ordinance**

1. The Special Use Permit requests involve two parcels of land (Parcel 1, which includes Units 1, 2 and 3 in 165 Industry Avenue Condominium, on Lot 3 in Empire's Subdivision; and Parcel 2 which is an unsubdivided property that may at one time have been part of the property located at 1000 and 1018 Lambrecht Road to the east. Staff researched and discovered that the PIN for this parcel was assigned in October 1992. The underlying land was annexed into the Village of Frankfort prior to 1974, which means that the land would have been subject to the 1976 Subdivision Regulations. Parcels 1 and 2 are currently under the same ownership but are separate tax parcels.
2. The proposed landscape business would operate out of Unit C (Unit 3 on the Plat of Survey) which is a condominium unit (the PIN ending 009-1001 on Parcel 1) and is considered the principal use of that unit on the property. Meanwhile, the proposed outdoor storage would be located on the northern portion of Parcel 1 (PIN 19-09-34-902-000-0000) which is the common area of the overall subject property and would be accessory to the landscape company use. Per the Zoning Ordinance, accessory uses and structures must be "in connection with" a principal use which is permitted within such district.

3. The applicant has permission from the property owner to use both the condominium unit and the northern plot of land to operate his business. However, if a strict interpretation of the Zoning Ordinance was applied, the proposed outdoor storage would not be permitted on the northern parcel, as it is not associated with a principal use on that same northern parcel. Article 5, Section D, Part 1(d) of the Zoning Ordinance states, *"Accessory uses and structures must be in connection with a principal use which is permitted within such district."* However, one could interpret the phrase "in connection with" in a different way, such that the accessory use is physically adjacent to the principal use.
4. Article 5, Section D, Part 1(b) of the Zoning Ordinance states, *"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)."*
5. The parcel to the north also does not meet the requirements of the Subdivision Regulations (Ord. 921). Section 9.5-5 states that *"[e]very lot shall front on or abut a public street. Lots with access only to private drives or streets shall be permitted only with the approval of the Planning Commission."* Today, the only way to access the parcel to the north is by driving through the common area of the condominiums to the south. However, since the two parcels of land are separate tax parcels, it is possible that they may be held by different property owners at some point in the future. In that case, any potential future owner of the parcel to the north would not have frontage for direct access onto a public street.
6. Staff has identified several options for the Plan Commission to consider to rectify the above situation.
  - One option (preferable) is for the property owner to consolidate both Parcels 1 and 2 via a Plat of Resubdivision, and amend the condominium documents, so that the northern parcel is brought into compliance with the Subdivision Ordinance. This option would also address the provision stated in the Zoning Ordinance relating to principal and accessory uses being in connection with one another.
  - Another option may be to require the recording of a cross access easement, in which the owner of the condominium property (Parcel 1) grants the owner of parcel to the north (Parcel 2) access to Industry Avenue. This option would require the approval of the Plan Commission per Section 9.5-5 of the Subdivision Regulations which states *"Every lot shall front on or abut a public street. Lots with access only to private drives or streets shall be permitted only with the approval of the Planning Commission."* However, this option would not resolve the Zoning Ordinance issue. There is also some uncertainty regarding the legality of granting an easement to oneself.
7. Staff previously communicated with the property owner and his attorney about these options. At the time of writing, the property owner has not indicated how he wishes to proceed in addressing the situation in order for the proposed landscape company to proceed through the Special Use process. Staff is suggesting that the Plan Commission/Zoning Board of Appeals should address this issue with a condition that would stipulate that the property owner shall consolidate the parcels within one year of Village Board approval of the Special Use Permit for a Landscape Business.
8. Based on available aerial photographs, it appears that there is a driveway on the north end of 1000 and 1018 Lambrecht Road that runs westward to Parcel 2. The subject property owner has suggested that the proposed tenant (CNC Lawncare, Inc.) could use that driveway to access the proposed outdoor storage area. Staff has confirmed that there is an existing recorded ingress and egress easement located in the northeastern corner of the northern parcel which was recorded in 1998 as depicted on the submitted Plat

of Survey. The eastern half of the driveway which is located within that easement (the half which directly connects to Lambrecht Road and runs along 1018 Lambrecht) is paved, while the western half (which connects to Parcel 2) is gravel. As seen on the aerial photo and the site photos, the driveway narrows to a single travel lane over a culvert as it crosses onto the subject property.

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

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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.

### ***Findings for Consideration***

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The Plan Commission/Zoning Board of Appeals finds:

1. That the establishment, maintenance or operation of the special use(s) (for a Landscape Business and for the outdoor storage of uncontained bulk materials) will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
2. That the special use(s) (for a Landscape Business and for the outdoor storage of uncontained bulk materials) 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.
3. That the establishment of the special use(s) (for a Landscape Business and for the outdoor storage of uncontained bulk materials) will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
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.

5. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
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.
7. That the special use(s) (for a Landscape Business and for the outdoor storage of uncontained bulk materials) 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, staff provides the following potential affirmative motions:

1. 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

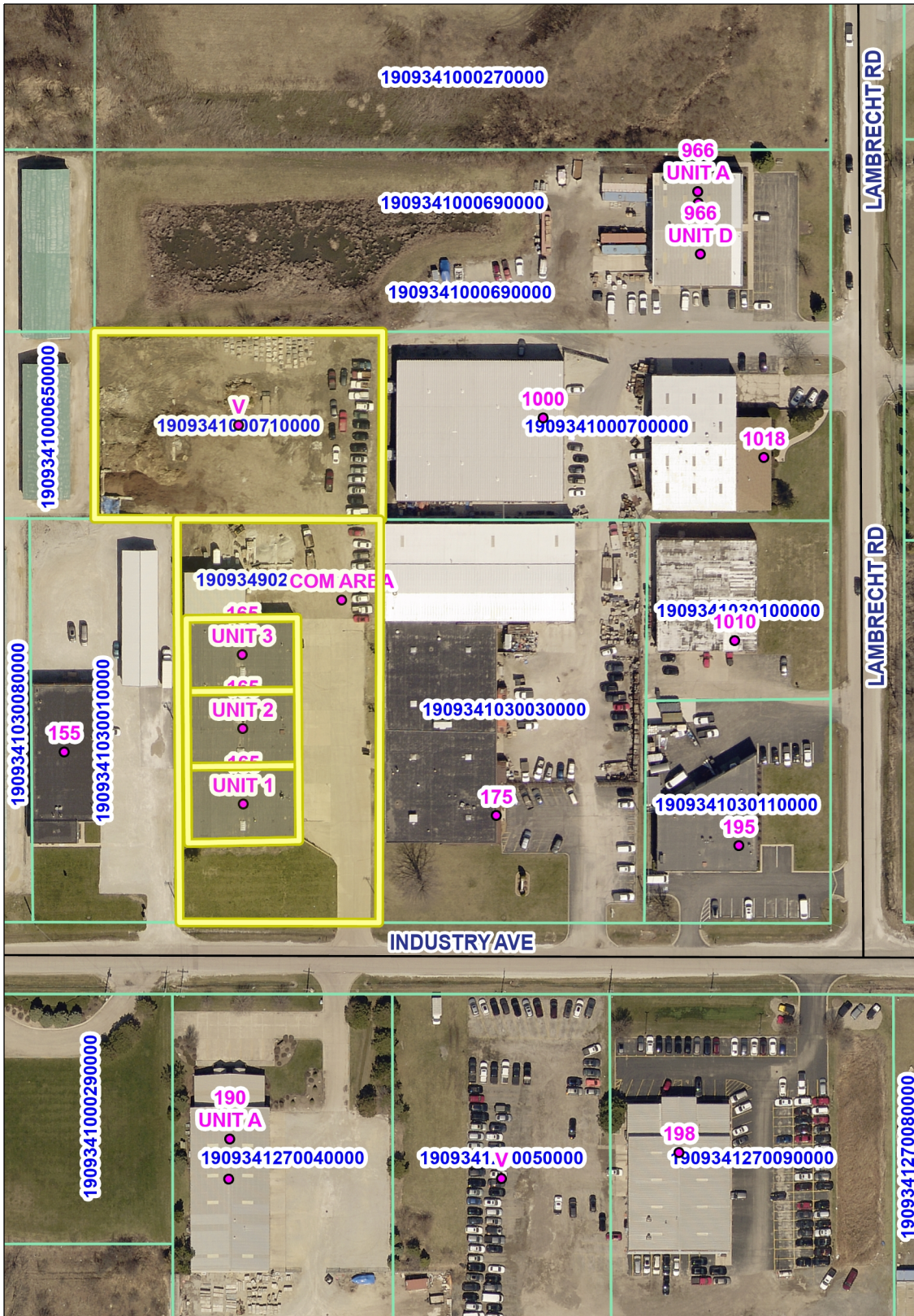
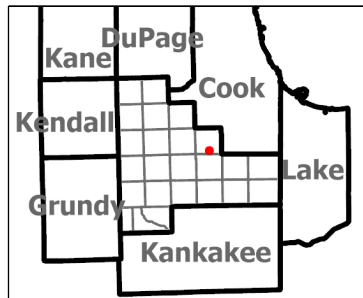
sod within 6 months of the date of Village Board approval of a Special Use Permit for a Landscape Business.

2. 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.





# 165 Industry Avenue



## Legend

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

## Notes

Date: 10/18/2023

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@willcountyillinois.com](mailto:gis@willcountyillinois.com).



# PLAT OF SURVEY

**RECEIVED**

By aduffin at 10:56 am, Jan 12, 2023

## LEGAL DESCRIPTION

### PARCEL 1:

UNITS 1, 2 AND 3, IN 165 INDUSTRY AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY ON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 3 IN EMPIRE'S SUBDIVISION, OF THE NORTH 363 FEET OF THE SOUTH 1332.20 FEET OF THE EAST 720.00 FEET OF THE WEST 1320 FEET OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1975, AS DOCUMENT NO. R75-32245, IN WILL COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 13, 1985 AS DOCUMENT NO. R85-14444, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE WEST 253 FEET OF THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 660 FEET OF THE WEST 1320 FEET OF THE NORTH 330 FEET OF THE SOUTH 1662.20 FEET OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

(165 INDUSTRY AVENUE, FRANKFORT, ILLINOIS)

### NOTES:

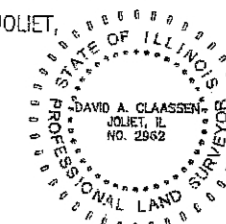
DOC. NO. 528109, BOOK 869 PG. 111 AND DOC. NO. 434189 BOOK 390 PG. 349 BLANKET PIPELINE EASEMENTS. NOT SHOWN.

PIN: 19-09-34-103-009-1001; 19-09-34-103-009-1002; 19-09-34-103-009-1003; 19-09-34-100-071-0000;

STATE OF ILLINOIS  
COUNTY OF WILL

THIS IS TO CERTIFY THAT I, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS, THIS 21st DAY OF AUGUST, 2014.



DAVID A. CLAASSEN, ILLINOIS LAND SURVEYOR NO. 2962  
LICENSE EXPIRES 11-30-14

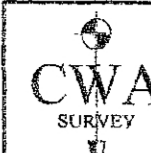
NOTE: REFER TO TITLE POLICY FOR BUILDING AND EASEMENT RESTRICTIONS.

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

○ 5/8" x 30" FOUND IRON  
(123.45') REBAR PLACED  
123.45' RECORDED DATA  
123.45'(COMP) MEASURED DIMENSION  
COMPUTED DIMENSION

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JOB #6163



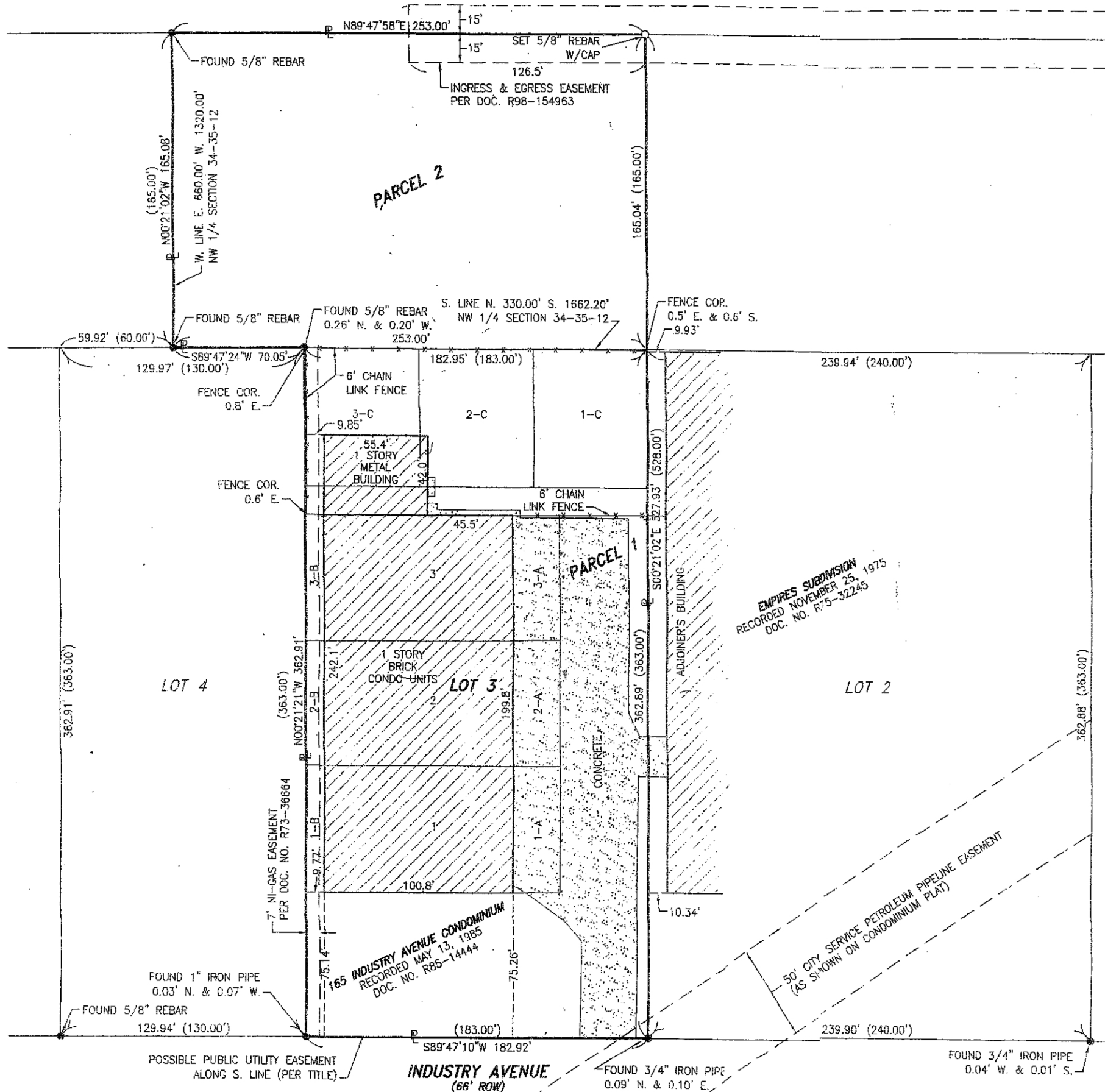
CLAASSEN, WHITE & ASSOCIATES, P.C.  
LAND SURVEYORS

121 AIRPORT DRIVE, UNIT 1, JOLIET, ILLINOIS 60431  
(815) 744-3720 clausenwhite@cwasurvey.com

RICHARD A. CHISHOLM  
9700 W. 131st STREET  
PALOS PARK, ILLINOIS 60464

SCALE: 1"=40'  
DATE: 08/21/14

40 60 80 100  
SCALE: 1" = 40'





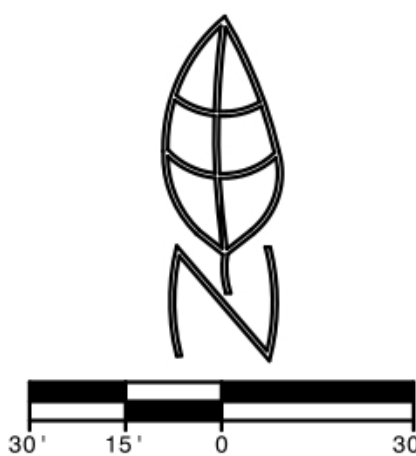
# TOPOGRAPHIC SURVEY

OF

PARCEL ONE: UNITS 1, 2 & 3 IN 165 INDUSTRY AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY ON THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 3 IN EMPIRES SUBDIVISION OF THE NORTH 363 FEET OF THE SOUTH 1332.20 FEET OF THE WEST 720.00 FEET OF THE WEST 1320 FEET OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 21, 1975 AS DOCUMENT NO. R75-32245, IN WILL COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 13, 1985 AS DOCUMENT NO. R85-14444, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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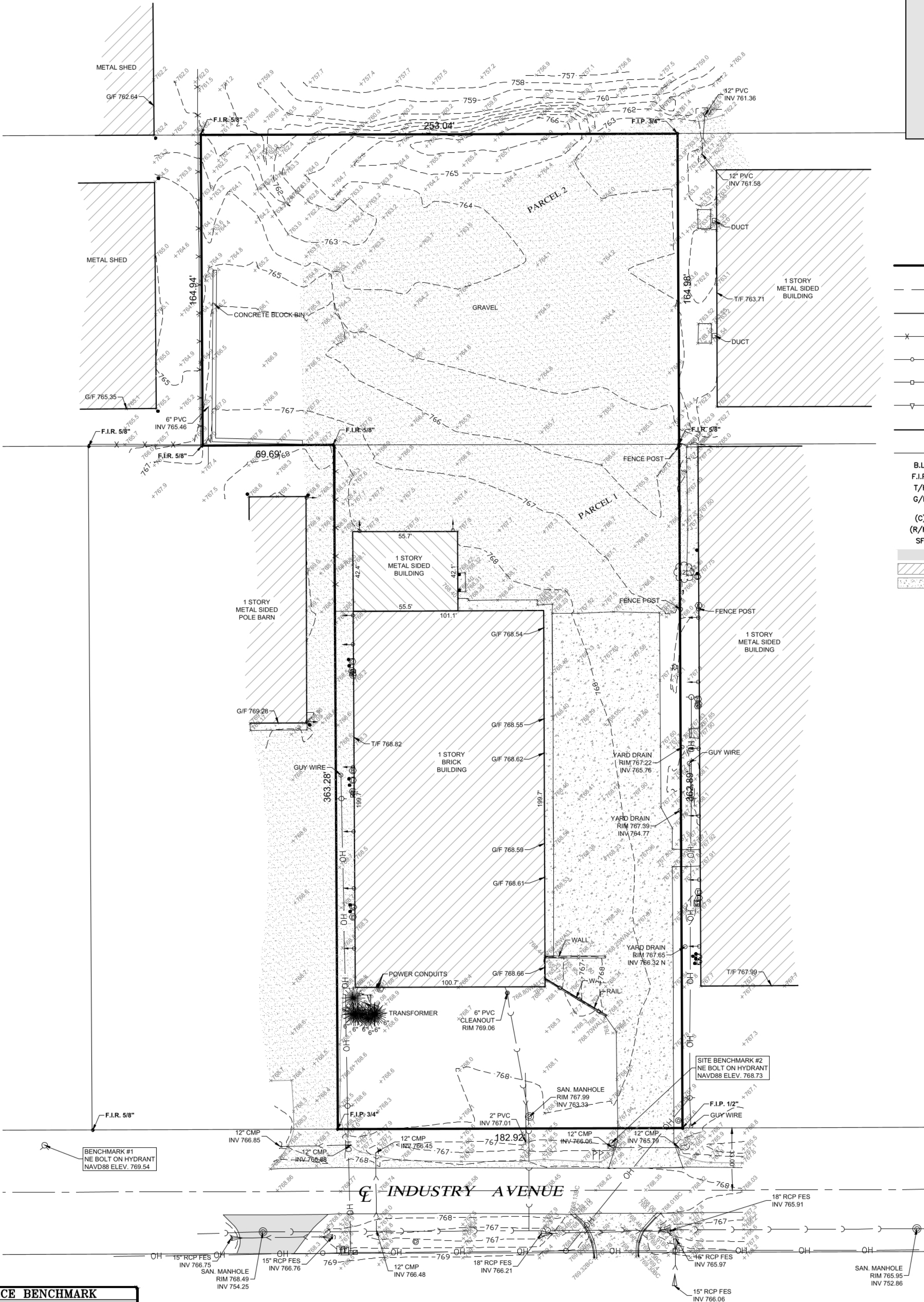
LAND AREA = 108,194 SF  
OR 2.48 ACRES MORE OR LESS



LOCATION MAP

## LEGEND

—	EXISTING BOUNDARY	⊙	MANHOLE
- - -	EXISTING EASEMENT	○	EXIST. CATCH BASIN
- - -	EXISTING SETBACK	□	EXIST. CURB INLET
— X —	EXISTING CHAIN LINK FENCE	—>	STORM SEWER
— ○ —	EXISTING WOOD FENCE	—>	SANITARY SEWER
— □ —	EXISTING METAL FENCE	—>	COMBINED SEWER
— ▽ —	EXISTING VINYL FENCE	⊗	WATER VALVE
—	EXISTING BUILDING	⊗	BUFFALO BOX (B-BOX)
B.L.	BUILDING LINE	⊗	WATER VALVE & VAULT
F.I.P.	FOUND IRON PIPE	⊗	FIRE HYDRANT
T/F	TOP OF FOUNDATION	⊗	WATER METER
G/F	GARAGE FLOOR ELEVATION	—W—	WATER LINE
(C)	CALCULATED	⊗	GAS METER
(R/M)	RECORD/MEASURED	—UG—	ELECTRIC METER
SF	SQUARE FEET	⊗	ELECTRIC PEDESTAL
▨	ASPHALT SURFACE	⊗	HANDHOLE
▨	BUILDING/STRUCTURE	—OH—	OVERHEAD WIRES
▨	CONCRETE SURFACE	—UE—	UNDERGROUND ELECTRIC
		○	UTILITY POLE
		⊗	PHONE PEDESTAL
		⊗	PHONE MANHOLE
		⊗	CABLE TV PEDESTAL
		⊗	LIGHT POST
		⊗	STREET SIGN
		⊗	DOWNSPOUT
		⊗	BOLLARD
		⊗	DECIDUOUS TREE
		⊗	CONIFEROUS TREE



### SOURCE BENCHMARK

DESIGNATION - WILL COUNTY GPS 934  
PID - AE2581  
STATE/COUNTY - IL/WILL  
USGS QUAD - FRANKFORT (2018)  
DESCRIPTION: FROM INTERSECTION OF US ROUTE 45 AND STEGER ROAD, EAST ON STEGER 1.8 MILES TO PAVED CROSSROAD, STATION IN NORTHEAST QUADRANT STATION IS FLUSH WITH SURFACE AND IS STAINLESS ROD WITH SLEEVE WITH CAST CAP AND LID  
NAVD88 ELEVATION: 785.05

### SITE BENCHMARK #1

NORTHEAST FLANGE BOLT ON FIRE HYDRANT ON NORTH SIDE OF INDUSTRY AVENUE APPROXIMATELY 156 FEET WEST OF THE SOUTHWEST PROPERTY CORNER.  
ELEVATION = 769.54

### SITE BENCHMARK #2

NORTHEAST FLANGE BOLT ON FIRE HYDRANT ON NORTH SIDE OF INDUSTRY AVENUE APPROXIMATELY 38 FEET WEST OF THE SOUTHWEST PROPERTY CORNER.  
ELEVATION = 768.73

FOR BOUNDARY INFORMATION REFER TO SURVEY PREPARED BY MOBRIDE ENGINEERING, INC. 1820 RIDGE RD SUITE 202, HOMewood, IL 60430 PROJECT NO. 20212

STATE OF ILLINOIS  
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

FIELD WORK WAS COMPLETED ON 5/29/2021

DATED, THIS 2ND DAY OF JUNE, A.D., 2021, AT LISLE, ILLINOIS.

*Thomas J. Casal*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205  
MY LICENSE EXPIRES NOVEMBER 30, 2022.  
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245

CLIENT: JONAS BUDREIKA



DATE

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2	
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4	
5	
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Morris Engineering, Inc.  
Civil Engineering • Consulting  
Land Surveying  
515 Warrenville Road, Lisle, IL 60532  
Phone: (630) 271-0770  
Survey: (630) 271-0599  
FAX: (630) 271-0774  
Website: www.ecivil.com

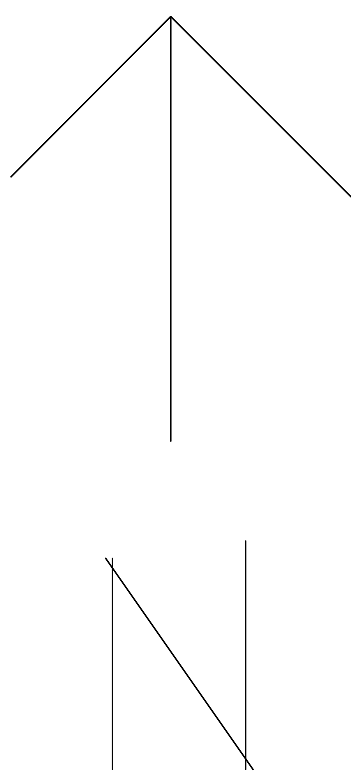
BOUNDARY AND TOPOGRAPHIC SURVEY  
165 INDUSTRY AVENUE  
FRANKFURT, ILLINOIS

FIELD CREW: PW
DRAWN BY: CJS
CHECKED BY: TC
APPROVED BY: TC
DATE: 6/01/2021
SCALE: HORIZ 1"=30'
VERT NONE

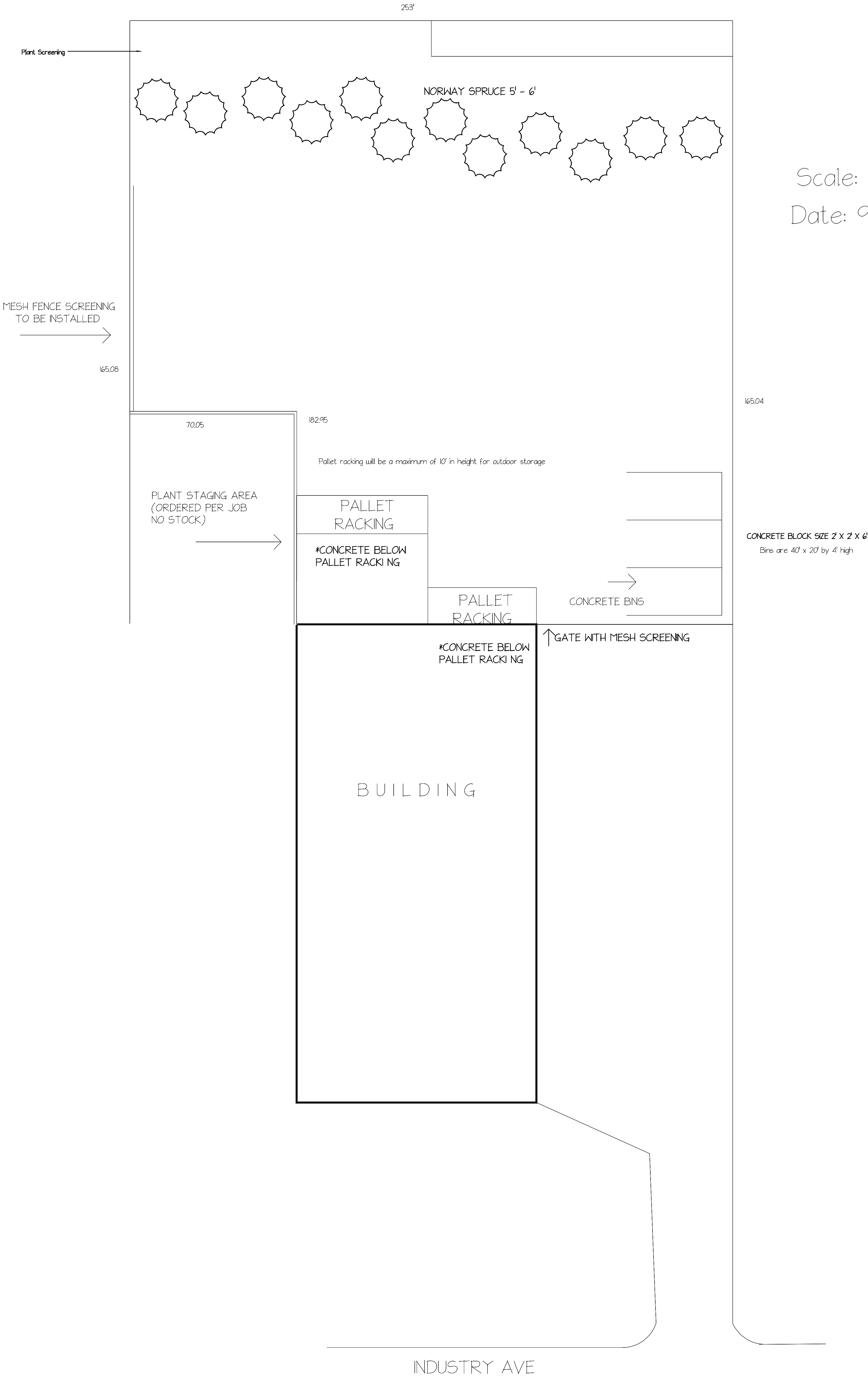
SHEET  
**1**  
OF 1 SHEETS  
PROJ # 21-05-2002



YARD SKETCH



Scale: 1/8" = 1' 0"  
Date: 9/27/2023



SITE PLAN

**RECEIVED**

**By aduffin at 8:15 am, Apr 03, 2023**

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.  
Our outdoor storage of construction materials and trucks and trailers will not endanger anyone's welfare. Storage will be done to standard practice.
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.  
All outdoor storage will be kept in a neat orderly fashion.
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.  
All outdoor storage will be kept in a neat orderly fashion.
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 structures are being proposed.

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

There are no changes to the items listed.

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.

There will no be any change to the current traffic flow.

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.

The special use will conform to the applicable regulations.



Unit 3 of 165 Industry Avenue Condominiums



The north end of Parcel 1 and all of Parcel 2





Northwest Corner of Parcel 1



Driveway from 1000 and 1018 Lambrecht Road to Parcel 2



North end of Parcel 2, facing west



West side of Parcel 2 and NWC of Parcel 1





North end of Parcel 2, facing south



Units 1 and 2



**Site Photos – 165 Industry Avenue – 11/2/23**



*Figure 1: Subject property, viewed looking north from paved parking lot.*



*Figure 2: Subject property, viewed looking north from paved parking lot.*



*Figure 3: Subject property, viewed looking north from paved parking lot.*



*Figure 4: Subject property, viewed looking northwest from paved parking lot.*





*Figure 5: Subject property, viewed looking northwest from paved parking lot.*



*Figure 6: Subject property, viewed looking west from southern portion of Parcel 2.*



*Figure 7: Pallet racking on north side of building, viewed looking west from northern portion of Parcel 1.*



*Figure 8: Pallet racking on north side of building, viewed looking west from northern portion of Parcel 1.*

Motion by: James

Seconded by: Schaeffer

Approved: (6-0)

Chair Rigoni said that this case would be brought to the Village Board on May 1<sup>st</sup>.

**D. Workshop: 20500 S. La Grange Road – Sage Salon**

Drew Duffin presented the staff report.

The applicant, Talitha Henison, approached the stand. She said that the salon would have no more than three stylists. She planned to use the office to manage the administrative needs of the business. Her salon offered hair cutting services, nothing out of the ordinary.

Commission Knieriem stated that he had no comments, and that the application seemed straight forward to him.

Commissioner Markunas said that he had spoken with another business owner who operated in the same building. They had observed that the parking lot could get busy there on Fridays and on weekends. He believed that it was a result of spillover parking from the restaurant to the south. He asked if the applicant owned any other businesses.

The applicant said that she did, a salon in Mokena and another in Tinley Park. They operated under the same name.

Commissioner Markunas asked when the salon would open.

The applicant said she would open as soon as she was allowed.

Commissioner James asked who the previous occupant of the tenant space was.

Drew Duffin said he was not sure.

The applicant stated she was also unsure.

Chair Rigoni said she had no questions.

Commissioner James stated that it was common for dental offices to skew the parking requirements for a site. He noted that the subject property never seemed to have a lot of cars. He suggested that it might be worth looking at the code requirement and possibly reducing it in the future.

**E. Workshop: 165 Industry Avenue, Unit 3 – CNC Lawncare**

Drew Duffin presented the staff report.

The applicant, Chad Uthe, approached the stand. He explained that his business Provided landscaping services for Homeowner's Associations, as well as full landscape architecture and construction services.

Commissioner Markunas asked how long the applicant had been in business.

The applicant stated that it was their 24th season.

Commissioner Markunas asked if the business was currently operating in the unit under consideration.

The applicant said that they were.

Commissioner Markunas asked if the applicant was currently using the other parcel for storing material.

The applicant said that he was. He added that the properties were owned by a different landlord when he had first moved in. They were using the northern portion of the property now for outdoor storage. Specifically, they used it to store miscellaneous materials which would come and go frequently.

Commissioner Markunas asked the applicant if he accessed the site off of Industry Avenue.

The applicant said that he did, and that employees would park on east side of the property.

Commissioner Markunas asked if the applicant ever used the driveway on the northeast corner of the subject property.

The applicant said that they do, but only rarely.

Commissioner James said that the proposed use was consistent with other businesses in the area. One of the subject parcels was currently an island, and he thought that a Plat of Resubdivision would make the most sense in order to connect the two subject properties together.

Commissioner Schaeffer asked the applicant to give more detail about what materials were stored in the rear of the property.

The applicant explained that they stored miscellaneous aggregates, brick, stone, and palletized materials on the northern end of the property.

Commissioner Schaeffer asked if he meant bulk gravel when he mentioned aggregates.



The applicant said that he did not, and that those materials were stored on the southern end of the property.

Commissioner Schaeffer asked if they stored any chemicals on site.

The applicant said they did not store chemicals.

Commissioner Jakubowski said that the property owner should combine the lots, and that she had no other comments.

Commissioner Knieriem asked if the applicant would plant any trees or live material on the property.

The applicant explained that they ordered plant material as they need it. Nothing was stored for more than a week. There would be no trees planted or small plant nursery.

Commissioner Knieriem asked the applicant if he was the property owner.

The applicant said he was not, but that the property owner was in the audience. The applicant had been at this location for two years. The previous occupant was a lawn and irrigation company, who had made the set up in the back with storage.

Chair Rigoni asked if the applicant was currently operating at the subject property now and was only asking for the Special Use Permits at this time.

Drew Duffin said that that was the case.

Chair Rigoni asked if the applicant was operating illegally as a result.

Drew Duffin said yes.

Chair Rigoni asked if the applicant had a Business License.

Drew Duffin said that he was not aware of an issued Business License.

Chair Rigoni asked if the applicant was already operating their business with outdoor storage.

Drew Duffin said that was correct.

The applicant explained that he moved into the current space during COVID, and that it was a chaotic time. He said that it should have been taken care of then.

Chair Rigoni asked if there was material being stored on the north side of the property.

Drew Duffin said there was.

Chair Rigoni said that she had gone out to the site, and that the improvements that were there were not typical of what one would see in Frankfort. It looked as though there was a lot of dumping going on the back. Moving forward, she wanted to know what material would be stored on-site, and where.

Commissioner Schaeffer noted that, with respect to outdoor storage, fencing was usually required. She asked if this was the same in this case.

Mike Schwarz said that outdoor storage had to be screened, even in the I-2 district. Storing uncontained bulk materials would require a Special Use Permit.

Chair Rigoni asked what Special Use Permits were required for the current case.

Mike Schwarz stated that there were two issues. One issue was that there was some bulk material being stored where the building sat. The other issue was that there were two separate parcels, one with a principal use and one with an accessory use. The accessory use was technically not in connection with the main parcel. Staff believed that the property owner was unwilling to consolidate the two parcels.

Chair Rigoni said that, in terms of screening, the current proposal could get out of hand, since there was no defined area showing where material would be stored. Designating a fenced-in storage area would work to contain the stored material. She asked how big the northern parcel was. She said that she was hesitant to approve a blanket Special Use Permit for the entire parcel, and suggested that maybe the storage area should be specified on a plan. She added that there was a clause in the Village of Frankfort Zoning Ordinance which talked about adjacent non-conforming lots. She wanted to make sure that the Special Use Permit for Uncontained Bulk Materials was clear about where material would be stored.

Commissioner Markunas asked the applicant if he had applied for business license.

The applicant said that he had.

Commissioner Markunas asked if that was what prompted the workshop.

The applicant said that it was.

Chair Rigoni asked if there were any other businesses on the southern lot storing materials.

The applicant said that there were none.

Mike Schwarz noted that if the applicant was storing uncontained bulk material, then a Special Use Permit would be required.



Chair Rigoni asked how much extra room would be needed on the northern parcel for outdoor storage. She asked if there was a plan that showed the storage area.

Drew Duffin said that he had received no such plan.

Commissioner Schaeffer asked if the applicant could screen every side of the storage area that needed to be screened other than where the area would be accessed from.

Commissioner Markunas noted that it was hard to see the storage area from the south, east, and west.

Commissioner Knieriem said that he believed the Plan Commission would be overburdening the applicant if they required him to put a fence up against the building. He also asked if the large pile of material shown in the site photos was compost.

The applicant said that it was, and that that material came and went.

Commissioner Knieriem added that it looked as though there was a berm on the north end of the property. He asked the applicant if they were taking material off the property.

The applicant said that they would not be chancing the grading of property.

Chair Rigoni said that her concerns were not so much related to the use, but more about defining where storage would be and how it would be contained.

Commissioner Knieriem observed that the property to the north of the subject property was a retention area and therefore non-buildable.

Commissioner Schaeffer asked if there was a concern with stormwater and drainage in the storage area.

Mike Schwarz noted that the storage area would need to be paved.

The applicant noted that he would prefer to move the pallets rather than pave the outdoor storage area.

Commissioner Markunas asked that the applicant please define where the outdoor storage area would be located for next time.

Commissioner Schaeffer said the applicant should work with staff to make sure the storage area met code and the parameters of the Special Use Permit.

Chair Rigoni also suggested that a condition be added to a future motion that no chemicals or fertilizers were to be stored on-site.

Mike Schwarz said that staff was looking for direction on how to address the situation of the two separate parcels. Staff recommended consolidating the properties, but the property owner was not willing to consolidate. He added that it would take time to get Plat of Consolidation drafted and approved.

Chair Rigoni said that consolidation would be the best path forward, and suggested that the Plat of Consolidation be completed and approved within some amount of time after the Special Use Permits were approved.

#### **F. Workshop: 10043 W. Lincoln Highway – Action Behavior Centers**

Drew Duffin gave the staff report.

The applicant, Jacquelyn Fara, approached the stand. She explained that Action Behavior Centers offered intensive, one-on-one therapy, as well as testing and assessment for children with autism. They wanted to provide an outdoor space that was also a safe environment for their clients where they could work on gross motor skills, such as kicking balls. Their goal as an organization was to get all kids back into the school setting.

Commissioner Knieriem asked staff to clarify which parking spaces the applicant was proposing to remove. He asked if the proposed outdoor space would be used in the winter.

The applicant explained that the temperature would need to be to be over 50 degrees for the children to go outdoors. The reason they were planning to cover all five parking spaces was to prevent someone from parking alongside the play space, which would pose a safety risk. The applicant added that they were proposing a faux wrought iron fence to match what was used by KinderCare. They could also do a privacy fence if that was preferable.

Commissioner Knieriem asked if the proposed fence would be mounted into the ground.

The applicant said that it would be.

Commissioner Knieriem asked if Action Behavior Centers owned the building.

The applicant said they did not.

Commissioner Knieriem observed that the exterior of the building had quite a bit of damage.

The applicant said they were working with the landlord to resolve that.



## MINUTES

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

October 26, 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), Will Markunas, Dan Knieriem, Brian James, Johnny Morris

**Commissioners Absent:** David Hogan, Jessica Jakubowski

**Staff Present:** Planning & Economic Development Director Mike Schwarz, Senior Planner Christopher Gruba

**Elected Officials Present:** None

#### A. Approval of the Minutes from October 12<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 12<sup>th</sup>, 2023, as presented.

Motion by: James

Seconded by: Markunas

Approved: (5-0)

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

Chair Schaeffer asked any members of the audience wishing to speak on public hearing items this evening to raise their right hands. She swore in members of the audience.

Chair Schaeffer read the agenda for 165 Industry Avenue, Unit C – CNC Lawncare.

Mike Schwarz presented the staff report.

Chair Schaeffer asked the applicant if they wished to add anything. The applicant, Chad Uthe, said he did not.

Commissioner James asked the applicant if he was currently operating the business and if so, for how long. Mr. Uthe replied that he has been operating the business on the property since about August 2020.

Chair Schaeffer asked the Commission if the proposed uses were reasonable. She noted that the outside needs to be tidied up.

Commissioner Markunas asked whether the concrete storage bins would be relocated to where they are illustrated on the plans. Mr. Uthe responded yes. Commissioner Markunas asked if there would be no other storage of materials on the property. Mr. Uthe responded that that was correct. Commissioner Markunas asked how the land around the storage bins would be graded. Mr. Uthe replied that there would be compacted stone.

Commissioner Knieriem asked the applicant if the owner of the property was present. Mr. Uthe responded that he was not. Commissioner Knieriem said that he was surprised by that because a lot of the discussion and requests would largely affect him as the owner. Commissioner Knieriem asked the applicant if the owner was aware of the meeting. Mr. Uthe responded that he didn't think that the owner was informed. Mr. Uthe said that the owner was not opposed to combining the two parcels as proposed. Commissioner Knieriem asked the applicant if he brought potential clients to the property. Mr. Uthe replied no. Commissioner Knieriem asked the applicant if he was proud of the appearance of the property. Mr. Uthe responded that he was not, but that he is in the process of cleaning up the property. Commissioner Knieriem said that since the business has been operating for three years that that was a lot of time to make progress on the cleanup. He noted that there are cars on the property that don't have windows or wheels. Mr. Uthe responded that he does not own those cars, but that he will get them removed. Commissioner Knieriem asked who owns the vehicles. Mr. Uthe responded that it was someone that he knows. Commissioner Knieriem said that the appearance of the property has gotten worse since the last time the project came before the PC/ZBA and that it doesn't meet Frankfort's standards. Commissioner Knieriem asked about water and drainage on the site. He noted that dirt is being moved on the site and asked if the applicant was trying to expand the size of the lot. Mr. Uthe responded that they brought in piles of aggregate in order to prevent water from reaching the culverts. Commissioner Knieriem asked if the drains weren't working. Mr. Uthe replied that the existing piles of aggregate were not allowing water to move.

Commissioner Markunas asked who would be responsible for improving the property. Mr. Uthe said the he would be responsible, not the owner. Commissioner Markunas asked the applicant if he was coordinating the lot consolidation as well. Mr. Uthe said that the owner would be handling the lot consolidation.

Mr. Morris said that he would have wanted the owner to be present at the public hearing. Commissioner James agreed and added that support from the owner will be imperative

once the project reaches the Village Board. He suggested tabling the public hearing until a later date when the owner could attend.

Chair Schaeffer said that the conditions of approval are predicated on whether the owner will consolidate the parcels and that it would be best to consolidate the parcels. Otherwise, if the parcels change ownership in the future, the parcel with road frontage could restrict access to the parcel without frontage.

Chair Schaeffer asked if the applicant was granted a business license. Mike Schwarz replied no. Mr. Uthe said that he had applied for a business license. Mike Schwarz added that if the property were granted a Special Use Permit, that it would run with the land, even if the property ownership changed hands, as long as the property were operated in about the same way.

Chair Schaeffer said that requesting that the business operations be tidy was not an unreasonable request and that they should consider paving the site. Commissioner Markunas said that any junk vehicles should be removed as soon as possible. He added that it would be difficult to vote on the public hearing requests without the owner present. Chair Schaeffer recommended that the applicant elect to table the public hearing until a future meeting when the owner could be present, but that this decision to table was his. Mr. Uthe requested that the public hearing be tabled until November 9<sup>th</sup>.

Adjacent property owner, Ron Kirsch, approached the podium. He said that he owns the building to the west at 155 Industry. He said that he's witnessed the property change and change ownership since 1977. He noted that there are concrete blocks that have been pushed over, which are a safety hazard. He said that the fence is damaged between the subject property and the mini-storage warehouse property, which should be removed and replaced. He said that burning of materials also occasionally happens on the subject property, and odors and smoke sometimes blow onto his property. He had asked the manager of the property to cease burning materials on site, but their response was that burning occurs after business hours or on weekends. He said that the gutters are coming off the roof of the subject property and that he would like to see proper stormwater drainage because it does lead to occasional flooding on his property.

**Motion (#2):** To keep open and continue the public hearing until November 9<sup>th</sup>, 2023.

Motion by: Morris

Seconded by: James

Approved: (5-0)

**C. Public Hearing: 21420 S. Harlem Avenue – Thrift Home & Restoration (The Bridge Teen Center)**

Mike Schwarz presented the staff report.



### 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:** Sauna Guard Wellness Center  
**Meeting Type:** Public Hearing  
**Request:** Special Use for Massage Establishment  
**Location:** 11240 W. Laraway Road  
**Applicant:** Omar Hassad  
**Prop. Owner:** IMOR LLC.  
**Consultant:** None  
**Representative:** Omar Hassad  
**Report By:** Amanda Martinez, Planner

### Site Details

**Lot Size:** 0.82 acres  
**PIN:** 19-09-30-401-063-0000  
**Existing Zoning:** B-2/Community Business District  
**Proposed Zoning:** B-2/Community Business District, with a Special Use Permit for a Massage Establishment  
**Buildings / Lots:** 1 building / 1 lot  
**Total Sq. Ft.:** ±4,790 sq. ft. (bldg. total)

### Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
<b>Subject Property</b>	Commercial	General Commercial	B-2
<b>North</b>	Commercial	General Commercial	B-2
<b>South</b>	Commercial	General Commercial	B-2
<b>East</b>	Commercial	General Commercial	B-2
<b>West</b>	Single-Family Attached Residential	Single-Family Detached Residential	R-2

**Figure 1. Location Map**



### Project Summary

Omar Hassad, property owner and tenant, has filed an application for a Special Use Permit to operate a Massage Establishment located at 11240 W. Laraway Road, Frankfort, Illinois 60423 (PIN 19-09-30-401-063-0000). The applicant is proposing massage therapy services as part of the new business called Sauna Guard Wellness Center to be located in the newly built single tenant commercial building located adjacent to the Walgreens property on the NWC of Wolf Road and Laraway Road. Per the Village Zoning Ordinance, a Massage Establishment in the B-2 Community Business District requires Special Use approval.

### Attachments

- Aerial Photograph from Will County GIS
- Site Photographs taken 12.7.23.



- Floor Plan(s) dated 5.18.23
- Plat of Survey dated 6.29.23
- Business Operation letter received 10.26.23
- Zoning Ordinance Article 5, Section C, Part 11.1, Use Regulations for Massage Establishments with Applicant Comments received 10.19.23
- Findings of Fact responses provided by applicant and received 10.22.23
- 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 for massage therapy services located at 11240 W. Laraway Road in the B-2 Community Business District. The subject property is a 4,790 square foot building on a 0.82-acre lot. The subject commercial building and business will be owned by the applicant.
- Per the submitted business operation letter, Sauna Guard Wellness Center proposes the following hours of operation: Monday through Friday 9:00 a.m. to 10:00 p.m., Saturday 9:00 a.m. to 5:00 p.m., and closed on Sunday. The business will schedule appointments and will accept walk-ins based on availability.
- Sauna Guard Wellness Center plans to house licensed nurse practitioners, life coaches, nutritionists, alternative medicine specialists, and a massage therapist. The applicant has not yet started the hiring process for a licensed massage therapist. Staff will receive proof of licensure prior to issuance of a business license.
- The business will offer massage therapy services along with other services. The other following services within the wellness center are considered permitted uses:
  - Nutrition consulting
  - Acupuncture
  - Vitamin injection
  - Steam room
  - Sauna
  - Cryotherapy
- “Health Clinic” and “Personal Service” are permitted uses in the B-2 Community Business District which would permit the above listed services.
- The applicant confirmed with staff that he is not seeking a Special Use Permit for personal training or fitness (“Indoor Recreation”).
- Per the floor plan submitted by the applicant, there will be a total of three (3) massage therapy rooms. However, the applicant will only have one (1) massage therapist utilizing one (1) massage room for the early stage of the business. The unused massage rooms will remain empty until additional staff are hired.
- More specifically regarding the submitted floor plan: there will be a front desk upon entering the building; on the western half of the building there will be two massage rooms, a sauna, a nurse room, an IV room, a women’s locker room/stream room, and a utility room in the rear; and on the eastern half of the building there will be one massage room, a sauna, a bathroom, a nurse room, an IV room, a men’s locker room/stream room, and a utility room in the rear.
- Zoning Ordinance Article 5, Section C, Part 11 regards use regulations for Massage Establishments (included as an attachment). Attached to this staff report are the applicant’s responses to each regulation; compliance with the regulations will get further reviewed by the Building Department prior to the issuance of a business license.

## **Parking**

- There is not a shared parking agreement between this property and the adjacent Walgreens property.
- 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.
- The proposed business will utilize the entire 4,790 square feet of the building. Per the business operation letter, at the start of the business opening, there will be one (1) massage therapist, (1) front desk assistant, and (1) nurse practitioner; this operation with a smaller staff would require 27 parking spaces. However, due to the floor plan showing multiple rooms and correspondence with the applicant, staff is providing another parking calculation based on if there were a full staff of three (3) massage therapists, one (1) front desk assistant, two (2) nurse practitioners, one (1) operations manager, and one (1) owner. Based on the parking calculation for a full staff, required parking would result in 32 parking spaces.
- The subject property provides 24 parking spaces, including one (1) ADA compliant parking space. The parking lot in the front of the building has 18 parking spaces while the other 6 parking spaces are located in the rear parking lot. The provided 24 parking spaces does not comply with the 32 required parking spaces, however, Article 7 Section B Part 5 in the Village Ordinance regards 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:

- 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***

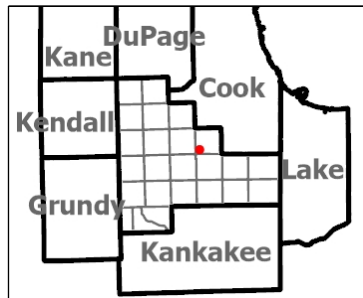
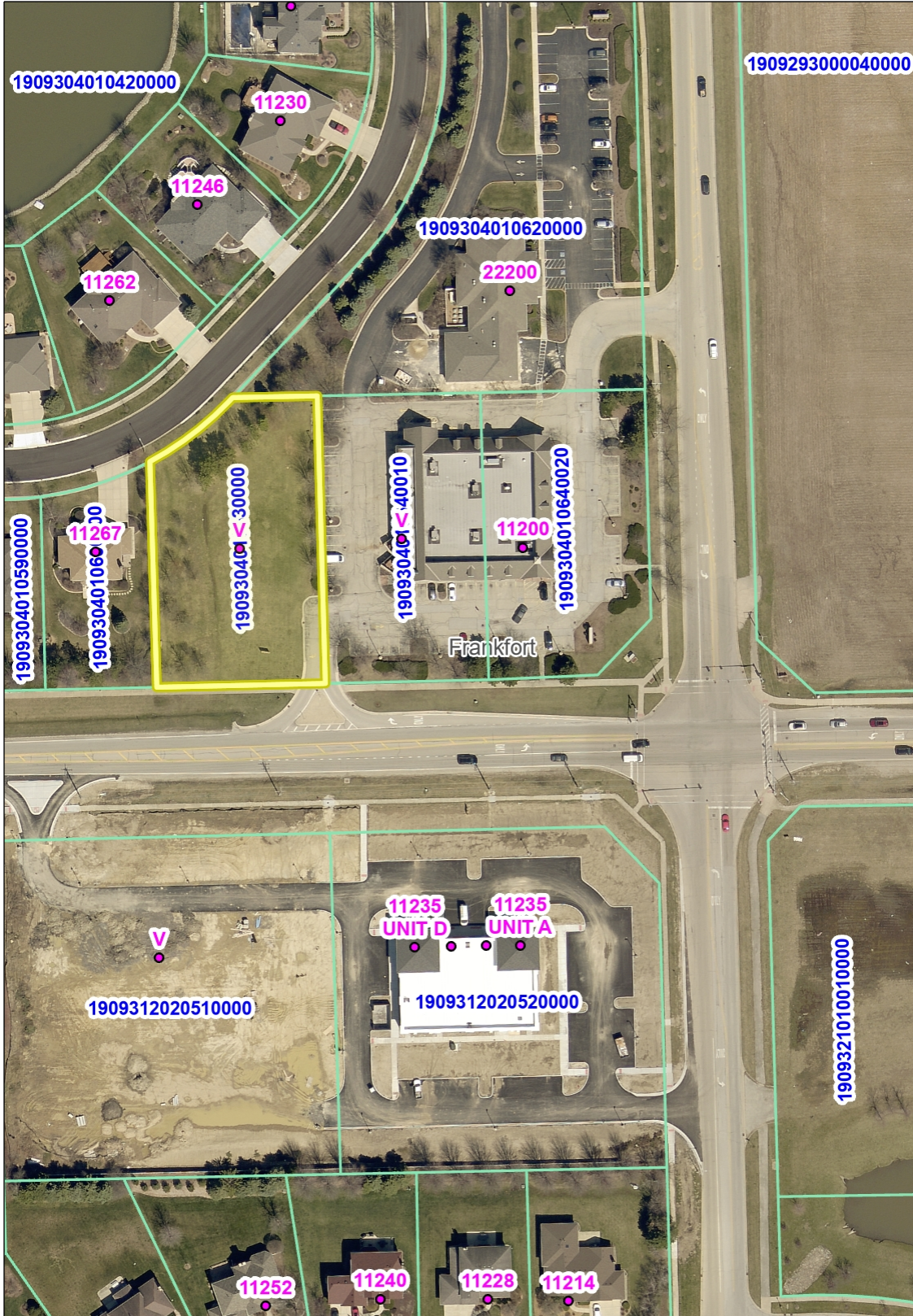
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For the Plan Commission's consideration, staff is providing the following proposed affirmative motion for the Special Use request:

1. Approve an adjustment to the minimum number of required parking spaces to allow the existing 24 parking spaces on the property to serve the proposed uses; and
2. 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.



11240 W. Laraway Rd.



#### Legend

- Address Points
- Parcels
- Townships

#### Notes

Date: 12/8/2023

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@willcountyillinois.com](mailto:gis@willcountyillinois.com).



**Site Photographs of 11240 W. Laraway Rd. Taken 12.7.23**

**Front (south) elevation/parking lot:**



**Front (south) elevation/parking lot zoomed out:**





**Rear (north) elevation/parking lot:**





LEGEND	
	SANTARY SEWER MANHOLE
	EXISTING COMBINED SANITARY/STORM MANHOLE
	SANITARY SEWER LINE (Flow)
	WATER VALVE IN VAULT
	WATER VALVE
	WATER LINE
	FIRE HYDRANT
	STORM SEWER INLET
	STORM SEWER CATCH BASIN
	STORM SEWER MANHOLE
	STORM SEWER LINE (Flow)
	POWER POLE
	TRANSFORMER BOX/PAD
	LIGHT
	SOIL BORING
	TRAFFIC SIGNAL
	HAND HOLE
	TELEPHONE (SBC)
	GAS VALVE
	UNDERGROUND TELEPHONE CABLE
	UNDERGROUND ELECTRIC CABLE
	UNDERGROUND GAS LINE
	UNDERGROUND LIGHT CABLE
	UNDERGROUND FIBER OPTICS LINE
	OVERHEAD ELECTRIC LINE
	CONCRETE CURB & GUTTER
	DEPRESSED CURB
	ELECTRIC MANHOLE
	TELEPHONE MANHOLE
	SIGN
	FENCE LINE
	DECIDUOUS TREE
	EVERGREEN
	BUSH/HEDGE
	PINE TREES
	REGULAR PARKING SPACE
	HANDICAP PARKING SPACE
	EXISTING GROUND ELEVATION
	EXISTING CONTOUR GRADE
	[253.00'] RECORDED DISTANCE
	NOTES CORRESPONDING TO SCHEDULE B

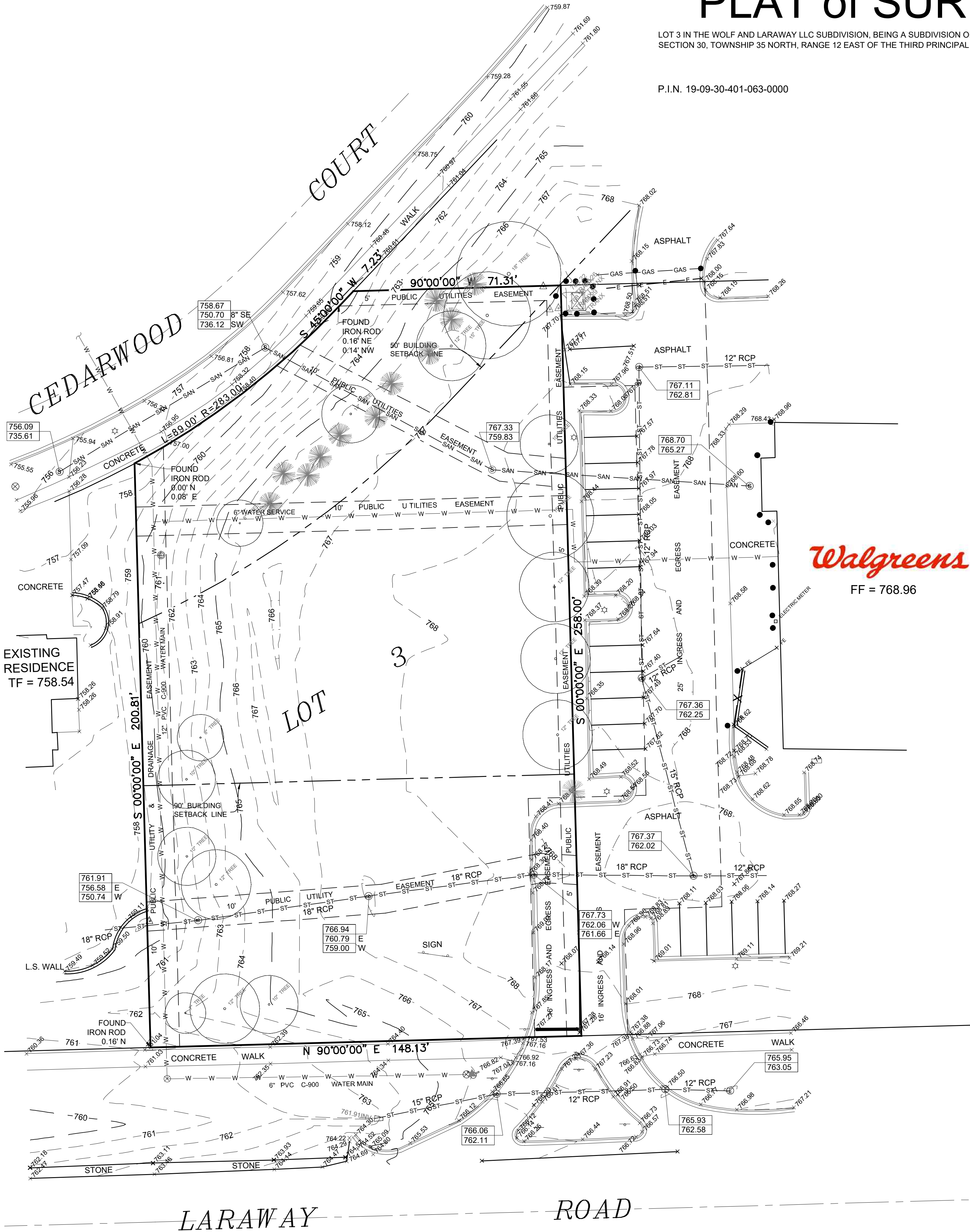
- NOTES:
- BASIS OF BEARINGS ARE BASE ON WOLF AND LARAWAY LLC SUBDIVISION PLAT RECORDED AUGUST 20, 2003.
  - PLAT REPRESENTS EXISTING CONDITIONS BASED ON FIELD WORK PERFORMED ON MARCH 6, 2023.
  - PROPERTY CORNER MONUMENTS NOT SET PER REQUEST OF CLIENT.

STATE OF ILLINOIS }  
COUNTY OF WILL } SS.

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

MOKENA, ILLINOIS  
JOSEPH A. SCHUDT & ASSOCIATES (184-001172)

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3152 (EXP. 11-30-24)



BENCH MARK:

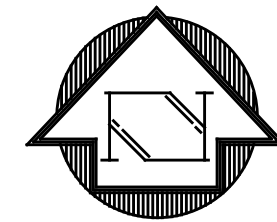
TOP OF THE NORTHWEST FLANGE BOLT OF HYDRANT, LOCATED WEST OF WOLF ROAD, THE FIRST HYDRANT ON THE NORTH SIDE OF LARAWAY ROAD. ELEVATION: 739.38

FOR PERMIT

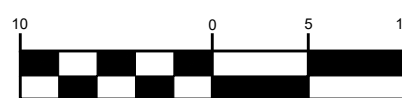
# PLAT of SURVEY

LOT 3 IN THE WOLF AND LARAWAY LLC SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

P.I.N. 19-09-30-401-063-0000



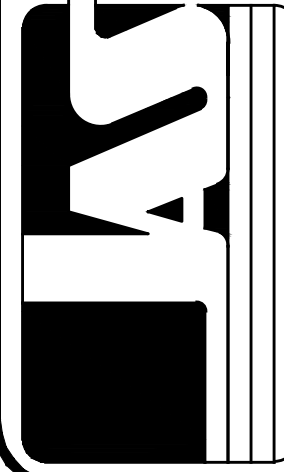
GRAPHIC SCALE



(IN FEET)  
1 inch = 10 ft.

Joseph A. Schudt & Associates  
9455 ENTERPRISE DRIVE  
MOKENA, IL 60448  
PHONE: 708-720-1000 www.jaseng.com FAX: 708-720-1065

(184-001172)



CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL LAND PLANNING GPS SERVICES

REVISIONS:

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RETAIL BUILDING

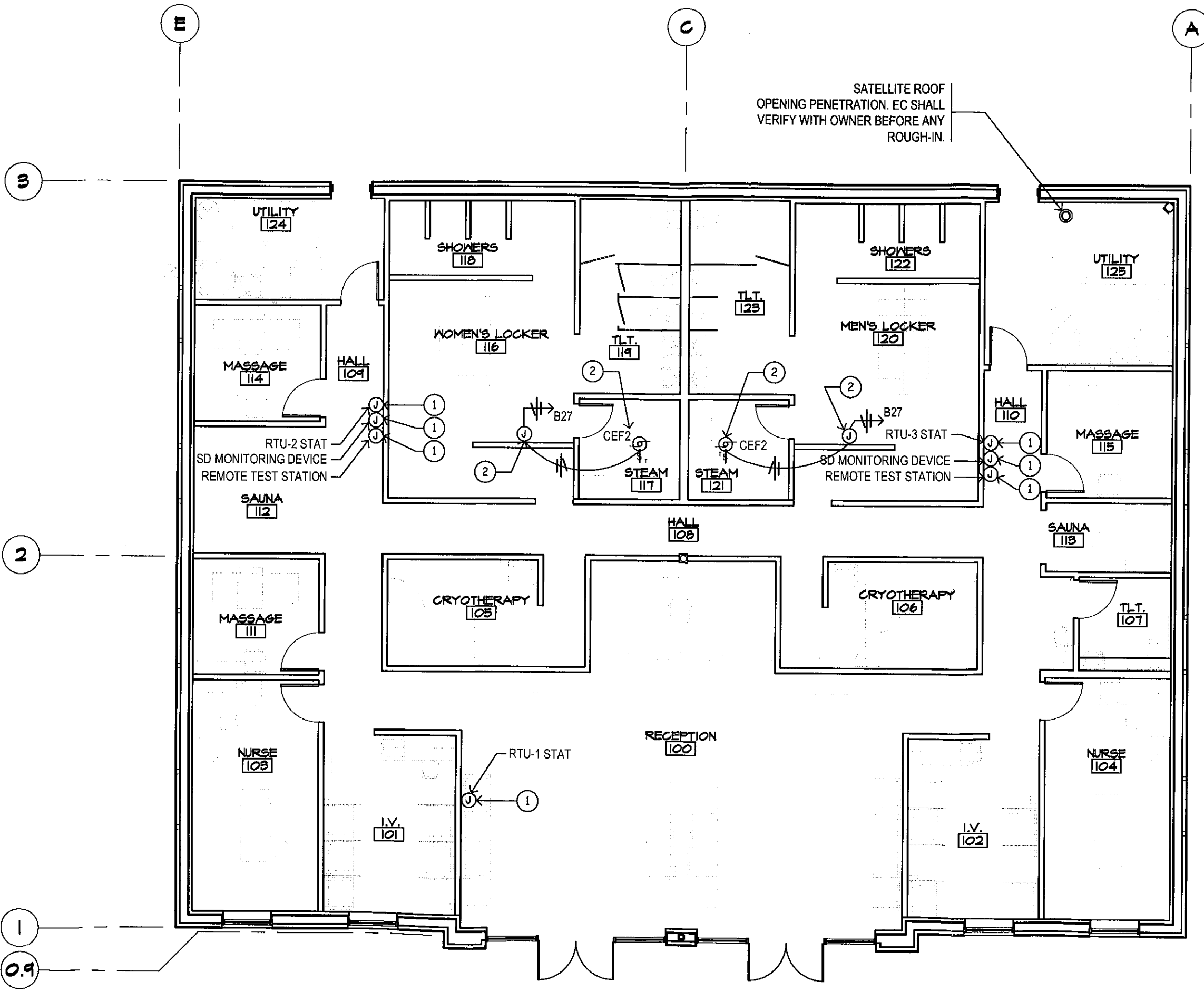
FRANKFORD, IL

EXISTING TOPOGRAPHY SURVEY

Date: 5-15-23  
Scale: 1"=20'  
File Name: 23-20-ENG-6-29-23  
Drawn: TMF  
Checked: DWO  
Sheet:  
2 OF 10  
Project No.:  
23-020









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**Sauna Guard Wellness Center**

11240 W Laraway Rd.  
Frankfort, IL 60423  
(815) 277-4217  
info@saunaguard.com

25th October 2023

**Amanda Martinez**

Village Of Frankfort  
432 W Nebraska St.  
Frankfort, IL 60423

Dear Village Board,

We appreciate your consideration in our proposed business plan for Sauna Guard Wellness Center. Sauna Guard is designed to serve as the community's premiere destination for wellness modalities. We hope to cultivate and highlight the community's interest in health and well being. Wellness is multifaceted and we have tailored our services to cover a multitude of needs for locals:

- Massage
- Cryotherapy
- Dry Sauna + Infrared Sauna
- Steam Room
- IV Drip
- Nurse Practitioner / MD Consultation

We have designed our website to book appointments for the above services however, we will accept walk-ins pending availability. We strive to not only provide these services but to also provide education / tips / demonstrations for those curious on their wellness journey.

For Example:

- Videos / clips (i.e. Benefits of using Ice vs. Heat in recovery for athletes)
- Blogs / Emails on applicable Biohacking tips (Researched Studied)

Hours of Operation:

- 
- M-F: 9-7pm
  - Sat: 9-5pm
  - Sun: Closed\*\*

The facility is 4,790 Square Feet, and is equipped with top of the line equipment to serve our clients in comfort. We have provided gender segregated locker rooms as well as private dressing areas in massage rooms to tend to our clients level of comfort per city code. There is an adequate number of showers, bathrooms, utility sinks / wash basins, etc. to support our staff and clients for these services.

Employees: 3 (Nurse/MD, Technician/Frontdesk, Massage) We will hire staff upon completion of construction; when licenses are available we will provide them. All staff will undergo background checks as well as orientation / training on Sauna Guard's Employee Standards.

We believe Sauna Guard Wellness Center will add a great value to the Frankfort community and are confident we can build a mutually beneficial relationship with other members within the chamber of commerce. Please do not hesitate to reach out, we would be happy to clarify any questions or concerns!

**Omar Hassad, Owner**



**From:** [O.H](#)  
**To:** [Adam Nielsen](#)  
**Cc:** [Amanda Martinez](#)  
**Subject:** Business License Request - Sauna Guard 11240 W Laraway  
**Date:** Thursday, October 19, 2023 5:23:35 PM

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CAUTION: This e-mail originated outside of the Village's email system.  
DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

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. **Yes**
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. **Yes, Locker rooms are available and separated by sex as well as individual Dressing rooms.**
3. Electrical equipment. All electrical equipment shall be installed in accordance with the building codes adopted by the Village of Frankfort. **Yes**
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. **Yes, provided in multiple areas**
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. **Yes**

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. **No Doors will have a lock**

7. Plumbing. All plumbing fixtures shall be installed in accordance with the building codes adopted by the Village of Frankfort. **Yes**

8. Service sink. The premises shall be equipped with a service sink for custodial services. **Yes, utility room sink**

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. **Yes, up to code**

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. **Yes**

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.

**Yes**

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.

**Yes, per code**

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.

**Yes, per code**

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 a register shall be available for inspection at all times during regular business hours.

**Yes, per code**

4. Price rates. Price rates for all services shall be prominently posted in the reception area in a location available to all prospective customers. **Yes, per code**



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.

Yes. 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.

It will not.

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.

It will not.

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.

It will not



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 have been taken care of.

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 it will.



### 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:** Request to Open and Continue the Public Hearing to January 11, 2024  
**Requests:** Special Use Permit for a Full-Service Restaurant with Liquor Sales  
**Location:** 116 and 118 Kansas Street  
**Applicant:** Greg Baxtrom  
**Prop. Owner:** Fiddle Leaf Development Illinois, LLC  
**Representative:** Kevin Kreger (representing Fiddle Leaf Development Illinois, LLC, property owner)  
**Report By:** Amanda Martinez, Planner

The subject application was filed on 11.27.23 and then published in the newspaper on 11.29.23 to notify the public on a request for consideration of a Special Use Permit for a full-service restaurant with liquor sales located at 116 Kansas Street. Since then, the applicant has communicated with the property owner inquiring about additional space, that space being 118 Kansas Street. To be accurate on legal notifications and to re-evaluate floor plans/square footage, staff advised the applicant to request a continuation of the public hearing until the next available PC/ZBA meeting. Staff and the applicant respectfully request that the public hearing be opened and continued to January 11, 2024. A motion to open and continue the public hearing to January 11, 2024 is provided below.

### ***Affirmative Motions***

---

1. Open and continue the public hearing for Petite Patate (Ref#106) located at 116 and 118 Kansas Street to January 11, 2024.

**Project:** 116 and 118 Kansas Street Vacation Rental and Zoning Variations  
**Meeting Type:** Public Hearing  
**Requests:** Special Use Permit for a Vacation Rental and Three Zoning Variations  
**Location:** 116 and 118 Kansas Street, Frankfort, Illinois 60423  
**Applicant:** Kevin Kreger  
**Prop. Owner:** Fiddle Leaf Development Illinois LLC  
**Representative:** Kevin Kreger & Chris Tokarz (Linden Group)

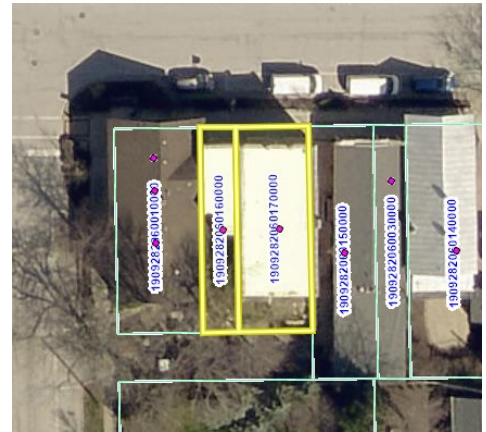
### Site Details

**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 three zoning variations 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) and the required interior side yard setbacks (from the east and west property lines) 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.

The applicant had first requested and was granted approval of plans to demolition two rear building additions that existed prior to him purchasing the property. Upon finding tenants to occupy the building, the applicant is seeking

to construct two rear building additions similar in size to what was existing prior to his purchase in order to accommodate the first floor's tenant's need for more space for a proposed full-service restaurant. Since there was a demolition involved in the process, the setbacks that once existed with the legal-nonconforming building additions, new construction of building additions are required to comply with the Village's current Zoning Ordinance, thus requiring approval of applicable variations.

## ***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, 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***

---

- 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 (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, the applicant was granted approval of a Certificate of Appropriateness (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).

## **Comprehensive Plan**

---

- The projects proposed at the subject property align with Goal 4.8 listed in the Village of Frankfort’s 2040 Comprehensive Plan (see below).

*“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 applicant is requesting approval of a Special Use Permit for a Vacation Rental in the H1 Historic District for the subject property located at 116 Kansas Street. The applicant is also requesting approval of the following three zoning variations from Article 6, Section C, Part 1:
  - To reduce the required rear yard setback (from the south property line) from 20 feet to 6 feet to accommodate the proposed 252 square foot one-story building addition in the rear of 116 Kansas Street;
  - To reduce the required interior side yard setback (from the east property line) from 5 feet to 1 foot to accommodate the proposed 252 square foot one-story building addition in the rear of 116 Kansas Street; and
  - To reduce the required interior side yard setback (from the west property line) from 5 feet to 3 feet to accommodate the proposed 124 square foot two-story building addition in the rear of 118 Kansas Street.
- The subject property is zoned H1 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 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.

## **Zoning Variations**

- 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 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> </ul>	Variation for rear yard (from south property line) and interior side yards (from east and west property lines)

		<ul style="list-style-type: none"> <li>6 feet (proposed rear yard)</li> </ul>	
<b>Maximum Height (feet)</b>	35 feet	Approximately 32 feet	Complies

### Vacation Rental

- 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 (land use table 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 (some compliance is needed 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 doors of the building; the middle doors of the building are addressed 116 Kansas Street.

### Parking

- On-site parking is not provided at the subject site.
- Staff has requested a revised floor plan since the submitted floor plan shows some different uses than what is currently being requested.
- 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 Kansas Street (restaurant, full service)</b>	1,500 SF	28 (1 per 100 sq. ft.; plus 1 per employee)
<b>Restaurant at 118 Kansas Street (restaurant, full service)</b>	364 SF	4 (1 per 100 sq. ft.; the above requirement includes the employee count)

<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 (attached-family dwellings)</b>	364 SF	<b>2</b> <i>(1 per 200 sq. ft.)</i>
<b>Total Spaces Required</b>		<b>39</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”*.
  - Given that the proposed two rear building additions are roughly equal in area to the previous legal non-conforming additions (that were removed in 2023), staff believes it is unnecessary for a formal parking variation request in this case. The net increase is approximately 52 square feet.
- 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 one located at the NWC of Nebraska Street and Hickory Street and the one located at the NEC 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.
- Attached to this staff report is a staff analysis of parking availability in the downtown area 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.
- The property owner is anticipating that the second story of 118 Kansas Street will be an office end user. Offices in the H1 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.
- Per Article 7 Section B Part 5 (b), *“Adjustments. In all business and industrial districts, the minimum number of required parking spaces may be adjusted by the Plan Commission on a case-by-case basis. The petitioner for such an adjustment shall show to the satisfaction of the Plan Commission that adequate parking will be provided for customers, clients, visitors, and employees. The following provisions and factors shall be used as a basis to adjust parking requirements:*

1. *Evidence That Actual Parking Demands will be Less Than Ordinance Requirements. The petitioner shall submit written documentation and data to the satisfaction of the Plan Commission that the operation will require less parking than the Ordinance requires.*
2. *Availability of Joint, Shared or Off-Site Parking. The petitioner shall submit written documentation to the satisfaction of the Plan Commission that joint, shared or off-site parking spaces are available to satisfy the parking demand."*

### ***Standards for Variations (Required Setbacks)*** \_\_\_\_\_

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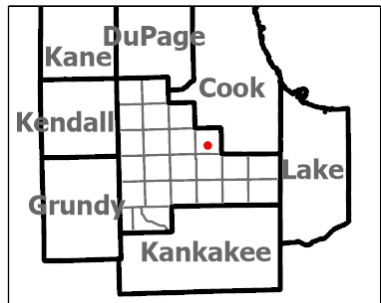
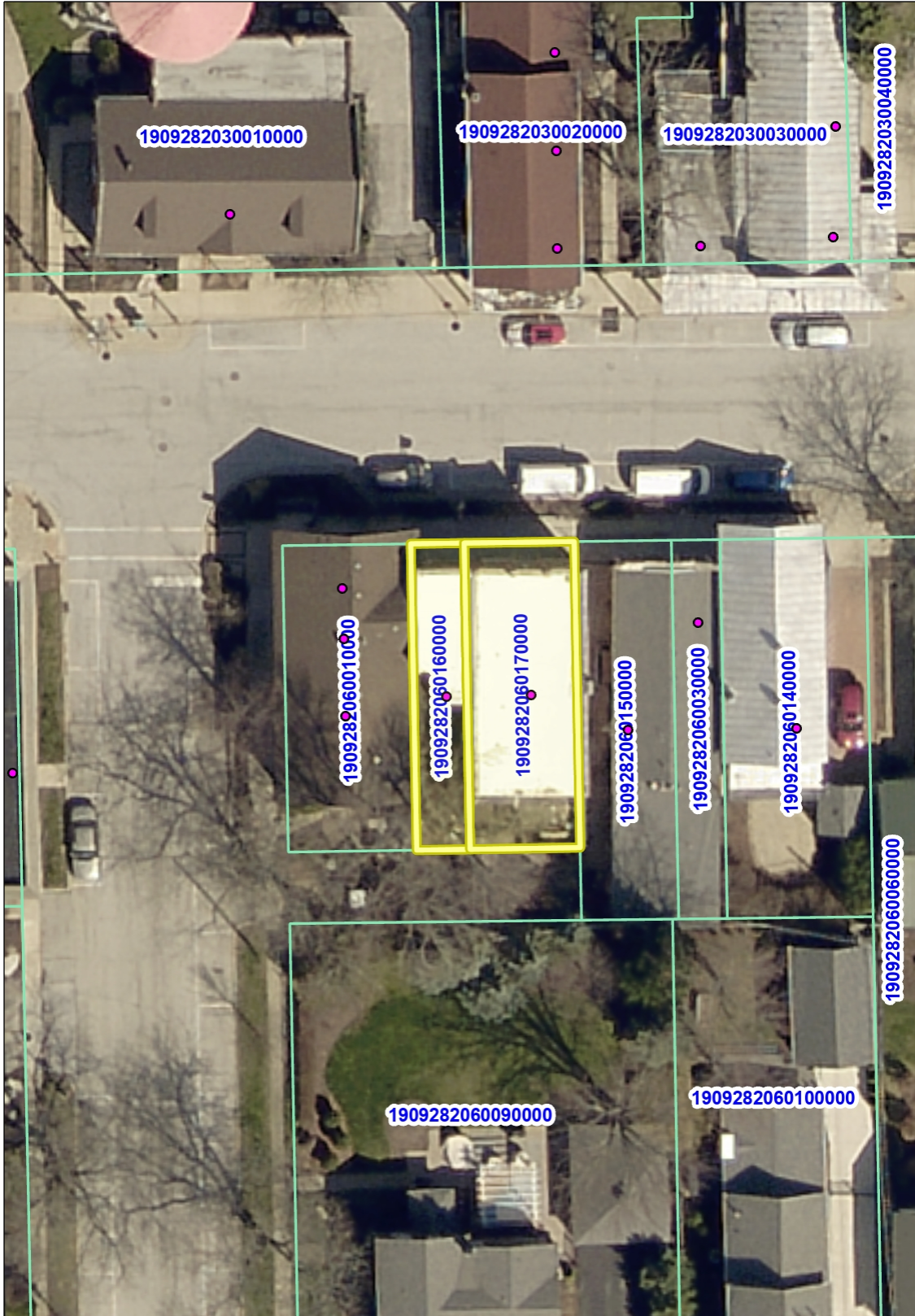
For the Commission’s consideration of the requests, staff offers the following potential affirmative motions:

1. Approve a parking adjustment to reduce the minimum required 4 parking spaces to 0 parking spaces for the proposed Vacation Rental located on the second floor of 116 Kansas Street in accordance with the reviewed plans and public testimony.
2. Approve a parking adjustment to reduce the minimum required 3 parking spaces to 0 parking spaces for the proposed apartment located on the second floor of 118 Kansas Street in accordance with the reviewed plans and public testimony.
3. Recommend the Village Board approve a Special Use Permit to allow a vacation rental in the H1 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.

4. 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.
5. 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.
6. 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.



# 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:



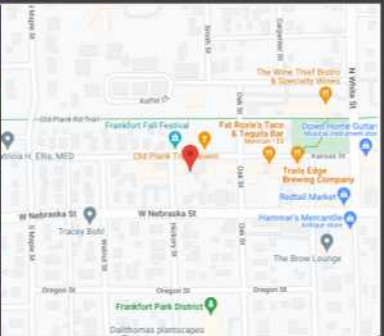


Rear (south) elevation:





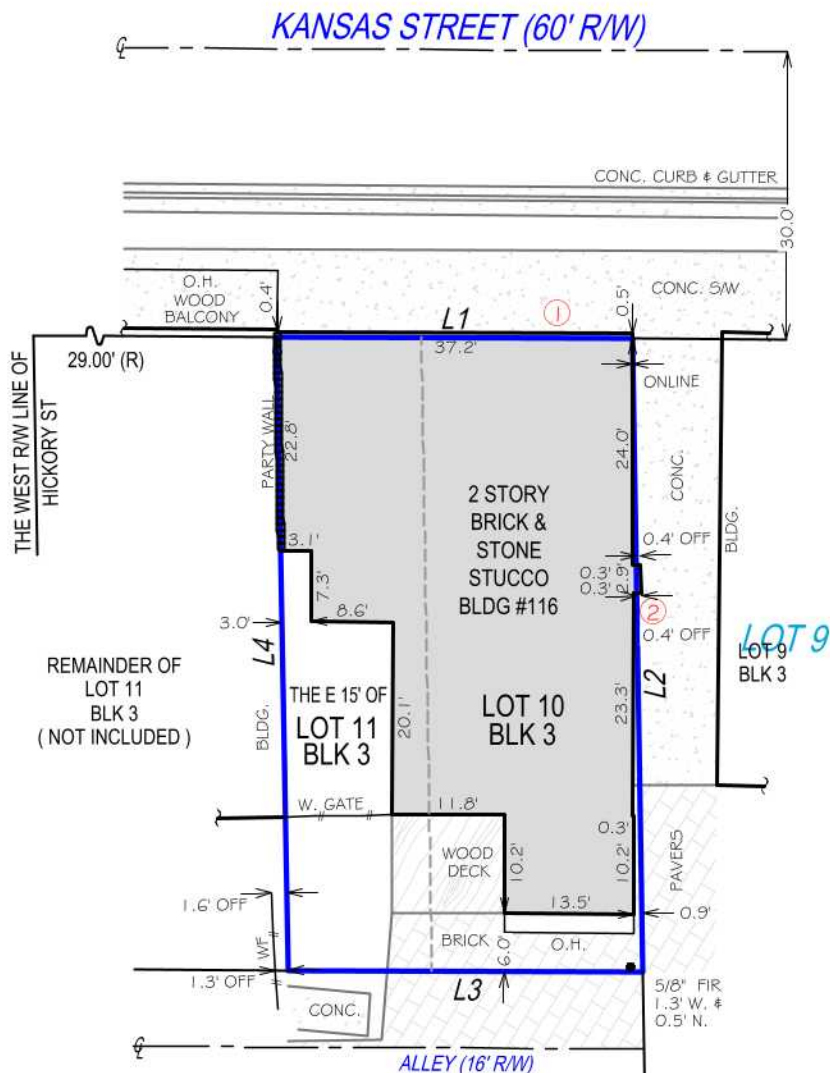
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PROPERTY ADDRESS: 116 KANSAS STREET, FRANKFORT, ILLINOIS 60423

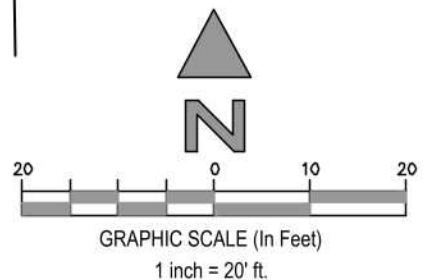
SURVEY NUMBER: 2206.5378

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>LINETYPES</div><div><div><div></div></div><div>Boundary Line</div></div><div><div><div></div></div><div>Center Line</div></div><div><div><div></div></div><div>Chain Link or Wire Fence</div></div><div><div><div></div></div><div>Easement</div></div><div><div><div></div></div><div>Edge of Water</div></div><div><div><div></div></div><div>Iron Fence</div></div><div><div><div></div></div><div>Overhead Lines</div></div><div><div><div></div></div><div>Structure</div></div><div><div><div></div></div><div>Survey Tie Line</div></div><div><div><div></div></div><div>Vinyl Fence</div></div><div><div><div></div></div><div>Wall or Party Wall</div></div><div><div><div></div></div><div>Wood Fence</div></div></div> <div><div>SURFACE TYPES</div><div><div><div></div></div><div>Asphalt</div></div><div><div><div></div></div><div>Brick or Tile</div></div><div><div><div></div></div><div>Concrete</div></div><div><div><div></div></div><div>Covered Area</div></div><div><div><div></div></div><div>Water</div></div><div><div><div></div></div><div>Wood</div></div></div> <div><div>SYMBOLS</div><div><div><div></div></div><div>Benchmark</div></div><div><div><div></div></div><div>Center Line</div></div><div><div><div></div></div><div>Central Angle or Delta</div></div><div><div><div></div></div><div>Common Ownership</div></div><div><div><div></div></div><div>Control Point</div></div><div><div><div></div></div><div>Catch Basin</div></div></div>
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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

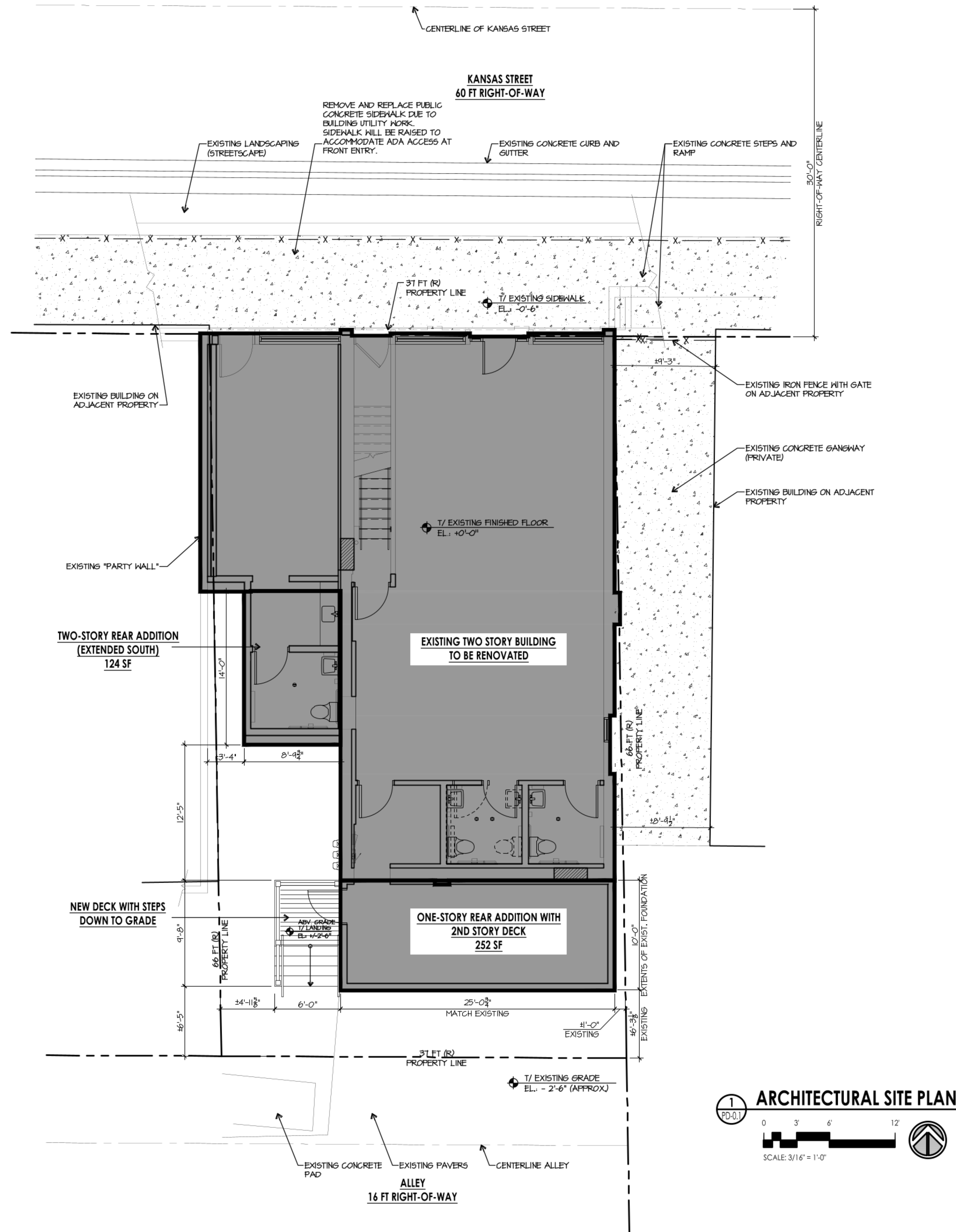
SEE PAGE 1 OF 2 FOR MAP OF PROPERTY  
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

FLOOD ZONE INFORMATION:



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





## ARCHITECTURAL SITE PLAN GENERAL NOTES

1. FINISHED FLOOR ELEVATION 0-0".
2. BENCHMARK ELEVATION PROVIDED PER TOPOGRAPHIC SURVEY PROVIDED BY OWNER.
3. REFER TO OWNER PROVIDED SURVEY FOR EXISTING CONDITIONS

## ZONING DATA - 116/118 KANSAS STREET

116/118 KANSAS STREET, FRANKFORT, ILLINOIS  
PER VILLAGE OF FRANKFORT ZONING ORDINANCE (LAST REV SEPTEMBER 20, 2021)  
AND ZONING MAP (ADOPTED MARCH 20, 2023)

H-1 HISTORIC DISTRICT - THE H-1 HISTORIC DISTRICT IS INTENDED TO PRESERVE AND ENHANCE THE HISTORIC DOWNTOWN COMMERCIAL AREA. IN THE VILLAGE OF FRANKFORT, THE MOVEMENTS AND SHIFTS OF POPULATION AND THE CHANGES IN RESIDENTIAL, COMMERCIAL AND INDUSTRIAL USES THREATEN THE DISAPPEARANCE OF AREAS, PLACES, BUILDINGS, COMMUNITY AND AESTHETIC INTERESTS, VALUES AND CUSTOMS OF HISTORICAL SIGNIFICANCE TO THE VILLAGE. THEIR PRESERVATION AND CONTINUED UTILIZATION ARE NECESSARY AND DESIRABLE TO SOUND DEVELOPMENT OF THE VILLAGE OF FRANKFORT, AND TO THE WELFARE OF ITS RESIDENTS.

### USES PERMITTED PER TABLE IN ARTICLE 5

PERMITTED *	DWELLING UNITS ABOVE 1ST FLOOR HEALTHCARE/OFFICE INDOOR BUSINESS/RETAIL SALES (UNDER 5,000 SF) OFFICE/ PROFESSIONAL SERVICE PERSONAL SERVICE
SPECIAL USE *	BED AND BREAKFAST HOTEL/ MOTEL VACATION RENTAL INDOOR CIVIC AND CULTURAL INDOOR RECREATION AND ENTERTAINMENT OUTDOOR RECREATION AND ENTERTAINMENT INDOOR BUSINESS/RETAIL SALES (5,000-100,000 SF) MICROBREWERY/ DISTILLERY/ WINERY ACCESSORY LIQUOR SALES RESTAURANT TAVERN OUTDOOR SEATING ASSOCIATED WITH RESTAURANT

\* REFER TO ARTICLE 5 FOR COMPLETE LIST OF USES

### USES OF BUILDING PRIOR TO BECOMING VACANT

BASEMENT: STORAGE  
FIRST FLOOR: RESTAURANT (116) AND OFFICE/BUSINESS (118)  
SECOND FLOOR: RESIDENTIAL DWELLING UNITS (116 AND 118)

### LOT STANDARDS (PER ARTICLE 6 YARD AND BULK REG TABLE)

	ALLOWED 0 FT	ACTUAL/PROPOSED 0 FT (EXISTING)
FRONT YARD	0 FT	0 FT (EXISTING)
CORNER SIDE YARD	10 FT	N/A
INTERIOR SIDE YARD	5 FT	0 FT (EXISTING)
SIDE YARD ADJ TO RESIDENTIAL USE	10 FT	0 FT (EXISTING)
REAR YARD	10 FT	+/- 6'-3 1/8" (EXISTING)
MAX. BUILDING HEIGHT	35 FT	+/- 32 FEET
MAX. IMPERVIOUS LOT COVERAGE	NO MAX.	NO MAX.
MIN LOT AREA	5,000 SF	+/- 2,242 SF (PER SURVEY)
MIN LOT WIDTH	50 FT	31 FT (PER SURVEY)
FLOOR AREA RATIO	N/A	SEE AREA TABLE BELOW

### OFF-STREET PARKING CALCULATIONS (PER ARTICLE 7)

USE OF PUBLIC PARKING LOTS PERMITTED IN H-1 DISTRICT PER ARTICLE 6, C.3.6.  
APPROVAL OF VARIATION REQUIRED

NO ON-SITE PARKING IS PROVIDED

### OFF-STREET LOADING REQUIREMENTS (PER ARTICLE 7)

NO ON-SITE LOADING IS PROVIDED

## GROSS BUILDING AREA

	EXISTING	ADDITIONAL SF	TOTAL
BASEMENT FLOOR=	1,560 SF	0 SF	EXCLUDED
FIRST FLOOR=	1,615 SF	+320 SF	1,935 SF
SECOND FLOOR=	1,615 SF	+70 SF	1,685 SF
BUILDING AREA =	3,230 SF*	+390 SF	3,620 SF

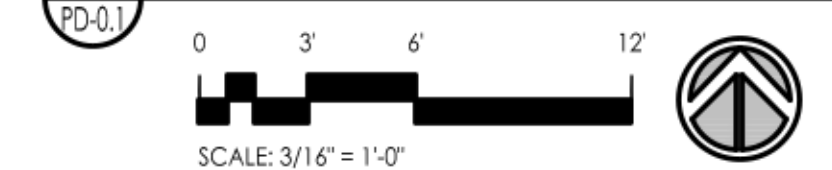
\* BASEMENT EXCLUDED FROM AREA TOTAL

FLOOR AREA RATIO (FAR) = 3,620 SF / 2,242 SF LOT AREA = 1.61

### PROPOSED EXTERIOR DECKS AREAS (NOT INCLUDED IN GROSS BUILDING AREAS)

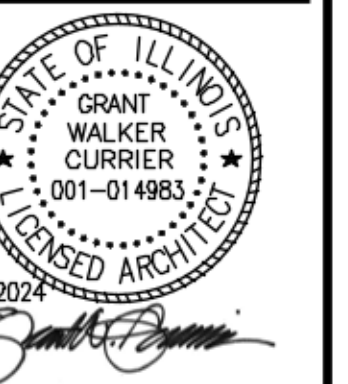
FIRST FLOOR=	60 SF
SECOND FLOOR=	252 SF

## 1 ARCHITECTURAL SITE PLAN



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INTERIOR ARCHITECTURE  
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FRANKFORT, ILLINOIS 60423



EXP:  
11/30/2024

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

2023-0209  
PROJECT NUMBER

11/22/2023  
DATE

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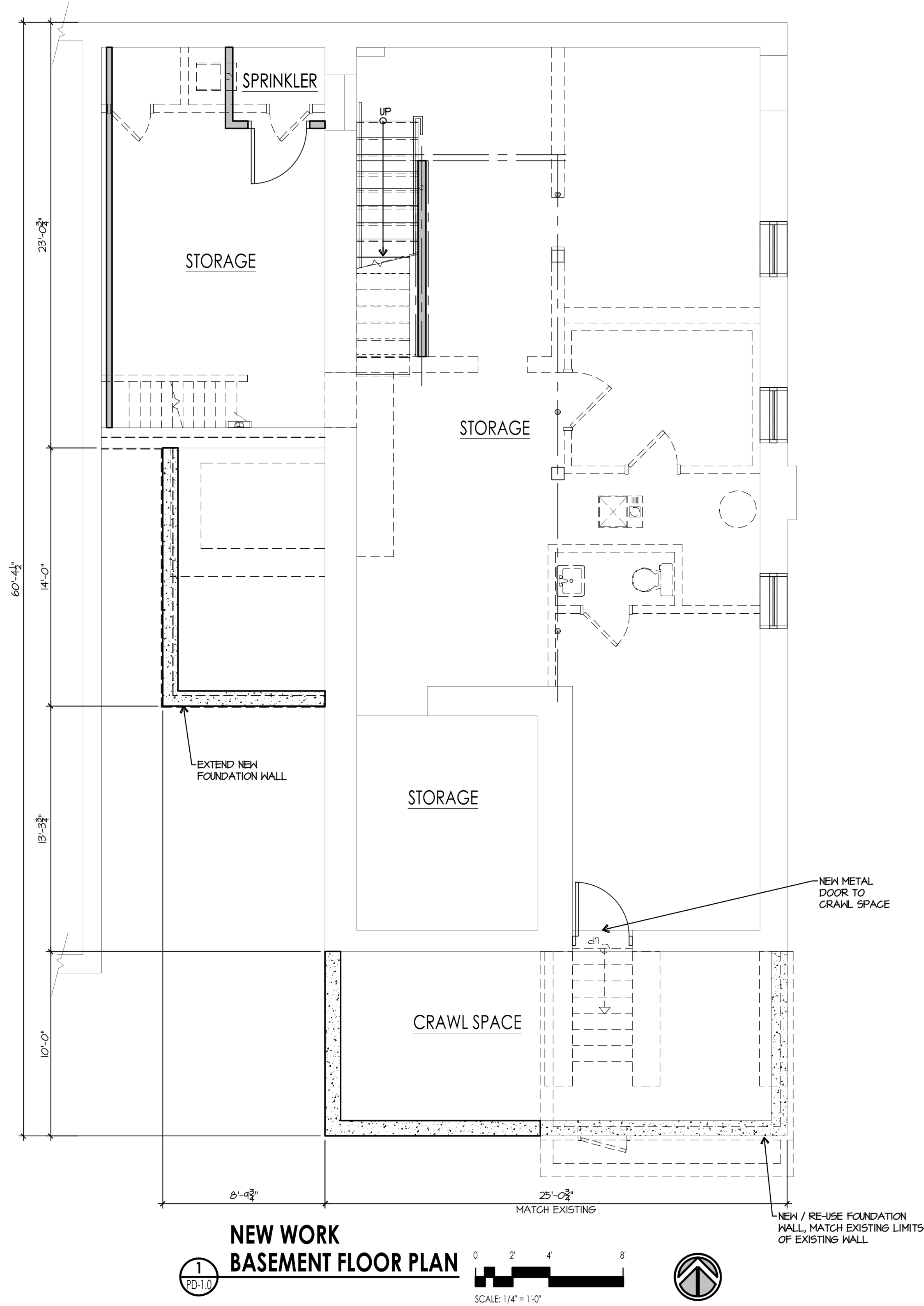
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SITE PLAN

SHEET NAME

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STATE OF ILLINOIS  
GRANT  
WALKER  
CURRIER  
001-014983  
LICENSED ARCHITECT

EXP:  
11/30/2024

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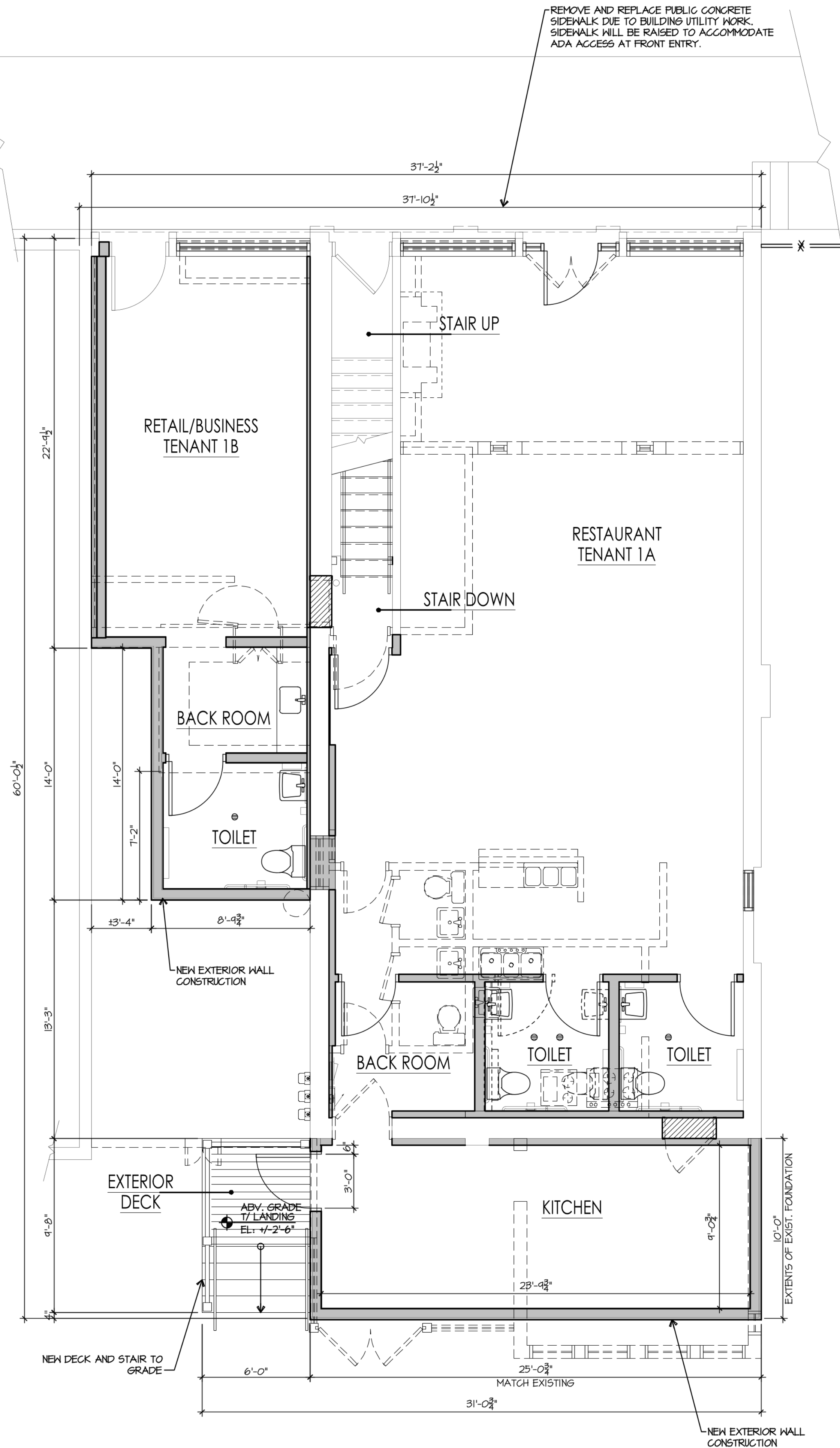
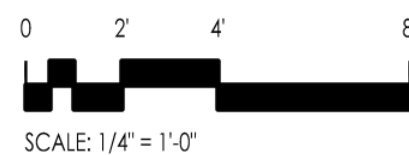
BASEMENT  
NEW WORK  
PLANS  
AND NOTES

SHEET NAME  
PD-1.0  
SHEET

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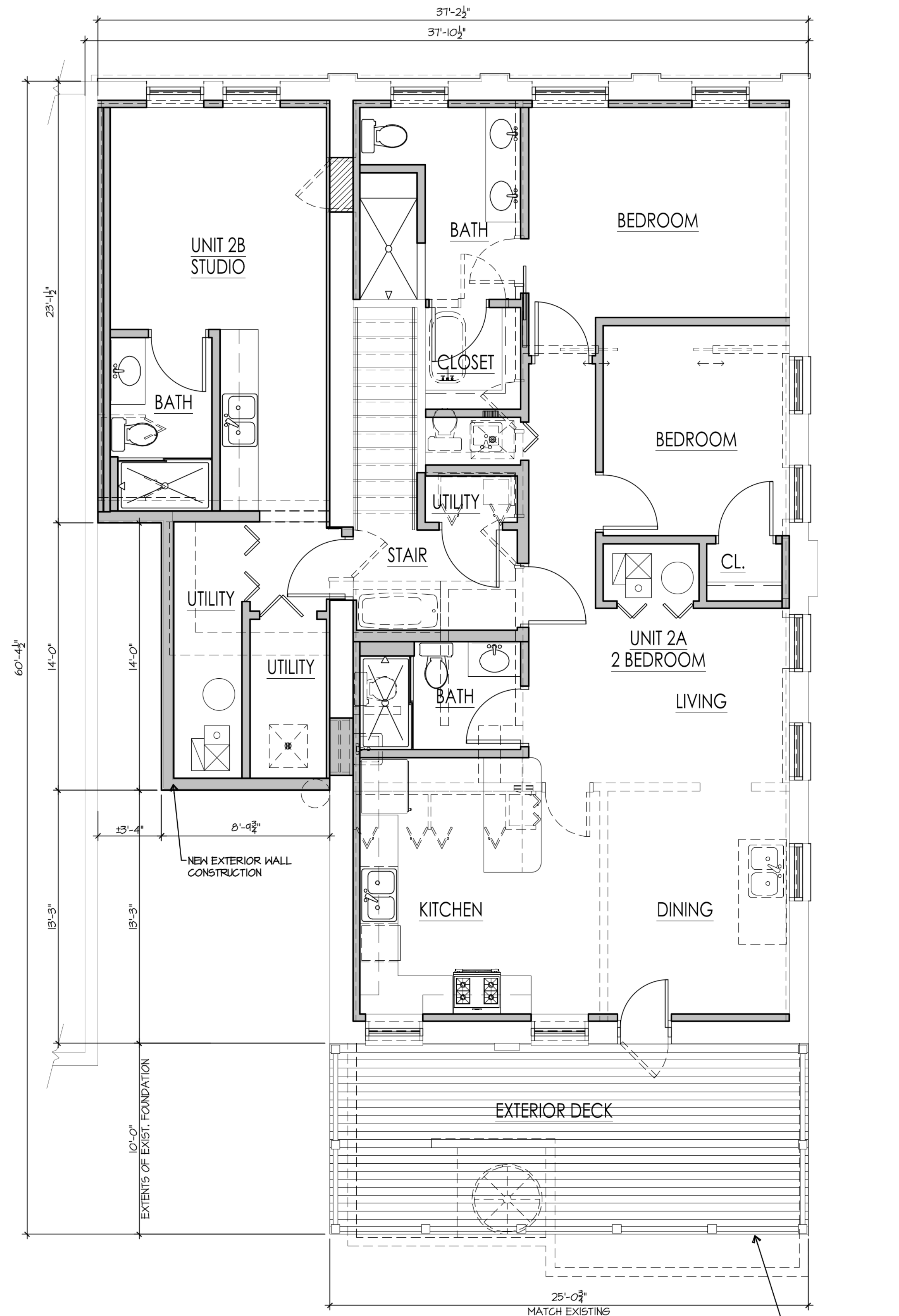
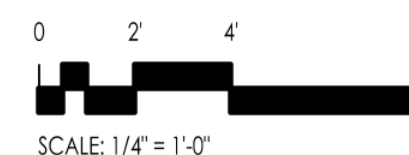
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## NEW WORK FIRST FLOOR PLAN

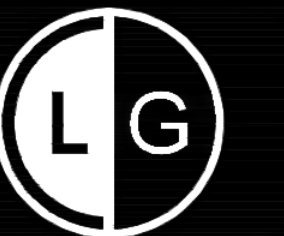
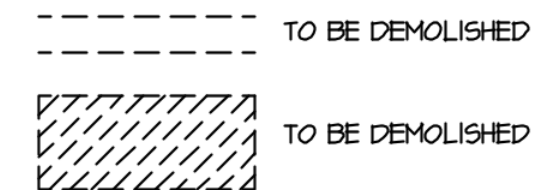


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PD-1.1

## NEW WORK SECOND FLOOR PLAN



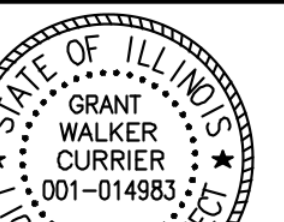
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FIRST FLOOR AND  
SECOND FLOOR  
NEW WORK  
PLANS

SHEET NAME

PD-1.1

SHEET



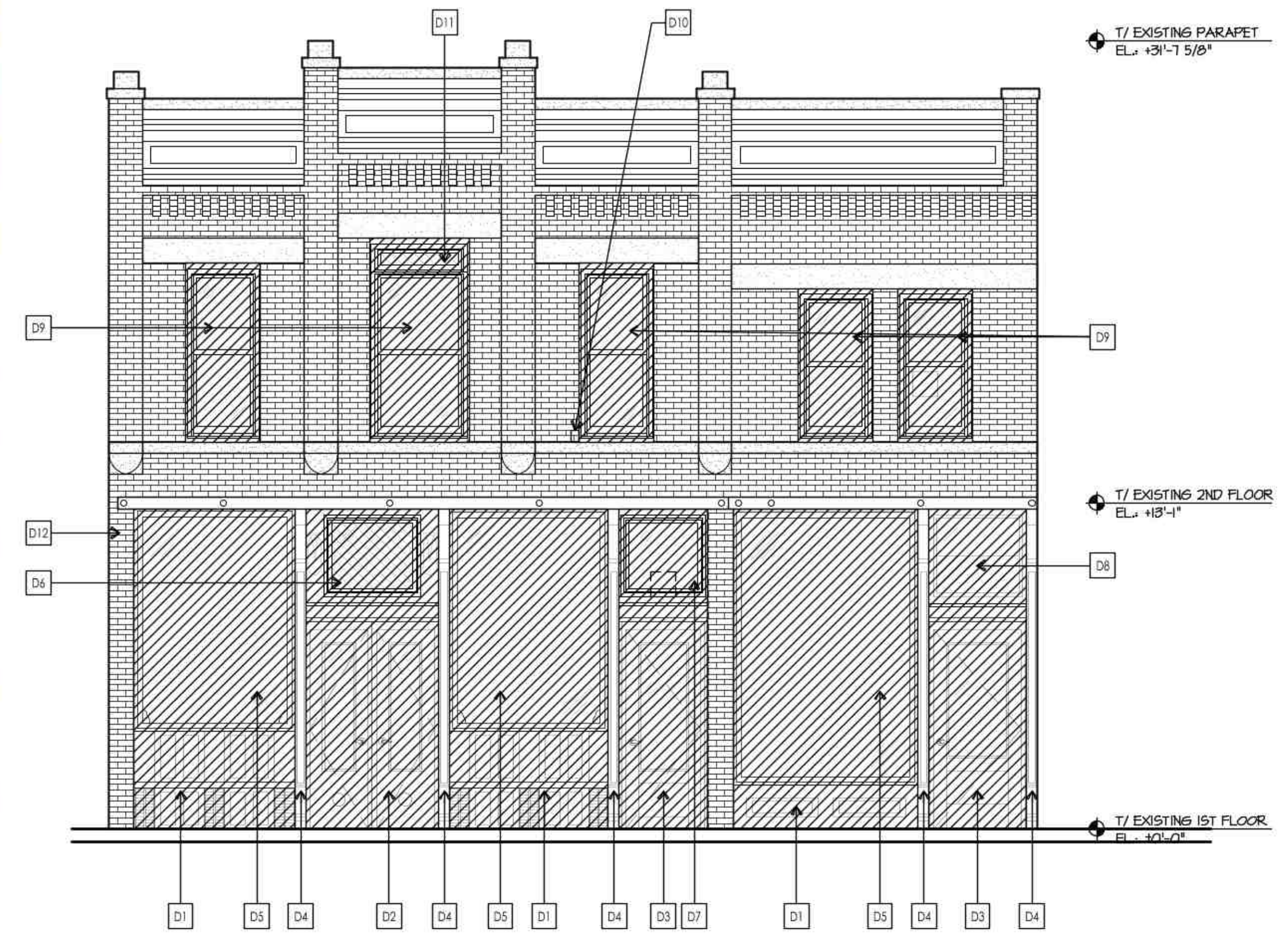
## ELEVATION DEMOLITION KEYNOTES

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



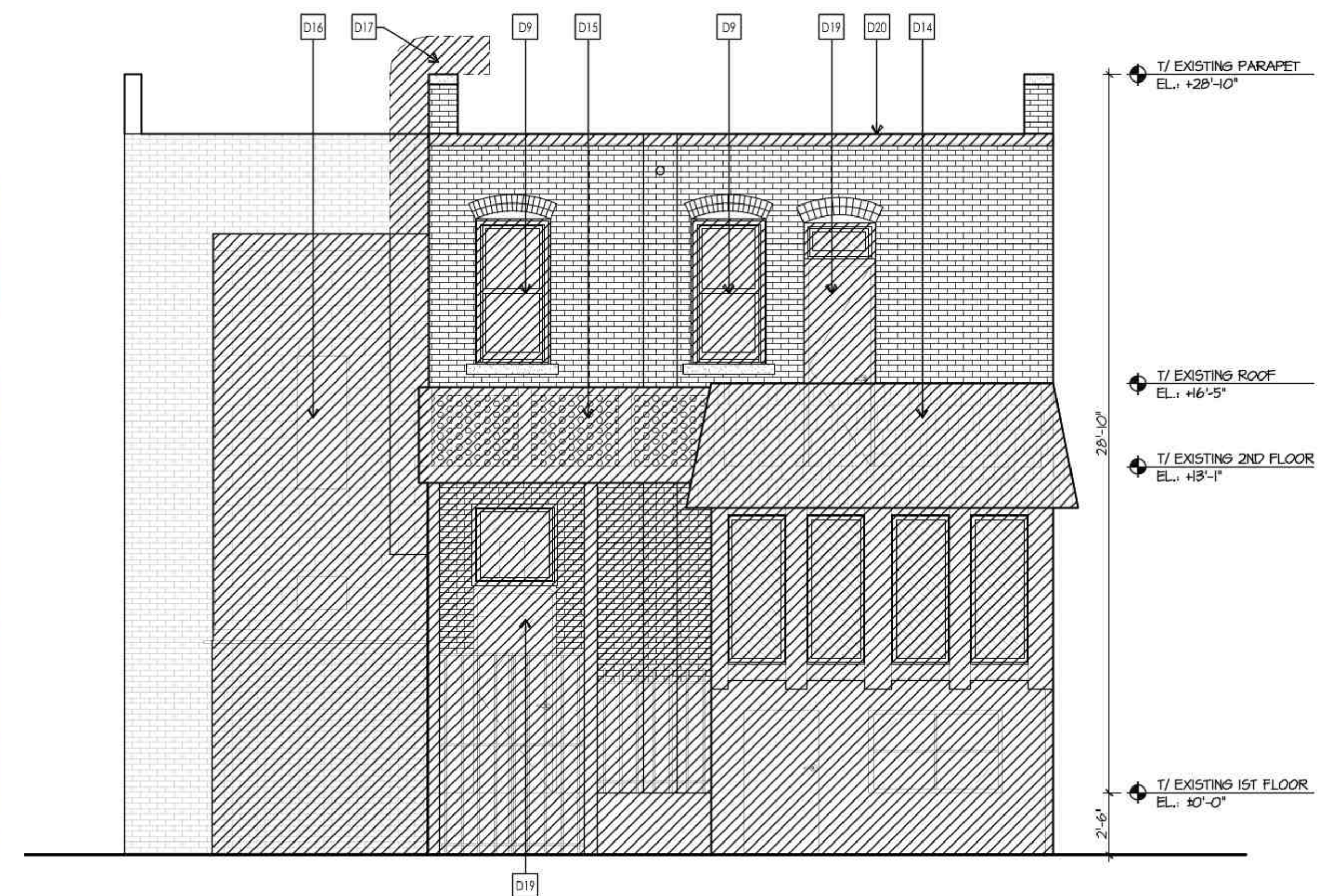
EXISTING AND DEMOLITION  
NORTH ELEVATION

1  
PD-2.0

0 2' 4' 8'  
SCALE: 1/4" = 1'-0"



EXISTING CONDITIONS AT SOUTH ELEVATION



EXISTING AND DEMOLITION  
SOUTH ELEVATION

2  
PD-2.0

0 2' 4' 8'  
SCALE: 1/4" = 1'-0"



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RENOVATION OF EXISTING BUILDING AT:  
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EXISTING AND  
DEMOLITION  
BUILDING  
ELEVATIONS

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SHEET



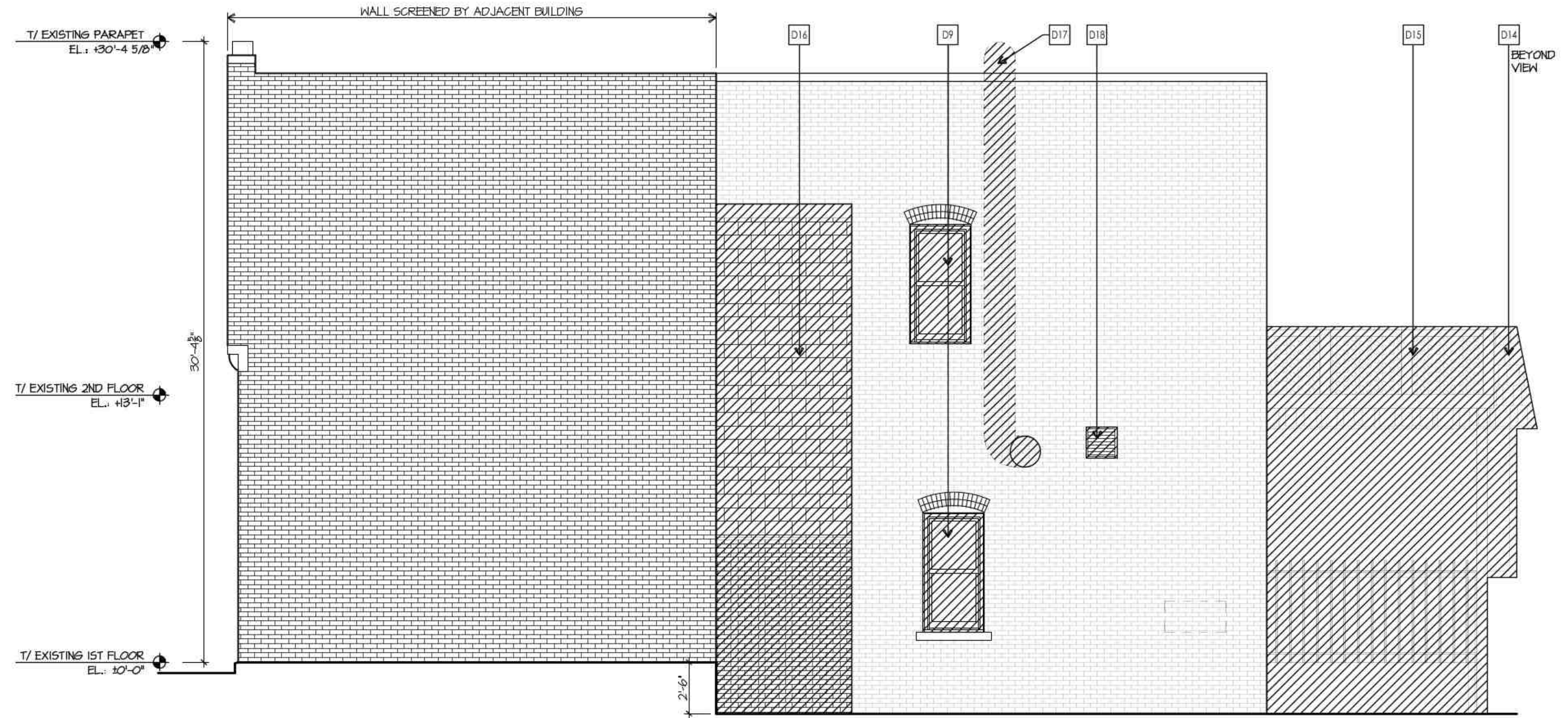
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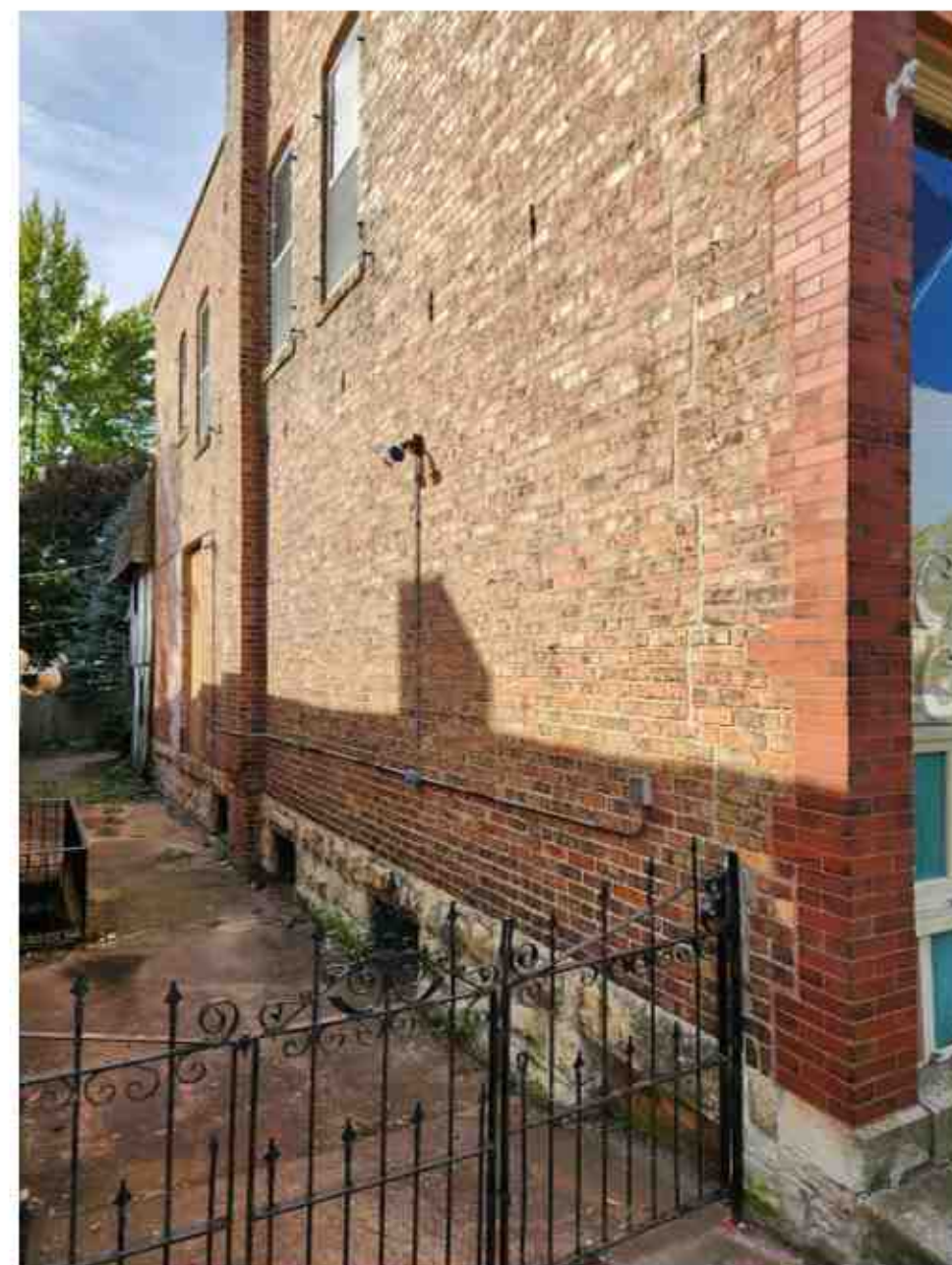
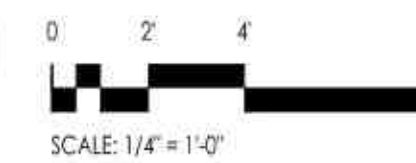


EXISTING CONDITIONS AT WEST ELEVATION

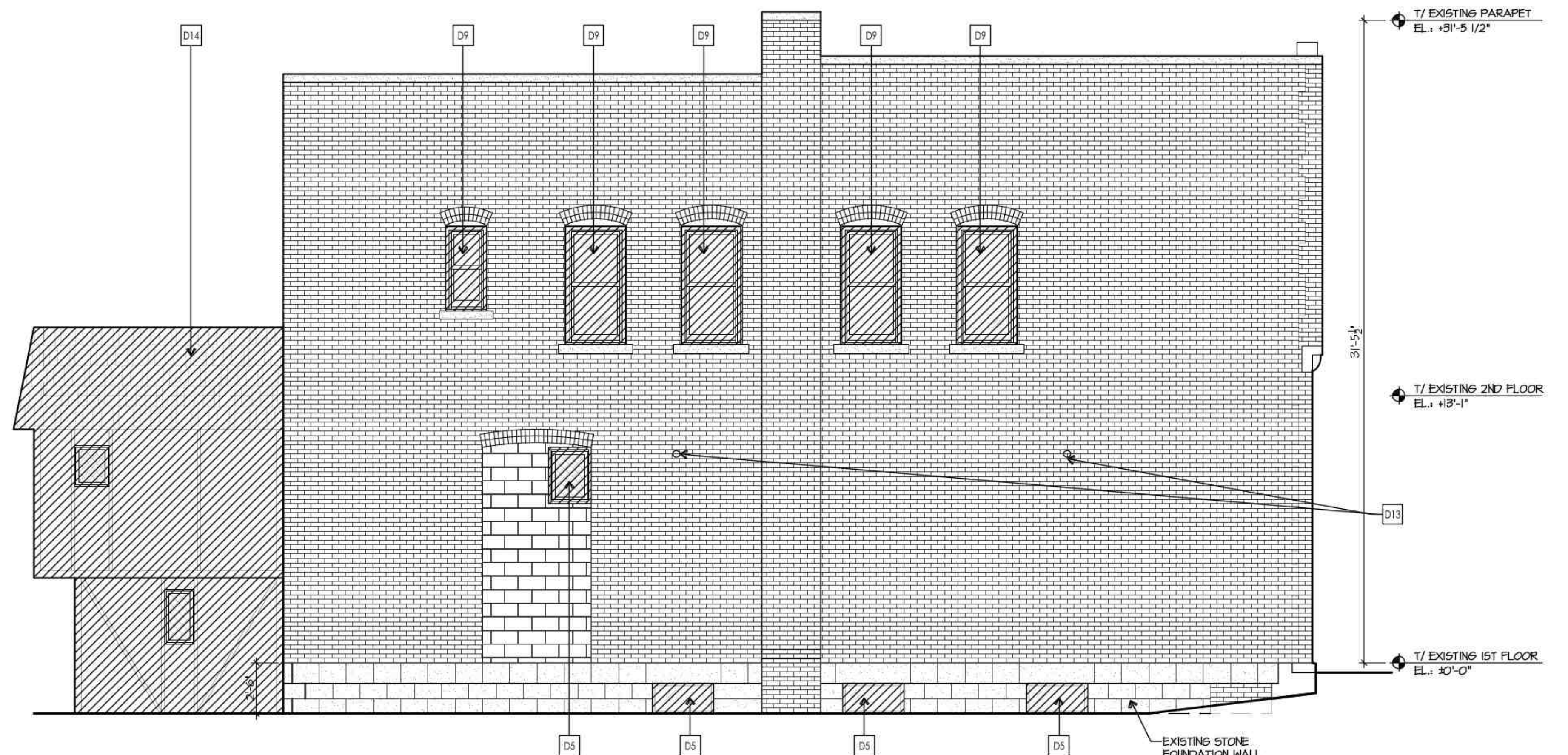


EXISTING AND DEMOLITION  
WEST ELEVATION

4  
PD-2.1

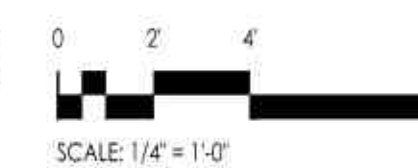


EXISTING CONDITIONS AT EAST ELEVATION



EXISTING AND DEMOLITION  
EAST ELEVATION

3  
PD-2.1



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EXISTING AND  
DEMOLITION  
BUILDING  
ELEVATIONS

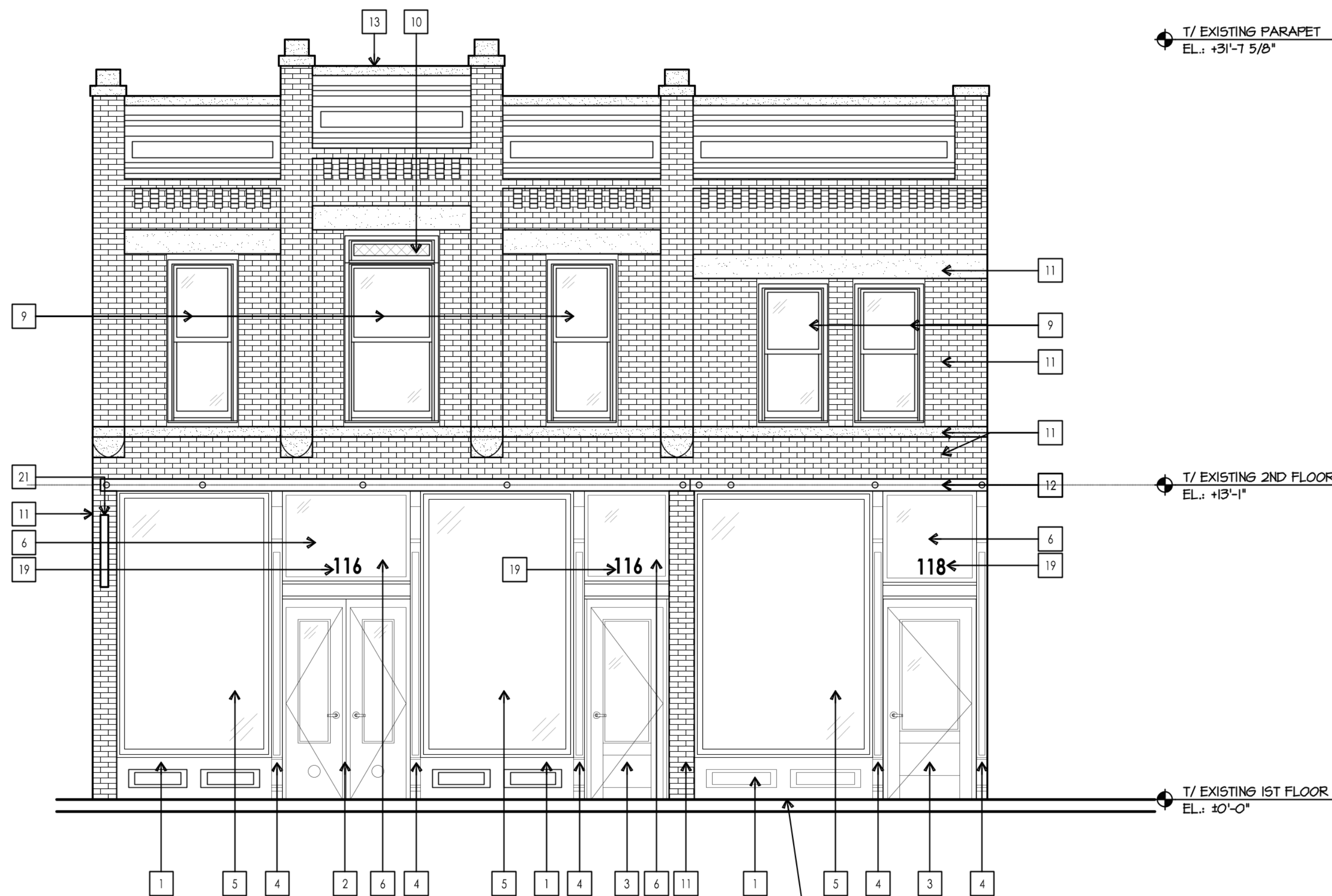
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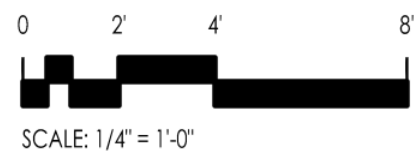
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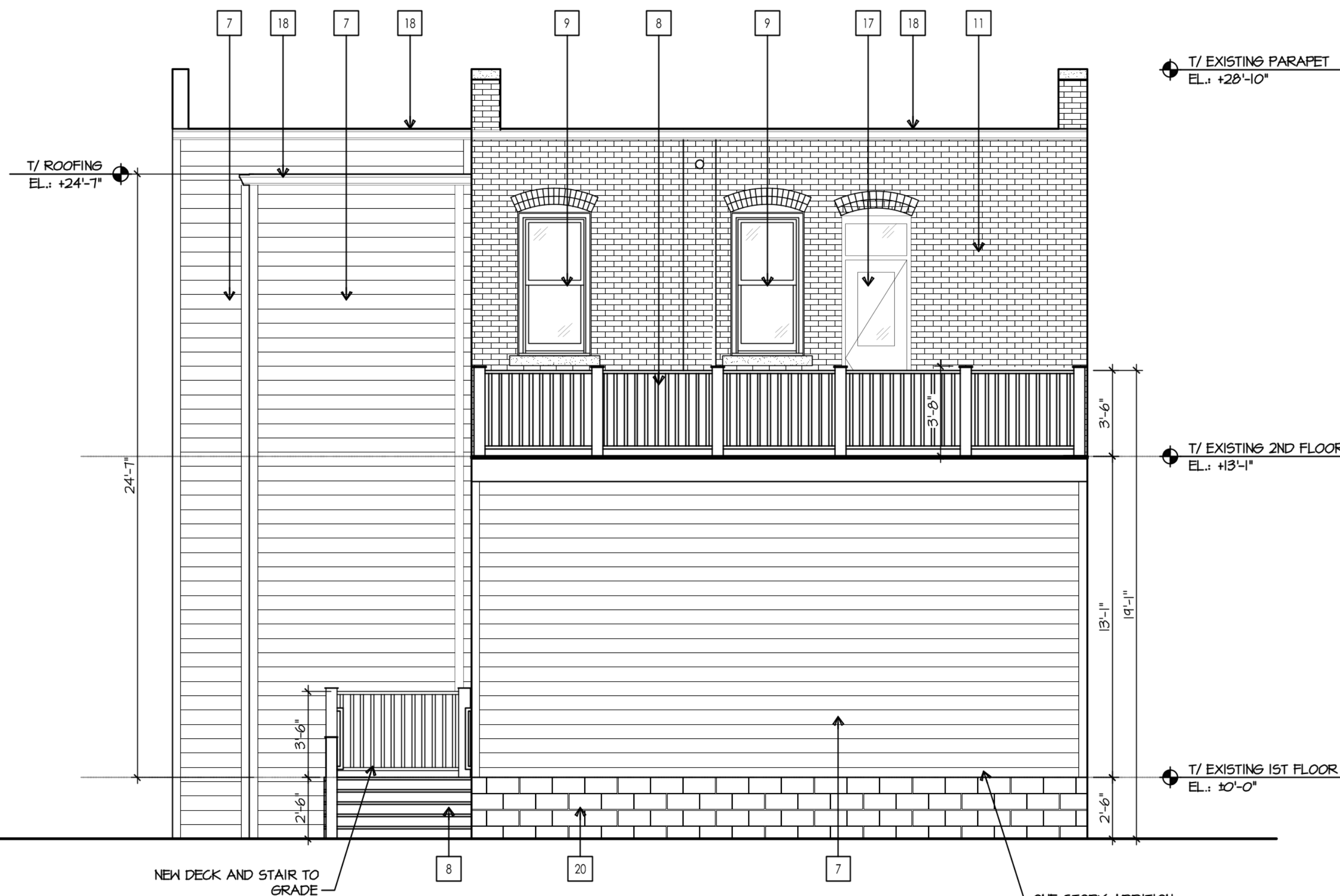
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11/22/2023 10:09 AM CTM002 PD-2.2  
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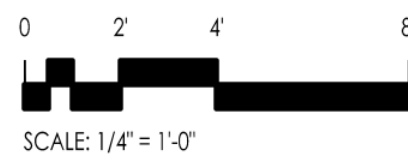
1  
PD-2.2  
**NEW WORK  
NORTH ELEVATION**



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



2  
PD-2.2  
**NEW WORK  
SOUTH ELEVATION**



## ELEVATION NEW WORK KEYNOTES

- 1 CUSTOM WOOD WAINSCOT PANELING WITH DECORATIVE MILLWORK DETAIL TO MATCH EXISTING.  
SHERWIN WILLIAMS: NAVAL SW 6244 - EXTERIOR PAINT.
- 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.  
SHERWIN WILLIAMS: ROY CROFT COPPER RED SW 2834 - EXTERIOR PAINT.
- 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.  
SHERWIN WILLIAMS: ROY CROFT COPPER RED SW 2834 - EXTERIOR PAINT.
- 4 REPAINT (5) EXISTING DECORATIVE CONCRETE COLUMNS.  
SHERWIN WILLIAMS: ROY CROFT COPPER RED SW 2834 - EXTERIOR PAINT.
- 5 CUSTOM WOOD FRAMED PICTURE WINDOWS WITH CLEAR INSULATED GLAZING UNIT (IGU). NO WINDOW DECALS.  
SHERWIN WILLIAMS: NAVAL SW 6244 - EXTERIOR PAINT.
- 6 NEW ALUM. GLAD WOOD FRAMED PICTURE WINDOWS WITH CLEAR INSULATED GLAZING UNIT (IGU).  
SHERWIN WILLIAMS: GRENEL TAN SW 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 LIMSTONE HEADERS. TUCKPOINT REPAIR AS REQUIRED. (ENTIRE FACADE)
- 12 REPAINT EXISTING STEEL HEADER WITH DECORATIVE BUTTONS.  
SHERWIN WILLIAMS: ROY CROFT COPPER RED SW 2834 - EXTERIOR PAINT.  
BUTTONS: SHERWIN WILLIAMS: GRENEL TAN SW 0011 - EXTERIOR PAINT.
- 13 CLEAN LIMSTONE 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)
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- 21 NEW SIGNAGE - TO BE SUBMITTED LATER FOR APPROVAL



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RENOVATION OF EXISTING BUILDING AT:  
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DESCRIPTION ISSUED FOR HPC REVIEW  
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11/22/2023 CT

2023-0209

PROJECT NUMBER

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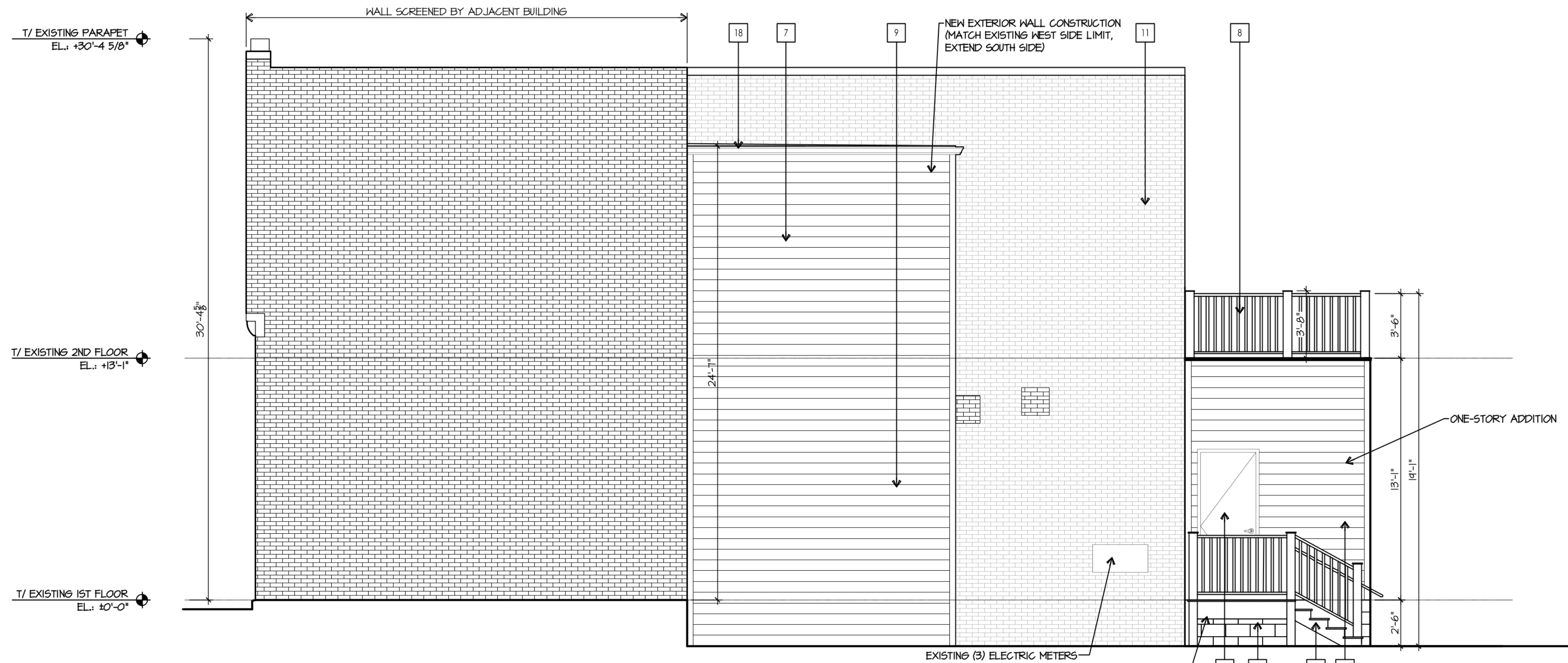
NEW WORK  
ELEVATIONS

SHEET NAME

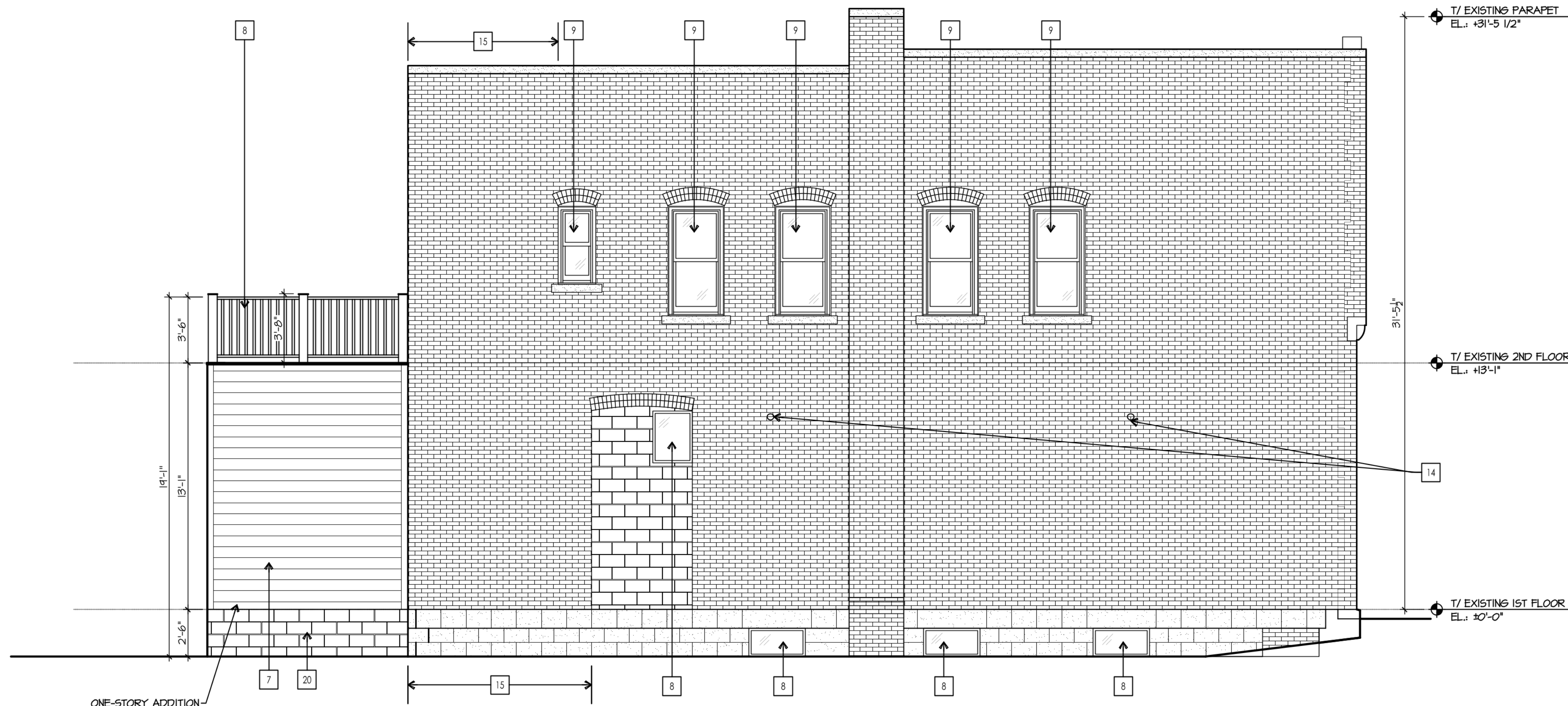
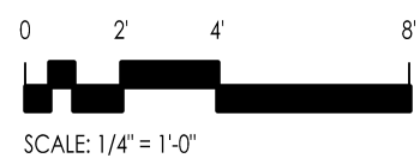
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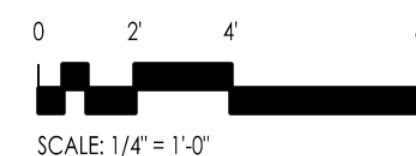
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NEW WORK  
WEST ELEVATION  
4  
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NEW WORK  
EAST ELEVATION  
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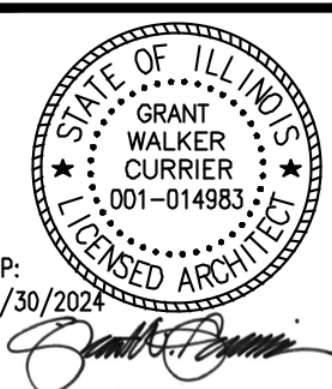
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- 1 CUSTOM WOOD WAINSCOT PANELING WITH DECORATIVE MILLWORK DETAIL TO MATCH EXISTING. SHERWIN WILLIAMS: NAVAL SW 6244 - EXTERIOR PAINT.
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NEW WORK  
NORTH ELEVATION

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

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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.

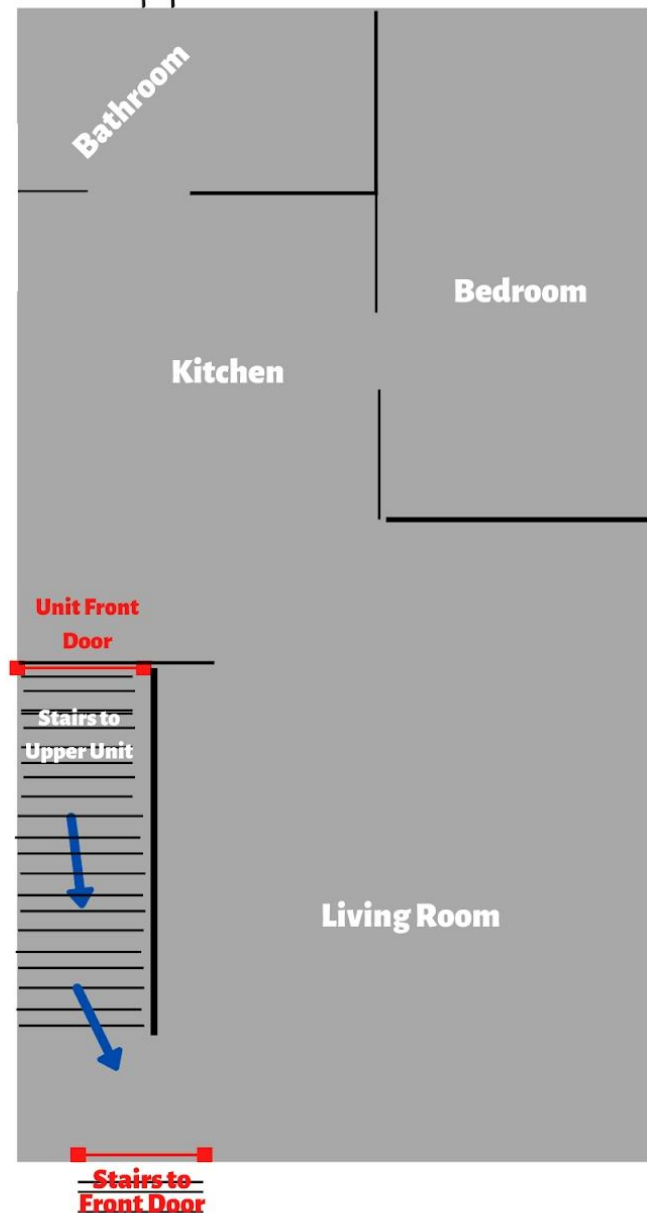
- To lock your unit when you leave, simply close the door and press the lock icon. To re-enter, enter your unit keycode.
- To lock the house when you leave, simply press the “Wake Up” (aka the “Yale”) button on the keypad and the deadbolt will lock. To re-enter:
  - Press the “Wake Up/Yale” button again
  - 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

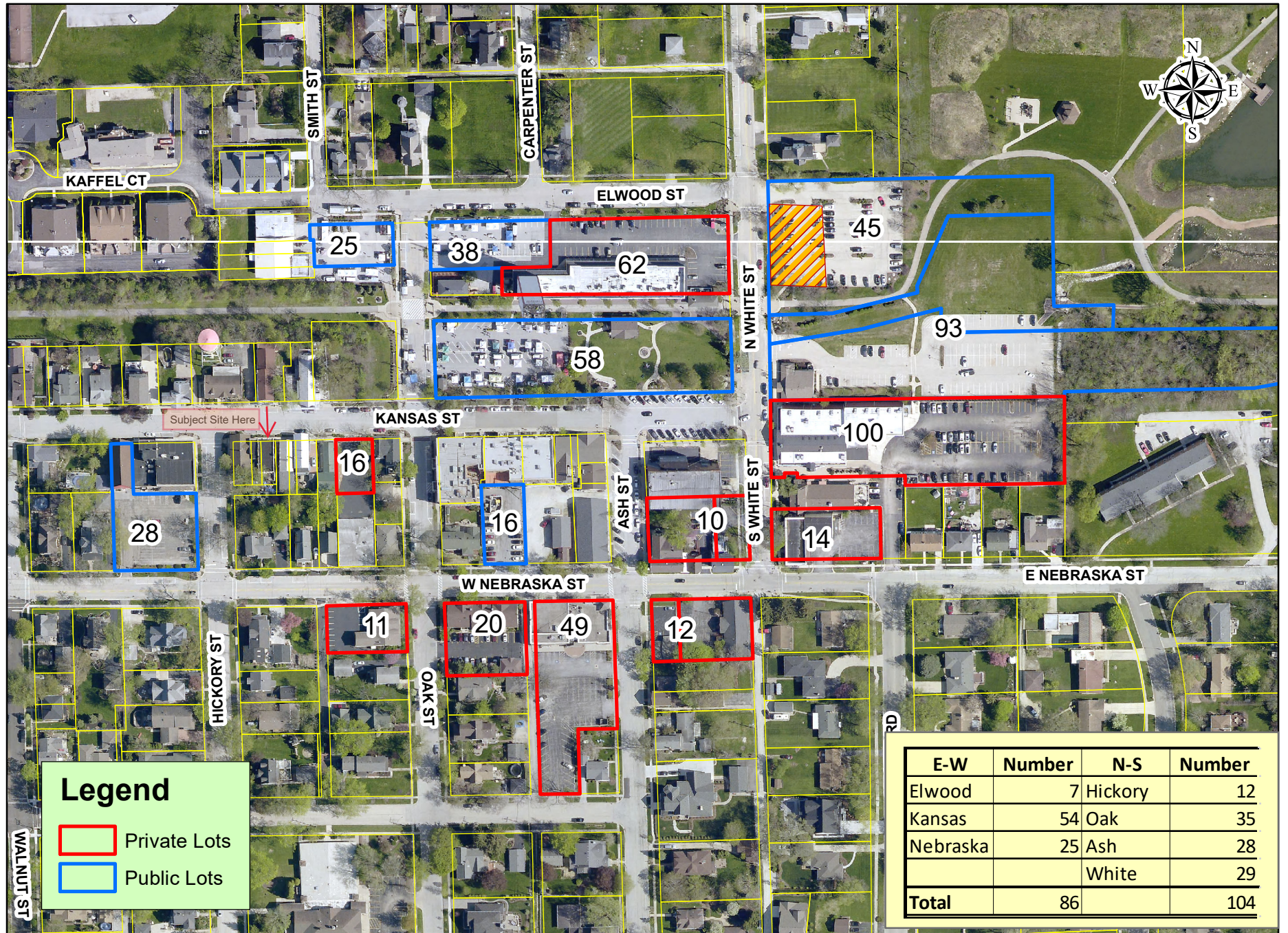
For the purpose of supplementing the above standards, the Zoning Board of Appeals also determines if the following seven facts, favorable to the applicant, have been established by the evidence.

	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



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

Total: 787 spaces

0 125 250 500 Feet



# Memo

**To:** Plan Commission/Zoning Board of Appeals  
**From:** Christopher Gruba, Senior Planner  
**Date:** December 14, 2023  
**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 first 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 have been included for the second workshop.

## 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). Since the existing regulations are approximately 22 years old, a revisitation is likely merited.

## 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 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
- 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)
- "Real-life" examples of developments within Frankfort to compare the existing regulations to the proposed 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



## 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.~~

**Commented [CG1]:** There are currently no regulations for drive aisles by themselves, especially for drive-throughs

- 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.~~

**Commented [CG2]:** Parking no longer based on number of employees

- 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:

1. 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.

**Commented [CG3]:** The rest of the code uses the term "Site Plan"

2. Character. Accessory parking spaces may be open to the sky, or enclosed in a building.
3. 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.
4. 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.
5. 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 [CG4]:** Move to Lighting regulations in Section E

6. 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.
7. 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.

**Commented [CG5]:** Pretty sure they meant "Plan Commission"

8. Signs. Accessory Signs shall be permitted in parking areas in accordance with the provisions specified in the Village of Frankfort Sign Regulations.

9. **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.

**Commented [CG6]:** Move to Use Standards, page 75

10. Loud Speakers. Loud speaker or public address systems are not permitted in any zoning district.

**Commented [CG7]:** Move to Noise regulations in Art 6, Sec D, Part 2

- 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).

THE SECTION 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:**

1. Single- and Two-Family Dwellings. Two (2) spaces per dwelling unit.
2. Attached-Family Dwellings. Two (2) spaces per dwelling unit; plus 0.05 guest spaces for each 1,200 square feet of the dwelling unit.
3. 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.
- 4. 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:
  - 1. 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.
  - 2. 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.
  - 3. Trade Schools. One (1) space per student based upon the maximum number of students that can be accommodated in accordance with design capacity.
  - 4. Day Care Center or Preschool. One (1) space per employee plus one (1) space per ten (10) client children or adults.
  - 5. 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.
  - 6. Libraries. One (1) space per three (3) persons based upon maximum capacity of the building, plus one (1) space per employee.
  - 7. Hospitals. One (1) space per two (2) beds; plus one (1) space per employee.
  - 8. Museum. One (1) space per 1,000 square feet of gross floor area.
  - 9. 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:

1. 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.
  2. 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.
  3. 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.
  4. Golf Driving Range. One (1) space per tee; plus one (1) space per employee for the work shift with the largest number of employees.
  5. 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.
  6. 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.
  7. 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.
  8. 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.
  9. 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:
1. 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.
  2. 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.
  3. Convenience Store. One (1) space per 150 square feet of gross floor area.
  4. 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

5. 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.
6. 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.
7. 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)
8. Laundromat. One (1) space per washer or per dryer (whichever is greater in number); plus one (1) space per employee.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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)



17. 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:

1. Government, Professional, and Business Offices. One (1) space per 200 square feet of gross floor area.
2. 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:

1. Light Industry. Two (2) spaces per 1,000 square feet of gross floor area.
2. Heavy Industry. One (1) space per employee for the two consecutive work shifts with the largest number of employees.
3. Self-Service Storage Facility. One (1) space per ten (10) storage cubicles.
4. 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.
5. 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 PC/ZBA may permit the parking to be calculated as "business establishments", as noted within this Part 2, but shall not have an obligation to do so.

## 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, 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:
  - 1. 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.
  - 2. Character. Accessory parking spaces may be open to the sky, or enclosed in a building.
  - 3. 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.
  - 4. 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.
  - 5. 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.
  - 6. 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.

7. 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.
8. Signs. Accessory Signs shall be permitted in parking areas in accordance with the provisions specified in the Village of Frankfort Sign Regulations.
9. 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.
10. 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).

THE SECTION 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:
  1. Single- and Two-Family Dwellings. Two (2) spaces per dwelling unit.
  2. Attached-Family Dwellings. Two (2) spaces per dwelling unit; plus 0.05 guest spaces for each 1,200 square feet of the dwelling unit.
  3. 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.
- 4. 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:
  - 1. 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.
  - 2. 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.
  - 3. Trade Schools. One (1) space per student based upon the maximum number of students that can be accommodated in accordance with design capacity.
  - 4. Day Care Center or Preschool. One (1) space per employee plus one (1) space per ten (10) client children or adults.
  - 5. 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.
  - 6. Libraries. One (1) space per three (3) persons based upon maximum capacity of the building, plus one (1) space per employee.
  - 7. Hospitals. One (1) space per two (2) beds; plus one (1) space per employee.
  - 8. Museum. One (1) space per 1,000 square feet of gross floor area.
  - 9. 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:

1. 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.
  2. 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.
  3. 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.
  4. Golf Driving Range. One (1) space per tee; plus one (1) space per employee for the work shift with the largest number of employees.
  5. 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.
  6. 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.
  7. 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.
  8. 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.
  9. 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:
1. 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.
  2. 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.
  3. Convenience Store. One (1) space per 150 square feet of gross floor area.
  4. 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



5. 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.
6. 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.
7. 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)
8. Laundromat. One (1) space per washer or per dryer (whichever is greater in number); plus one (1) space per employee.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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)
17. 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:

1. Government, Professional, and Business Offices. One (1) space per 200 square feet of gross floor area.
2. 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:

1. Light Industry. Two (2) spaces per 1,000 square feet of gross floor area.
2. Heavy Industry. One (1) space per employee for the two consecutive work shifts with the largest number of employees.
3. Self-Service Storage Facility. One (1) space per ten (10) storage cubicles.
4. 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.
5. 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 PC/ZBA may permit the parking to be calculated as “business establishments”, as noted within this Part 2, but shall not have an obligation to do so.

## Animal Hospital/Veterinary Clinic (640)

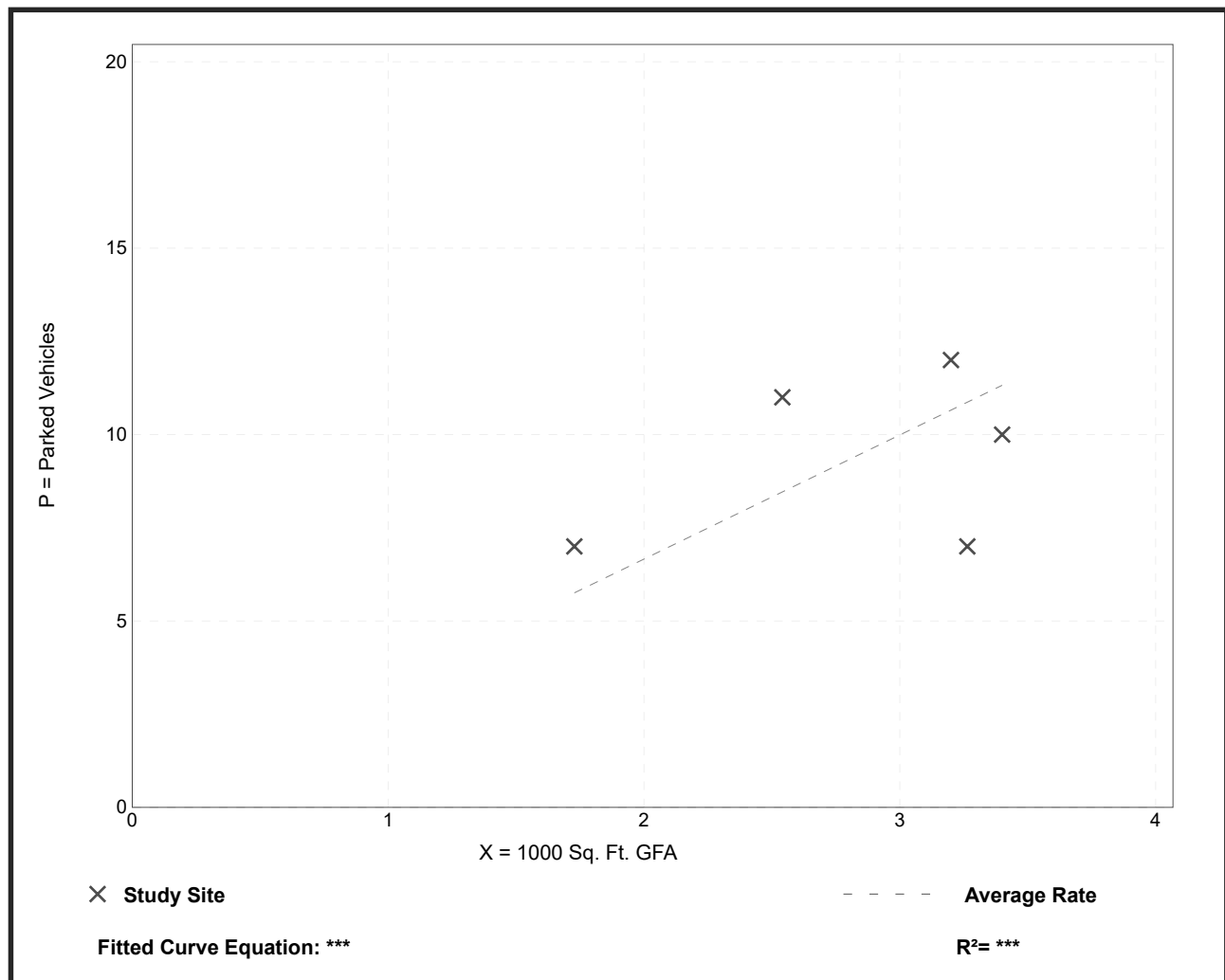
**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 3:00 - 5:00 p.m.  
 Number of Studies: 5  
 Avg. 1000 Sq. Ft. GFA: 2.8

### 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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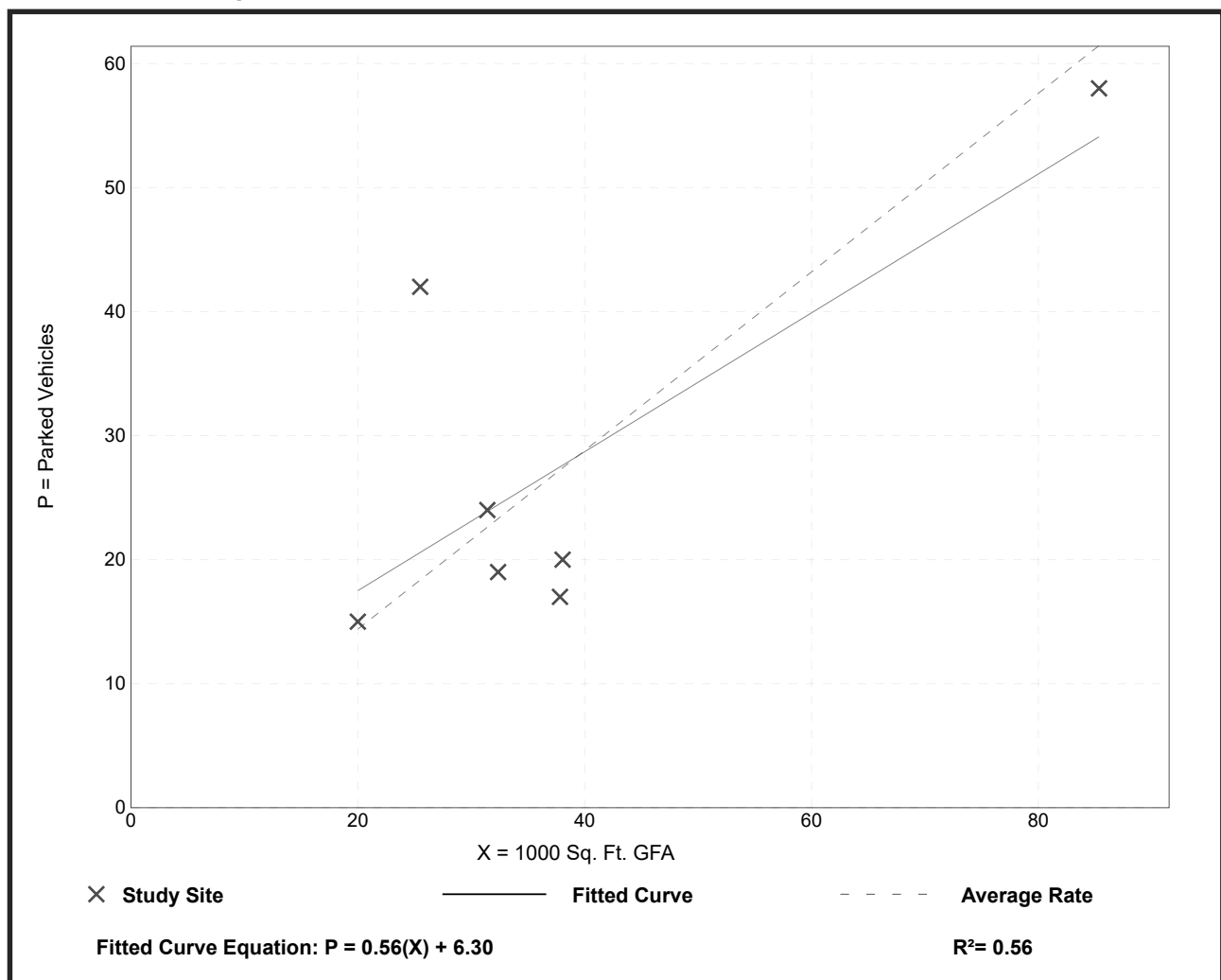
## Assisted Living (254)

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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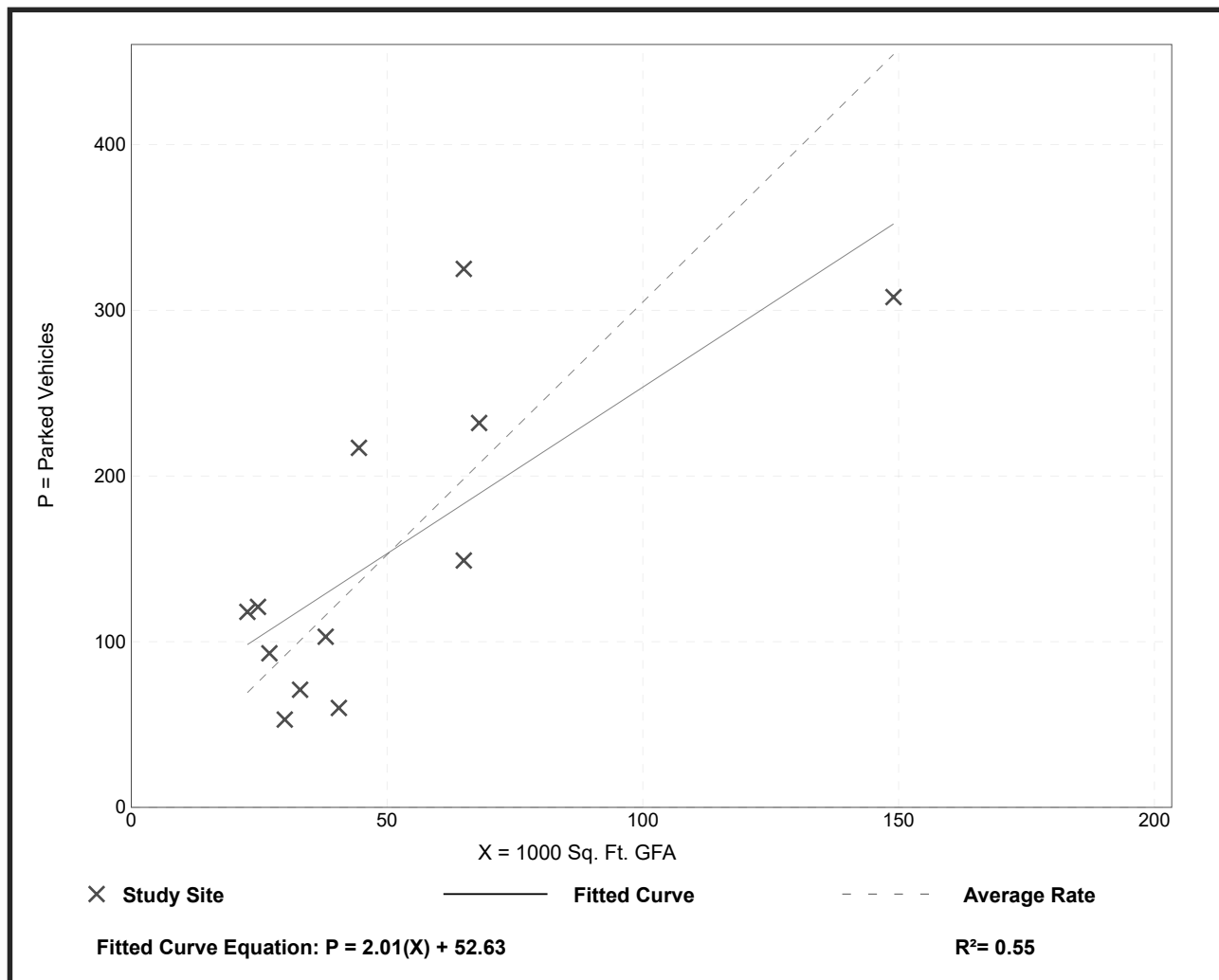
## Athletic Club (493)

**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

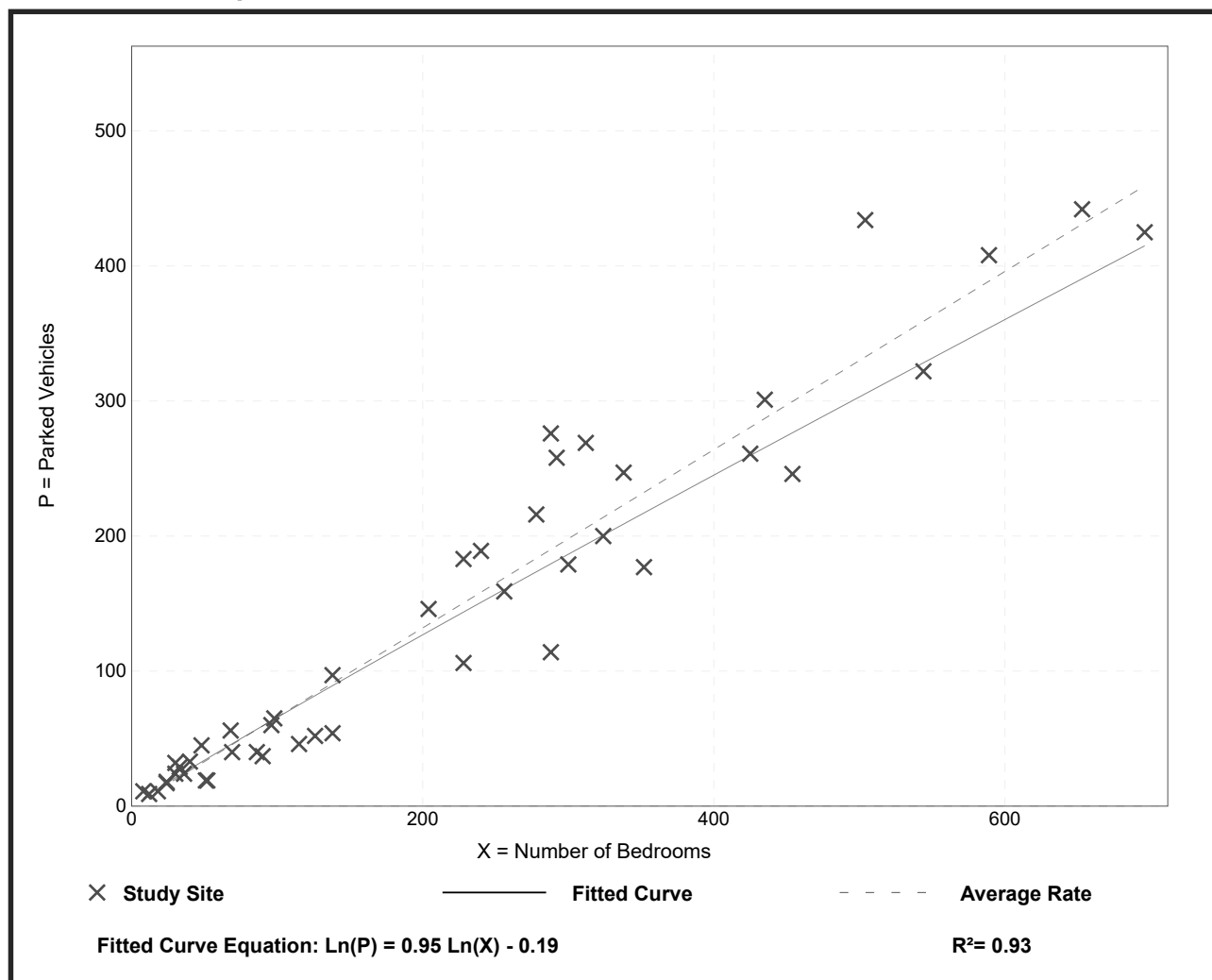
Avg. Num. of Bedrooms: 215

### 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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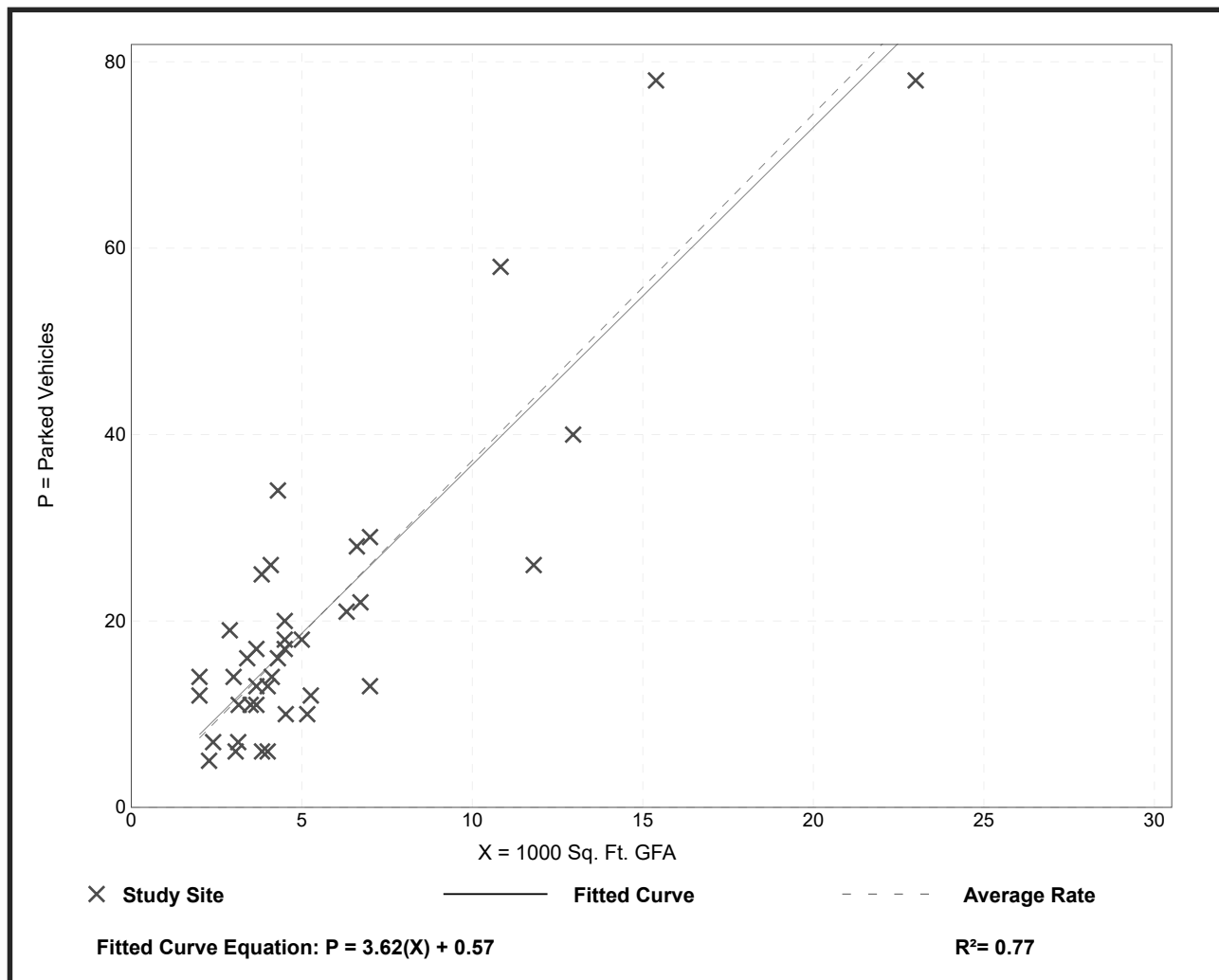
## Drive-in Bank (912)

**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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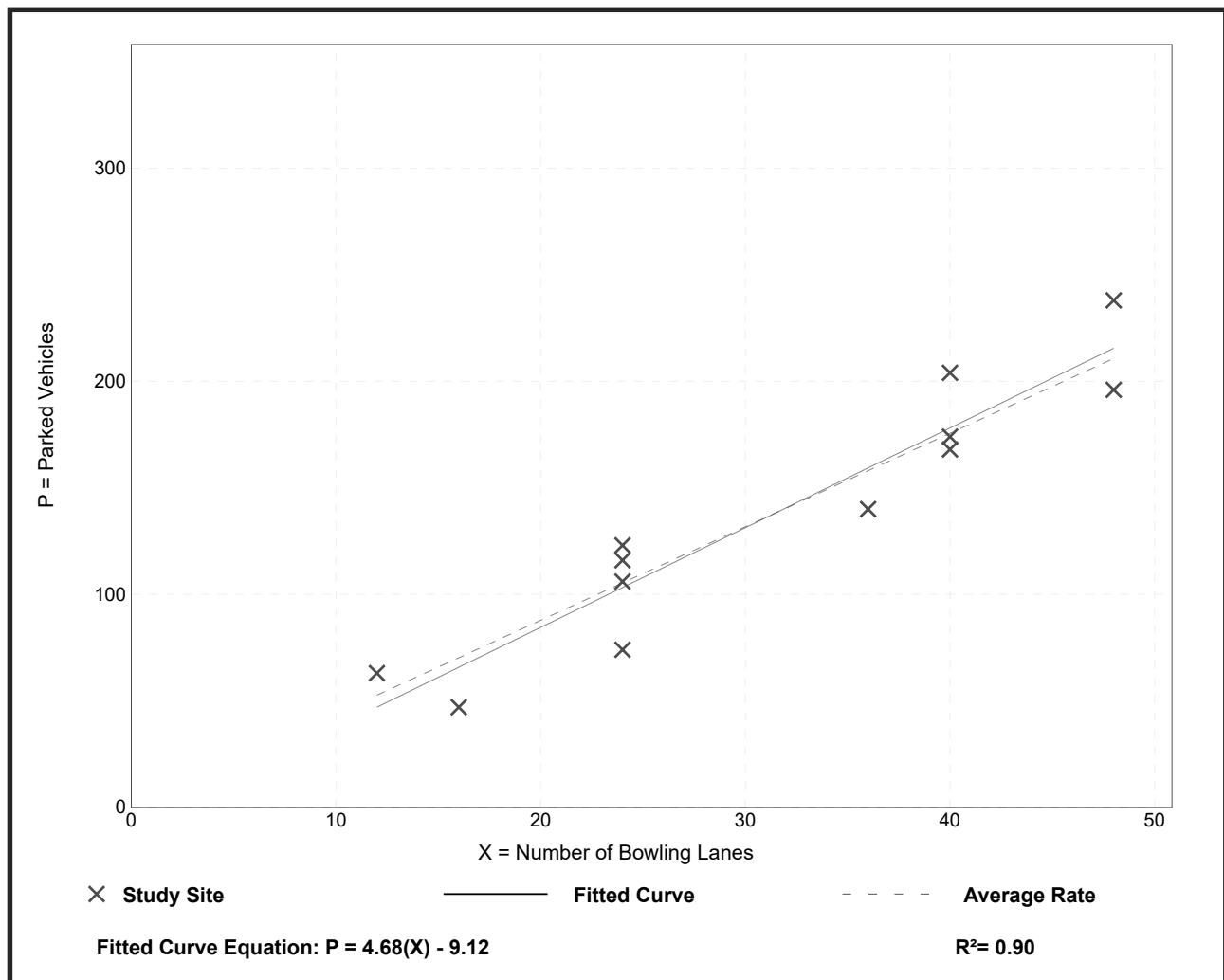
## Bowling Alley (437)

**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)

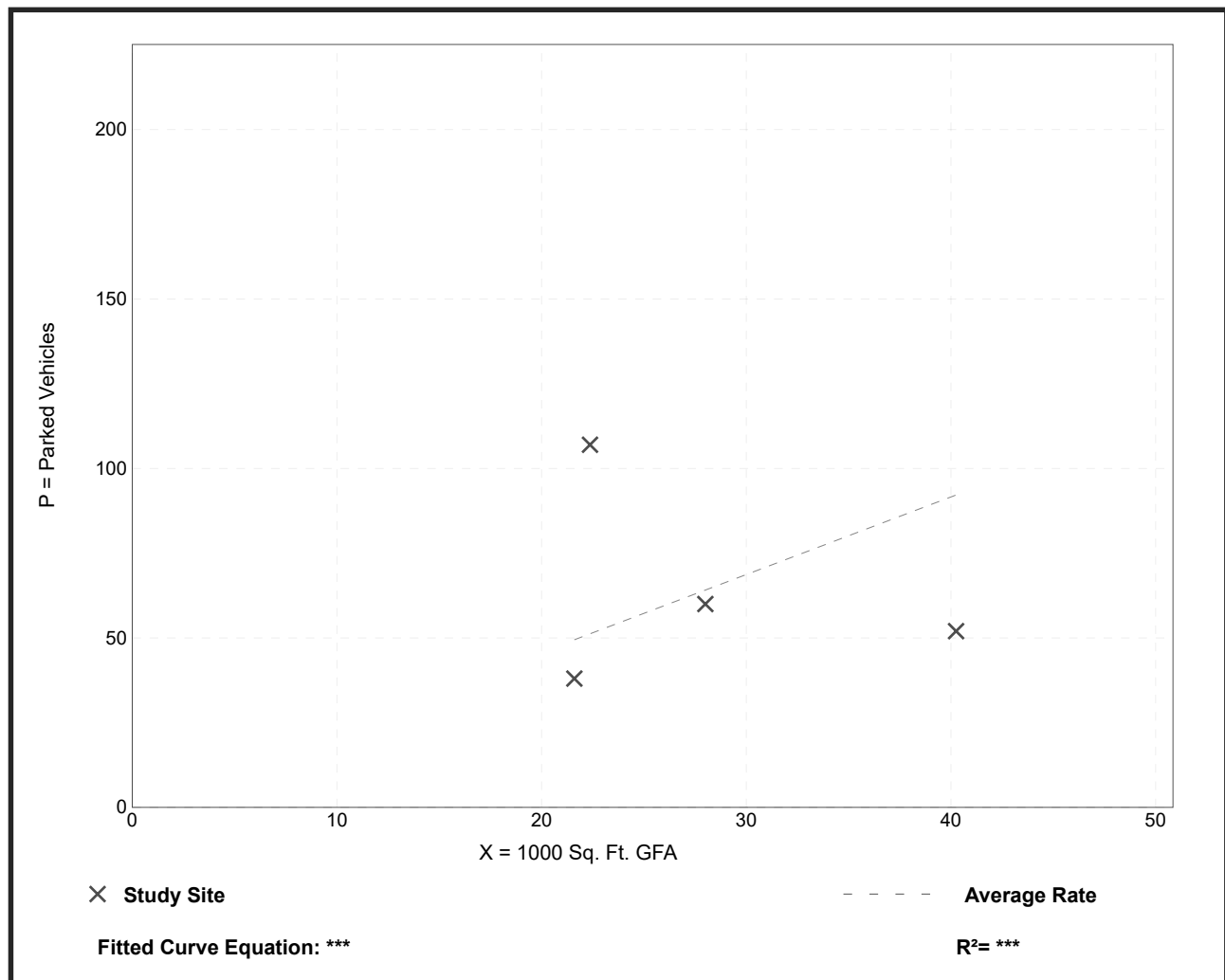
**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 10:00 a.m. - 3:00 p.m.  
 Number of Studies: 4  
 Avg. 1000 Sq. Ft. GFA: 28

### 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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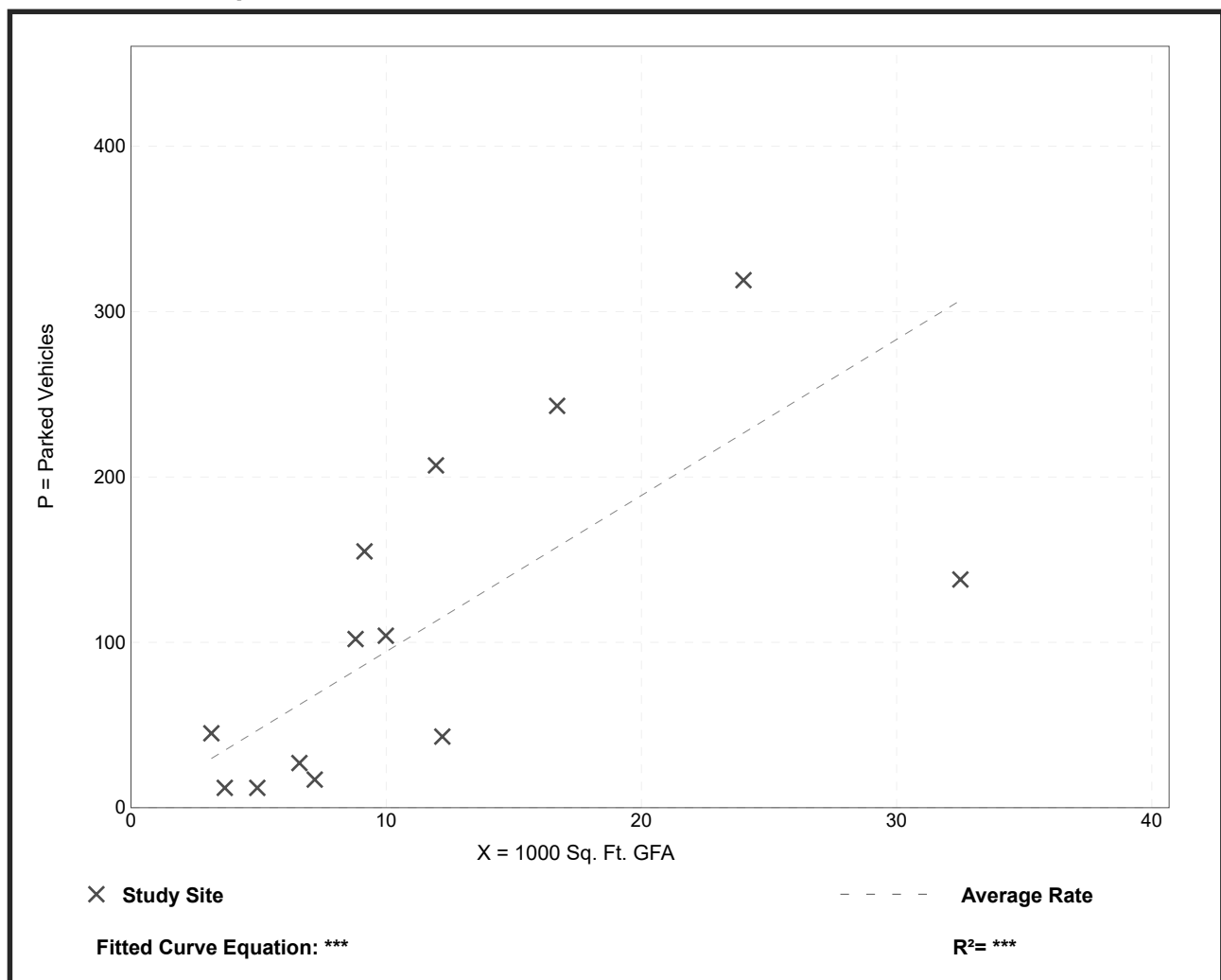
## Church (560)

**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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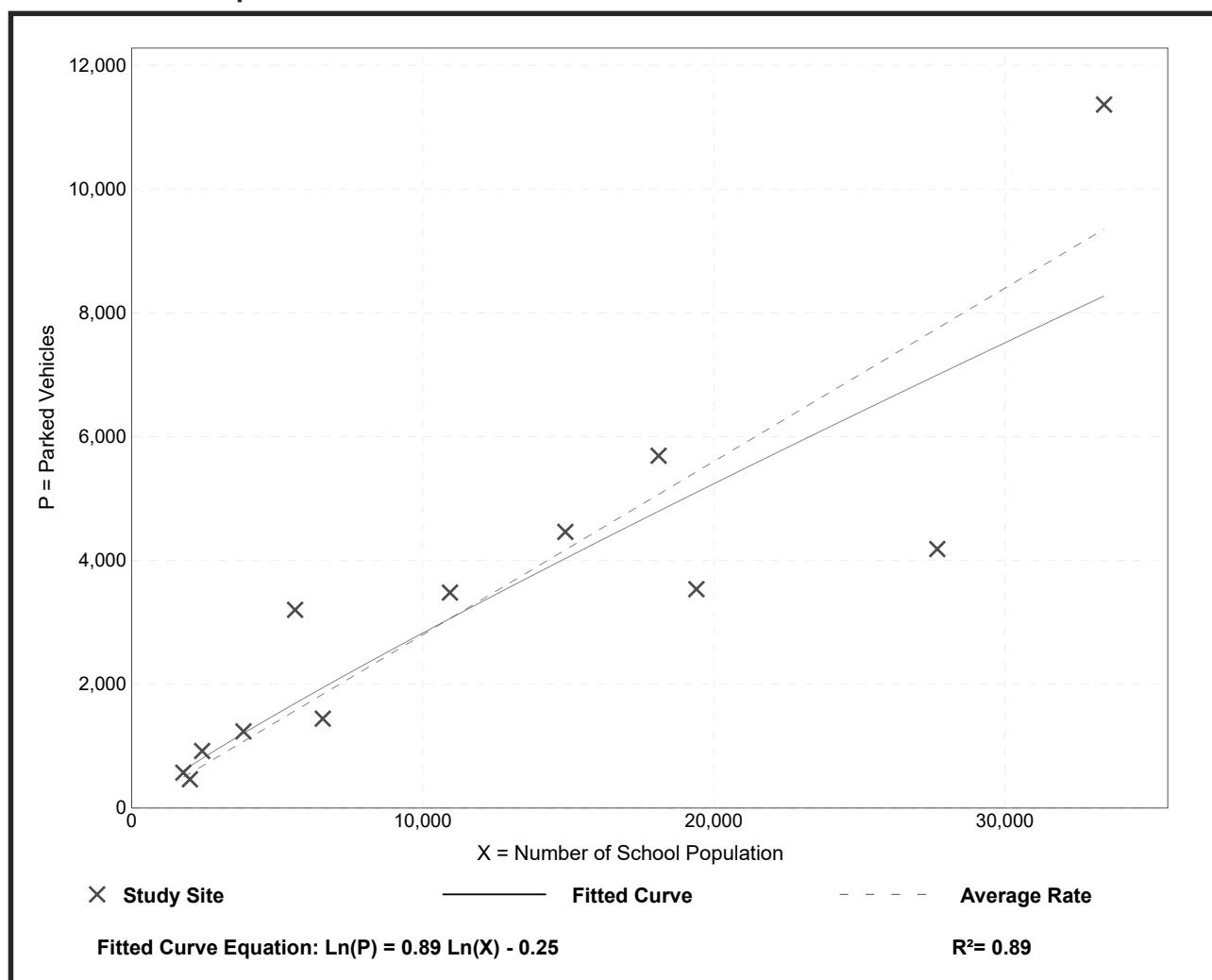
## University/College (550)

**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)

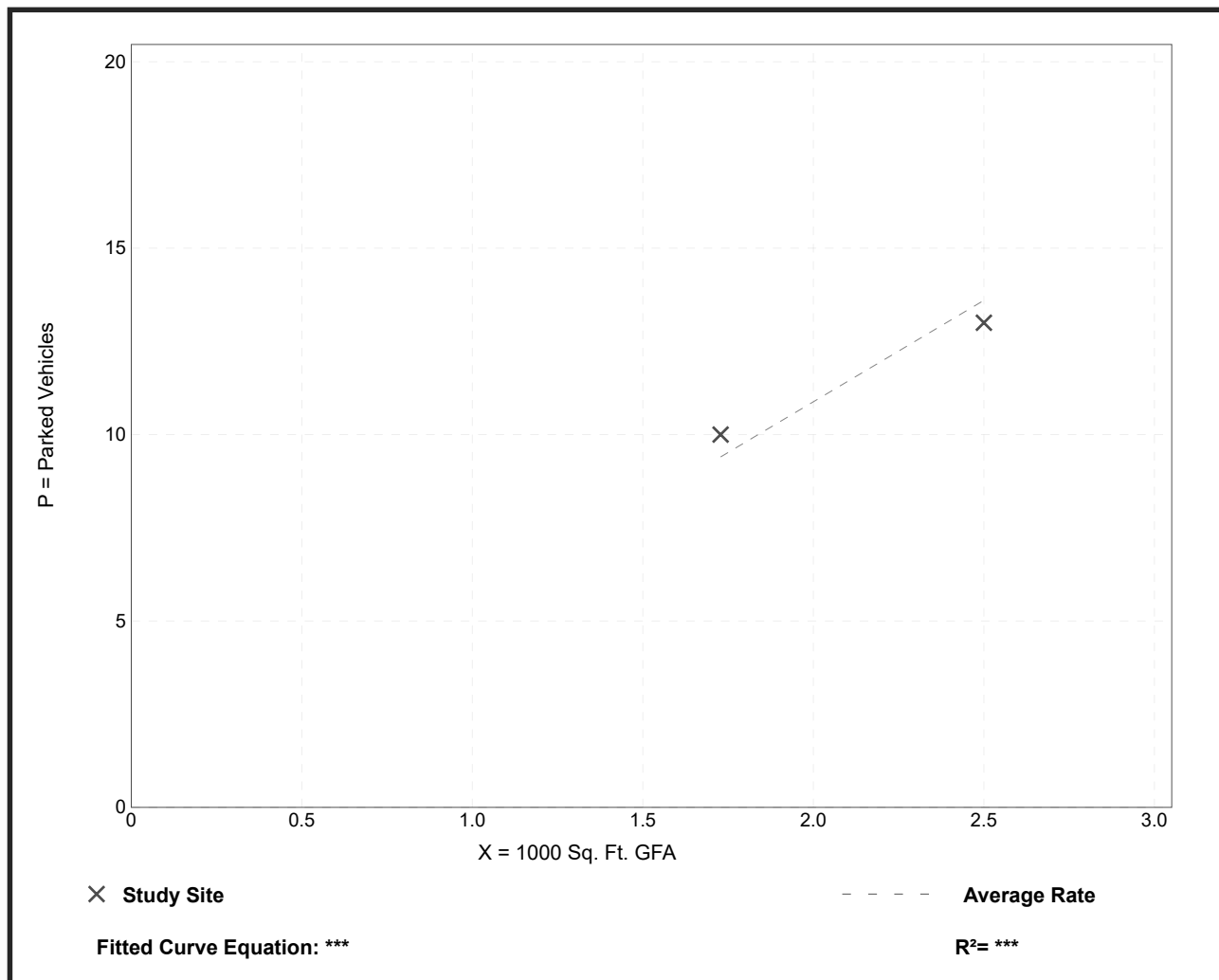
**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** Not Available  
 Number of Studies: 2  
 Avg. 1000 Sq. Ft. GFA: 2.1

### 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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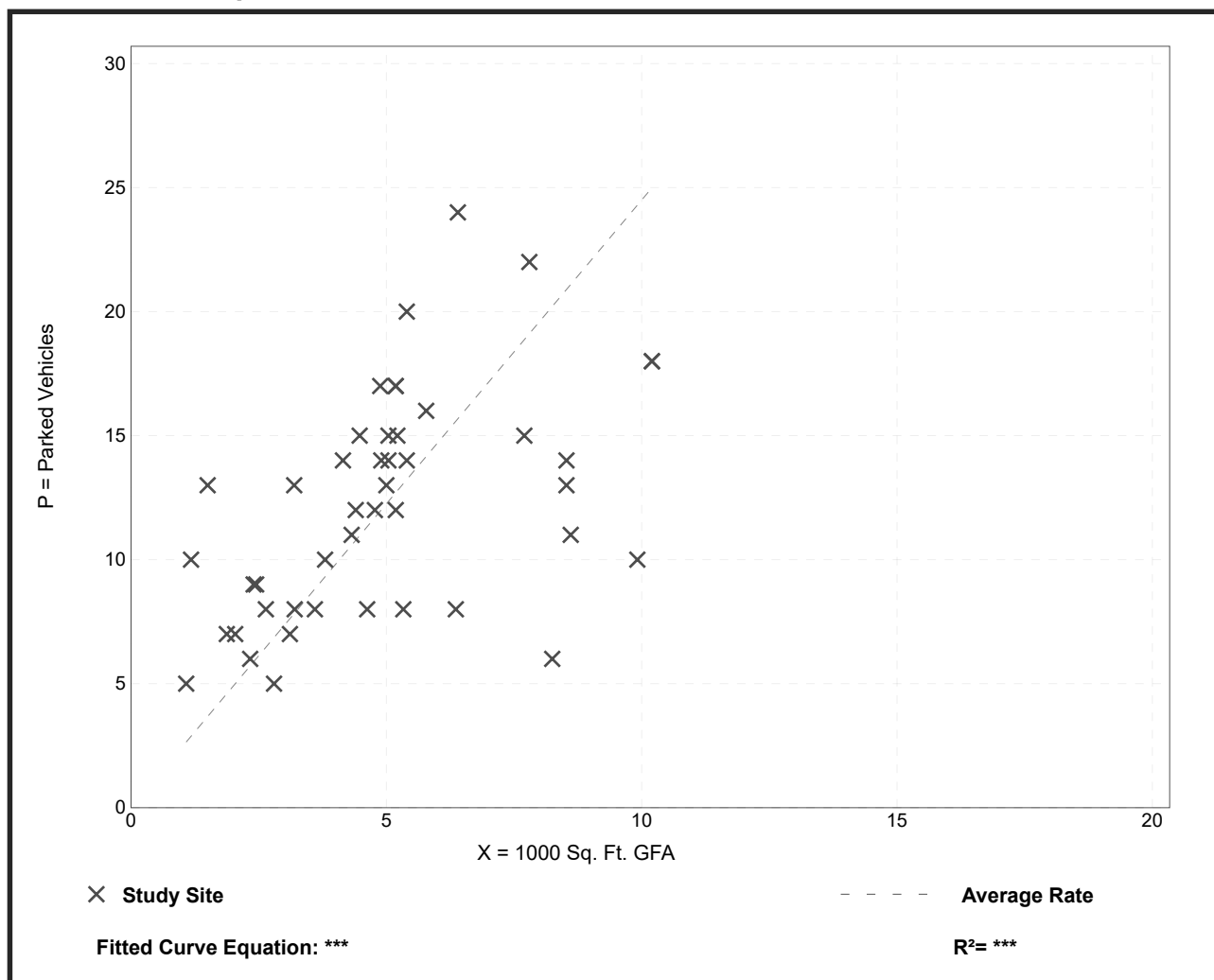
## Day Care Center (565)

**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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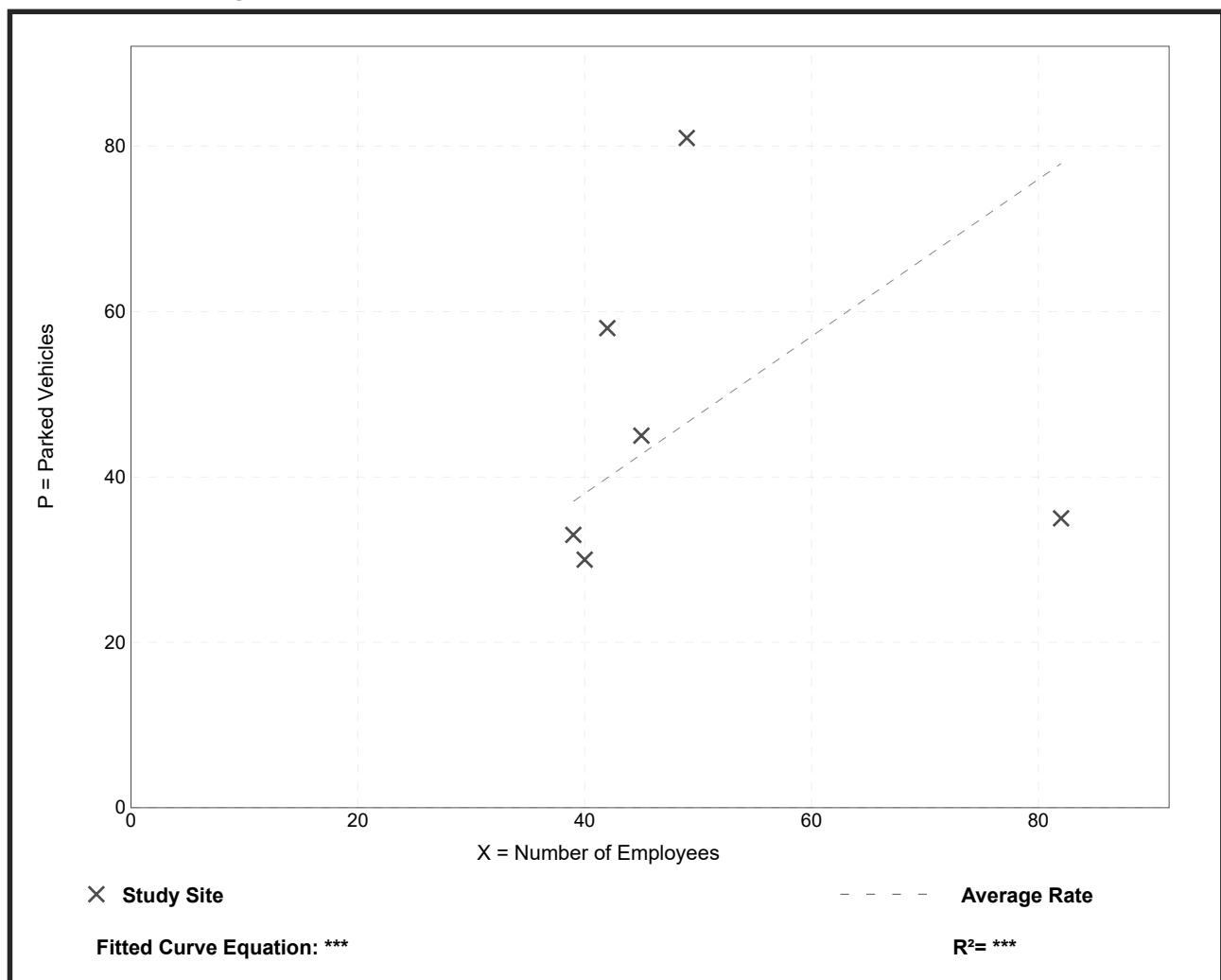
## Elementary School (520)

**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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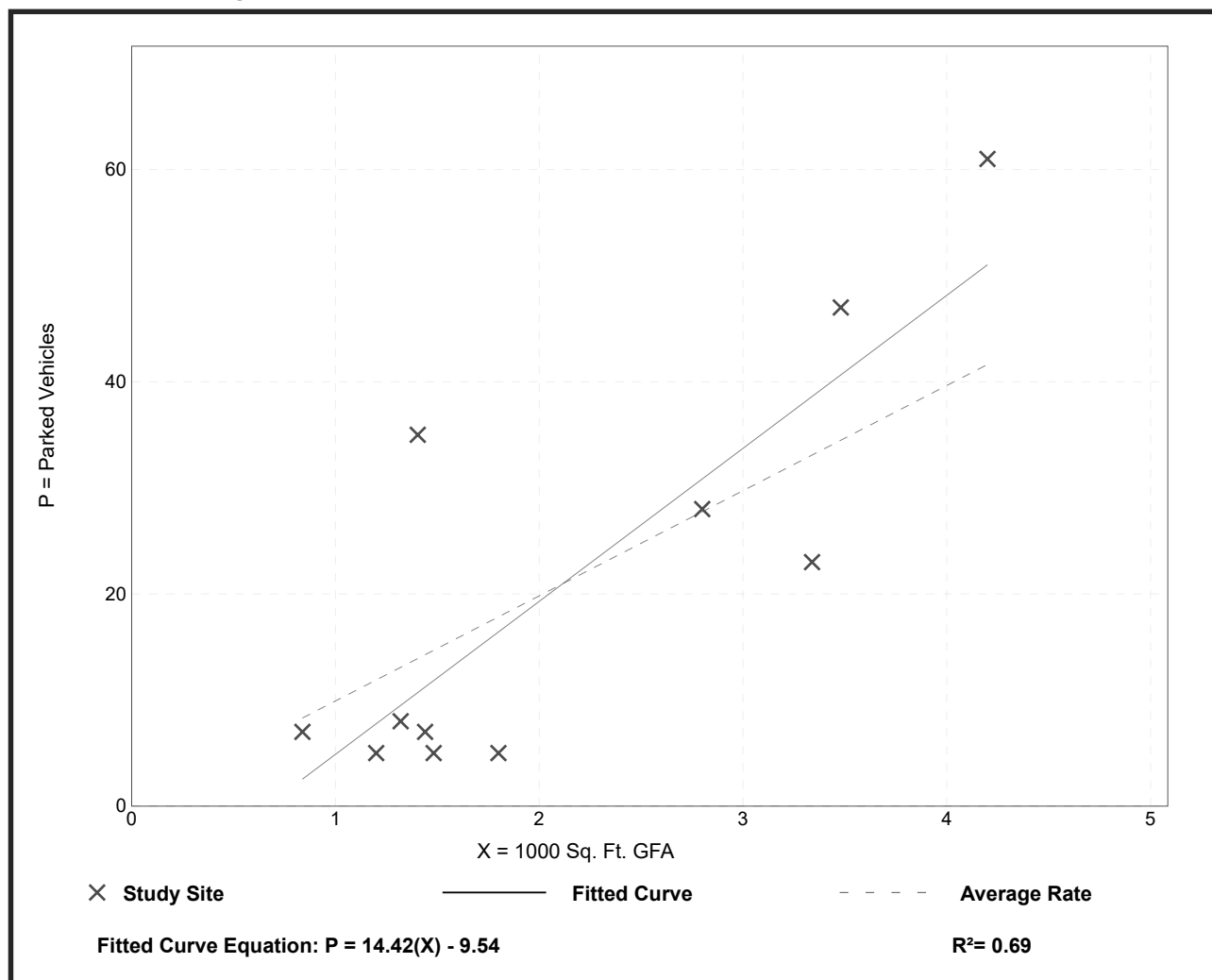
## Fast-Food Restaurant without Drive-Through Window (933)

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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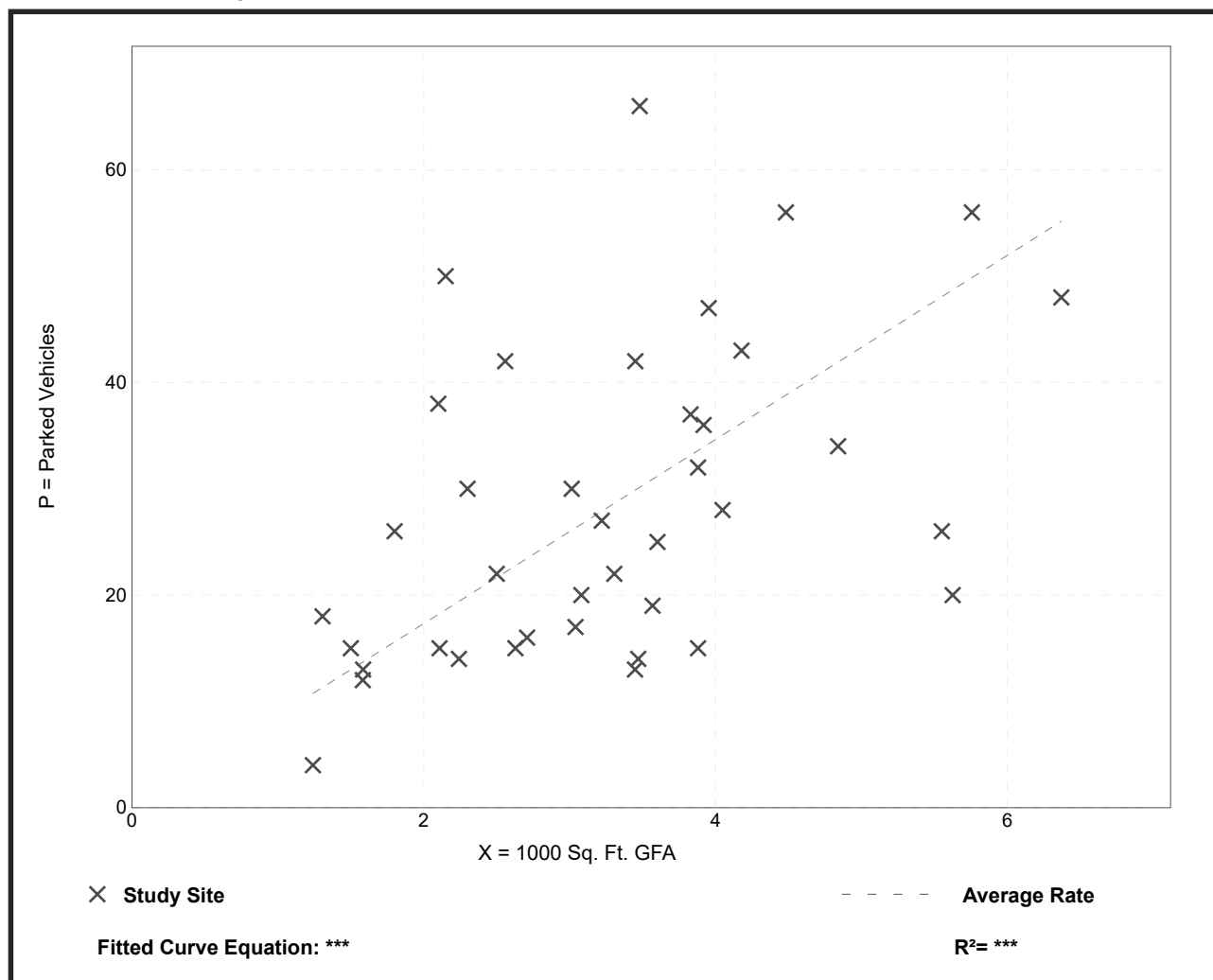
## Fast-Food Restaurant with Drive-Through Window (934)

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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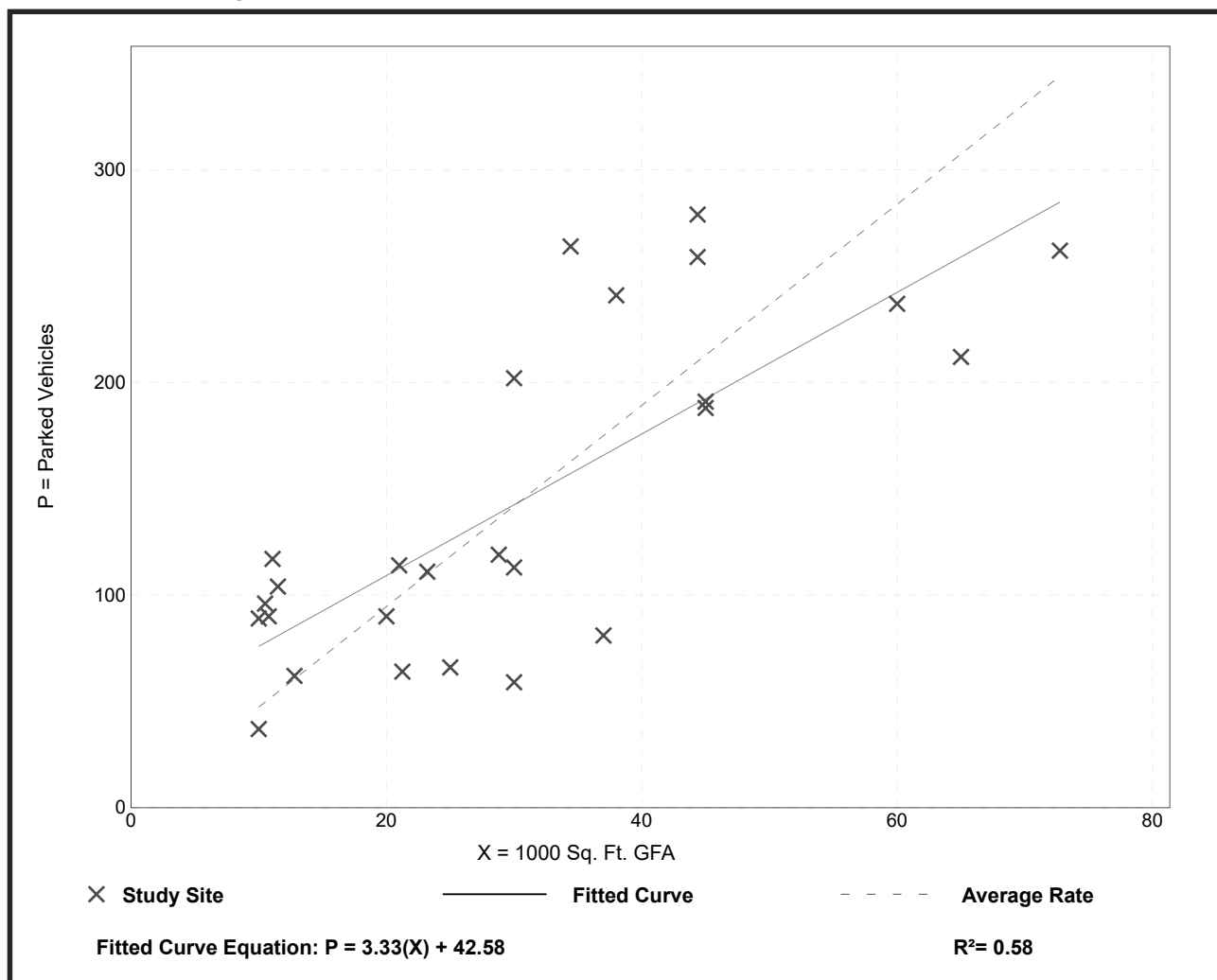
## Health/Fitness Club (492)

**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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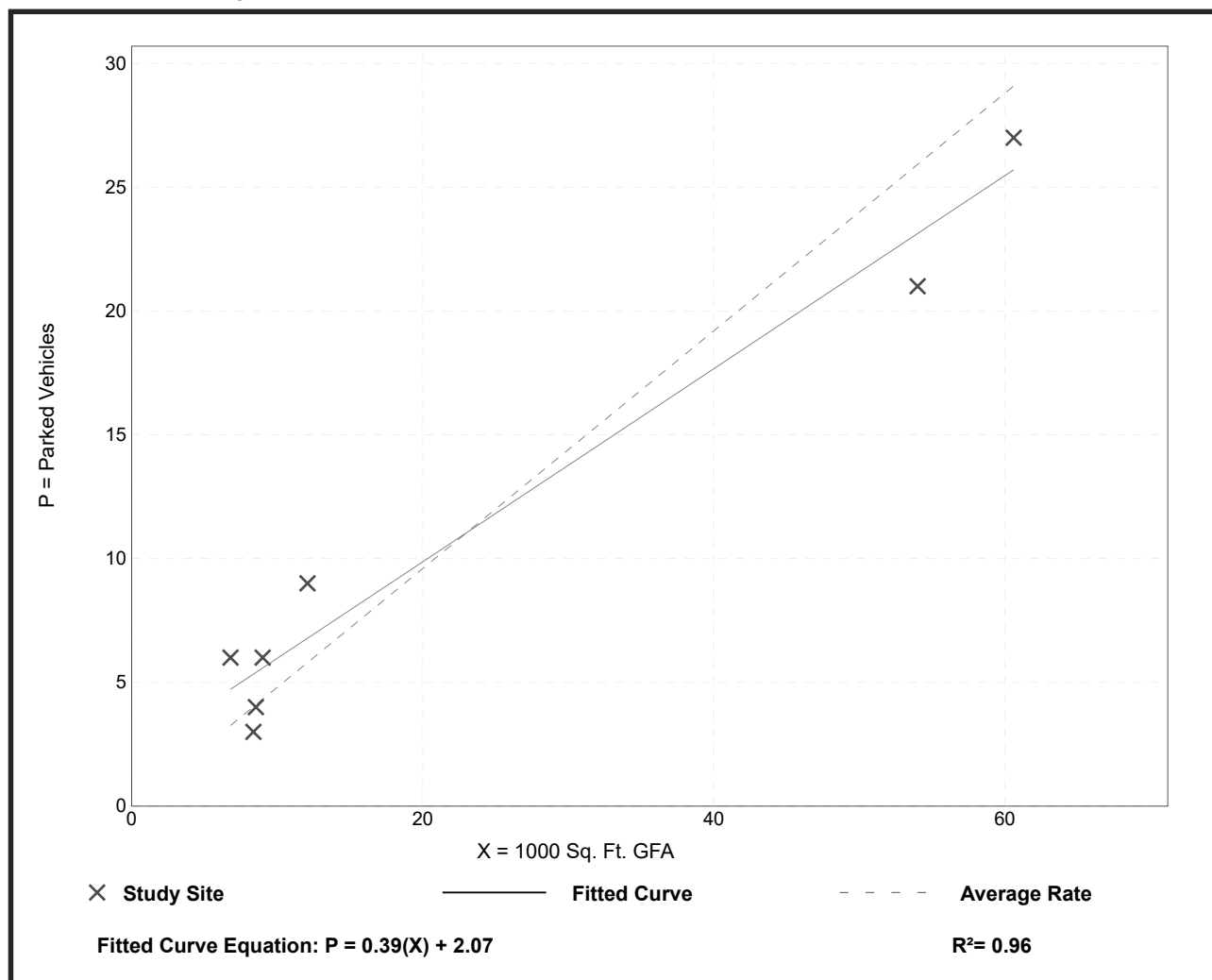
## Furniture Store (890)

**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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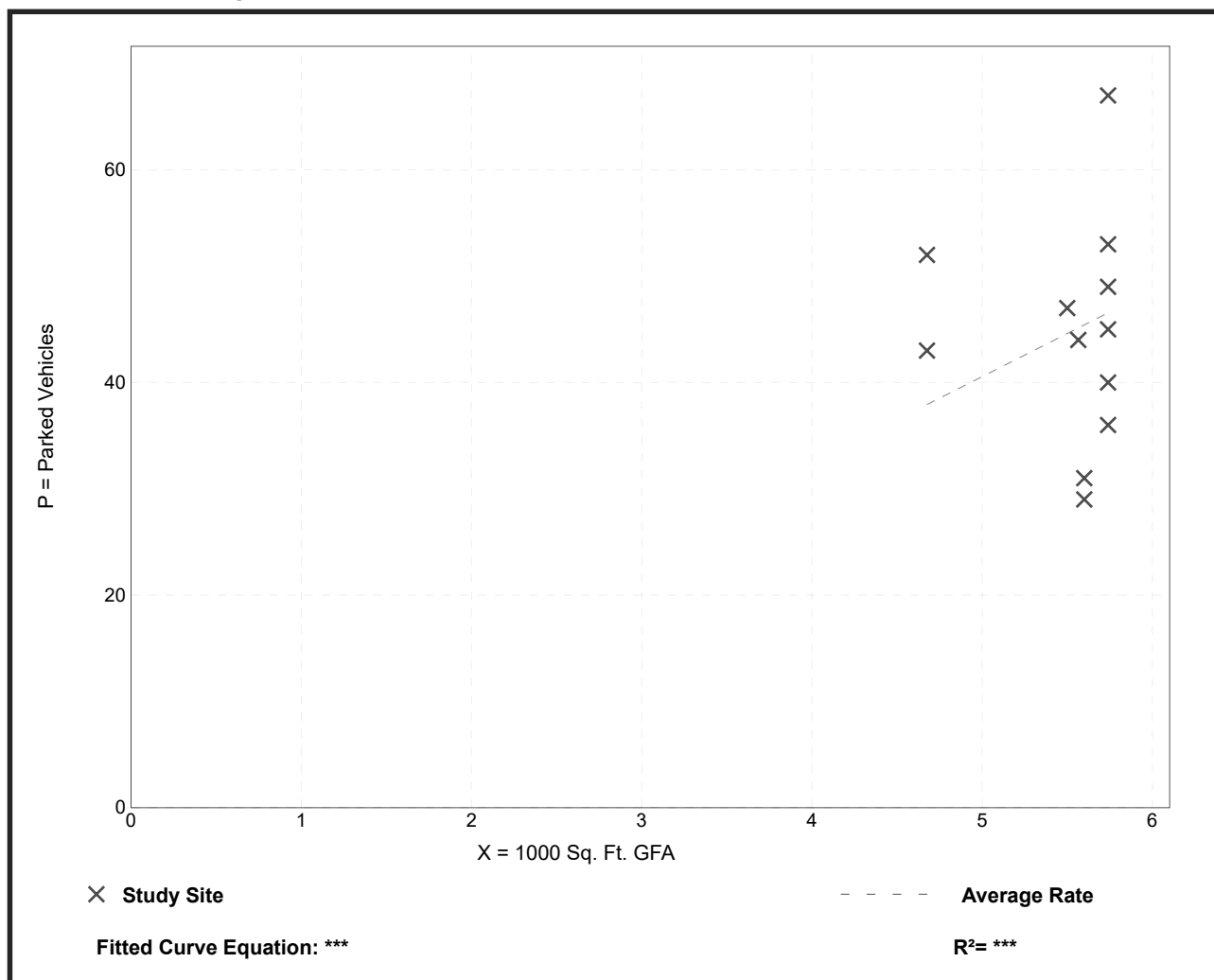
## Super Convenience Market/Gas Station (960)

**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)

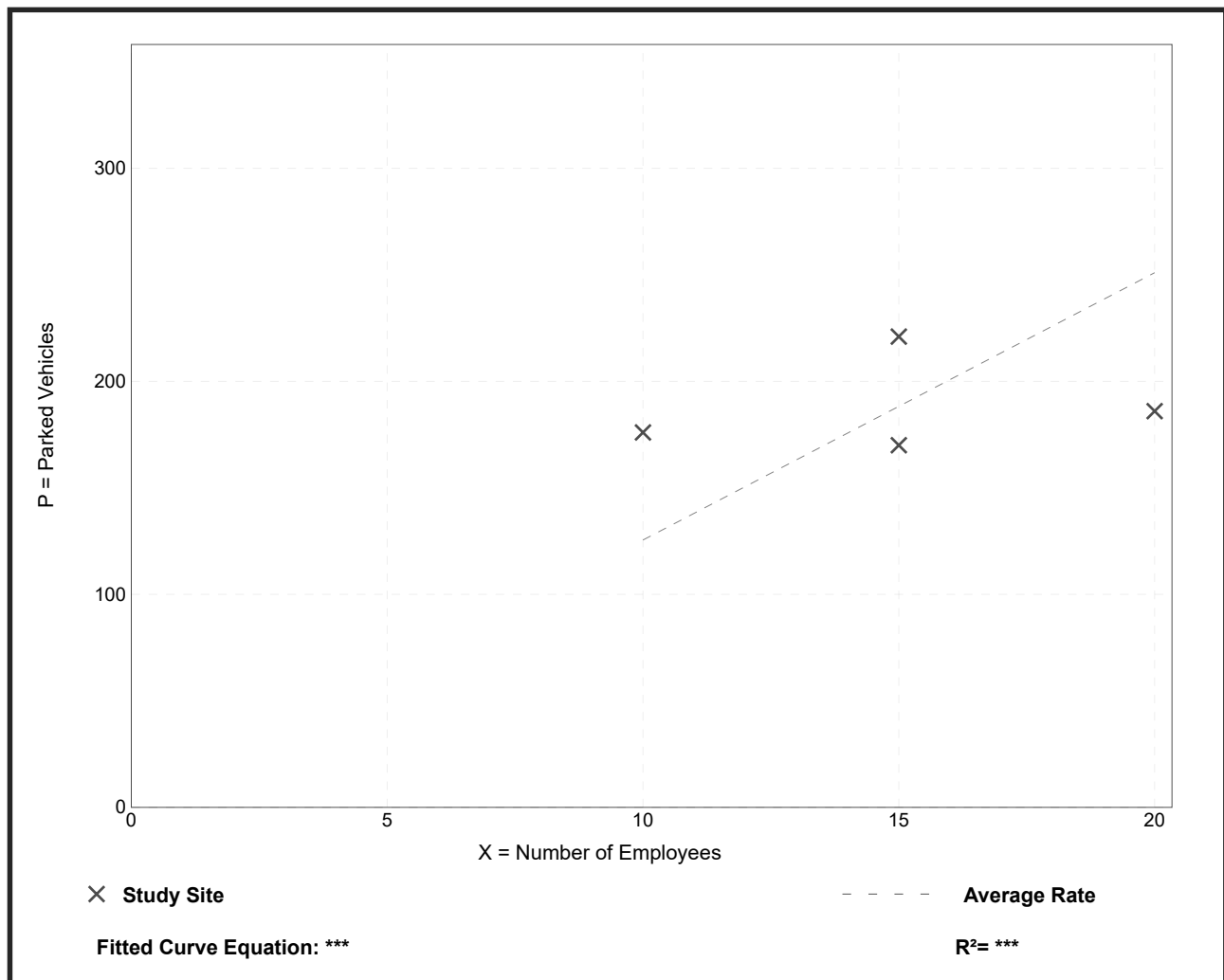
**Peak Period Parking Demand vs: Employees**  
**On a: Saturday**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.**  
 Number of Studies: 4  
 Avg. Num. of Employees: 15

### 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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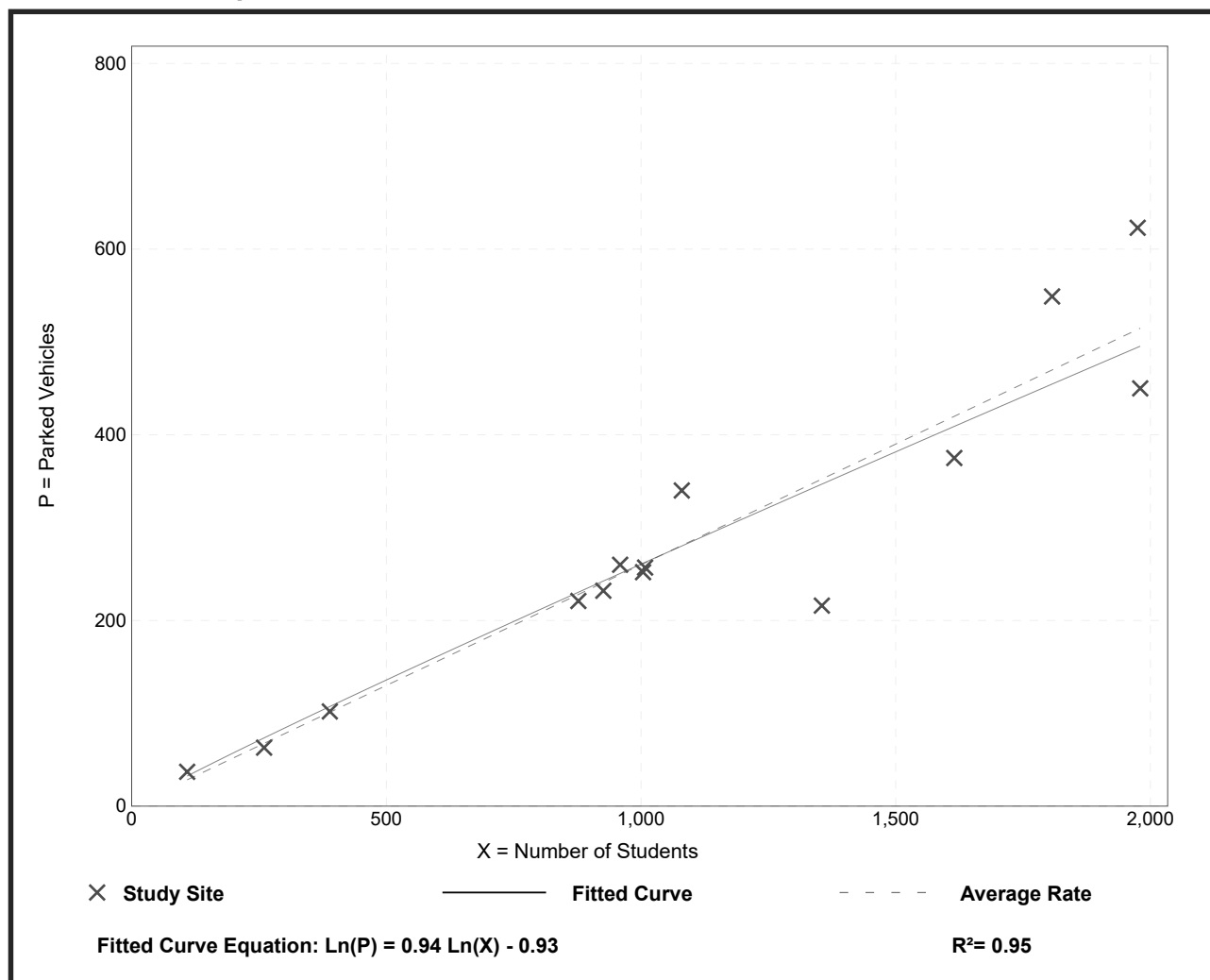
## High School (530)

**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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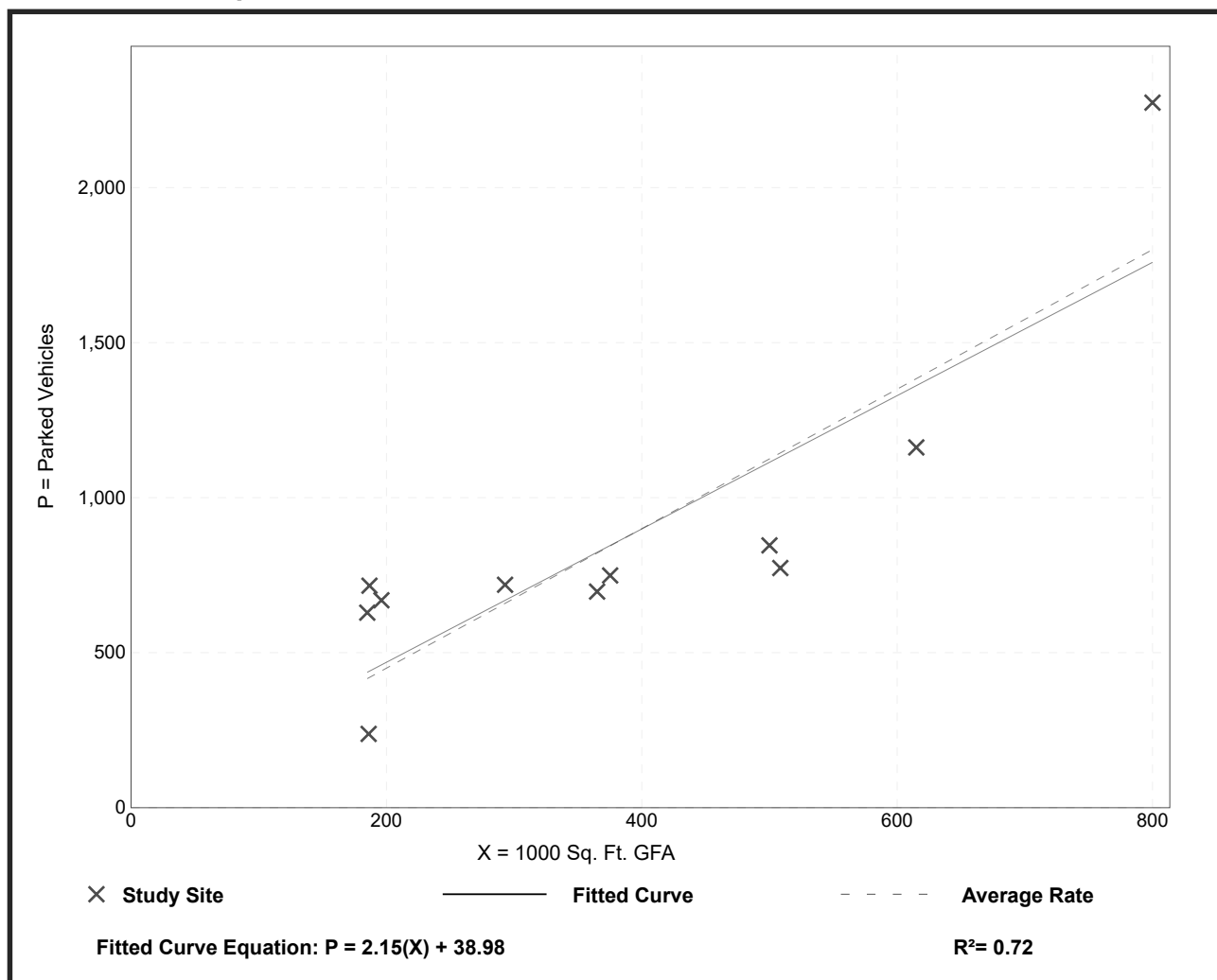
# Hospital (610)

**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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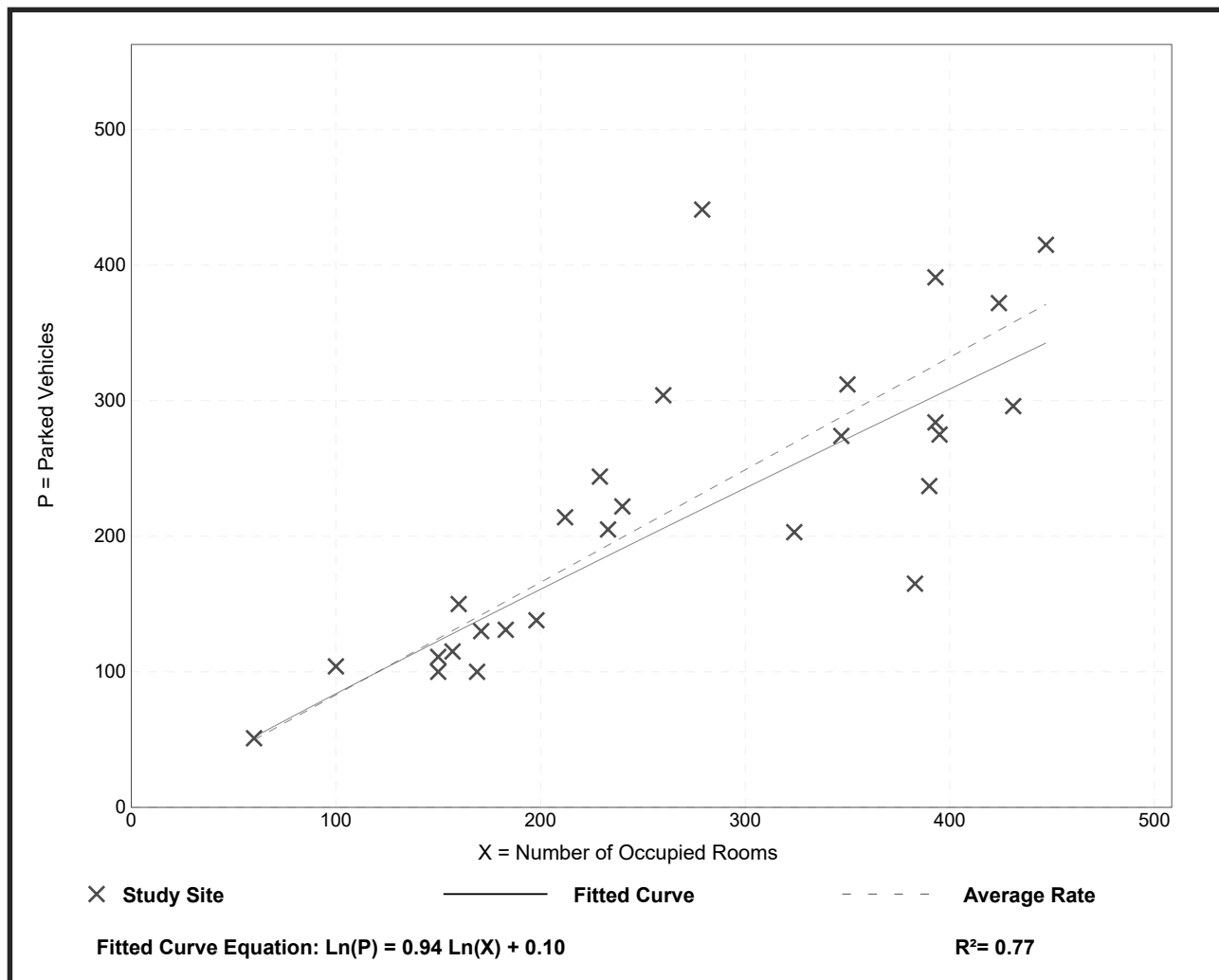
# Hotel (310)

**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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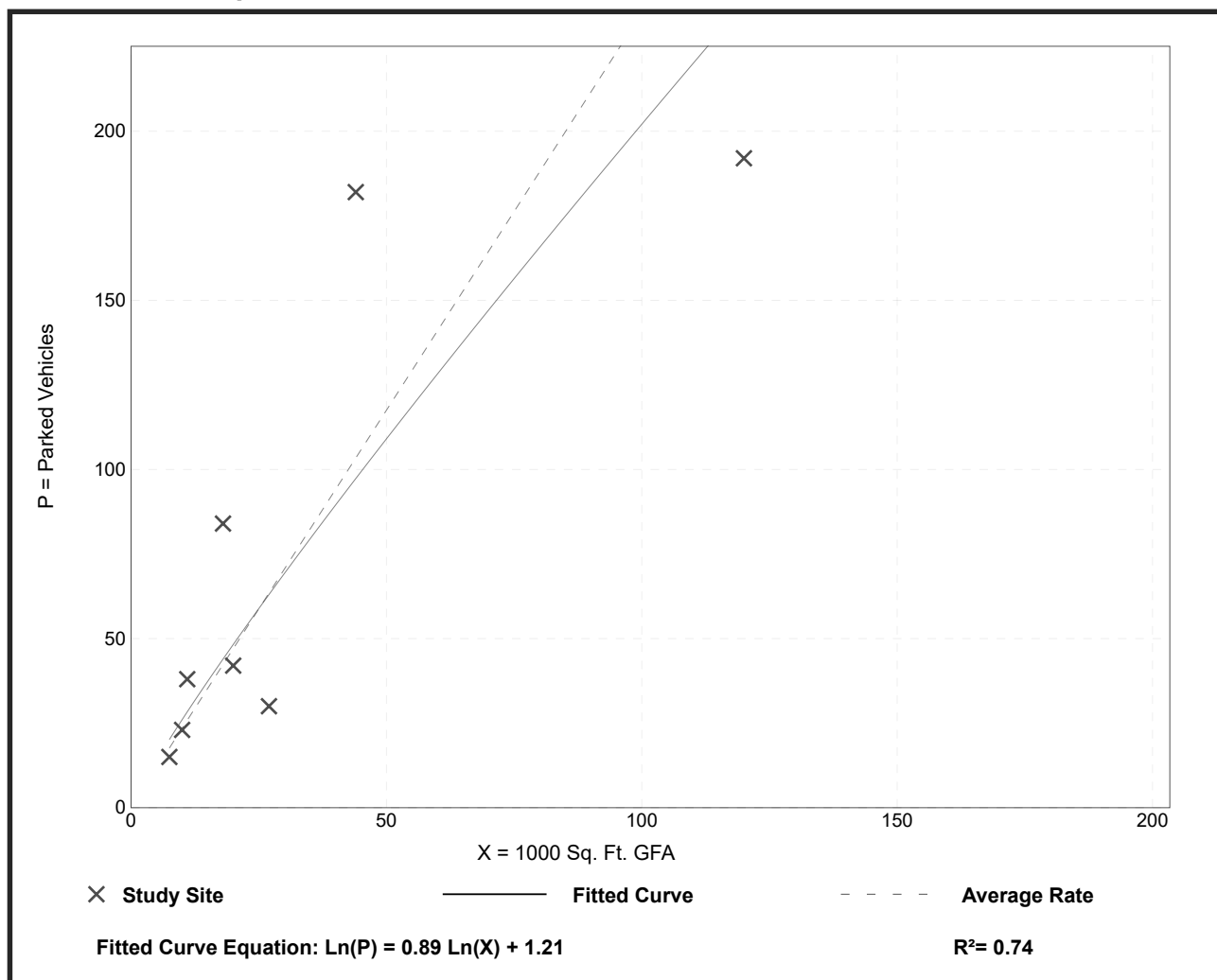
## Library (590)

**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)

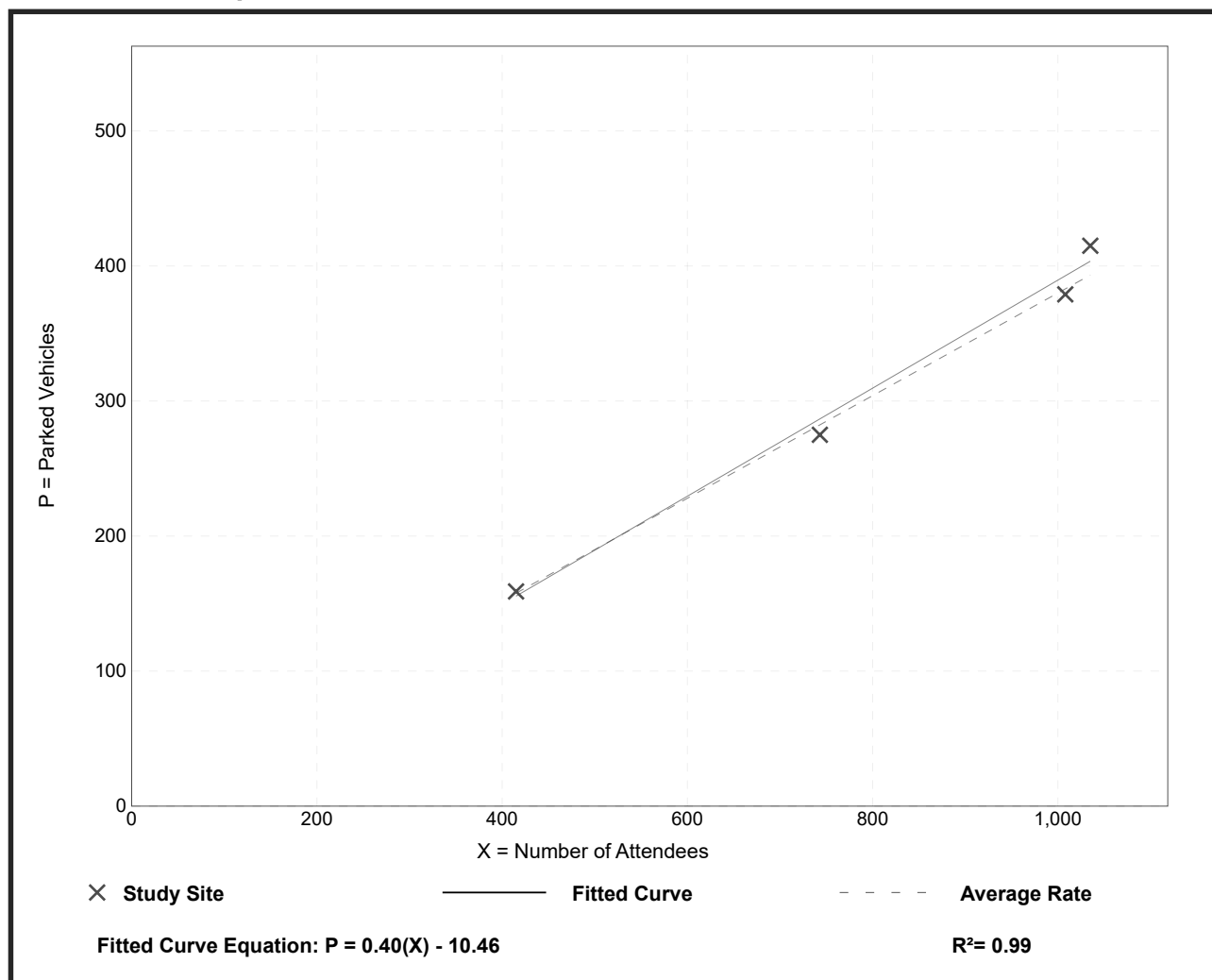
**Peak Period Parking Demand vs: Attendees**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: Rural**  
**Peak Period of Parking Demand: 8:00 - 10:00 p.m.**  
 Number of Studies: 4  
 Avg. Num. of Attendees: 800

### 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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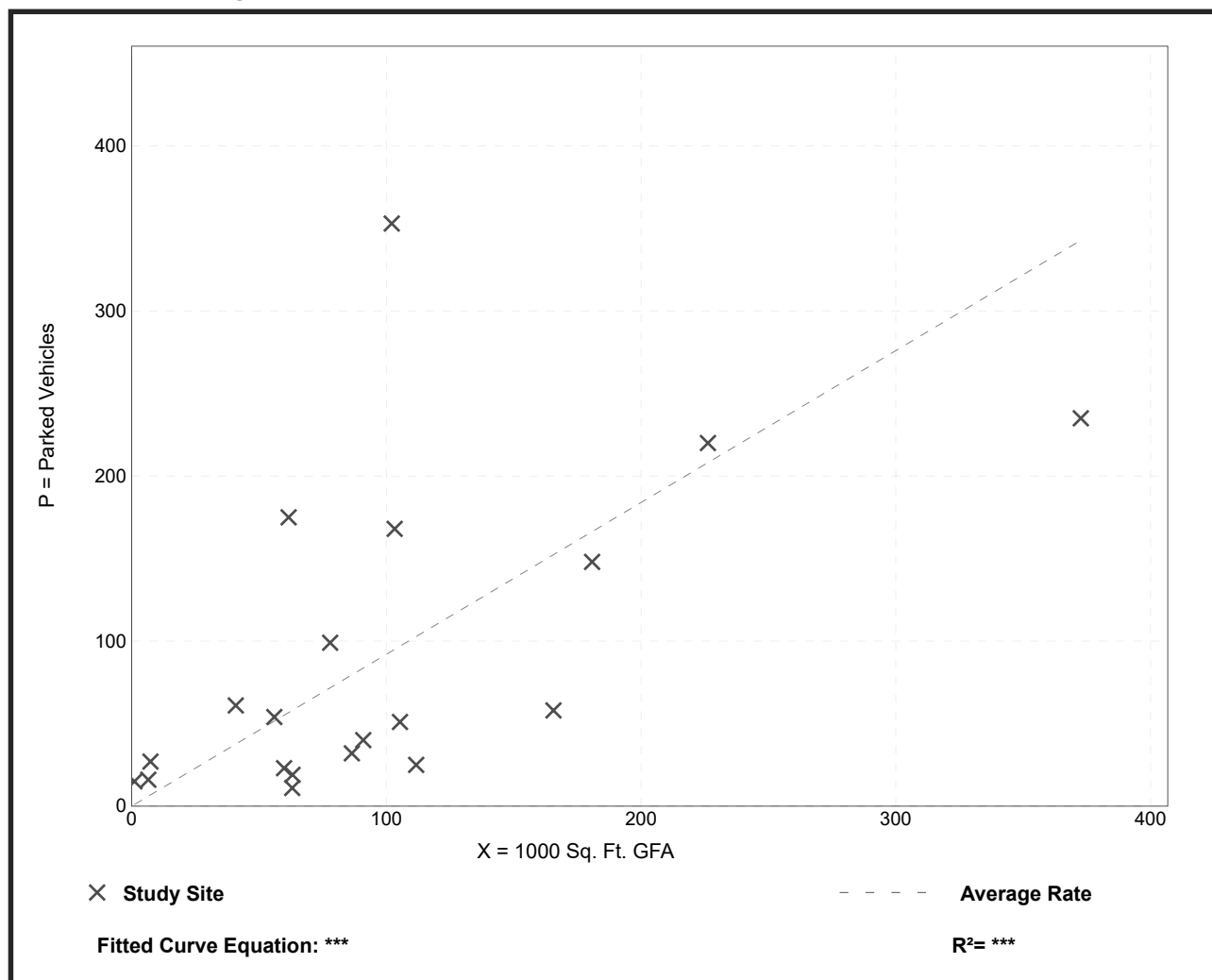
## Manufacturing (140)

**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)

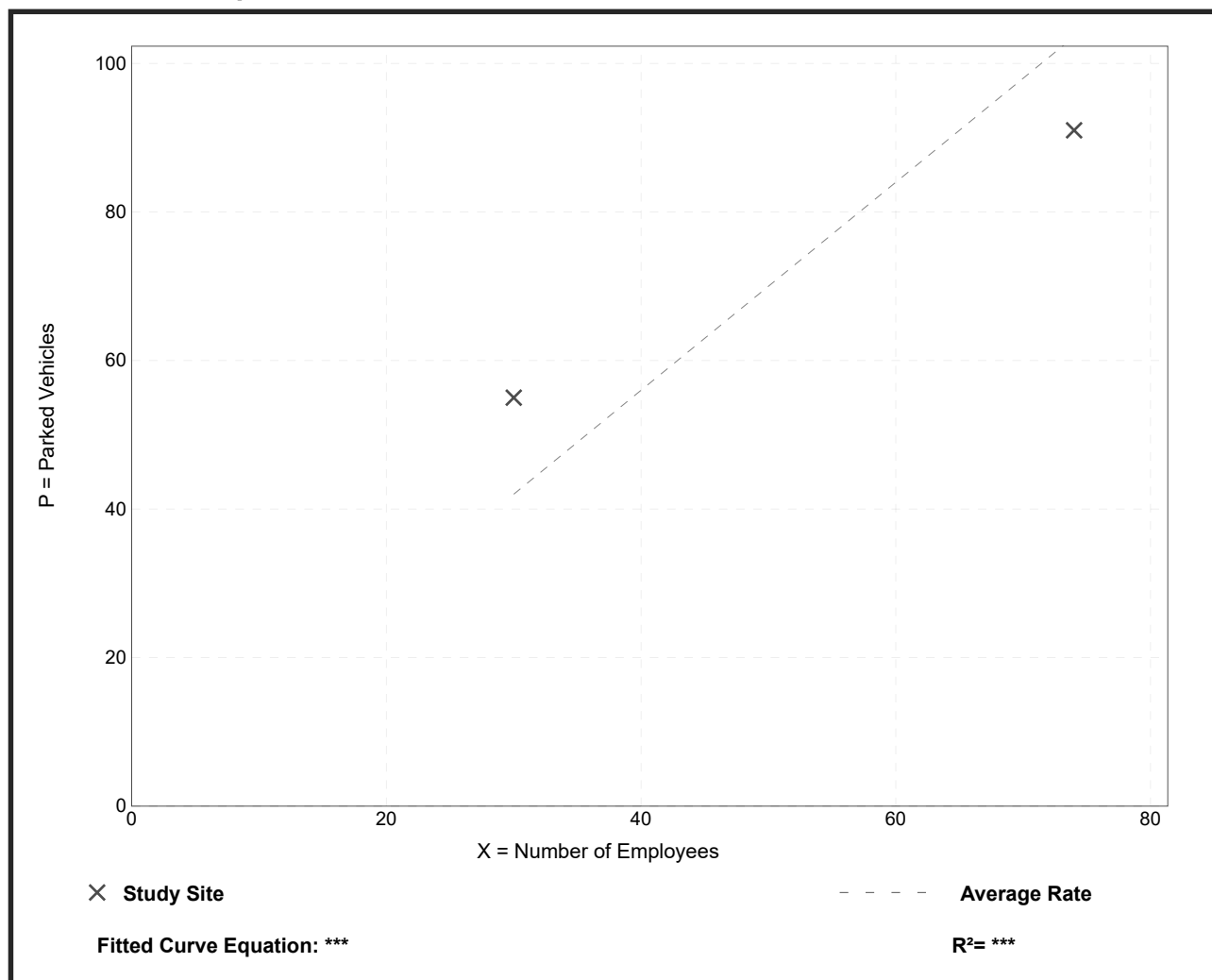
**Peak Period Parking Demand vs: Employees**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 10:00 a.m. - 2:00 p.m.**  
 Number of Studies: 2  
 Avg. Num. of Employees: 52

### 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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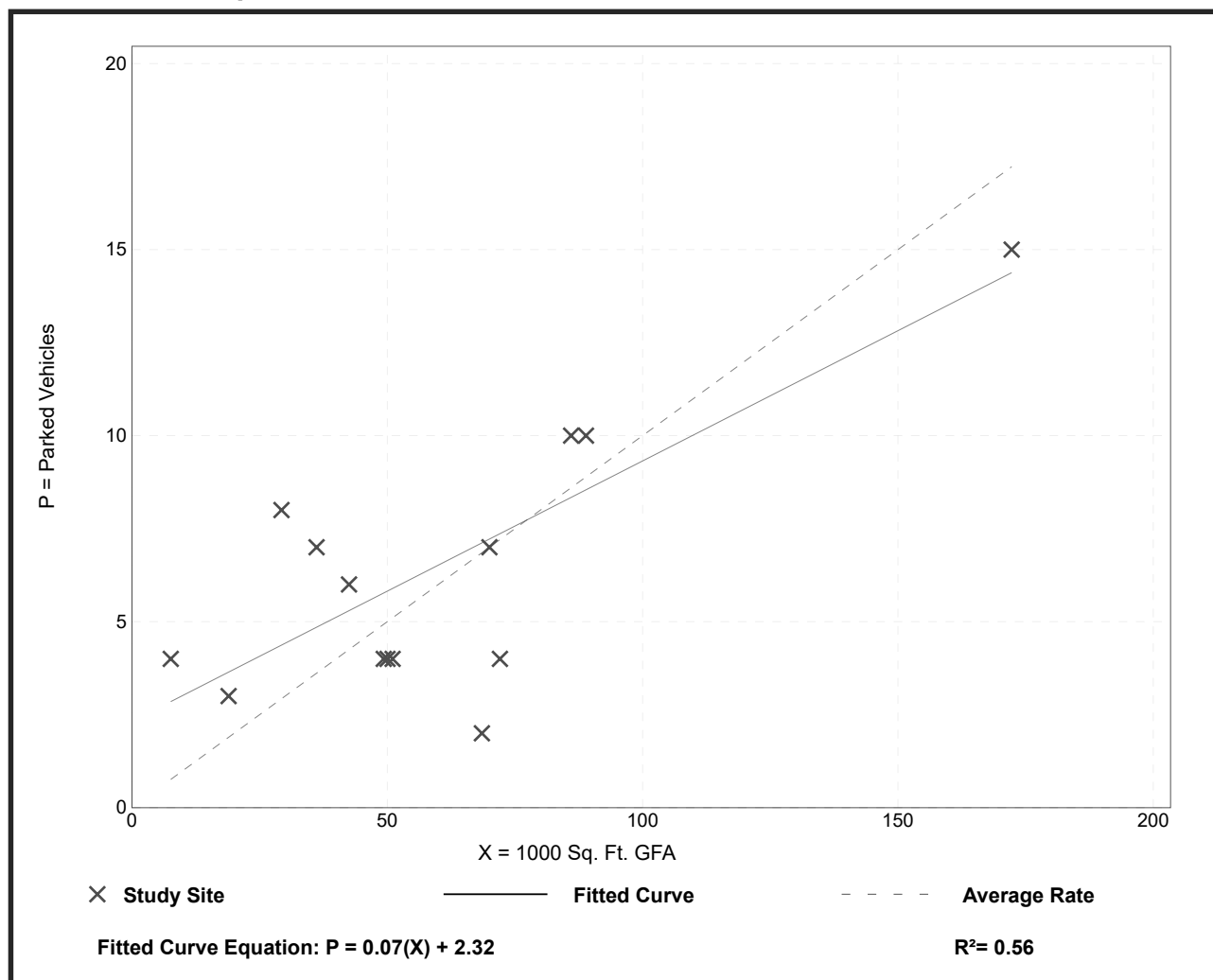
## Mini-Warehouse (151)

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

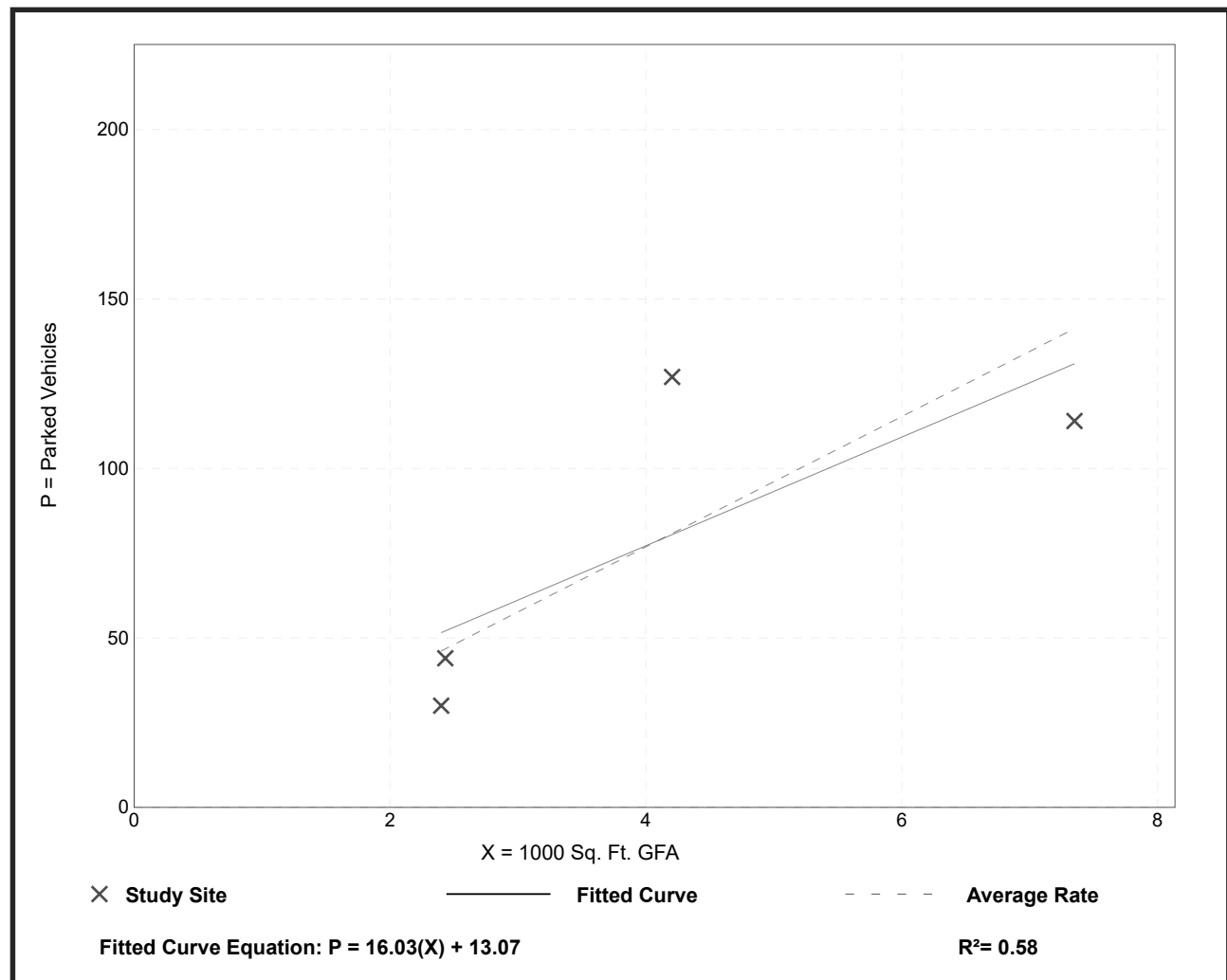
Avg. 1000 Sq. Ft. GFA: 4.1

### 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)

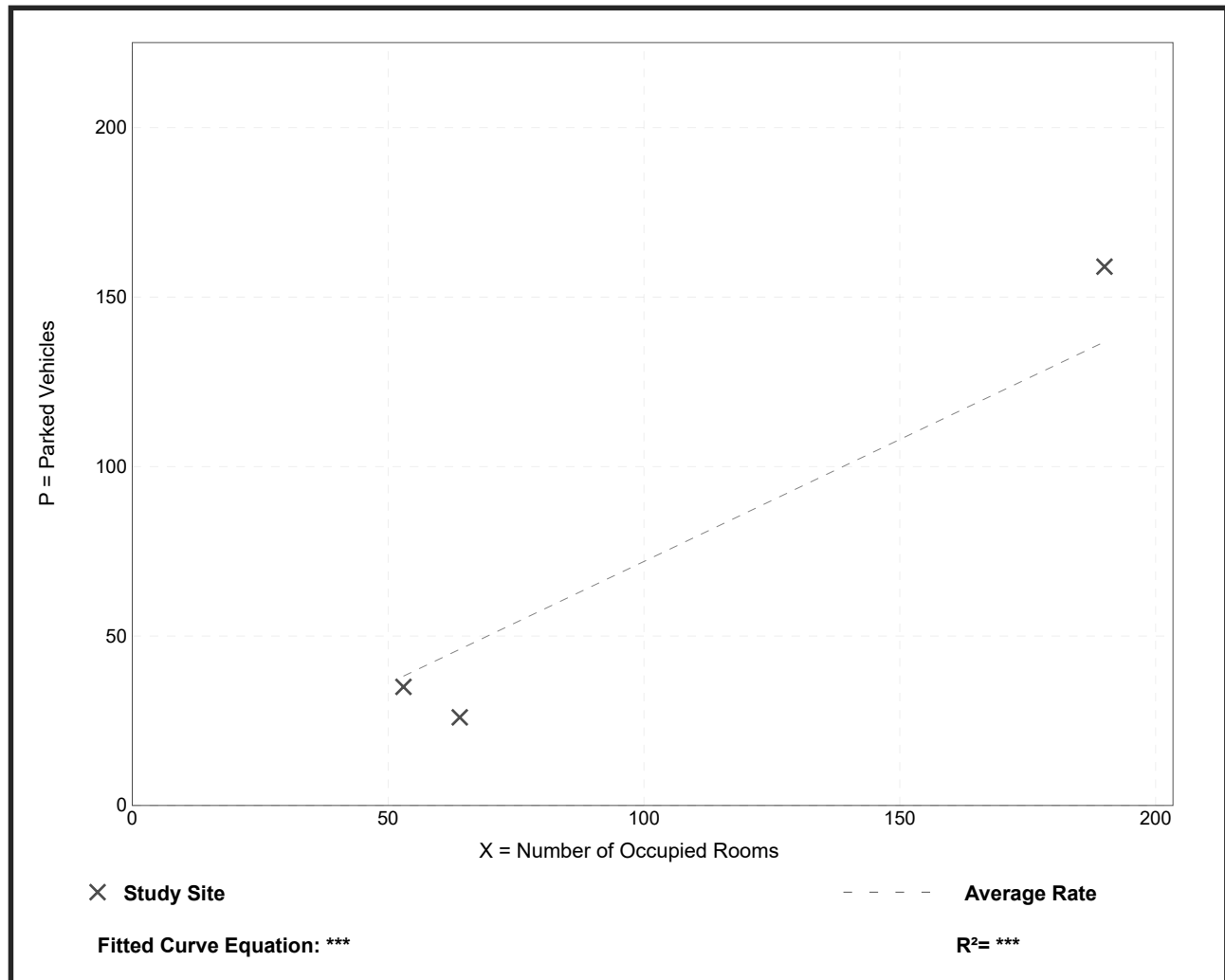
**Peak Period Parking Demand vs: Occupied Rooms**  
**On a: Weekday (Monday - Friday)**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 12:00 - 7:00 a.m.**  
 Number of Studies: 3  
 Avg. Num. of Occupied Rooms: 102

### 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

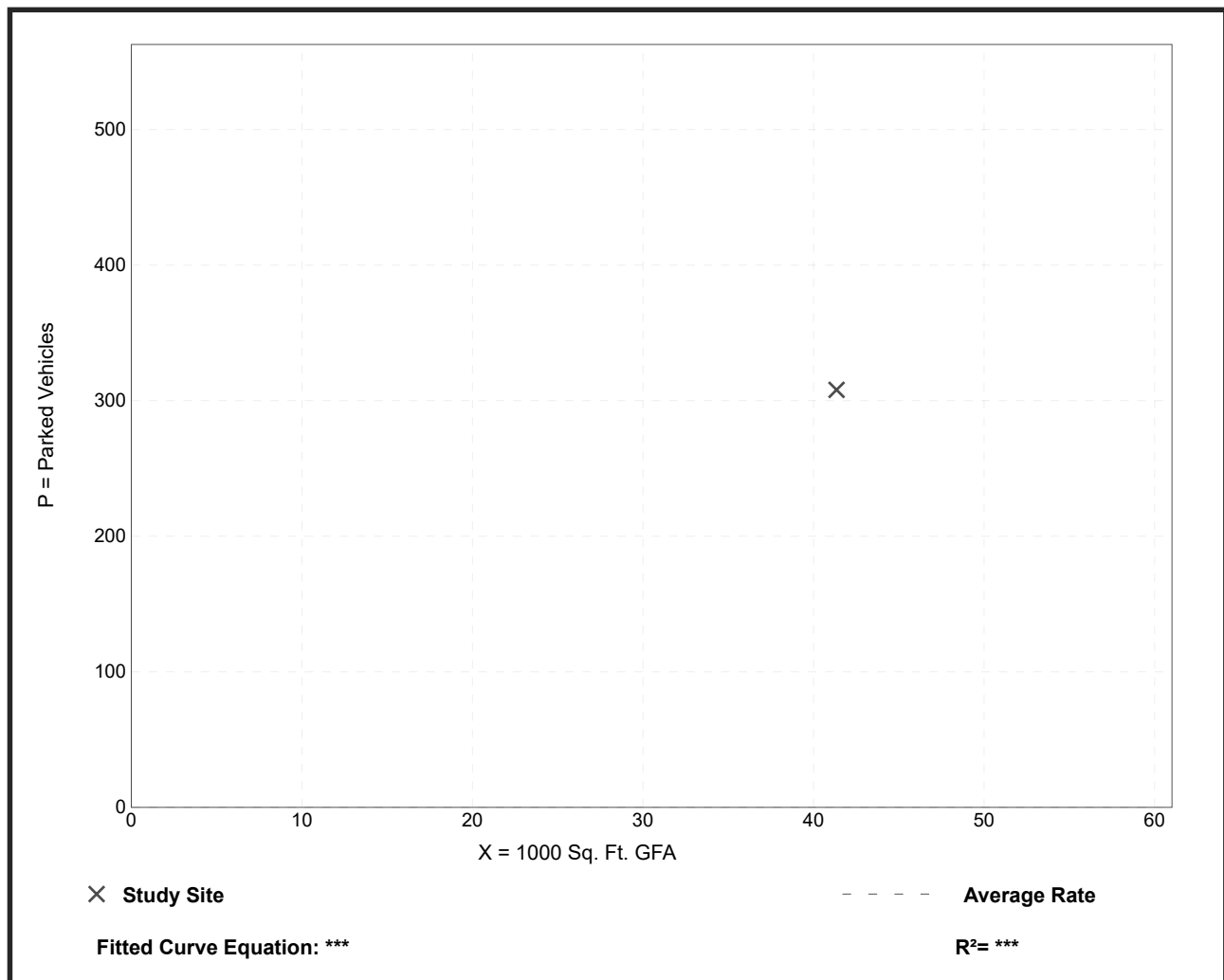
Avg. 1000 Sq. Ft. GFA: 41

### 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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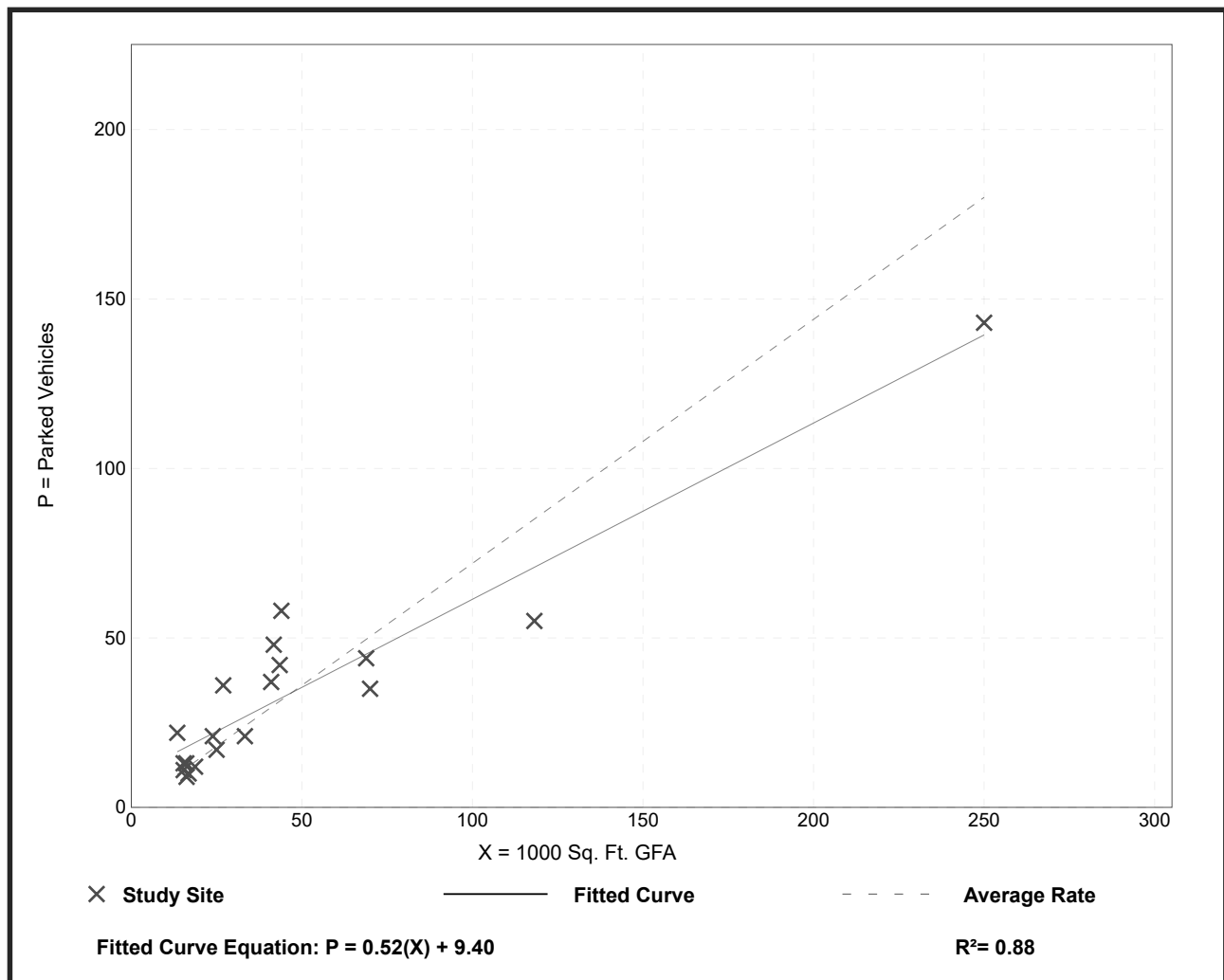
## Nursing Home (620)

**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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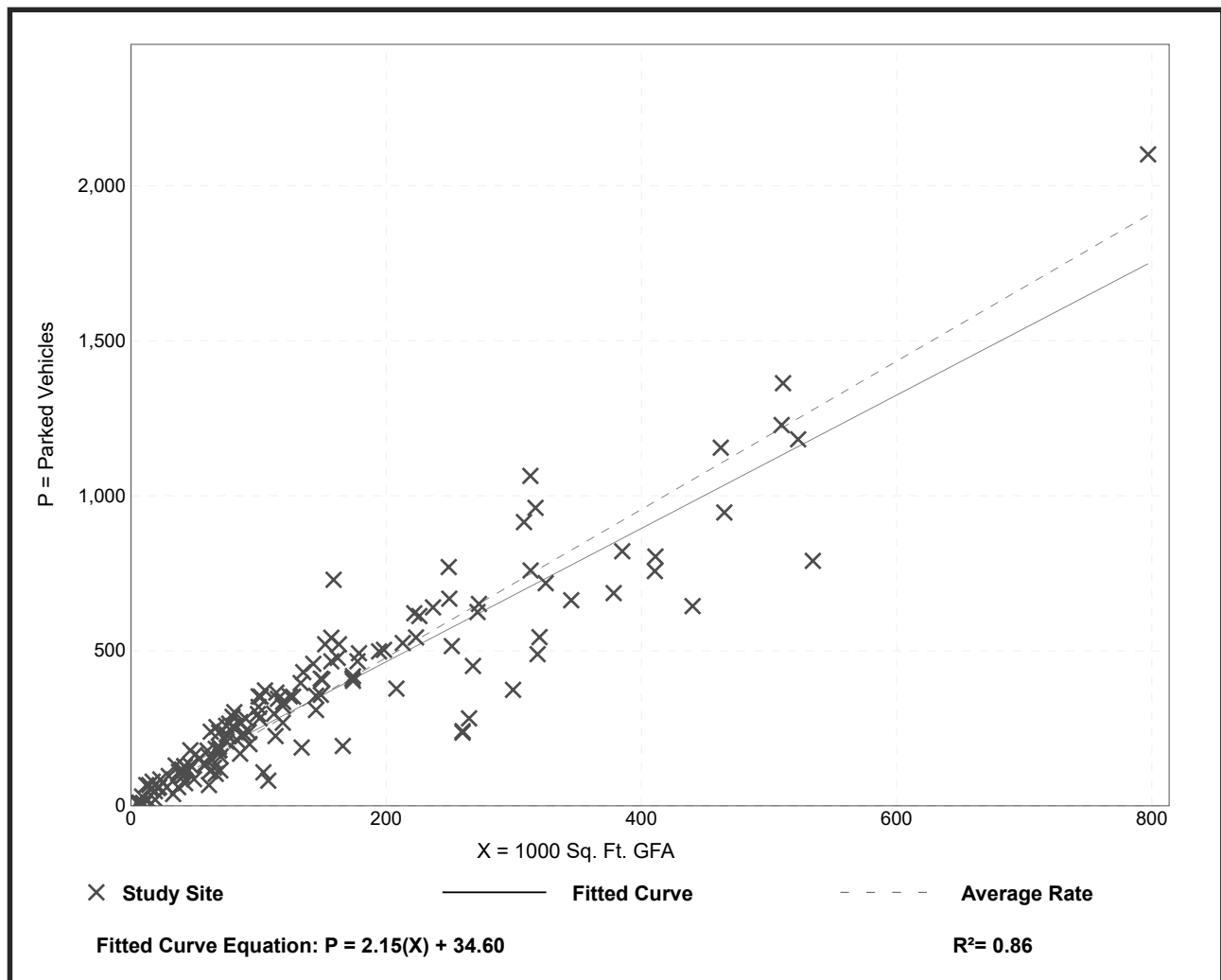
## General Office Building (710)

**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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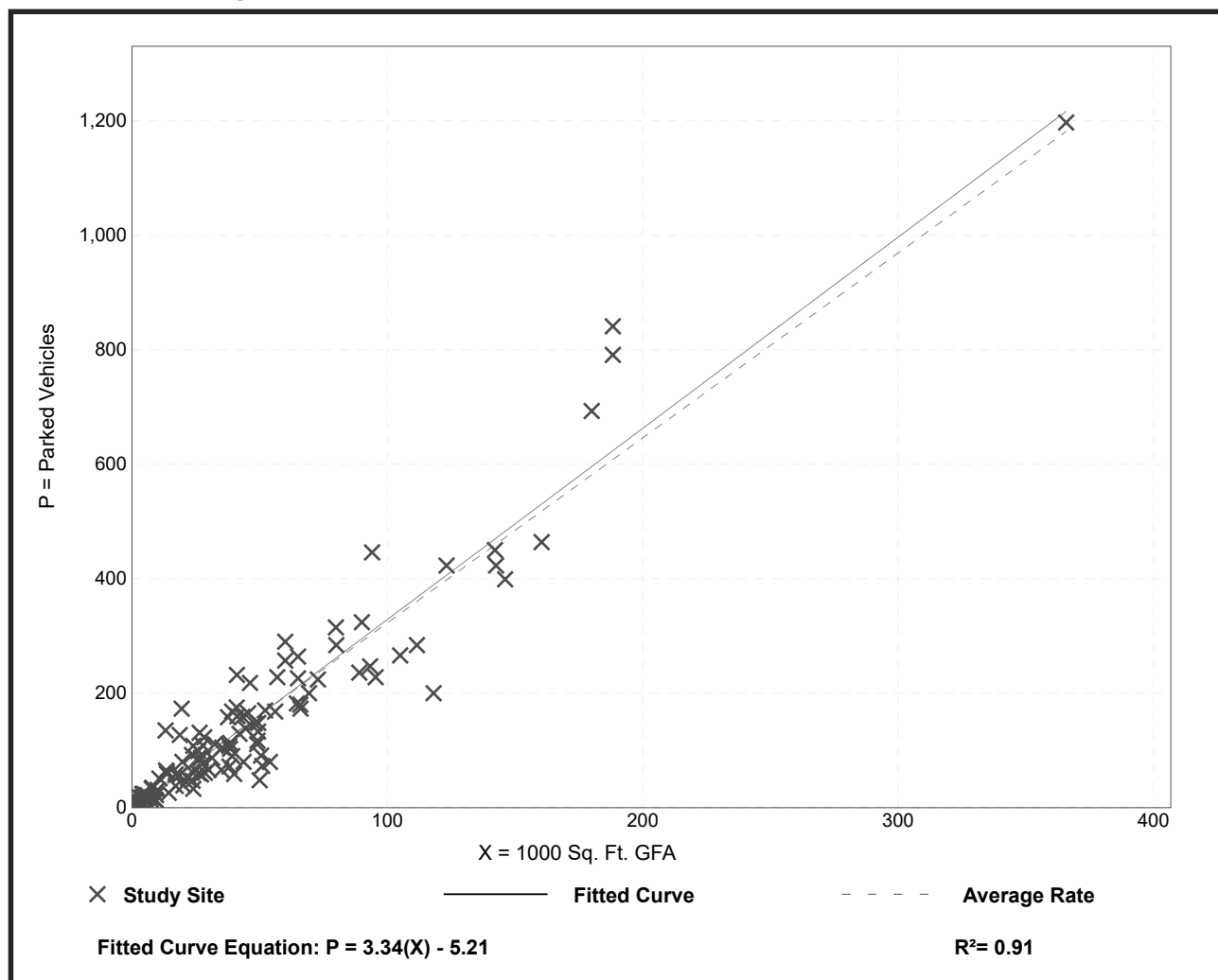
## Medical-Dental Office Building (720)

**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)

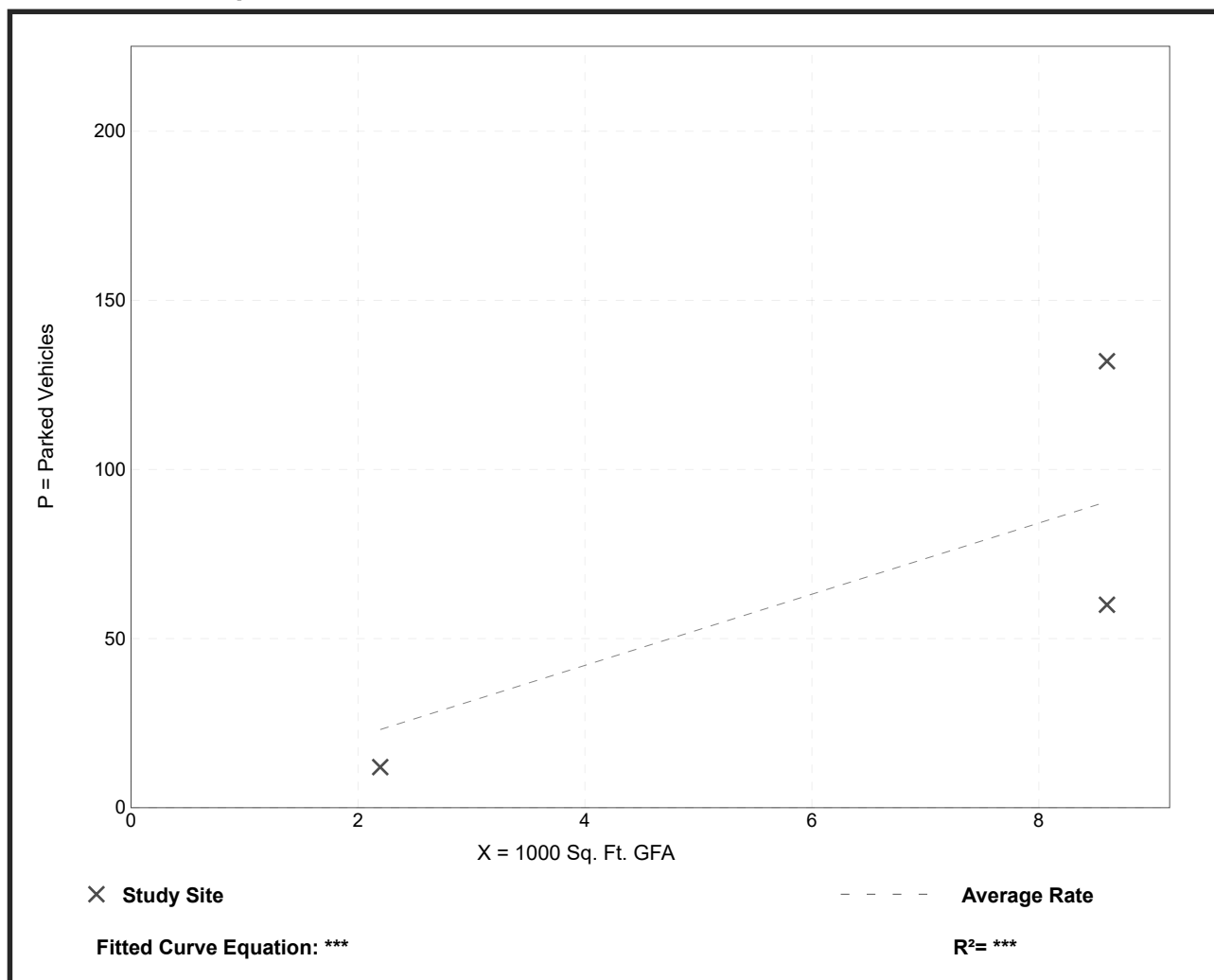
**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Thursday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 7:00 - 8:00 p.m.  
 Number of Studies: 3  
 Avg. 1000 Sq. Ft. GFA: 6.4

### 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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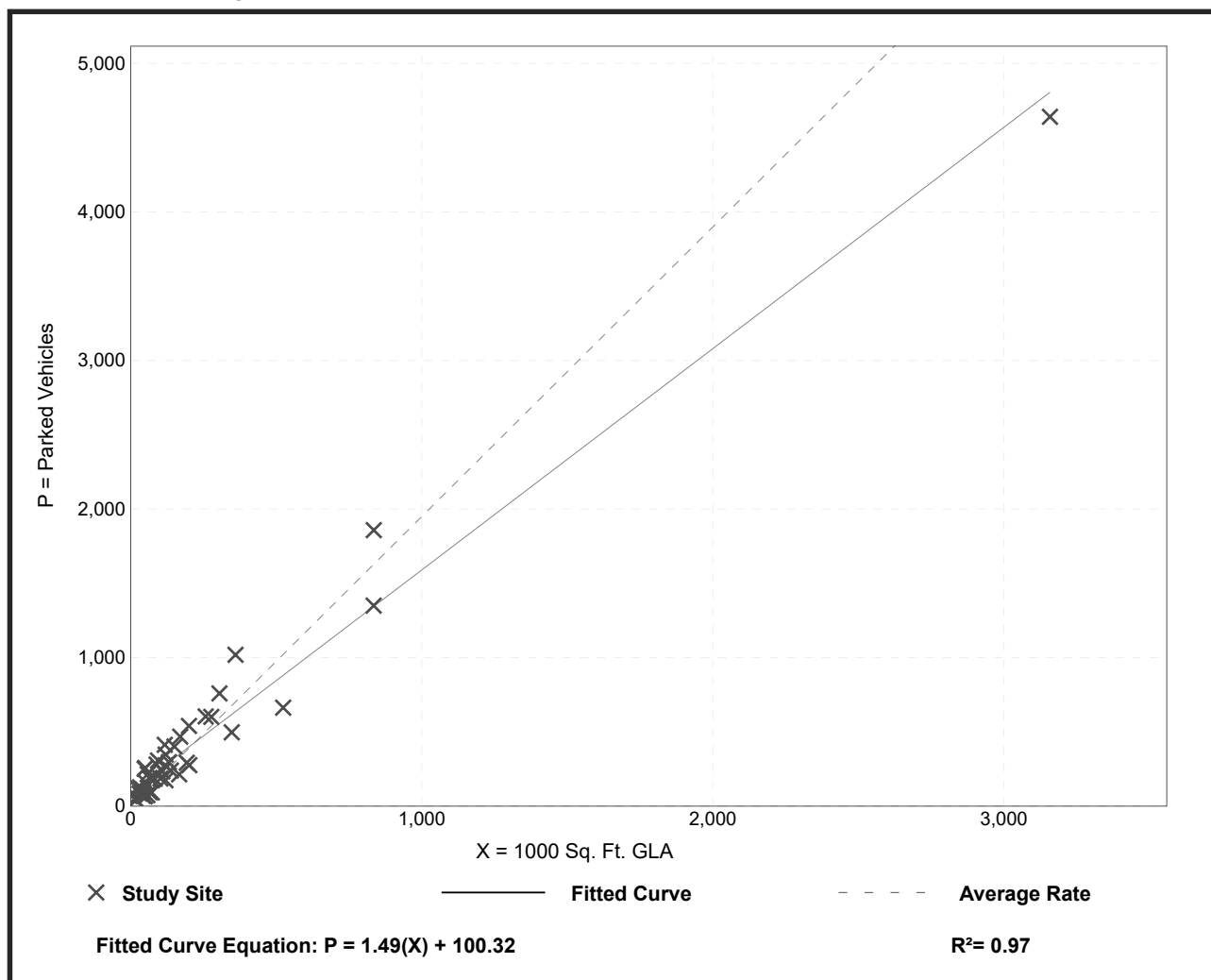
## Shopping Center - Non-December (820)

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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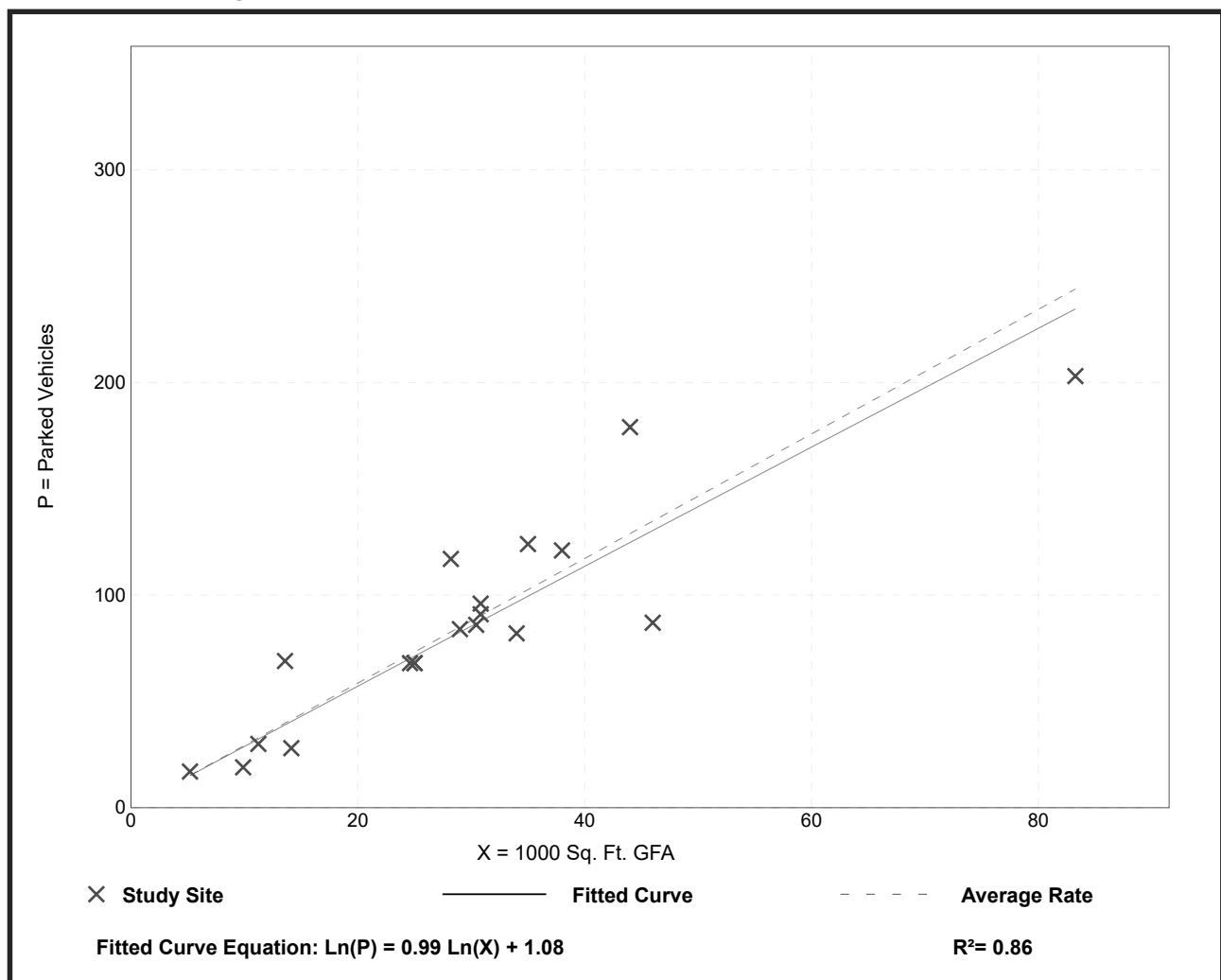
## Supermarket (850)

**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)

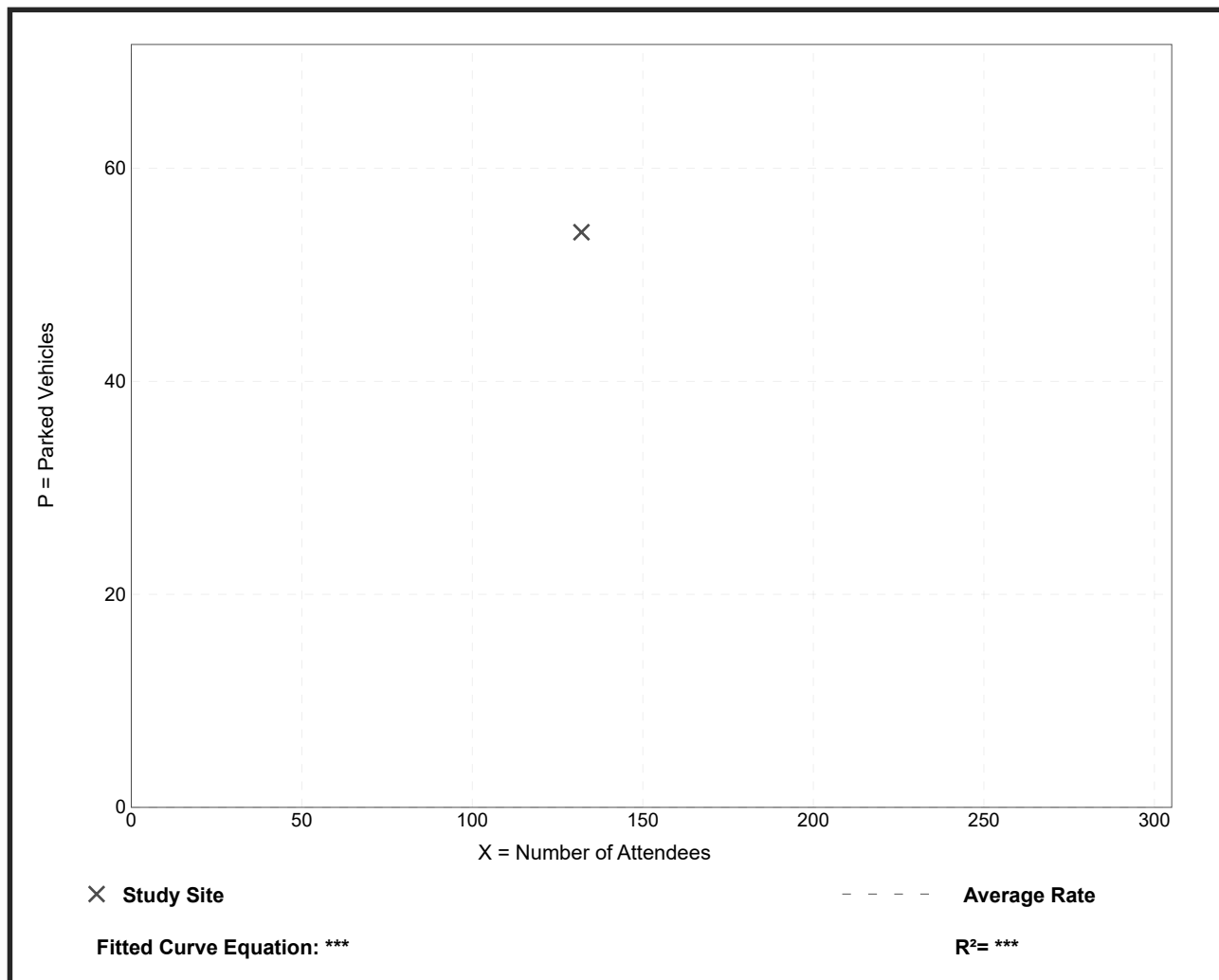
**Peak Period Parking Demand vs: Attendees**  
**On a: Friday**  
**Setting/Location: General Urban/Suburban**  
**Peak Period of Parking Demand: 7:00 - 9:00 p.m. (single count)**  
 Number of Studies: 1  
 Avg. Num. of Attendees: 132

### 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)

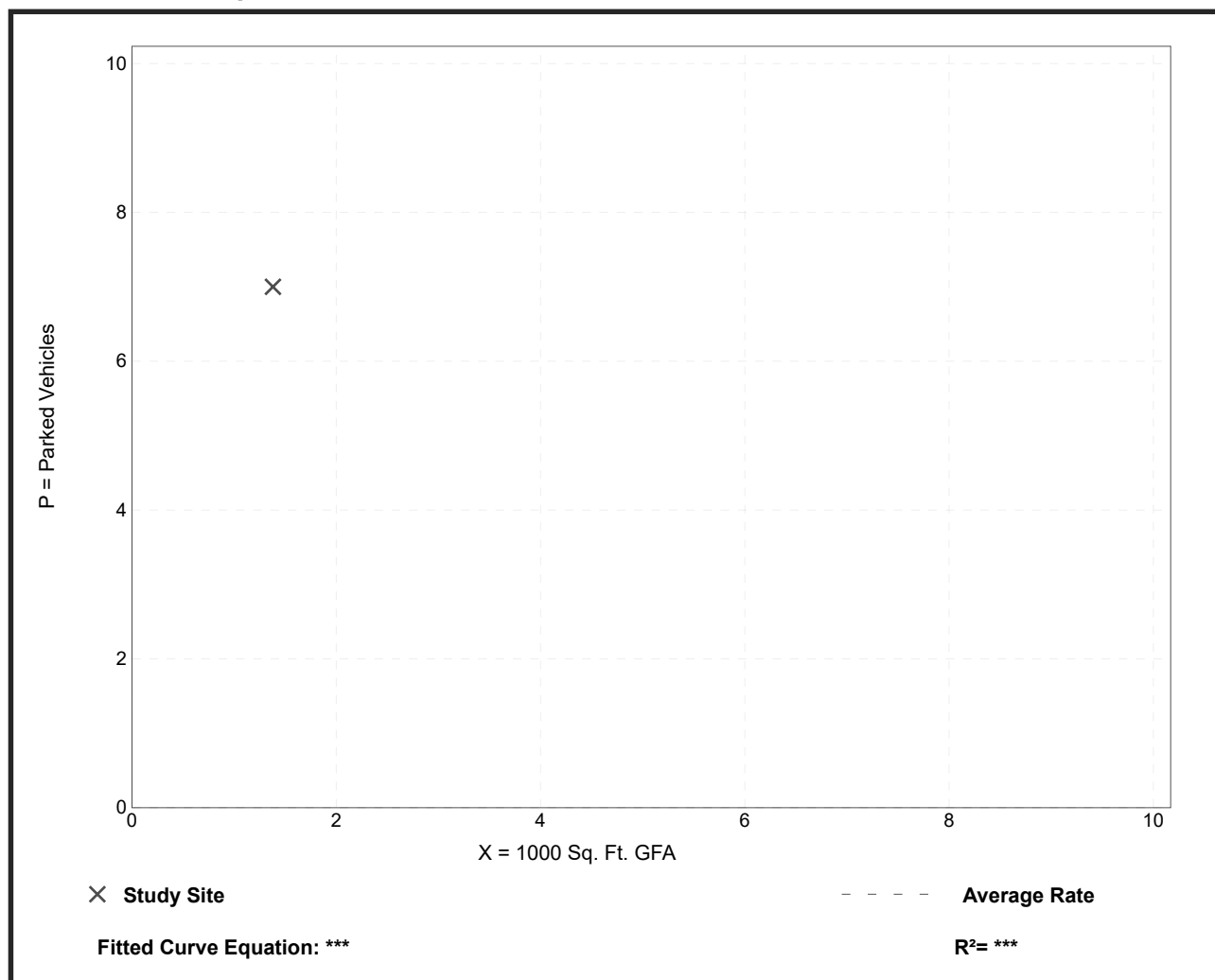
**Peak Period Parking Demand vs:** 1000 Sq. Ft. GFA  
**On a:** Weekday (Monday - Friday)  
**Setting/Location:** General Urban/Suburban  
**Peak Period of Parking Demand:** 3:00 - 5:00 p.m.  
 Number of Studies: 1  
 Avg. 1000 Sq. Ft. GFA: 1.3

### 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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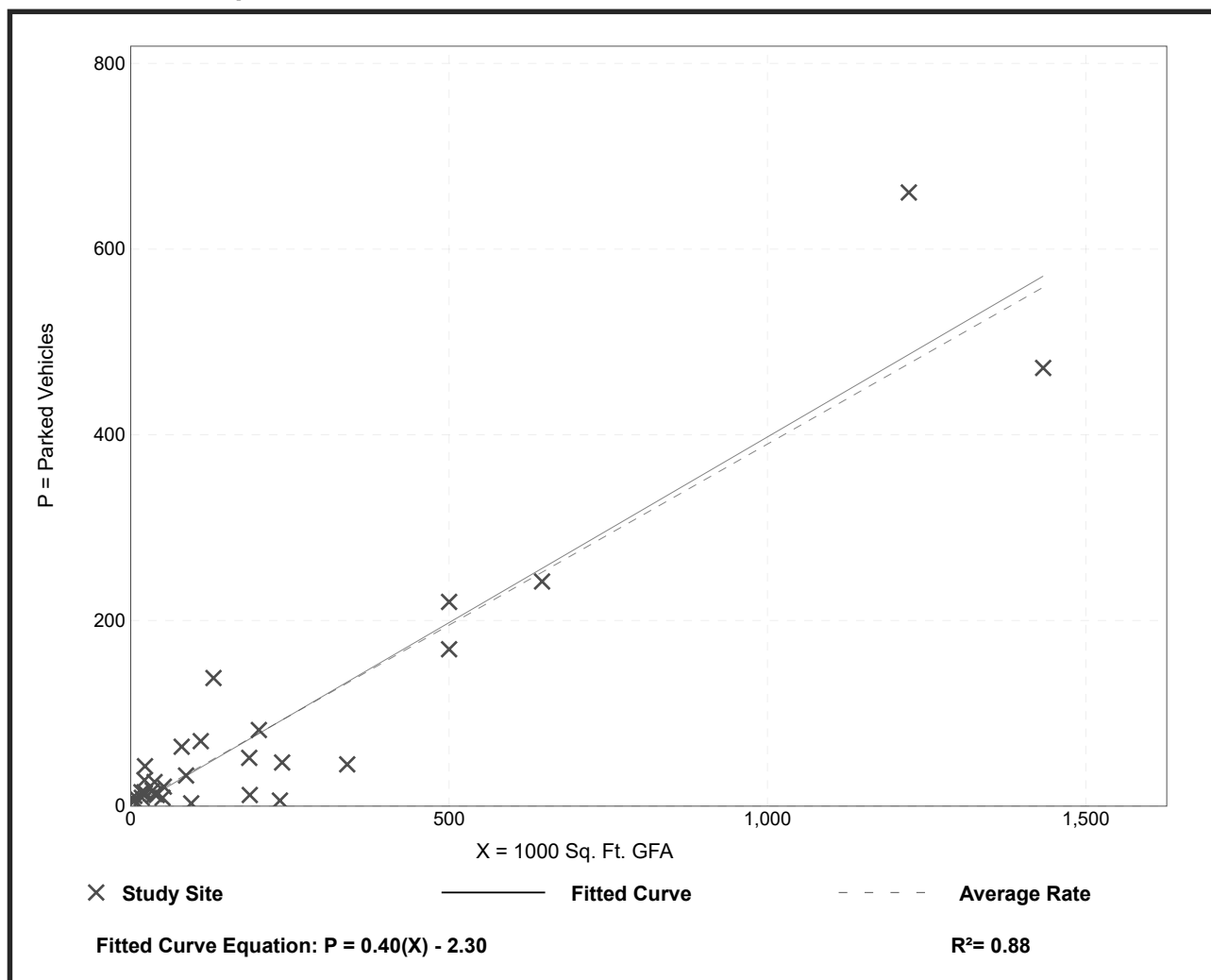
## Warehousing (150)

**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.**

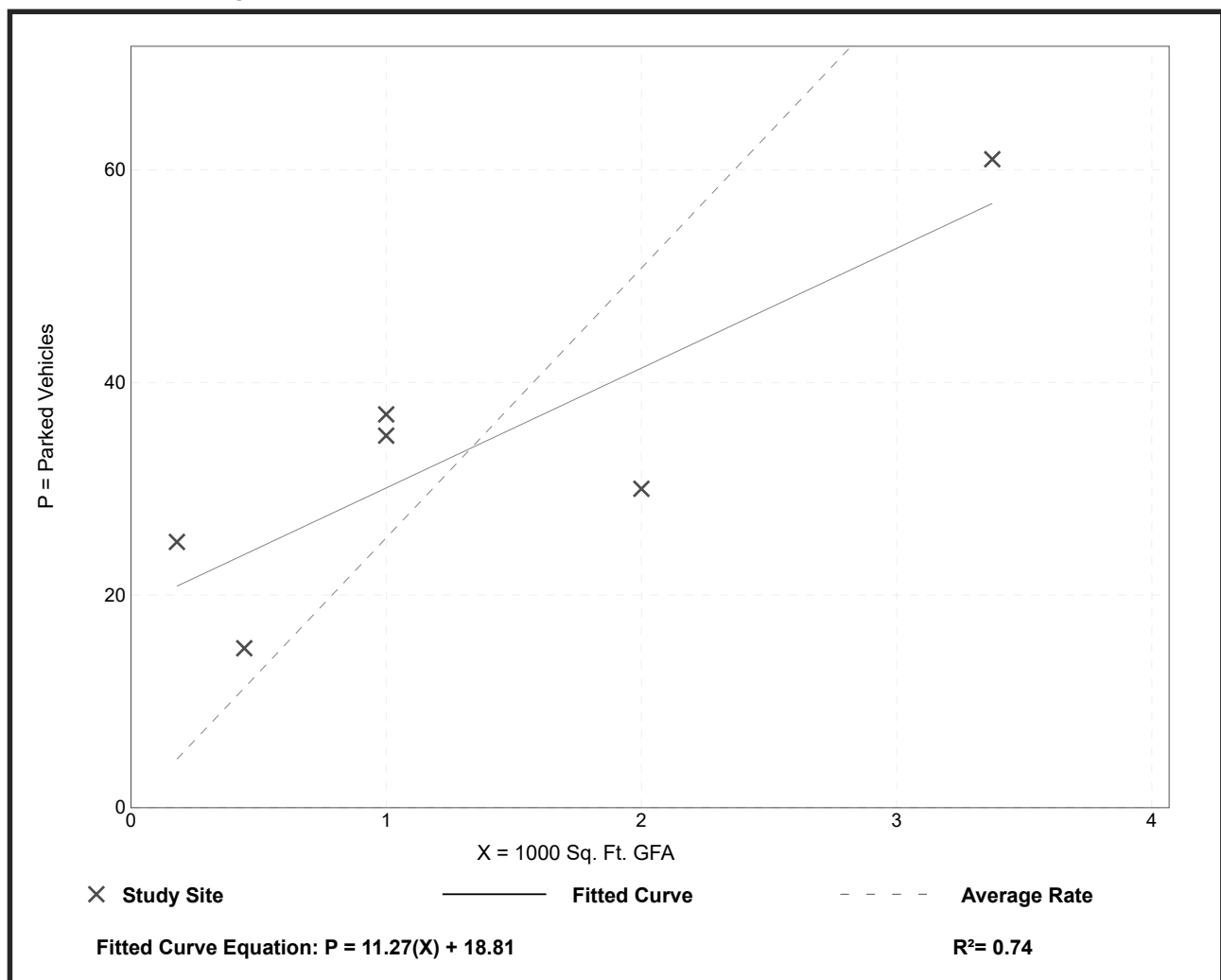
Number of Studies: 6

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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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



Parking Requirements Comparison Table

Use	Frankfort (Current)	Frankfort (Proposed)	ITE Manual (observed 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;	