



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

**Thursday, February 23, 2023
6:30 P.M.**

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Re-Approval of Minutes of January 26, 2023 (minor corrections)**
- 4. Approval of Minutes of February 9, 2023**
- 5. Workshop: Village of Frankfort Zoning Ordinance Text Amendment – Accessory Uses & Structures**
Future Public Hearing Request: Consideration of proposed revisions to the Village of Frankfort Zoning Ordinance regarding off-street parking requirements (Article 7, Section B).
- 6. Public Comments**
- 7. Village Board & Committee Updates**
- 8. Other Business**
- 9. Attendance Confirmation (March 9, 2023)**
- 10. Adjournment**

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



MINUTES

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

January 26, 2023 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

Call to Order: Chair Rigoni called the meeting to order at 6:30 PM

Commissioners Present: Chair Maura Rigoni, Brian James, Dan Knieriem, Will Markunas, Nichole Schaeffer

Commissioners Absent: David Hogan, Jessica Jakubowski

Staff Present: Director of Community and Economic Development Mike Schwarz, Senior Planner Christopher Gruba

Elected Officials Present: Trustee Daniel Rossi

A. Approval of the Minutes from January 12th, 2023

Motion (#1): To approve the minutes from January 12th, 2023.

Motion by: Knieriem

Seconded by: Markunas

Approved: (4-0, Commissioner Schaeffer Abstained)

B. Public Hearing: Drive-Through Coffee Shop – Hickory Creek Marketplace Subdivision

Chair Rigoni swore in member of the audience wishing to provide testimony.

Chris Gruba presented the staff report and summarized the changes to the plans since the workshop meeting.

Chair Rigoni asked the applicant if she wanted to make additional comments.

Aliana Winkle approached the podium and offered to answer any additional questions from the commission.

Luigi Randazzo, the project architect, approached the podium and offered to answer any questions from the commission. He stated that is has been about eight months since they filed an application, and they did take into account the comments that were provided at the workshop.

Chair Rigoni asked if there was anyone in the audience wishing to provide testimony. There was no response.

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

Motion by: Schaeffer

Seconded by: Markunas

Approved: 5-0

Chair Rigoni asked the commission if there was any questions or comments on the special uses. There were none.

Chair Rigoni asked the commission if there were any questions or comments on the Major Change to the PUD. There were none.

Chair Rigoni asked the commission if there were any questions about the site plan.

Commissioner Schaeffer asked about the direction of traffic flow.

Aliana Winkle stated that the flow would be clockwise around the building.

Commissioner Knieriem asked about the order taking.

Aliana Winkle stated that all order taking will be done outdoors at the drive-up and the order takers will have head-to-toe custom clothing and outdoor heaters for the winter months.

Chair Rigoni asked if there would be a menu board.

Aliana responded that they will just have a small signpost for customers to scan a QR code, which would bring up the menu on their phone.

Chair Rigoni asked staff if they received the complete signage plan for the site including any menu boards and directional signs.

Chris Gruba responded no, only the wall and canopy signage was submitted as provided in the packet.

Commissioner Knieriem asked if the commission had any issue with the waiver of the landscaping around the bypass lane. There was consensus that this was not an issue.

Commissioner Knieriem asked about the type of brick that is proposed.

The project architect stated that they are proposing to use thin brick.

There was some discussion among the commissioner members about the dimension of the brick and Village standards that would apply.

Commissioner Schaeffer stated that she is fine with the architecture.

Commissioner Markunas stated that bringing in the arches on the canopies helps. He also stated that the thin brick has not been allowed in the Hickory Creek Marketplace development.

The project architect stated that dimensional brick would add more cost to the project, but they could install this by adding a concrete sill or brick ledge.

Commissioner James asked about the east elevation, which shows that the dominant material is the lighter color brick and the accents are the darker brick, which is different from the other buildings in the Hickory Creek Marketplace development.

The project architect responded that he looked at the brick colors on the Emagine Theatre which has a similar situation.

Chair Rigoni stated that she has serious concerns about the architecture and the color scheme not matching the rest of the Hickory Creek Marketplace PUD. This is the last site and the proposed building should match the other buildings such as Steak and Shake.

Chair Rigoni asked the commissioners if there were any questions or comments about parking.

There was consensus that parking was not an issue.

Chair Rigoni asked the commission if there were any questions or comments about circulation.

There was consensus that circulation was not an issue.

Chair Rigoni asked the commission if there were any questions or comments about loading.

There was consensus that loading was not an issue.

Chair Rigoni asked if the commission if there were any questions or comments about landscaping.

There was consensus that landscaping was not an issue.

Chair Rigoni asked staff about the fence detail.

Chris Gruba responded that the fence around the outdoor seating would be a black metal fence.

Chair Rigoni asked the commission if there were any questions or concerns about lighting.

There was consensus that lighting was not an issue.

Chair Rigoni asked the commission if there were any questions or comments about signage.

Chair Rigoni stated that it was clear from the feedback that the commission provided at the workshop that the applicant was supposed to comply with Ordinance No. 1654.

Chair Rigoni asked the applicant if she was choosing to deviate from the original signage.

Alaina replied yes but she will not die on that hill.

Chair Rigoni asked the commission members if there were any question or comments about signage.

Commissioner James stated that he has no questions at this time.

Commissioner Markunas stated to the applicant that we talked at the workshop about matching the PUD as far as signage.

Commissioner Schaeffer stated that she likes the retro sign on the east side, but maybe if they have to remove signage, it can be done on the canopy.

Alina Winkle responded that they did flip that retro sign to the LaGrange Road (west) side.

Commissioner Knieriem stated that he agrees that the Municipal Code only allows two signs, and he supports that. They can come back later for another variation if needed.

There was some discussion about signage as related to the overall PUD and the timing of making any request for deviations.

Chair Rigoni stated that the commission didn't even let Starbucks have signage on the canopy of the drive through.

Chair Rigoni stated that the commission is looking for the applicant to meet the Village's Sign Code. She added that should they decide they do not want to meet the Sign Code staff needs more information in order to identify all of the deviations.

Chair Rigoni stated that she does not feel comfortable with the signage as presented.

Commissioner Markunas stated the commission would be comfortable with a stipulation that the signage would be in accordance with the requirements of the Hickory Creek Marketplace PUD.

Chair Rigoni noted that the Village standard condition which states "in accordance with the submitted plans" would not apply to the signage plan as it is currently presented.

Chair Rigoni asked about the parapet wall screening the rooftop units.

Chris Gruba affirmed that the rooftop HVAC units would be screened from view.

There was some discussion about the location of the rooftop ladder.

Commissioner Knieriem stated that this exterior ladder will invite trouble.

The project architect stated that the ladder does not need to be on the La Grange Road (west) side, so thank you for pointing that out. The ladder will have a lock-up cage to keep people from climbing.

Chair Rigoni asked staff why two trees had to be removed.

Chris Gruba deferred to the applicant to respond.

Robin Ersfeldt, the project engineer, approached the podium and stated that one tree was removed to clear the sight triangle as vehicles enter and exit the site.

Chair Rigoni stated that she was concerned about the net loss of one tree when there is room on the site to add another tree.

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

Mike Schwarz mentioned that the light poles within the parking lot will be lower than the other lots within the development and just wanted to make sure that was on the record should there be any concerns from the commission. He noted that the new light poles will have LED style fixtures and will not have the “shoe-box” style fixtures which are found on the existing taller parking lot light poles in the development. The paint color of the new light poles and fixtures as well as the concrete bases would match the existing light poles and fixtures.

Motion (#3): Recommend to the Village Board to approve the Major Change to a PUD including the following exceptions to the Zoning Ordinance:

1. Reduced trash enclosure setback of 5’ (10’ required from any lot line);
2. Relief from the required 5’ wide landscape bed adjacent to drive through lanes; and,
3. Relief from the required sidewalk connection from the building to the existing sidewalk along La Grange Road,

in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned on:

1. Final engineering approval;
2. Using standard brick instead of thin brick on the building;
3. Submittal and staff review and approval of a complete signage package which is in accordance with Ordinance No. 1654; and,
4. Relocation of the exterior rooftop access ladder to a side other than the west façade.

Motion by: Markunas

Seconded by: Schaeffer

Approved: (3-2) (Rigoni, James voted no)

Motion (#4): Recommend the Village Board approve a Special Use Permit to allow a carry-out restaurant use on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned on final engineering approval.

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (5-0)

Motion (#5): Recommend the Village Board approve a Special Use Permit to allow drive-up service windows associated with a permitted use on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned on final engineering approval.

Motion by: James

Seconded by: Knieriem

Approved: (5-0)

Motion (#6): Recommend the Village Board approve a Special Use Permit to allow outdoor seating associated with a permitted restaurant on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned on final engineering approval.

Motion by: James

Seconded by: Schaeffer

Approved: (5-0)

Motion (#7): Recommend the Village Board approve a Special Use Permit to allow extended hours of operation (5:30 am – 8 pm Monday – Saturday and from 6 am – 6 pm on Sunday) on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned on final engineering approval.

Motion by: Markunas

Seconded by: Schaeffer

Approved: (5-0)

C. Public Comments

There were none.

D. Village Board & Committee Updates

Mike Schwarz noted that the Village Board approved the following items at their meeting on January 17th, 2023, which had previously appeared before the Plan Commission:

- Taqueria Mammy Chaya Special Use Permit for Accessory Liquor Sales: 21206 S. LaGrange Road - Ordinance was approved.
- Formal Legal Objection to Rezoning: Will County Zoning Case ZC-22-045 - PIN: 18-13-08-100-014-0000 – Resolution was approved.

E. Other Business

There was no other business.

F. Attendance Confirmation (February 9th, 2023)

Chair Rigoni asked the members of the Plan Commission to notify staff if they knew they could not attend the February 9th meeting.

Motion (#6): Adjournment 7:26 P.M.

Unanimously approved by voice vote.

Approved February 9th, 2023

As Presented_____ As Amended_____

_____/s/ Maura Rigoni, Chair

_____/s/ Secretary



MINUTES

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

February 9, 2023 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

Call to Order: Chair Rigoni called the meeting to order at 6:30 PM

Commissioners Present: Chair Maura Rigoni, Brian James, Dan Knieriem, Will Markunas, Nichole Schaeffer, David Hogan, Jessica Jakubowski

Commissioners Absent: None

Staff Present: Director of Community and Economic Development Mike Schwarz, Planner Drew Duffin

Elected Officials Present: Trustee Adam Borrelli (arrived at 6:38 p.m.)

A. Approval of the Minutes from January 26th, 2023

Motion (#1): To approve the minutes from January 26th, 2023.

Motion by: Knieriem Seconded by: Schaeffer

Approved: (5-0, Commissioners Jakubowski and Hogan Abstained)

B. Public Hearing: 700 Birchwood Road – Markunas Residence (Ref. #104)

Chair Rigoni asked that the record reflect that Commissioner Markunas recused himself and left the Board Room at 6:37 p.m.

Chair Rigoni swore in members of the audience wishing to provide testimony.

Drew Duffin presented the staff report.

Chair Rigoni asked the applicant and project architect if they wanted to make additional comments.

The applicant, Jamie Markunas, approached the podium and thanked Drew Duffin for all his assistance. She stated that they had lived in the Village for 16 years and planned on staying for a long time.

The project architect, Gabe Garcia, approached the podium and stated that he had nothing to add to the staff report.

Chair Rigoni asked staff for clarification regarding the setback requirement. She wanted to know if the Zoning Ordinance made a distinction between a deck with a roof and one with no roof when determining encroachments into setbacks. There was a brief discussion about the setback requirement if the proposed addition was uncovered.

Chair Rigoni asked if there was anyone in the audience who wished to provide testimony about this application.

Jason Entwistle stated that he lives at 708 Birchwood Road, directly north of the subject property. He had no objection to the request.

James Lungaro stated that he lives at 701 Spruce Road, which is directly behind the subject property. He stated that the proposed addition would be a nice improvement to the home. He added that the builder does nice work and that he had no objection to the proposed variation.

Victoria Entwistle stated that she also lives at 708 Birchwood Road, to the north of the subject property. She stated that she agreed with previous comments and accepted the proposed variation. She asked whether the variation being requested applied to all homes in the area.

Chair Rigoni responded that the request for a variation only pertained to a specific property.

Motion (#2): Close the public hearing.

Motion by: James

Seconded by: Schaeffer

Approved: (6-0)

Chair Rigoni asked the other members of the Plan Commission/Zoning Board of Appeals if they had any comments or questions.

Commissioner Hogan stated that his question was answered regarding the setback requirement.

Commissioner Knieriem asked the applicant and project architect if there would be a roof over the new deck.

Gabe Garcia responded yes.

Commissioner Knieriem asked the project architect if the furthest improvement on the property was the brick patio north of the proposed addition.

Gabe Garcia responded that it was.

Chair Rigoni asked for any further comments from the commission.

There were none.

Chair Rigoni asked staff that the changes that are not reflected on the plans that are in their packet be reflected in the minutes. In particular, that the addition would include a full brick veneer, where a thin brick veneer was noted in the plans given to the Plan Commission, and that two windows on the south side of the proposed addition were moved up from grade.

Motion (#3): Recommend to the Village Board to approve a variation from Article 6, Section B, Part 1 to reduce the minimum required rear yard setback from 30 feet to 23 feet for a proposed addition to a home in the R-2, Single Family Residential District located at 700 Birchwood Road (PIN: 19-09-21-120-014-0000), in accordance with the submitted plans as revised, public testimony, and Findings of Fact.

Motion by: Schaeffer

Seconded by: Jakubowski

Approved: (6-0)

Chair Rigoni asked that the record reflect that Commissioner Markunas returned to the room at 6:57 p.m.

C. Public Comments

Oscar Marroquin approached the podium and asked about the status of the proposed I-57 Corporate Park.

Chair Rigoni stated that this matter was discussed at the Committee-of-the-Whole meeting on December 14, 2022 and that no applications related to the proposal have yet come before the Plan Commission/Zoning Board of Appeals.

Mike Schwarz added that no applications related to the proposal have yet been filed with the Village. He added that any potential amendments to the existing annexation agreements which govern the use and development of the subject properties would require a public hearing before the Village Board. He also added that any proposed change in zoning or special use requests would require a public hearing before the Plan Commission/Zoning Board of Appeals. Any such public hearings would require proper legal notice. He invited the property owners to contact him or follow the Village meeting agendas to check the status of this matter.

D. Village Board & Committee Updates

Mike Schwarz noted that the Village Board approved the following items at their meeting on February 6th, 2023, which had previously appeared before the Plan Commission:

- Misty Creek Townhouse Development - Rezoning from Estate Residential (E-R) to Attached Single Family Residential (R-4): Northwest Corner of Laraway Road and 116th Avenue – Ordinance was approved.

E. Other Business

There was no other business.

F. Attendance Confirmation (February 23rd, 2023)

Chair Rigoni asked the members of the Plan Commission to notify staff if they know they would not be able to attend the February 23rd meeting.

Motion (#6): Adjournment 7:03 P.M.

Motion by: Jakubowski

Seconded by: Schaeffer

The motion was unanimously approved by voice vote.

Approved February 23rd, 2023

As Presented_____ As Amended_____

_____/s/ Maura Rigoni, Chair

_____/s/ Secretary

Memo

To: Plan Commission/Zoning Board of Appeals
From: Christopher Gruba, Senior Planner
Date: February 23, 2023
Re: Parking Regulations – Zoning Ordinance Text Amendment

History

At the December 8th, 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 14th, 2022, Committee of the Whole meeting, staff was granted permission to proceed with drafting proposed language for the text amendment. Staff has since performed research and drafted said language and is now presenting the findings to the PC/ZBA as a 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, and for some uses 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. Please see Committee of the Whole memo from December 14, 2022, for a more thorough explanation.

Concerns

Currently, most of the parking regulations for specific uses are difficult or impossible to calculate or enforce. This is due mainly because many parking regulations rely on the number of employees. For example, the number of employees for a general retail store fluctuates 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; staff does not perform inspections to count the number of employees. In many instances, the applicants themselves don't know how many employees they will have in the largest working shift because the business isn't yet operating.

Many existing parking regulations also rely on "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 variances, 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 which have recently 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 determine. This can complicate the process, cause confusion, and lead to factual gaps in staff reports for the PC/ZBA and Village Board.

Solutions & Methodology

One of the most common, easiest, and most reliable ways to calculate parking is basing 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.

To draft the proposed parking requirements, staff used 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, 5th 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.

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.

During the PC/ZBA workshop, it might be helpful to first review the textual changes to the beginning of Article 7, Section B, before going through the list of all the uses and evaluating each proposed change individually.

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 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.
- In the green “Proposed” language column, the actual proposed text is in **bold**. The non-bolded text summarizes the reason for the change.
- In the yellow “Use” column, the existing use categories are in black text. Uses not listed but suggested for additions are listed in red text.
- In the “other municipalities” columns, the red text denotes that this figure was used to calculate the average parking required among those communities.

Attachments

- 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. (Included is a strikeout version and a clean version. The remaining pages of Section B (pages 154-158) will be revised later
- ITE Parking Generation Manual, 5th Edition (select pages)
- Real-life example: Frankfort Town Center (Butera), comparing existing and proposed parking requirements
- Parking Requirements Comparison Table

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:

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. 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.
 - 6. 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.

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

- 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.

Animal Hospital/Veterinary Clinic (640)

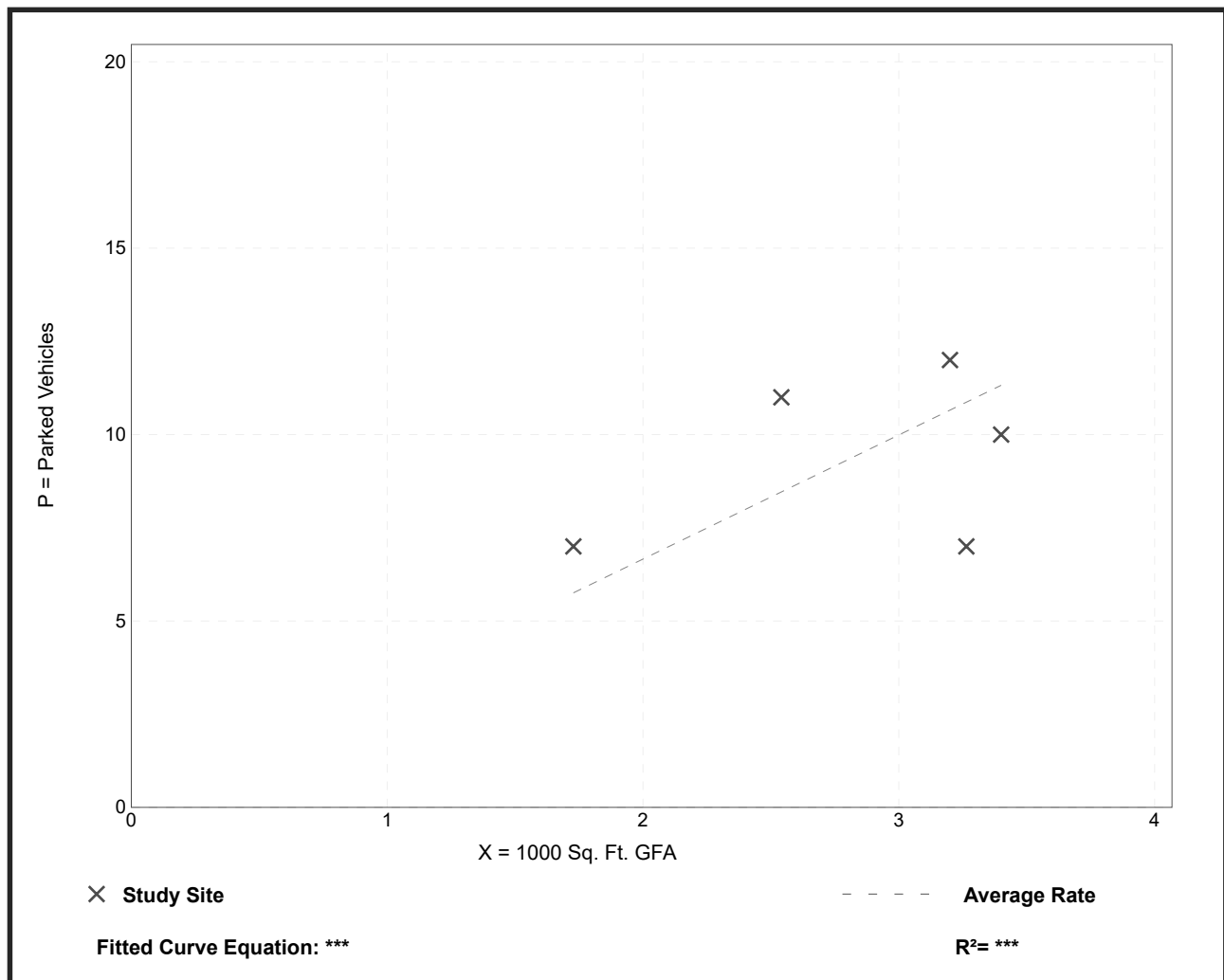
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 3:00 - 5:00 p.m.
 Number of Studies: 5
 Avg. 1000 Sq. Ft. GFA: 2.8

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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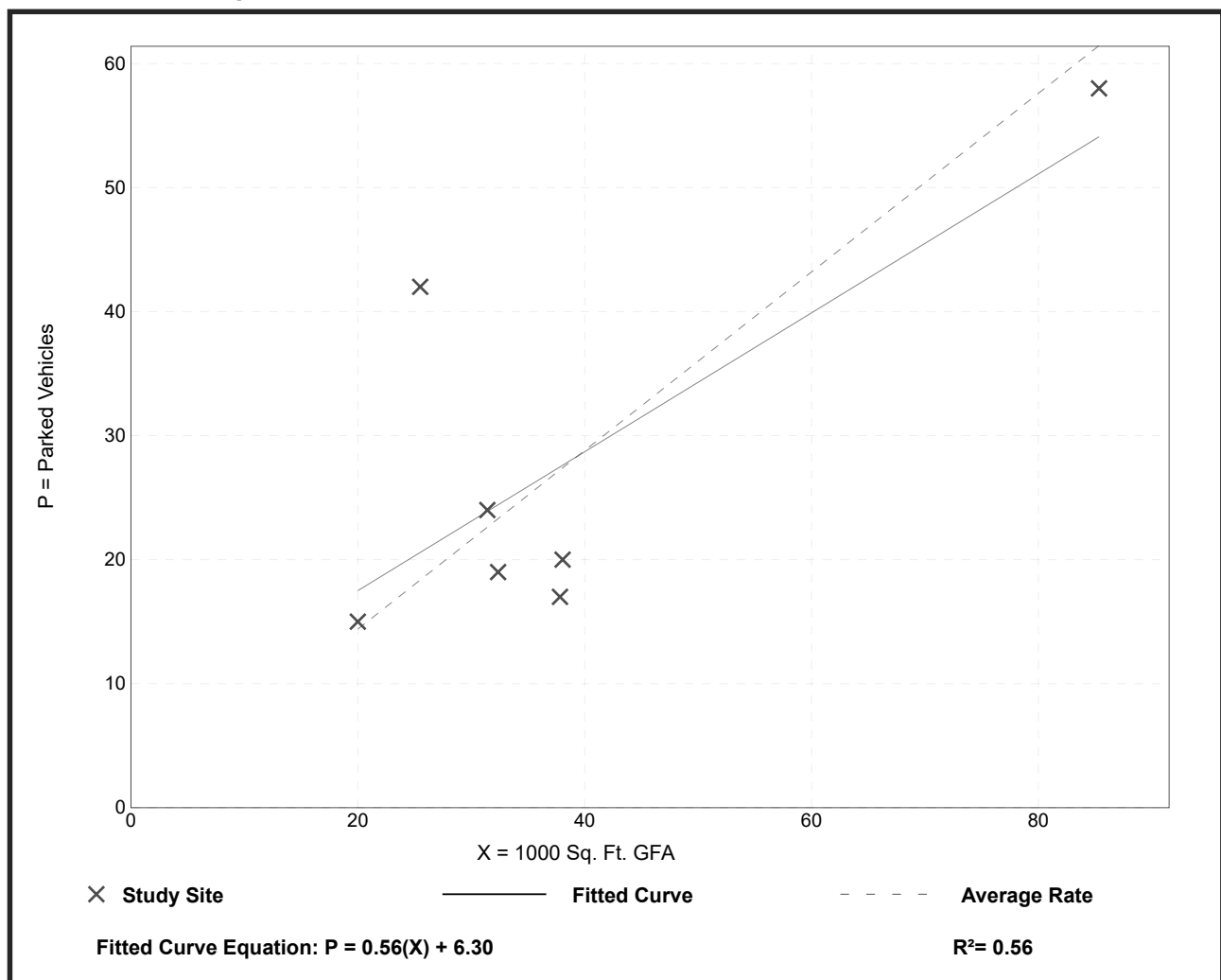
Assisted Living (254)

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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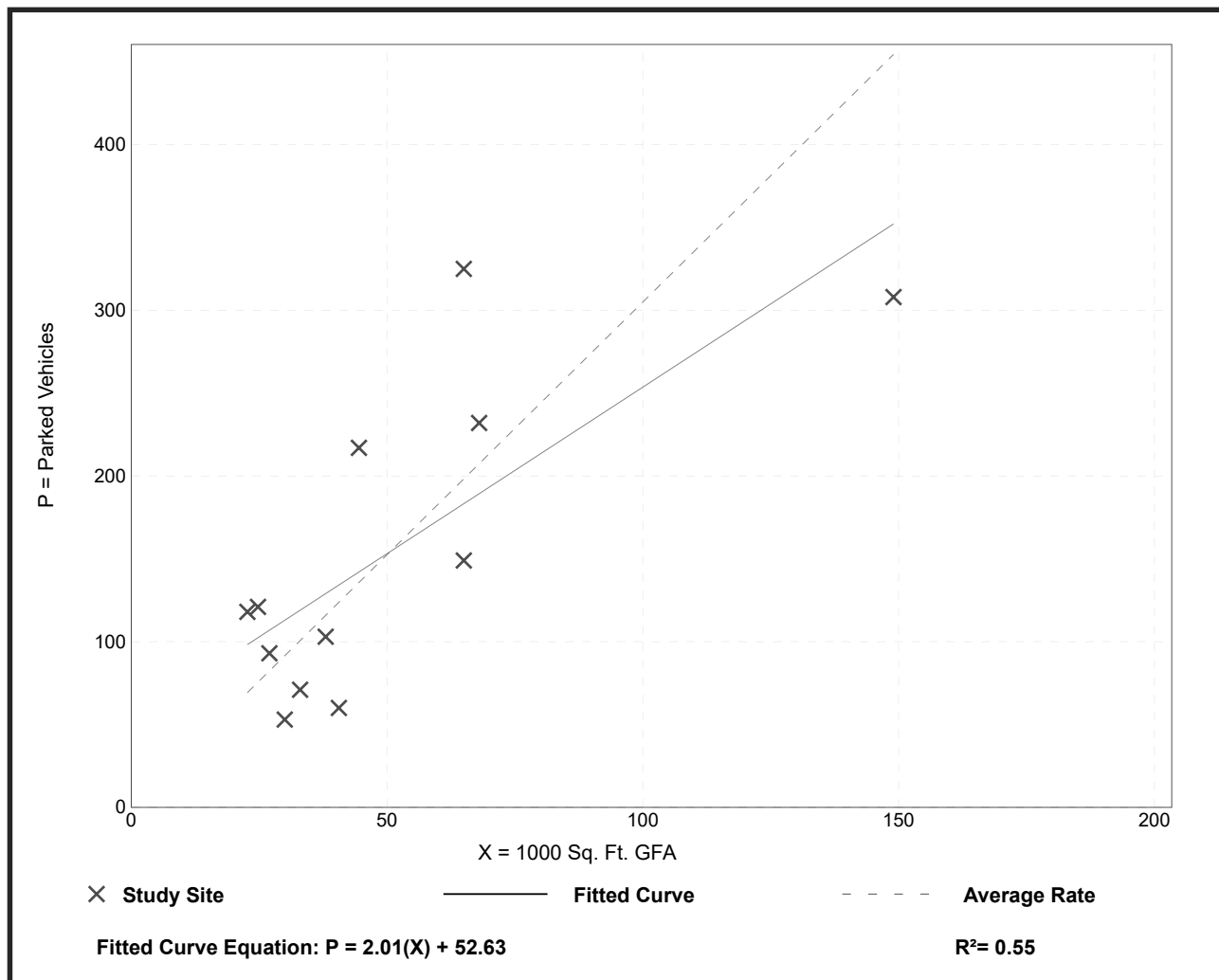
Athletic Club (493)

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

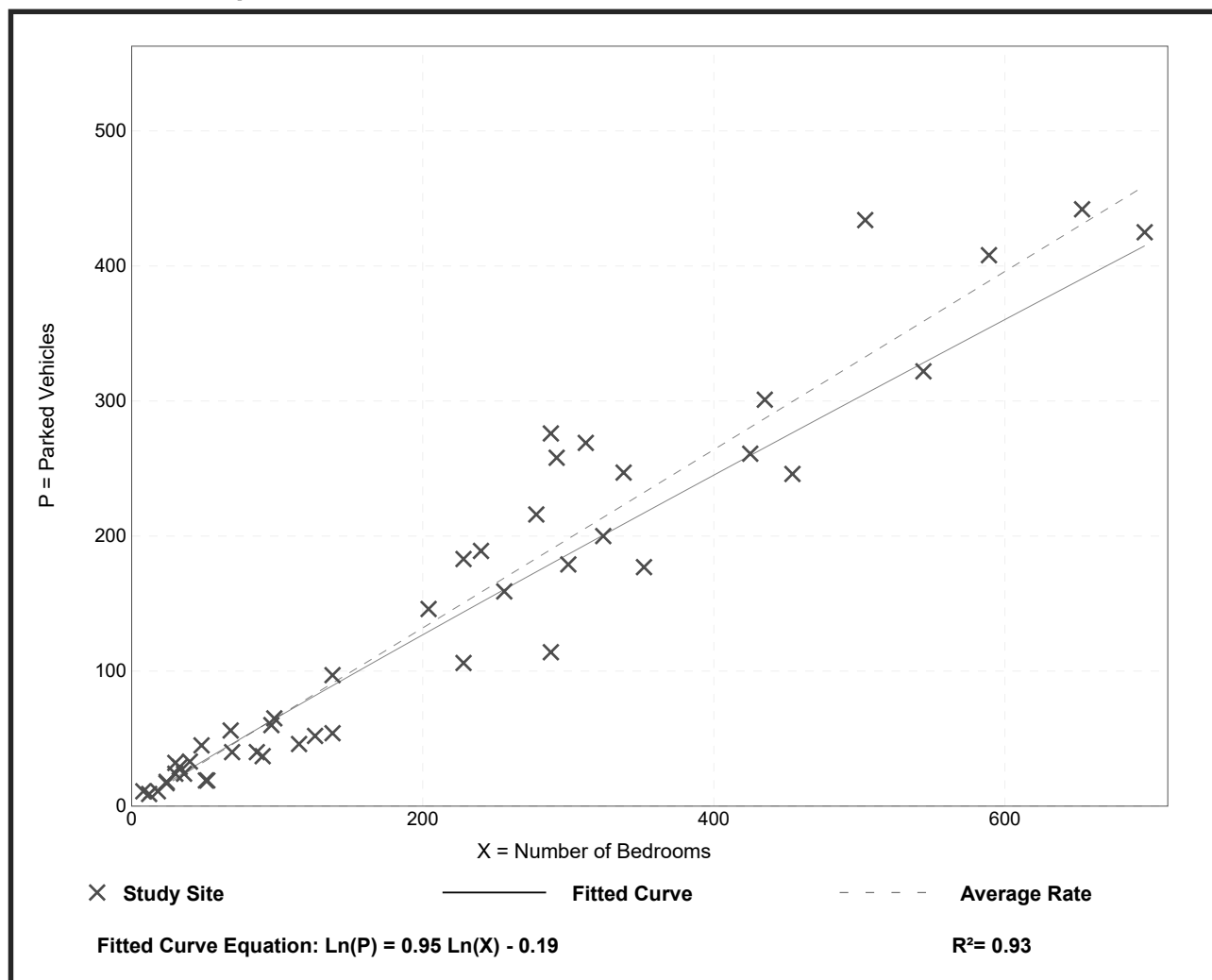
Avg. Num. of Bedrooms: 215

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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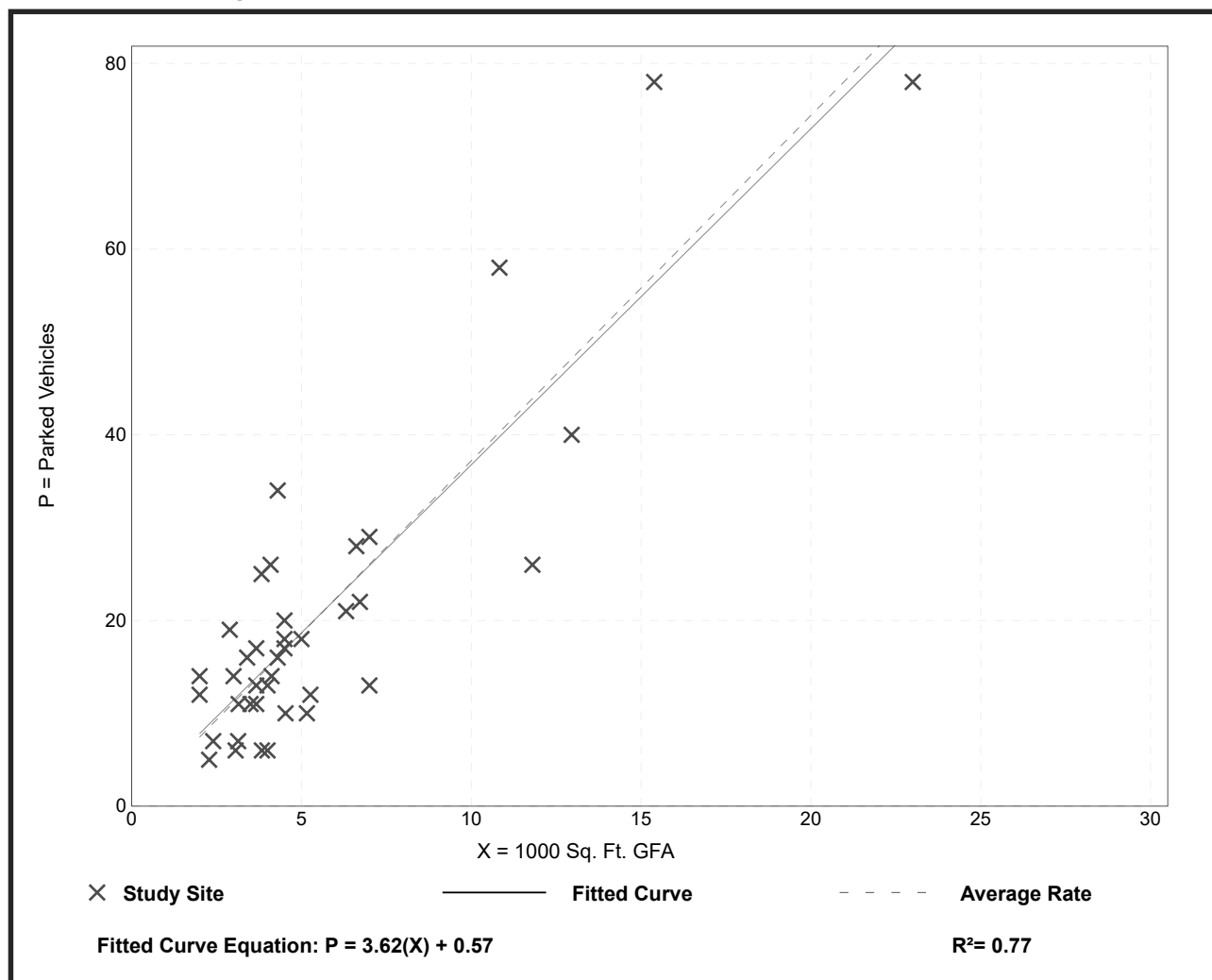
Drive-in Bank (912)

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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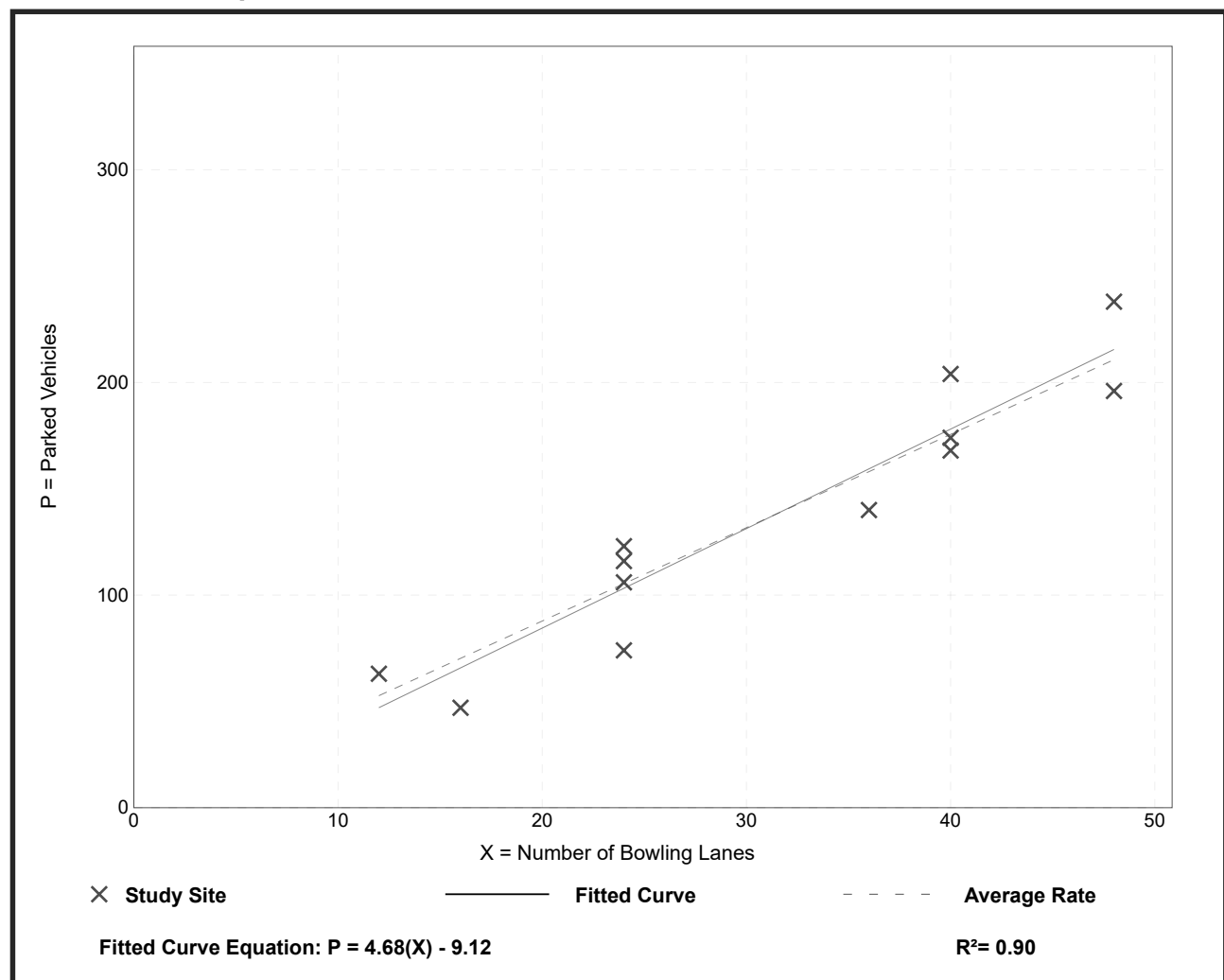
Bowling Alley (437)

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)

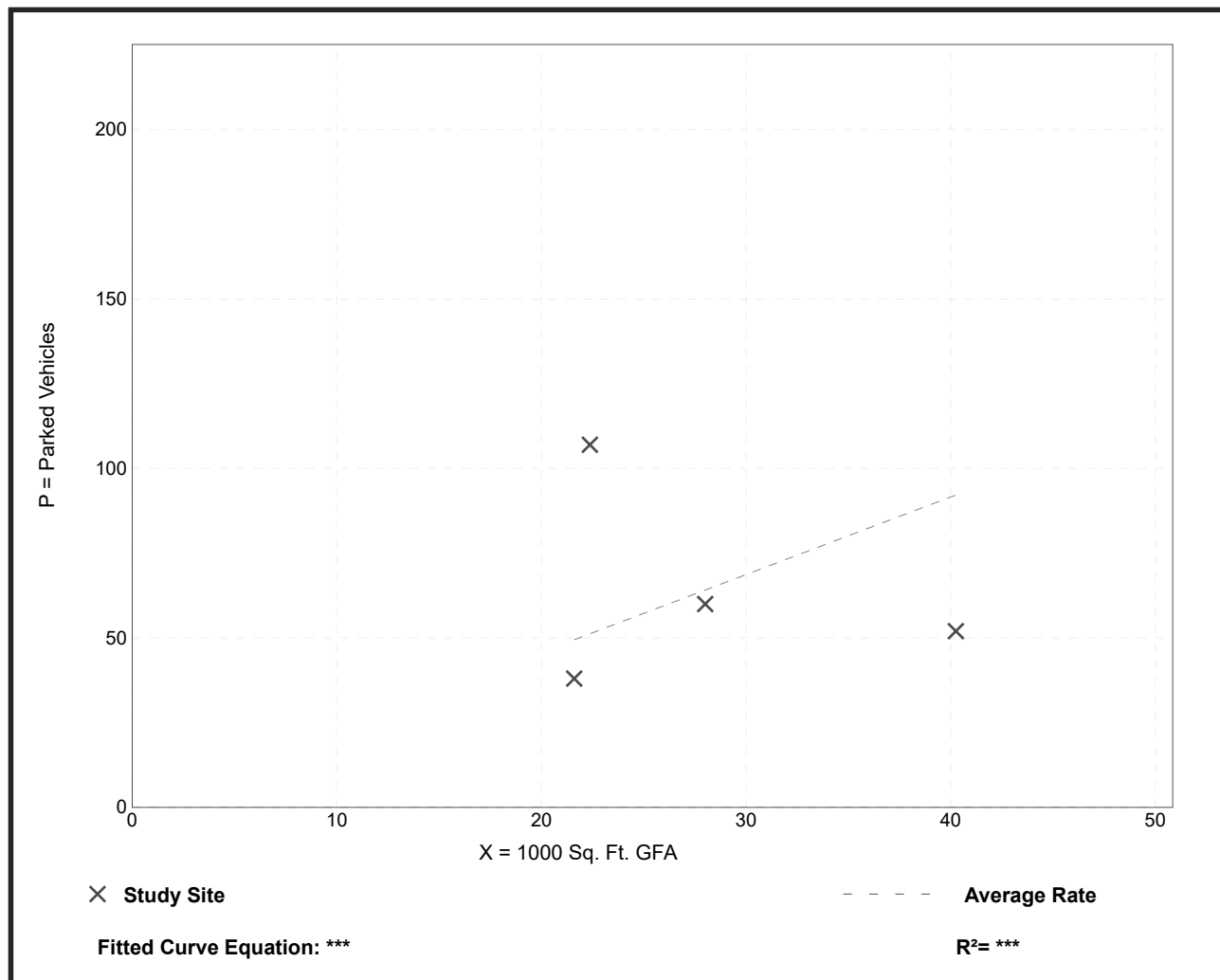
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 10:00 a.m. - 3:00 p.m.
 Number of Studies: 4
 Avg. 1000 Sq. Ft. GFA: 28

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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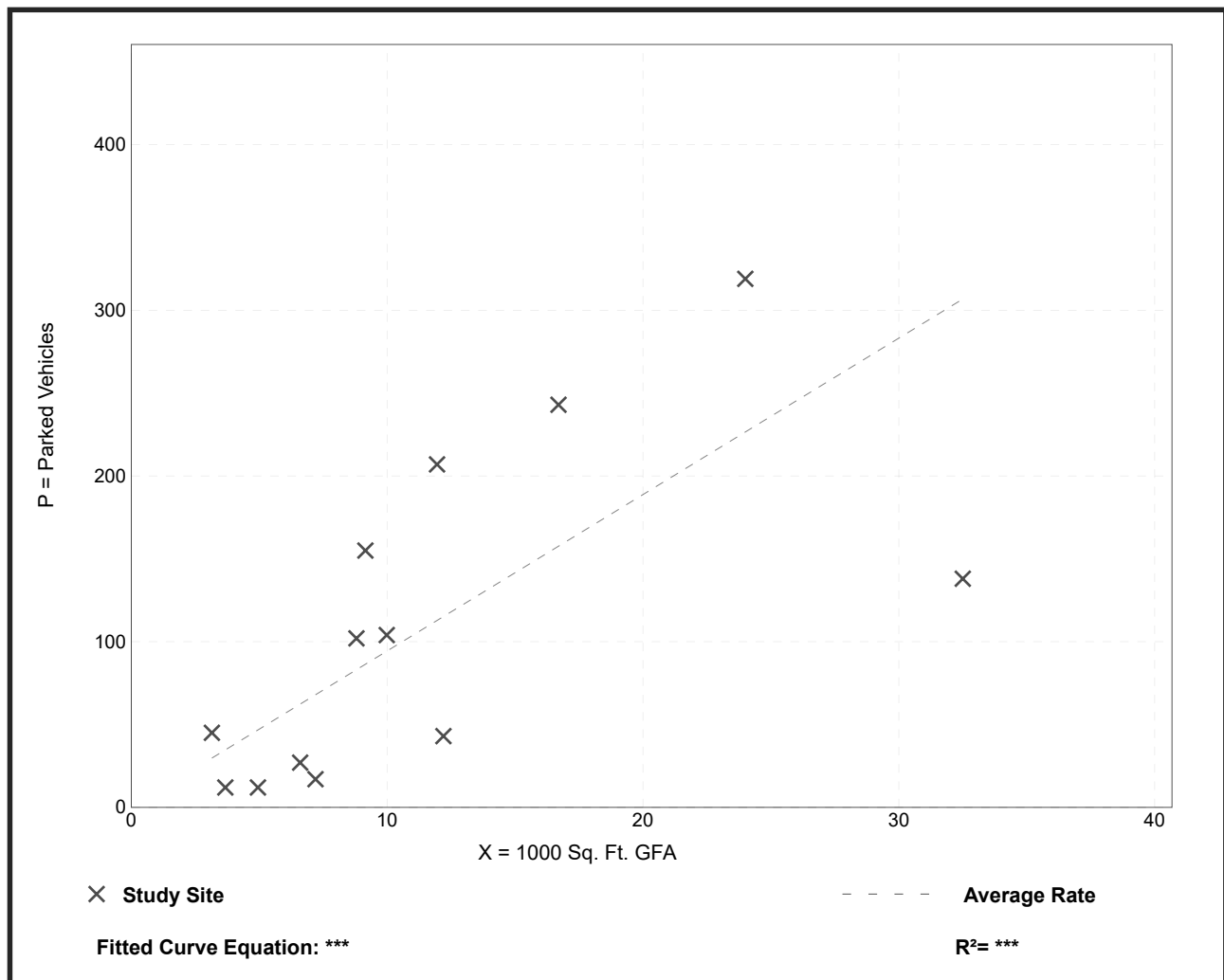
Church (560)

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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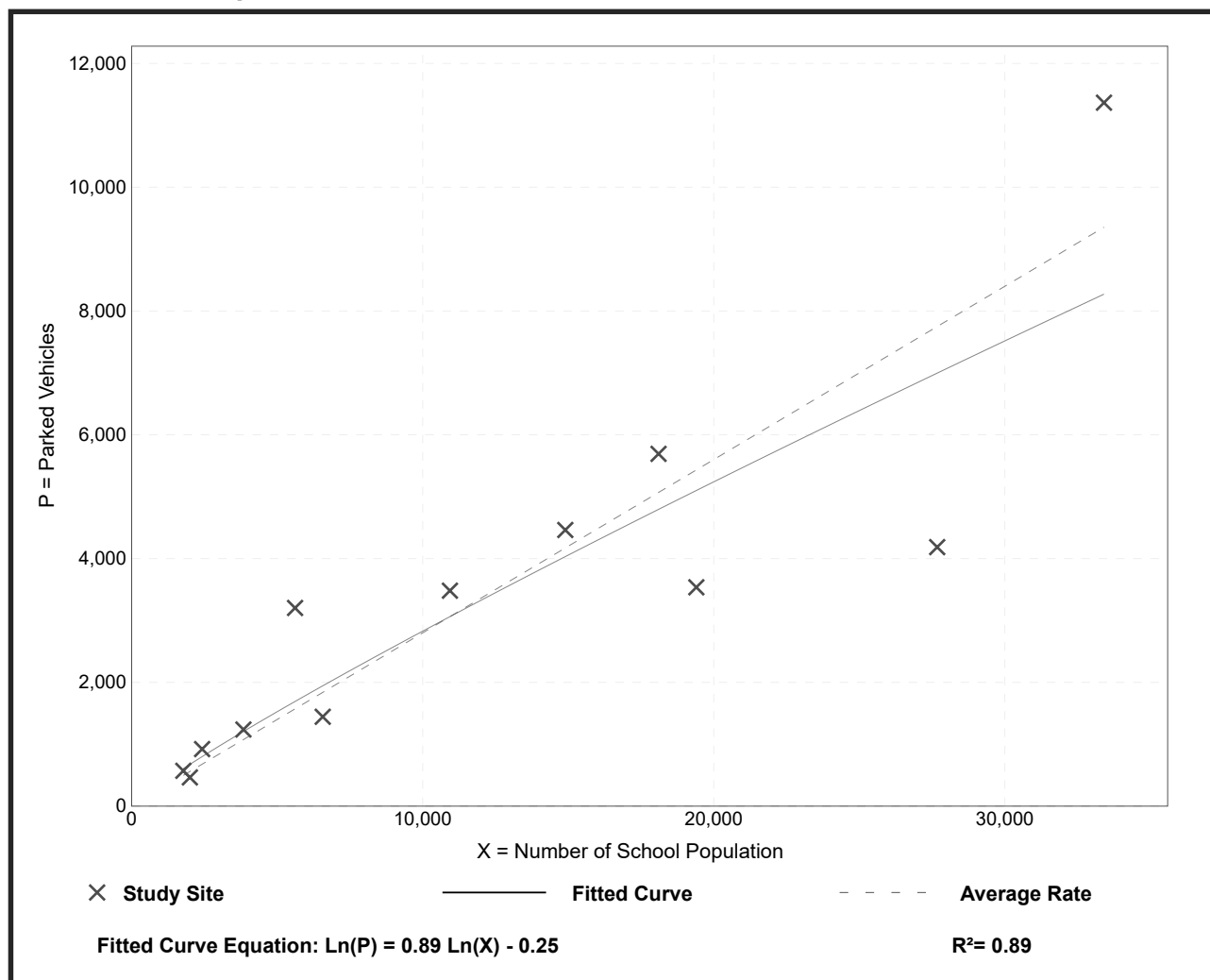
University/College (550)

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)

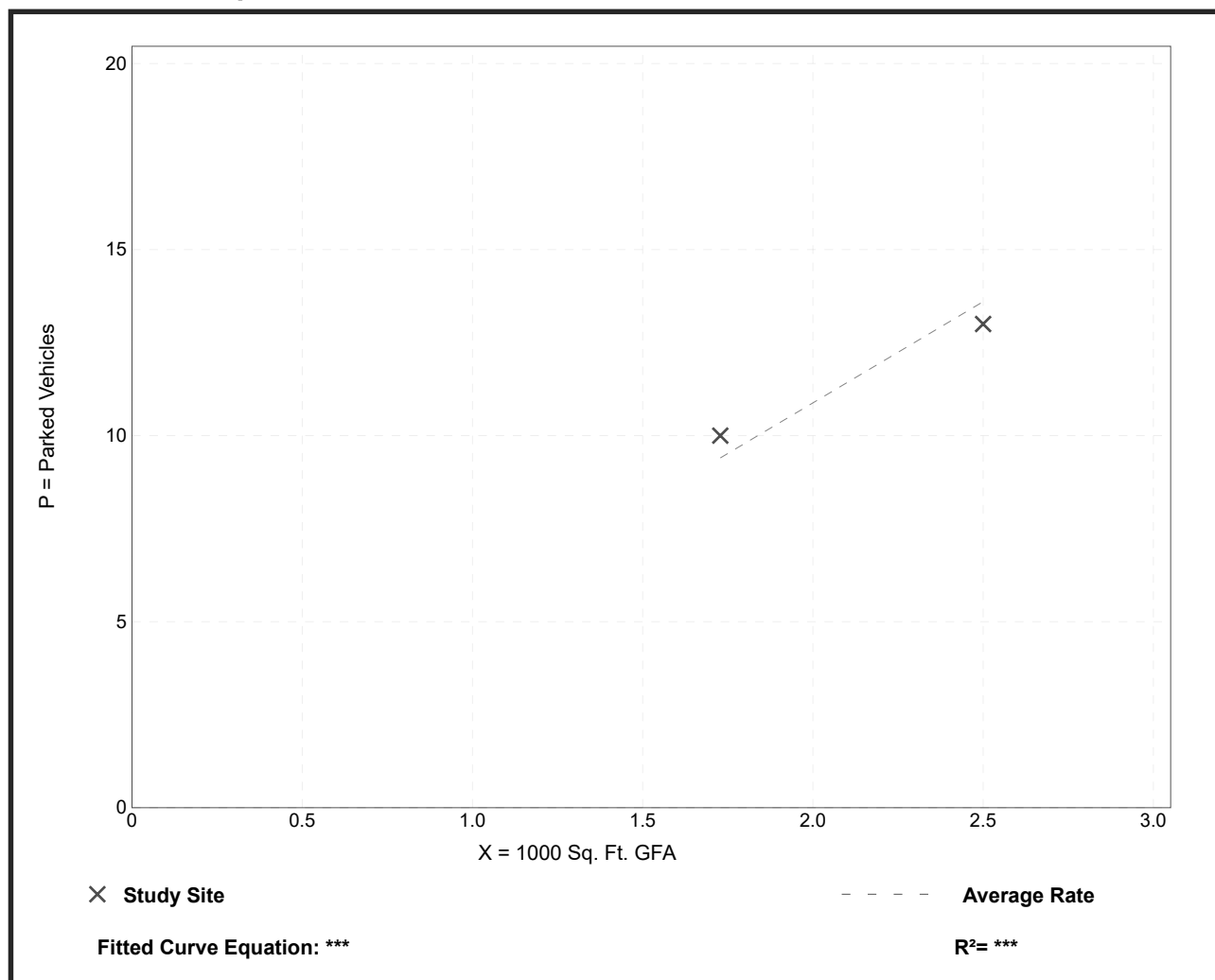
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: Not Available
 Number of Studies: 2
 Avg. 1000 Sq. Ft. GFA: 2.1

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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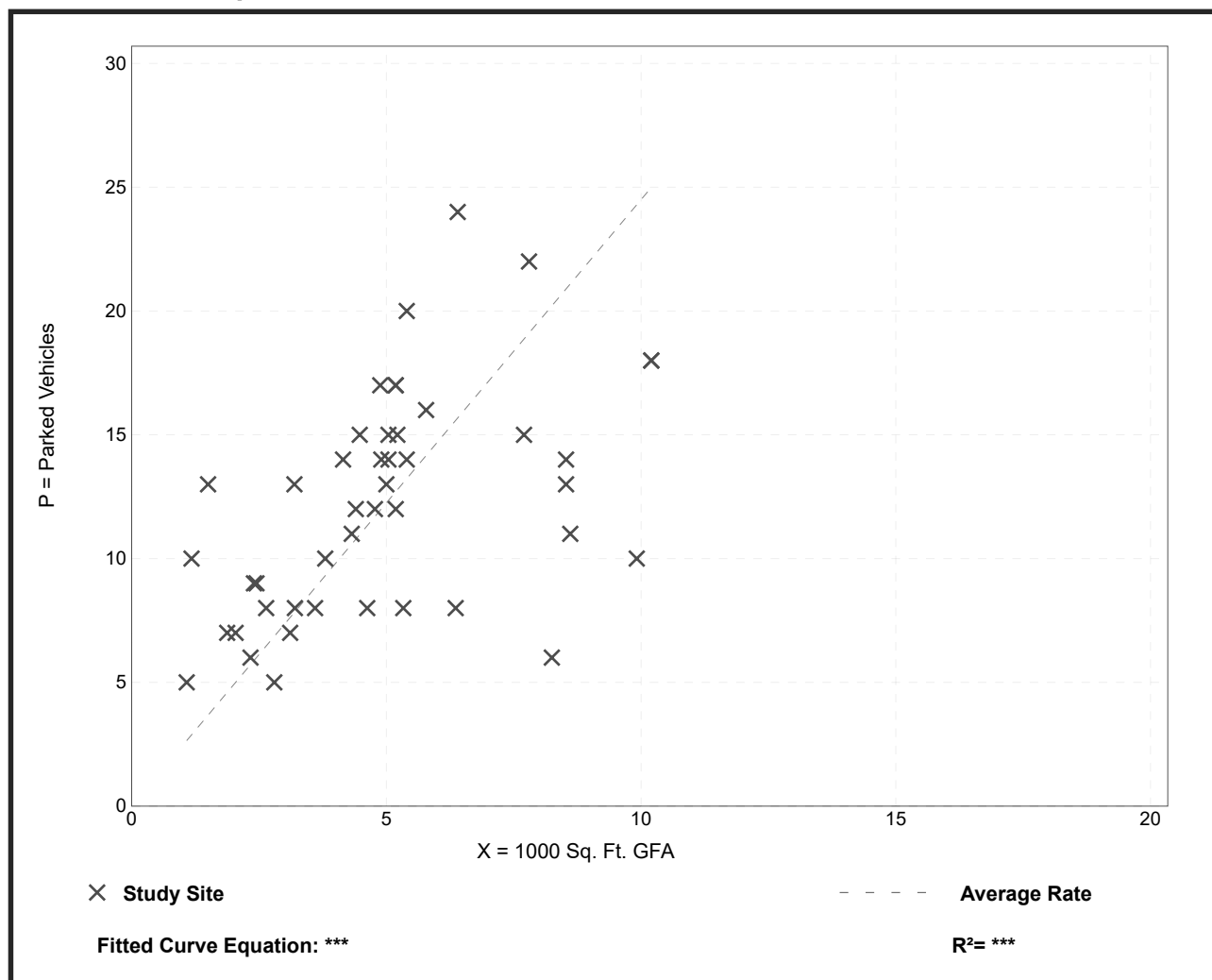
Day Care Center (565)

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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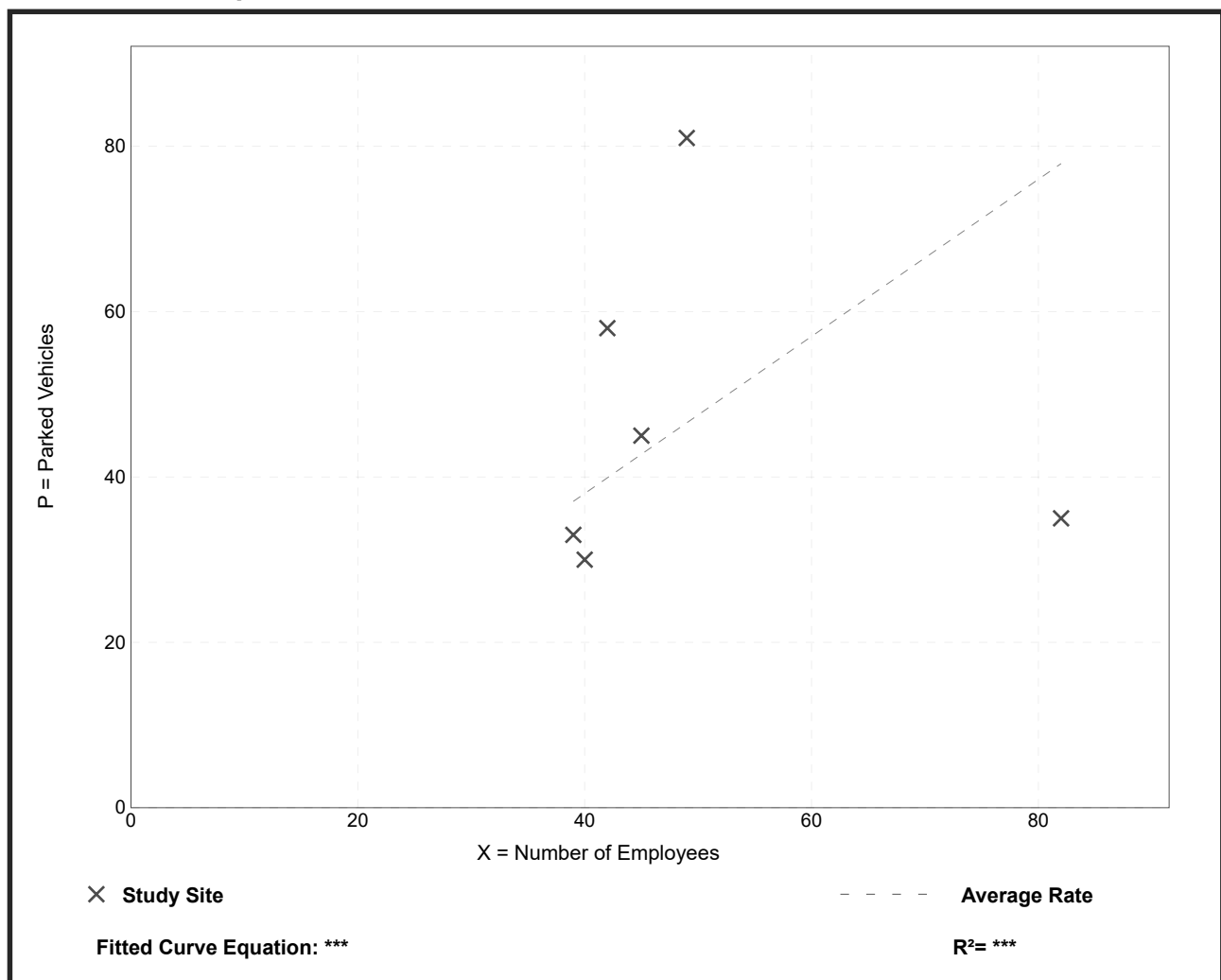
Elementary School (520)

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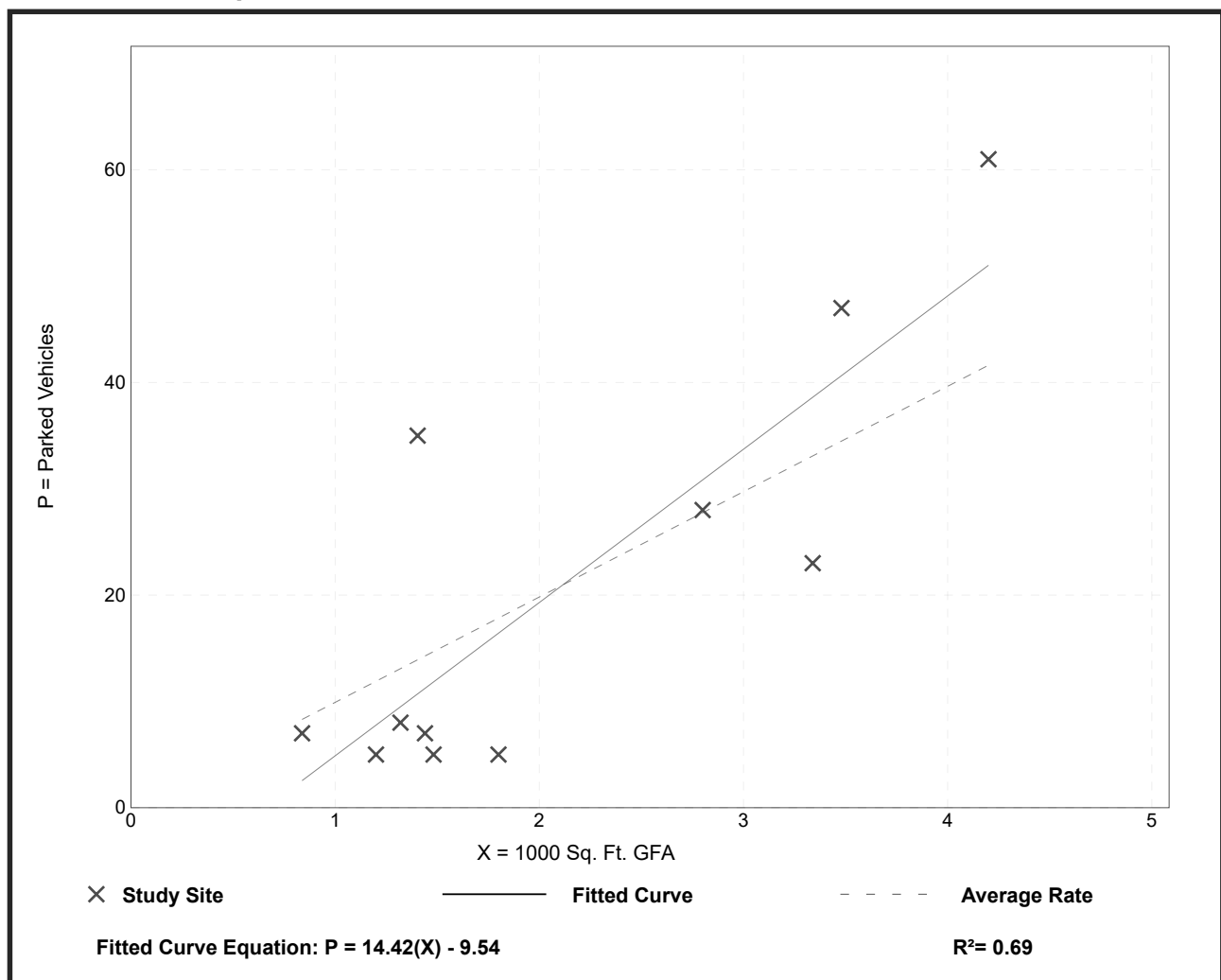
Fast-Food Restaurant without Drive-Through Window (933)

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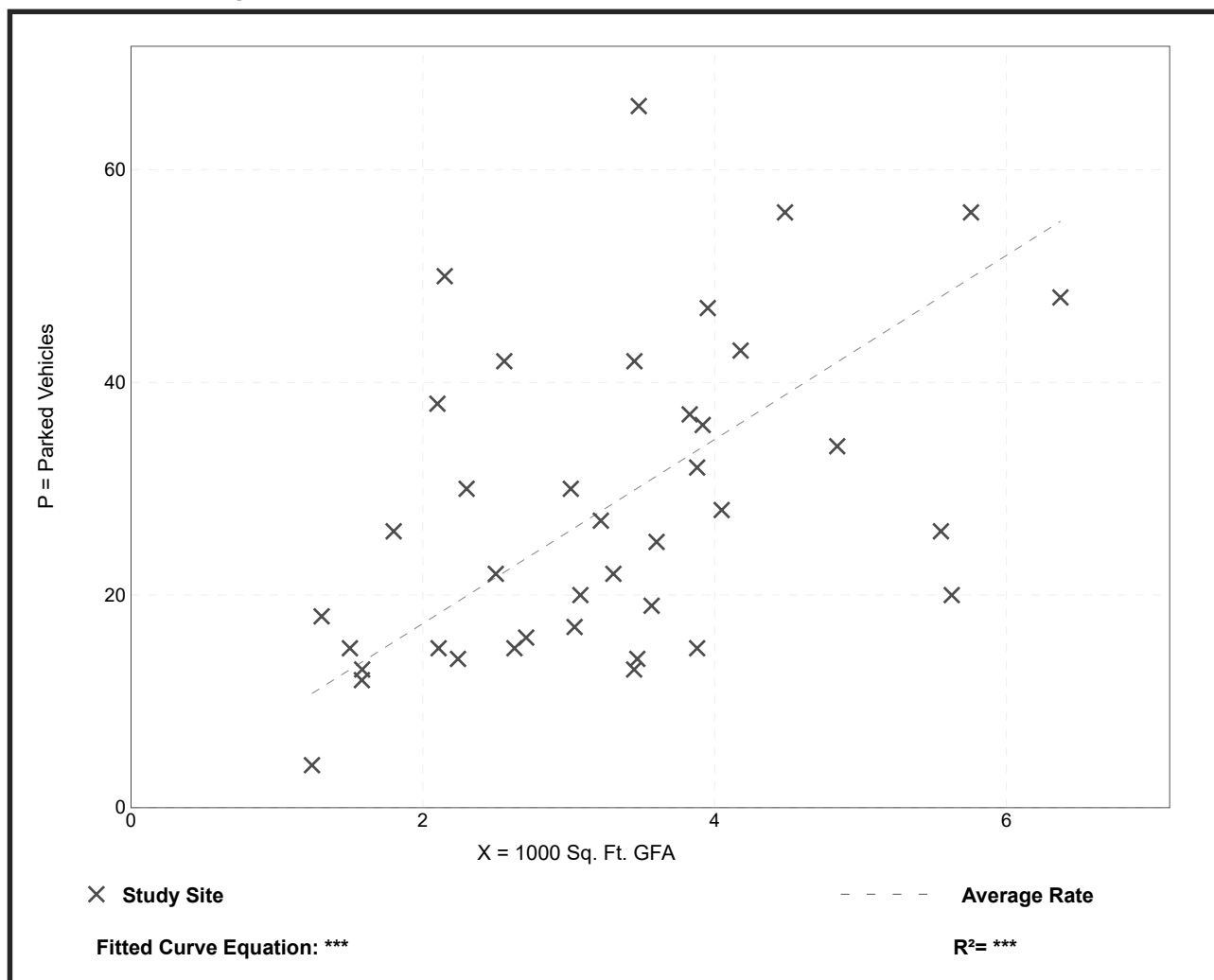
Fast-Food Restaurant with Drive-Through Window (934)

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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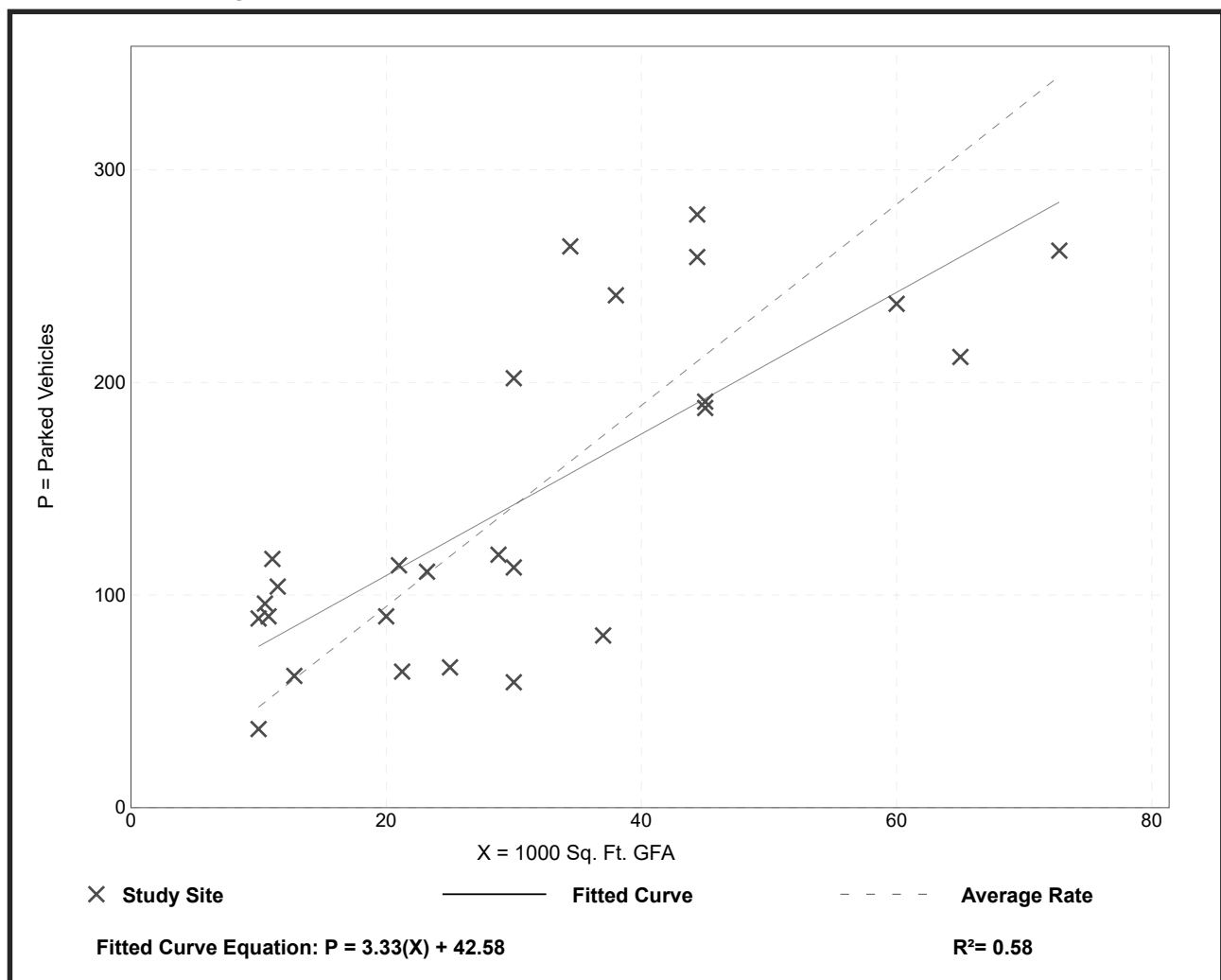
Health/Fitness Club (492)

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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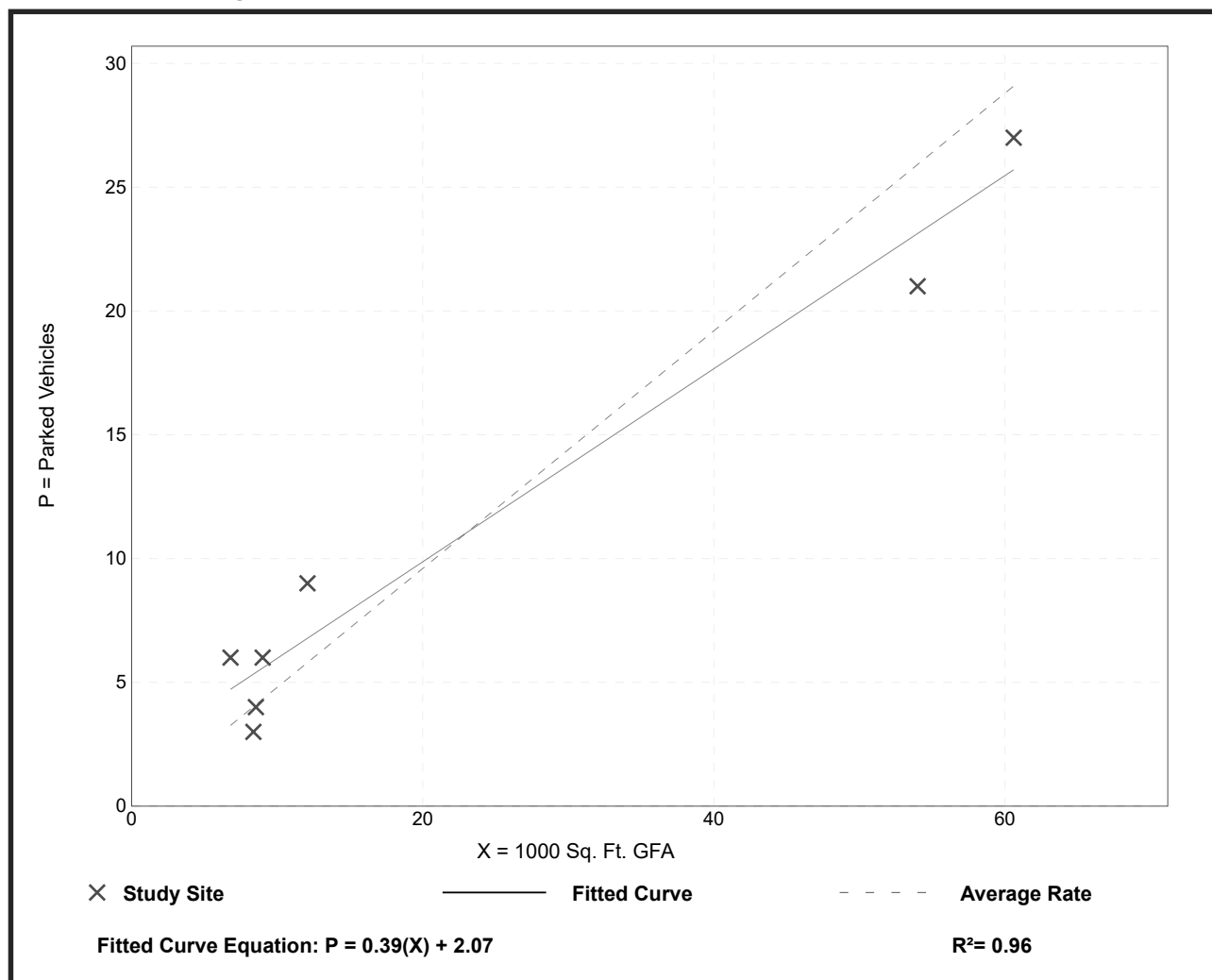
Furniture Store (890)

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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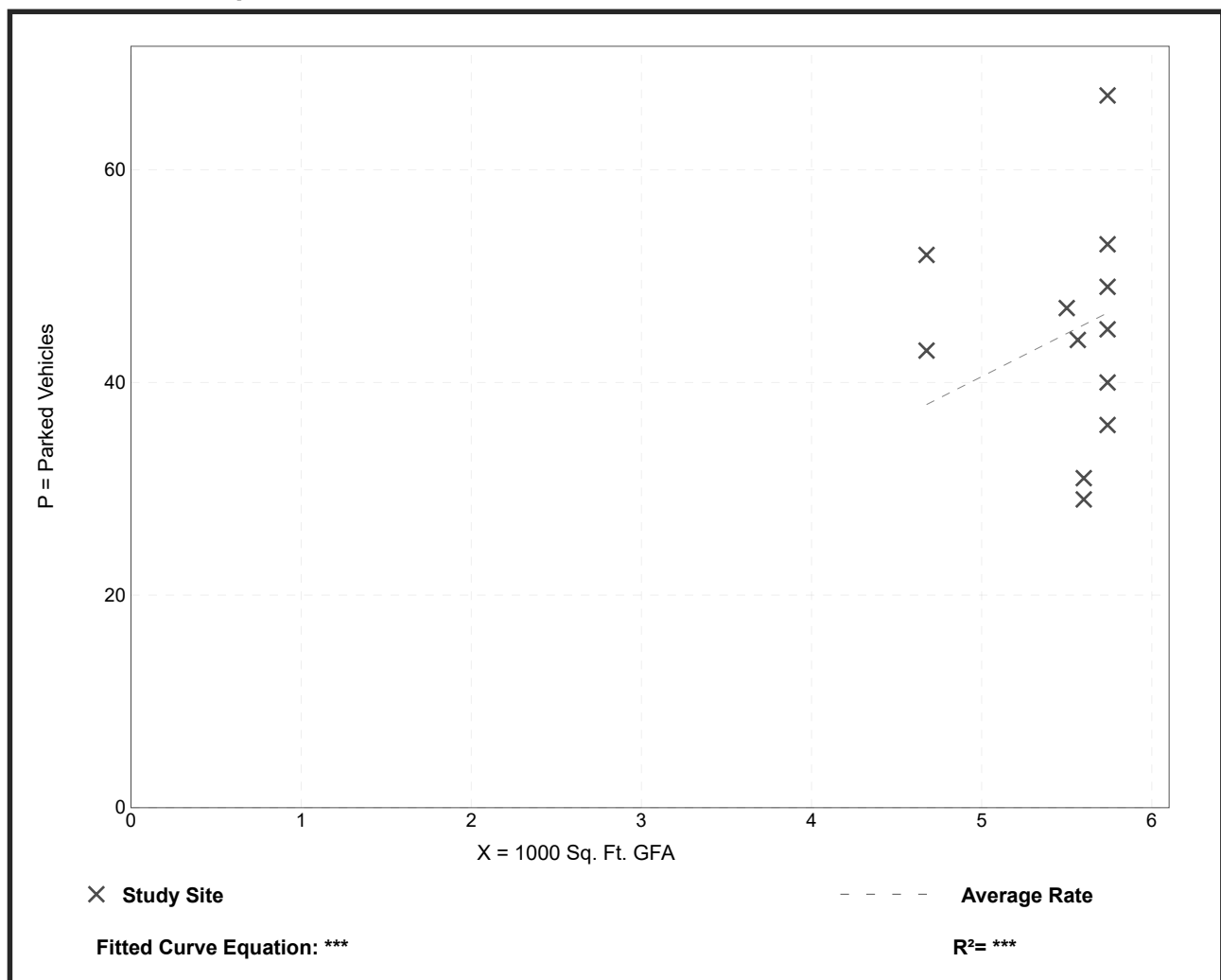
Super Convenience Market/Gas Station (960)

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)

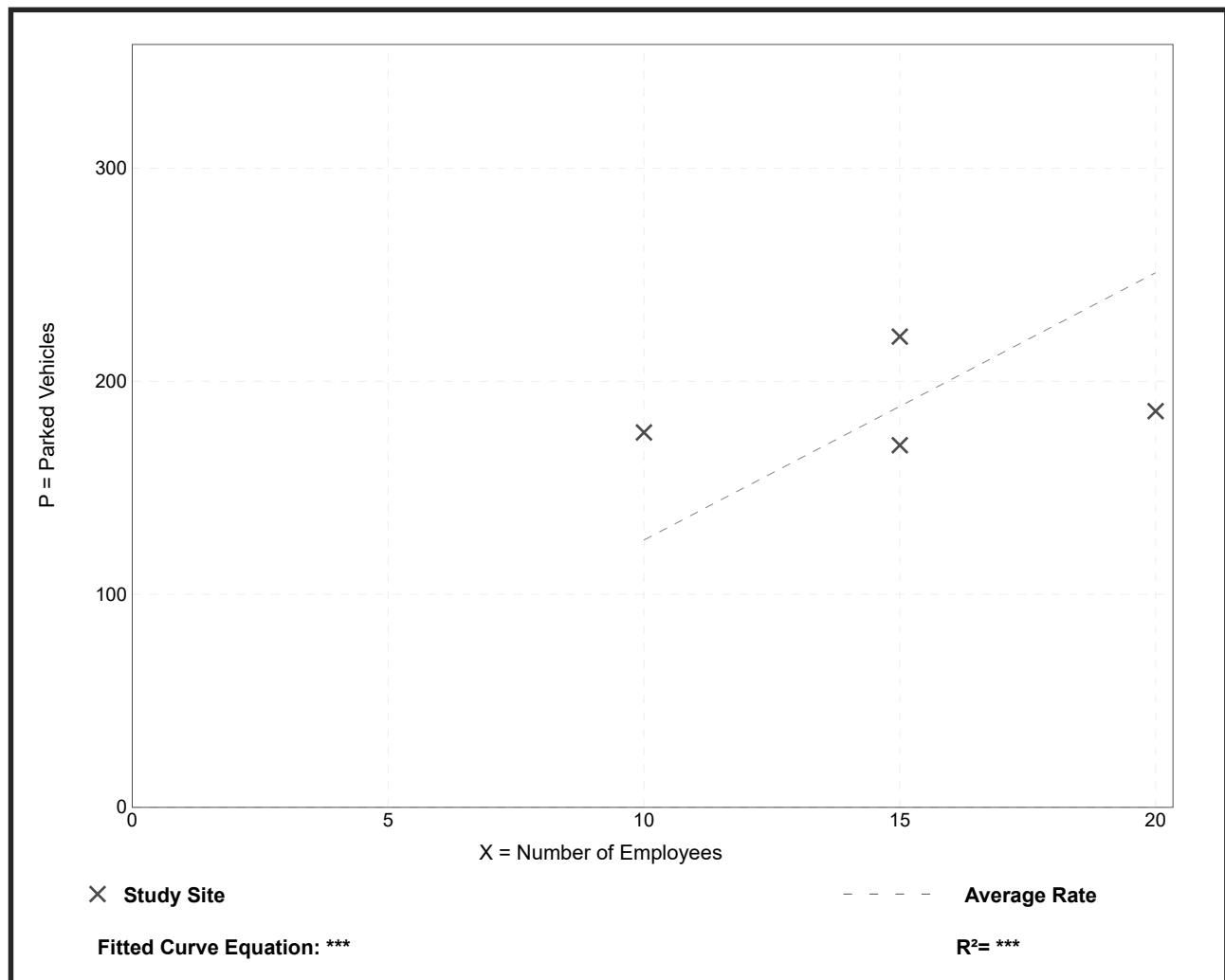
Peak Period Parking Demand vs: Employees
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 11:00 a.m. - 3:00 p.m.
 Number of Studies: 4
 Avg. Num. of Employees: 15

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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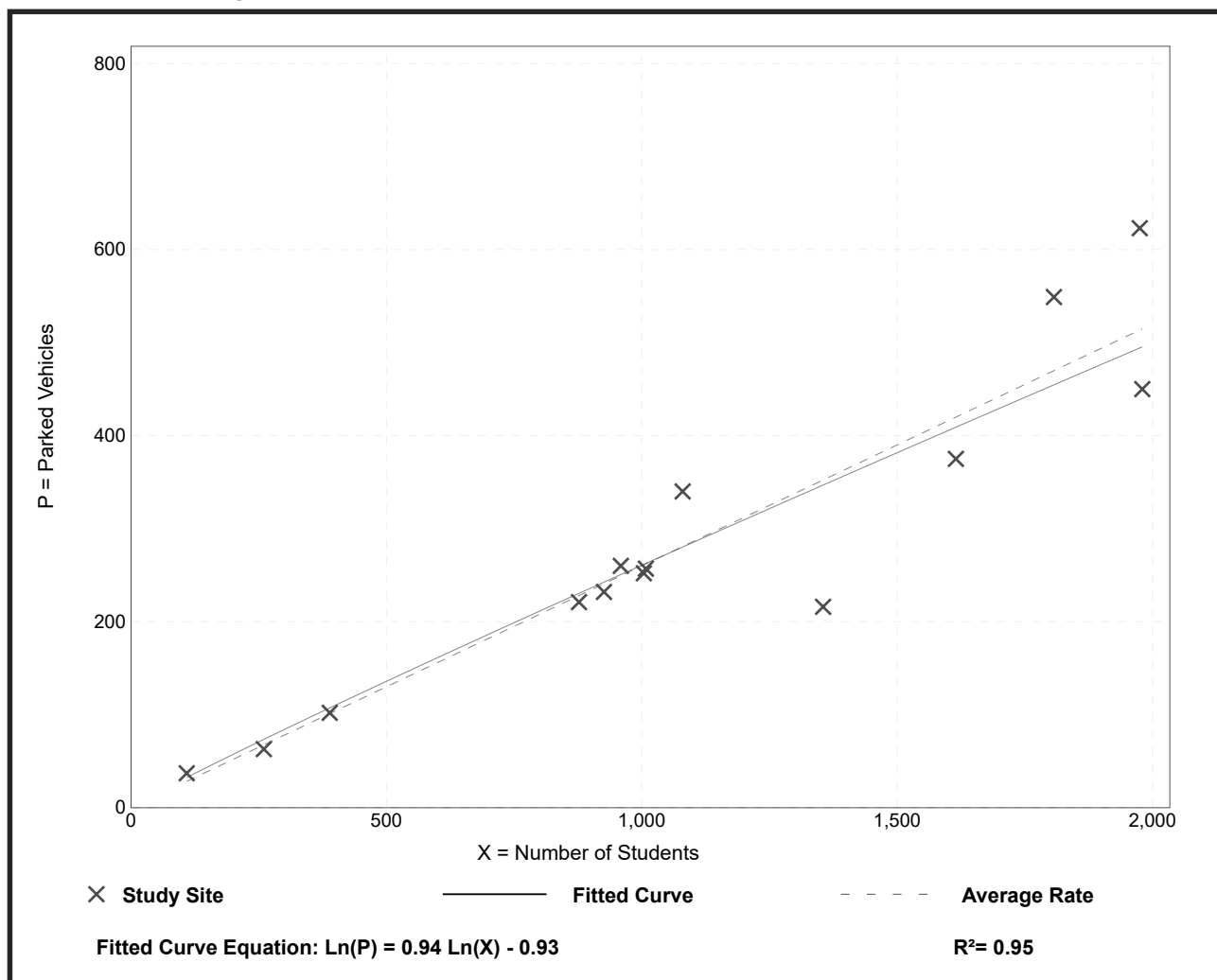
High School (530)

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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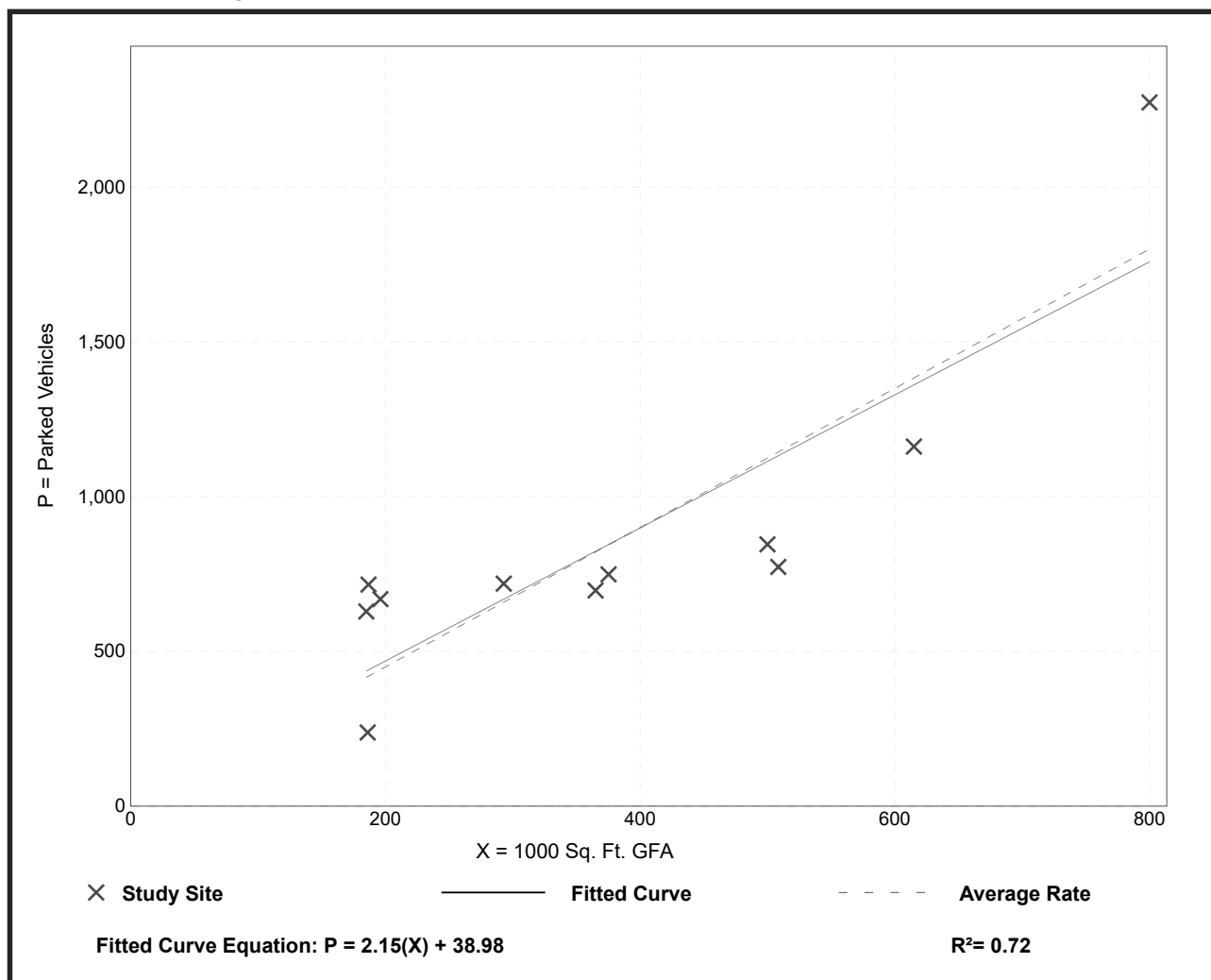
Hospital (610)

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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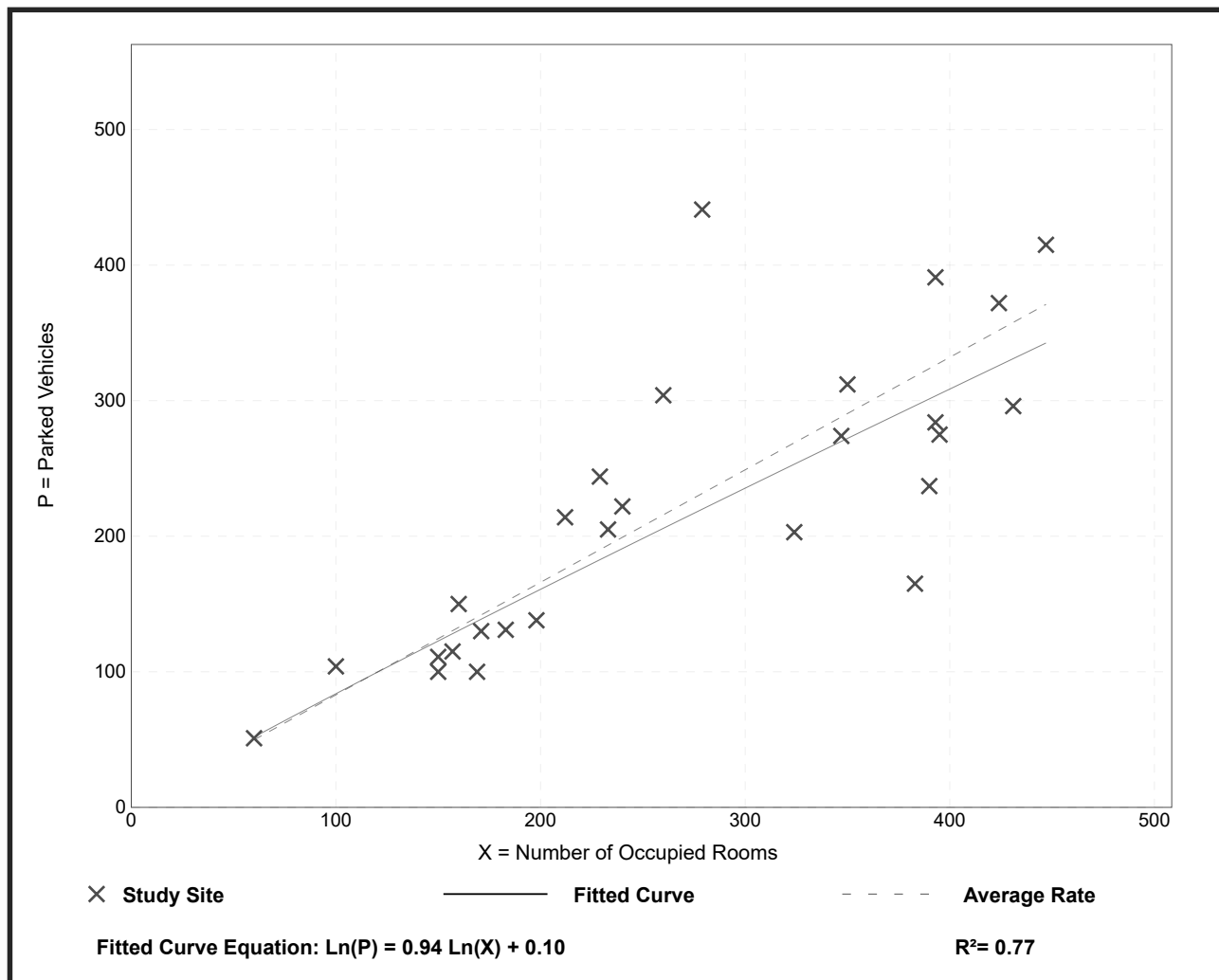
Hotel (310)

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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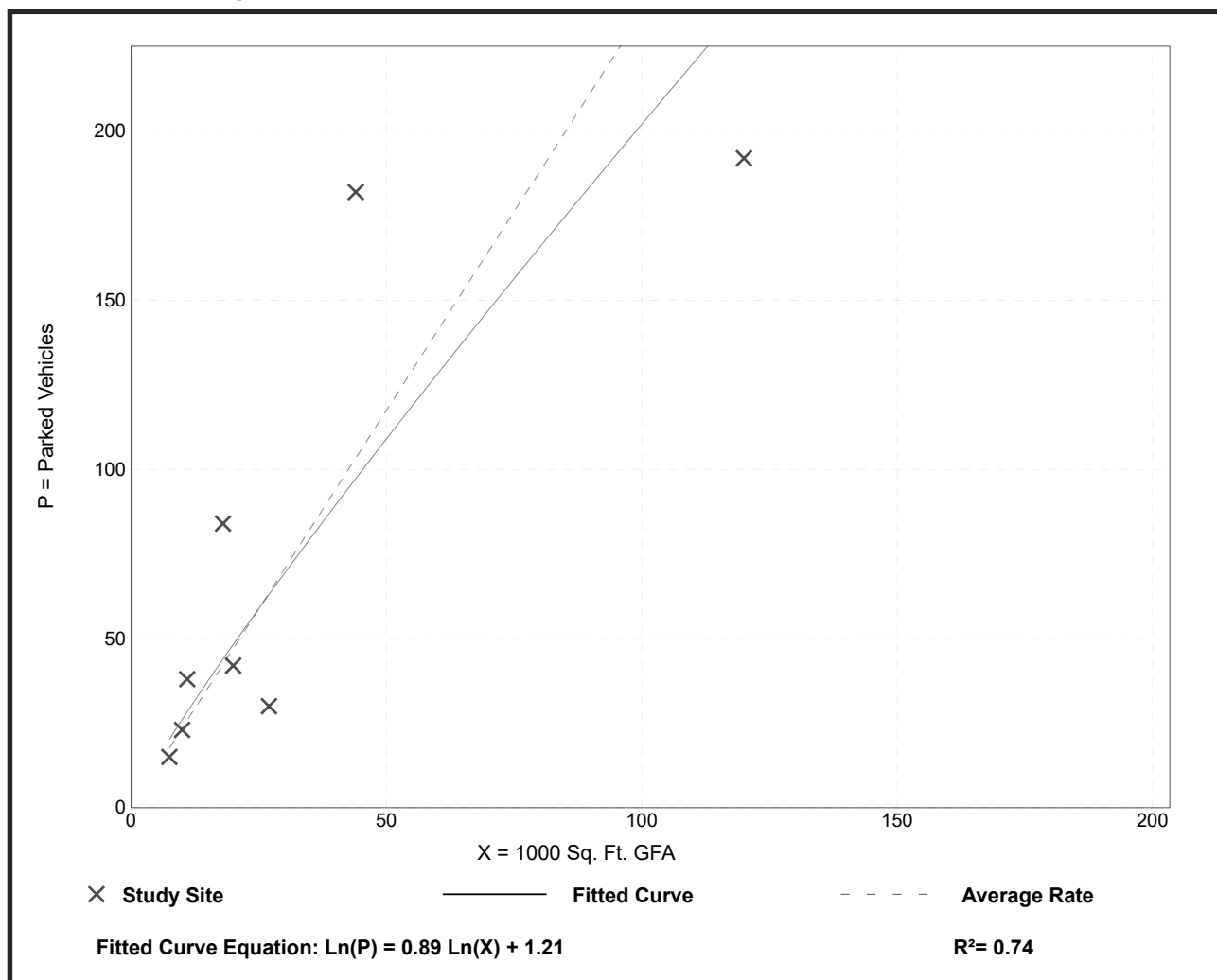
Library (590)

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)

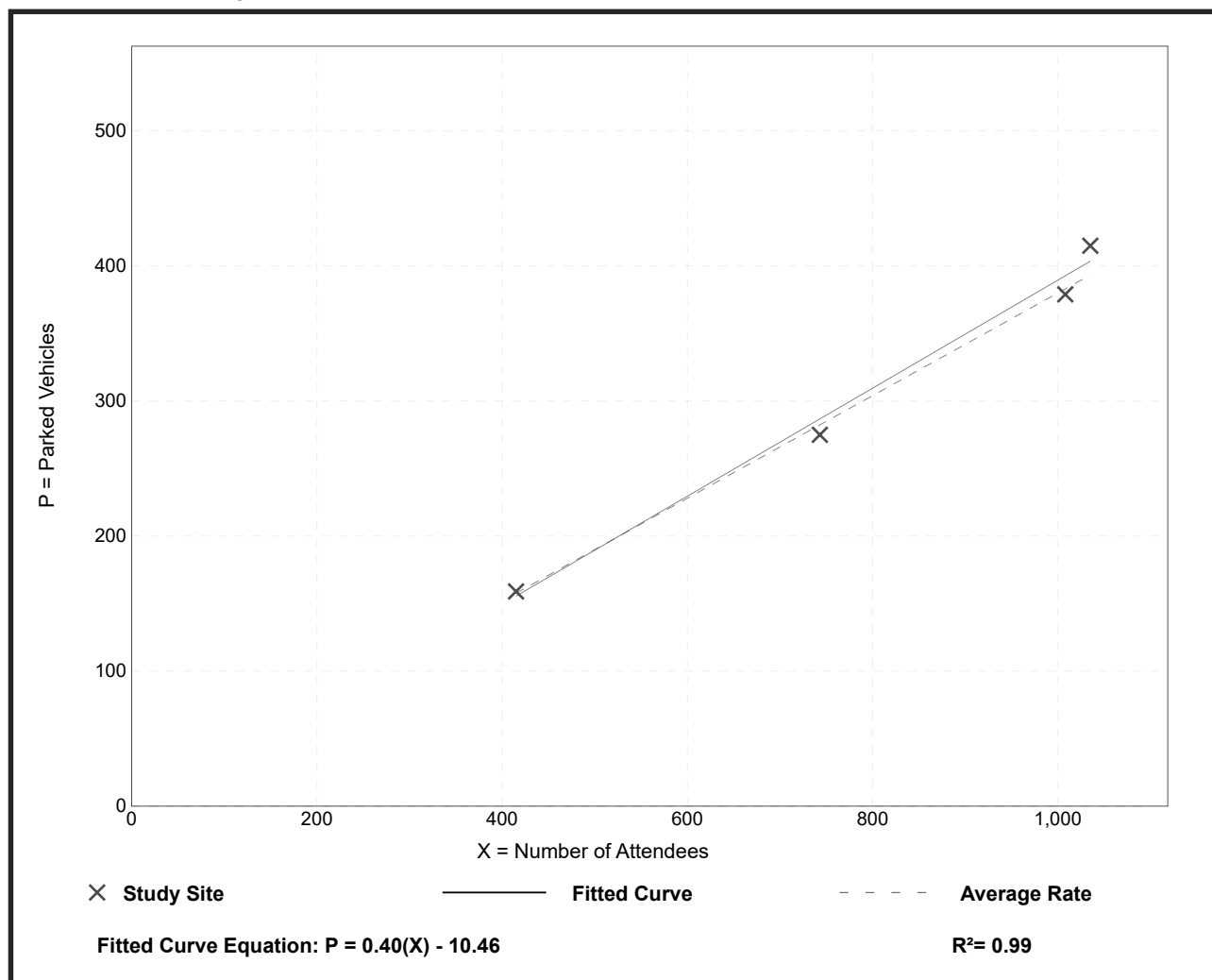
Peak Period Parking Demand vs: Attendees
On a: Weekday (Monday - Friday)
Setting/Location: Rural
Peak Period of Parking Demand: 8:00 - 10:00 p.m.
 Number of Studies: 4
 Avg. Num. of Attendees: 800

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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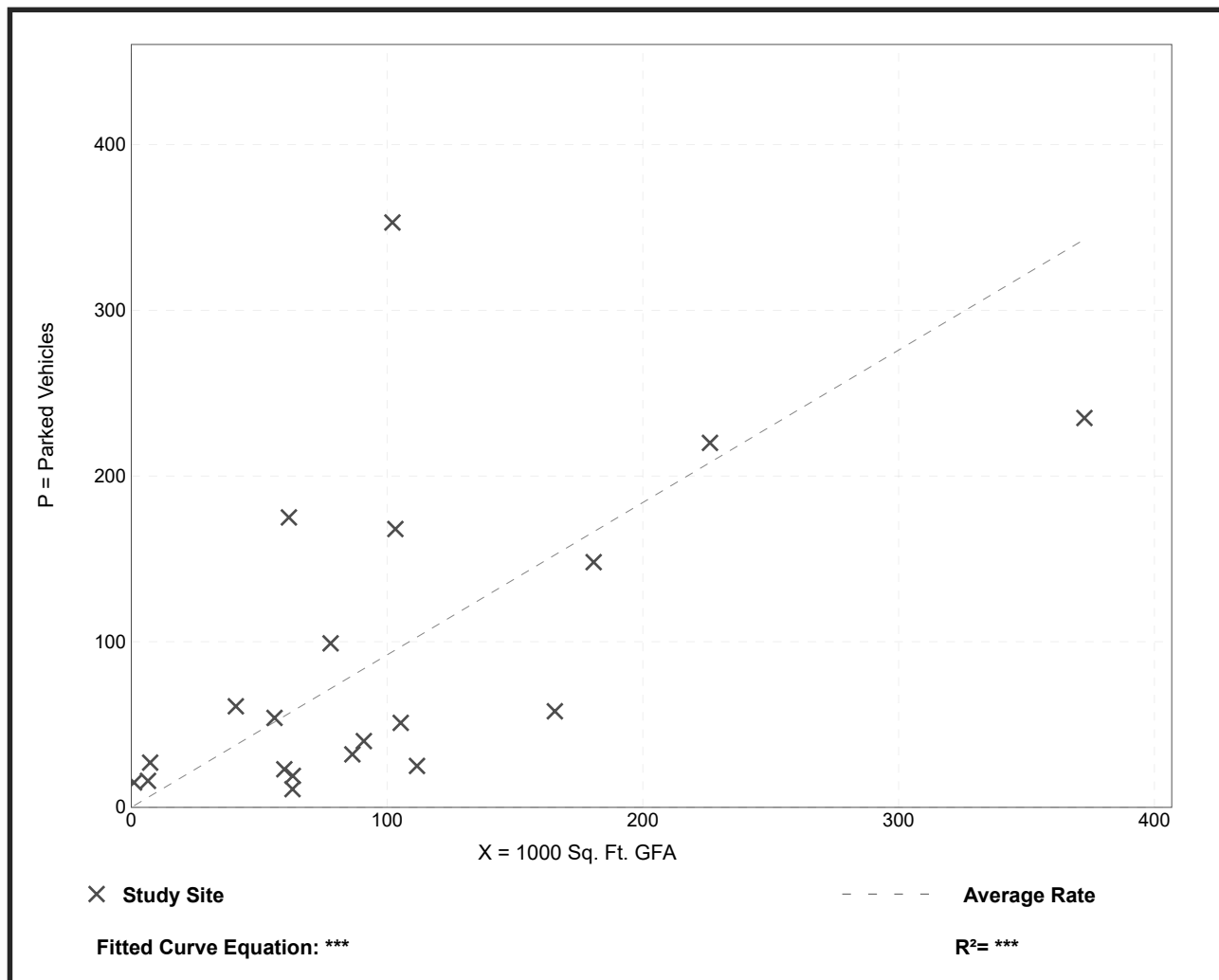
Manufacturing (140)

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)

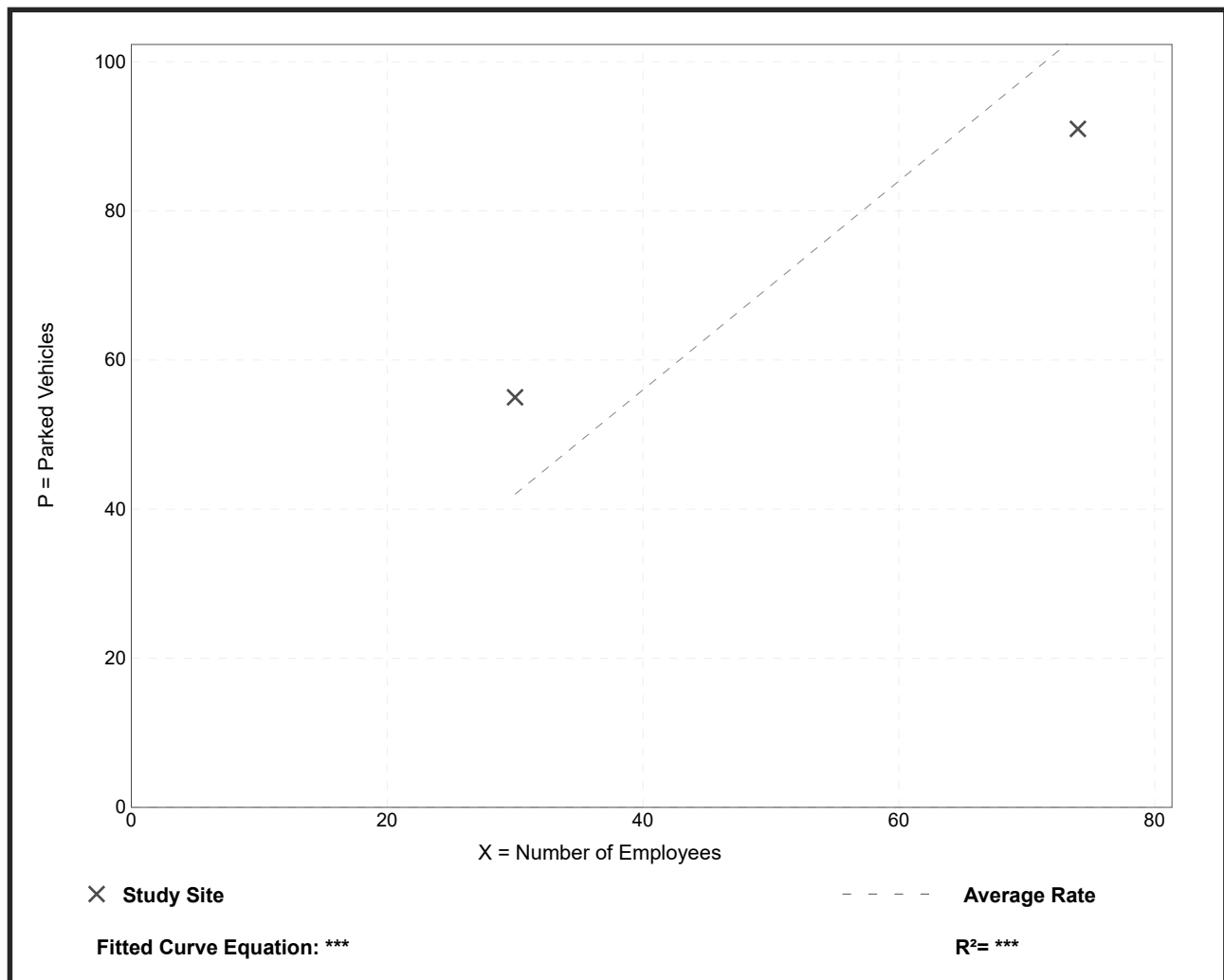
Peak Period Parking Demand vs: Employees
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 10:00 a.m. - 2:00 p.m.
 Number of Studies: 2
 Avg. Num. of Employees: 52

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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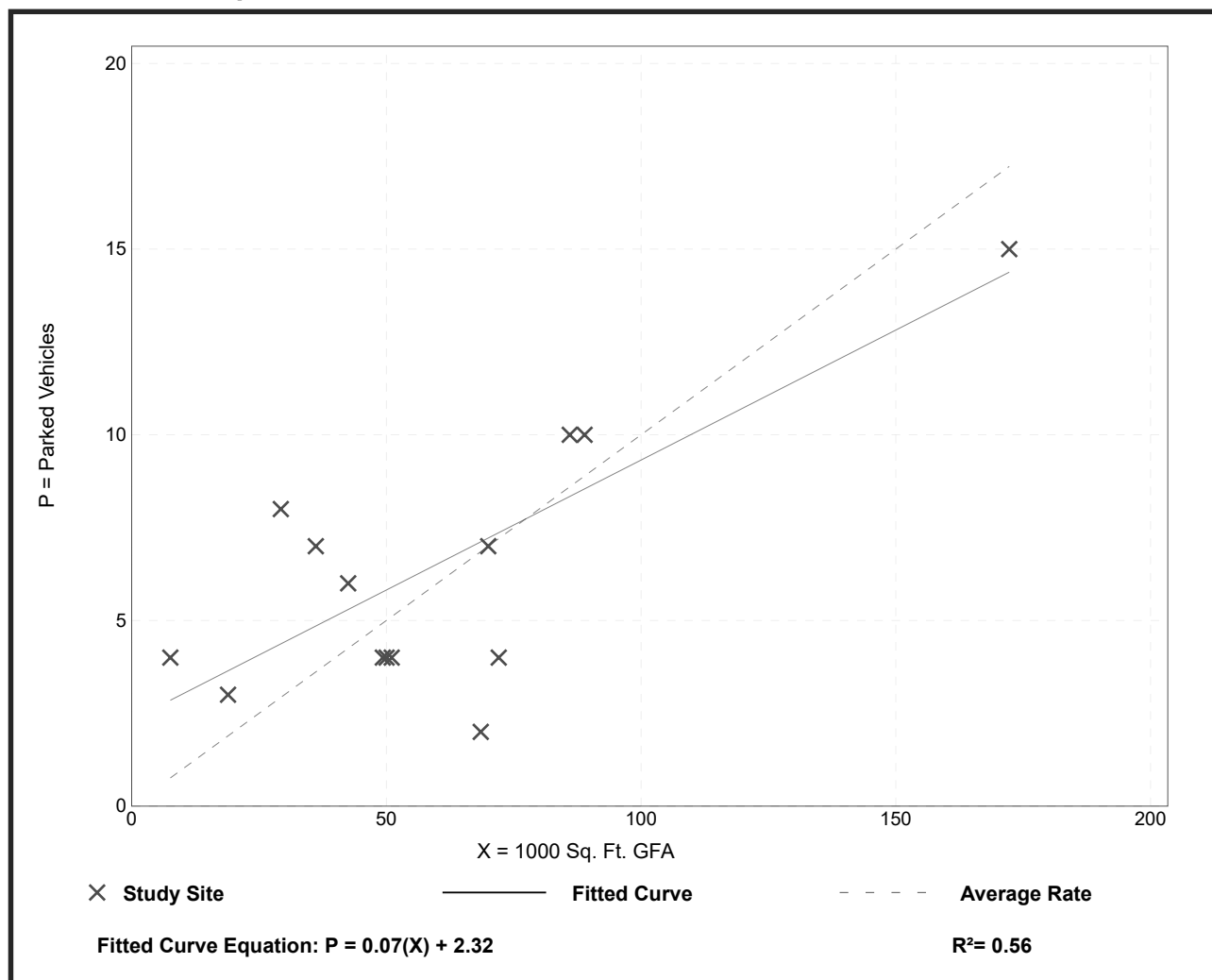
Mini-Warehouse (151)

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

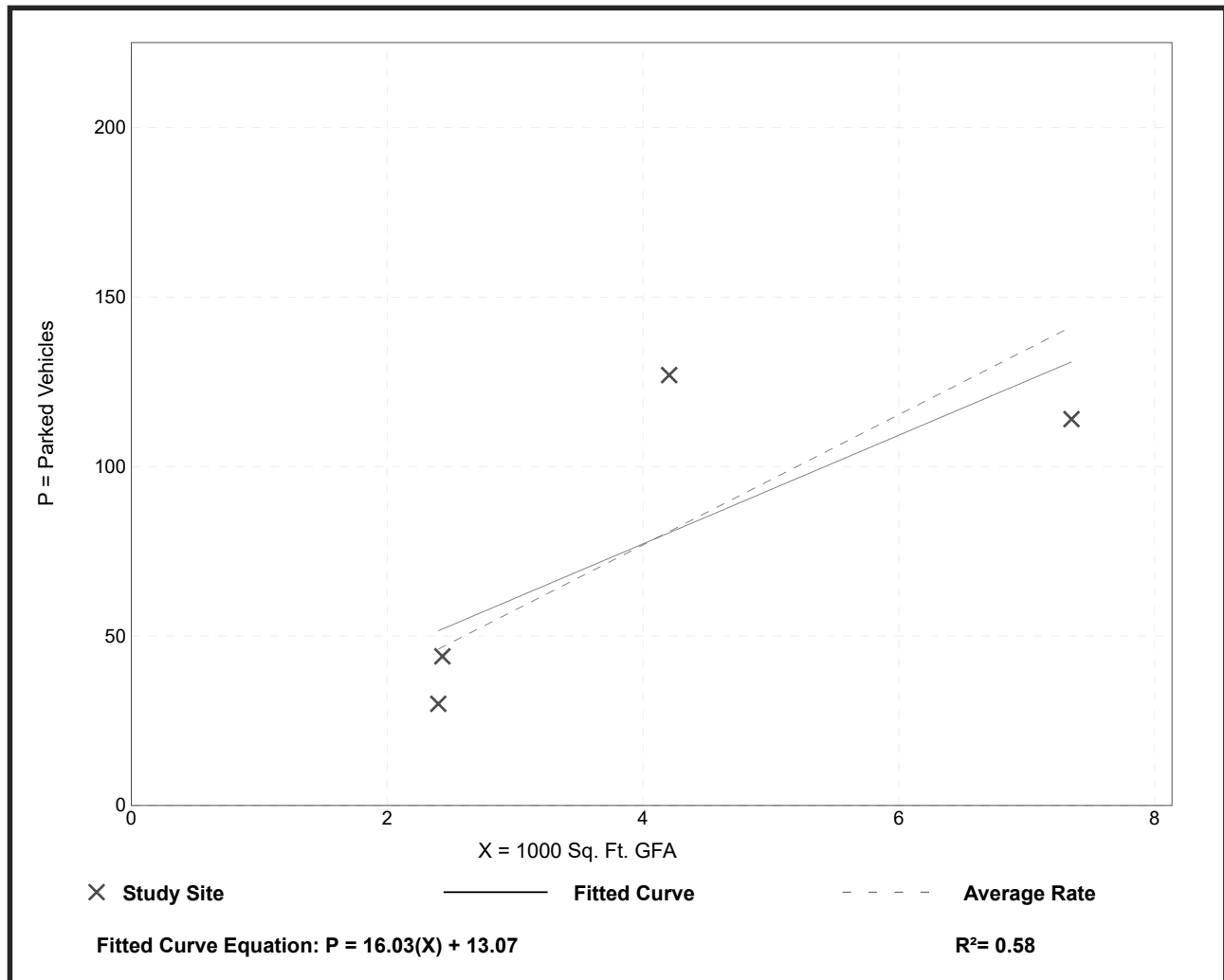
Avg. 1000 Sq. Ft. GFA: 4.1

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)

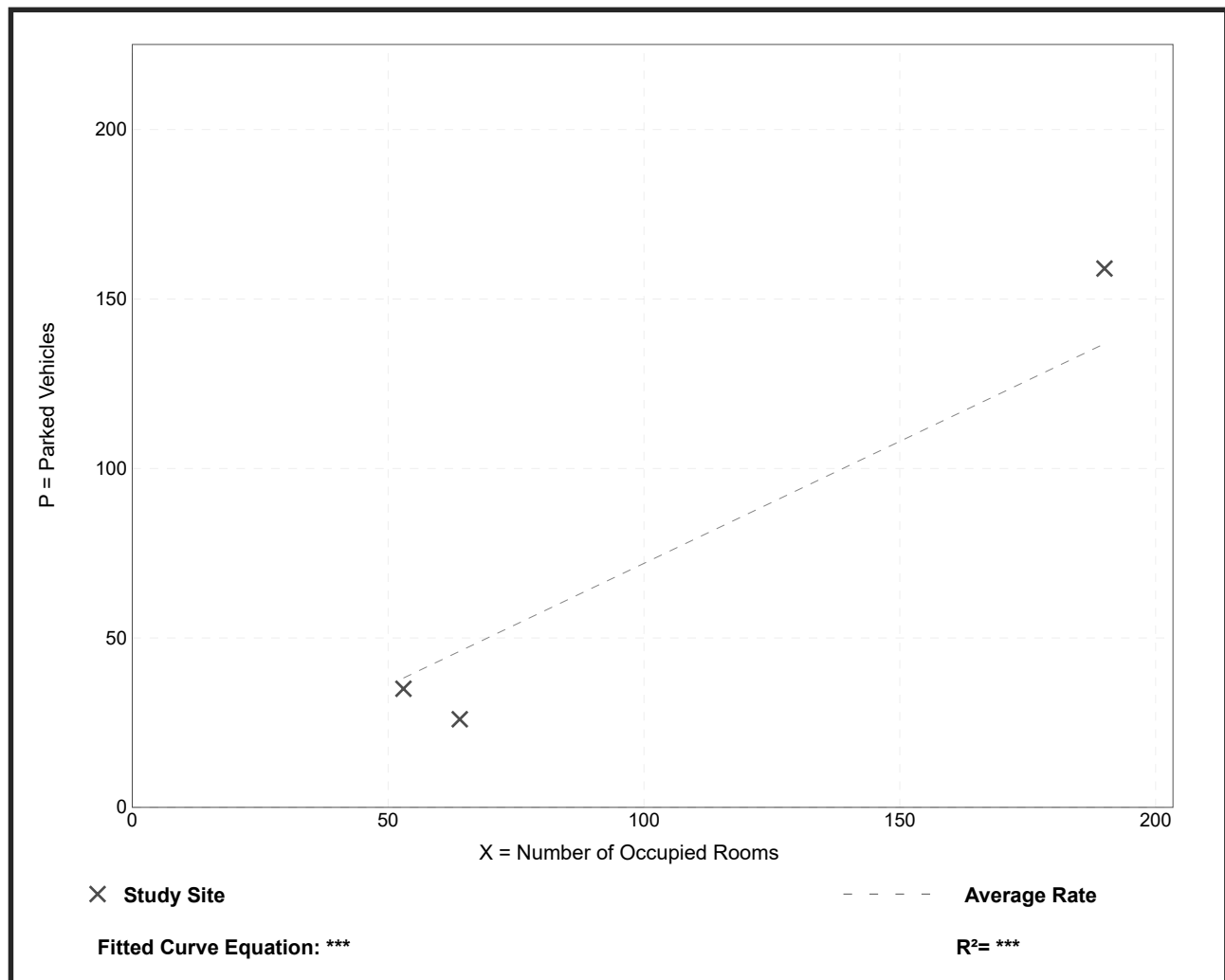
Peak Period Parking Demand vs: Occupied Rooms
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 12:00 - 7:00 a.m.
 Number of Studies: 3
 Avg. Num. of Occupied Rooms: 102

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

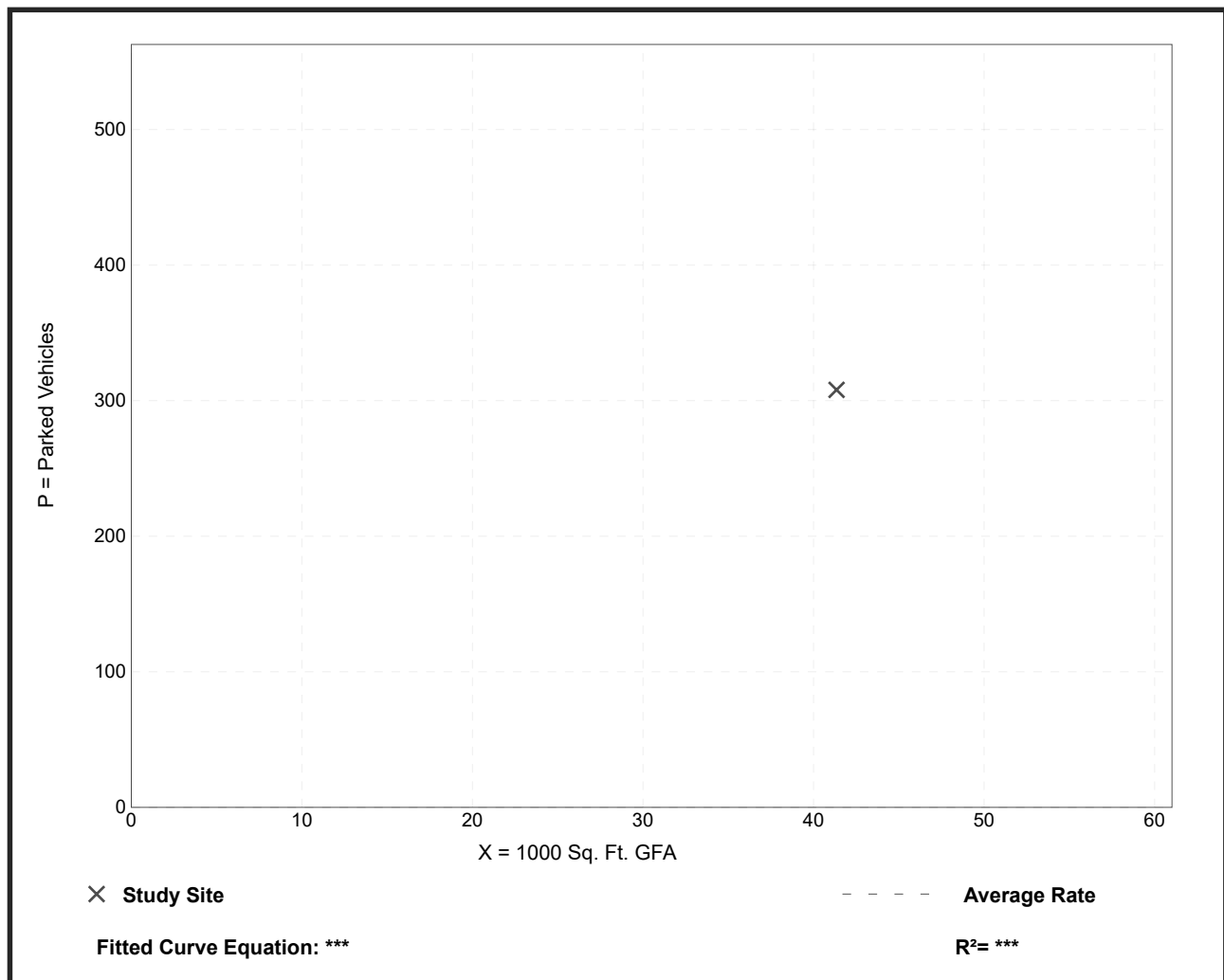
Avg. 1000 Sq. Ft. GFA: 41

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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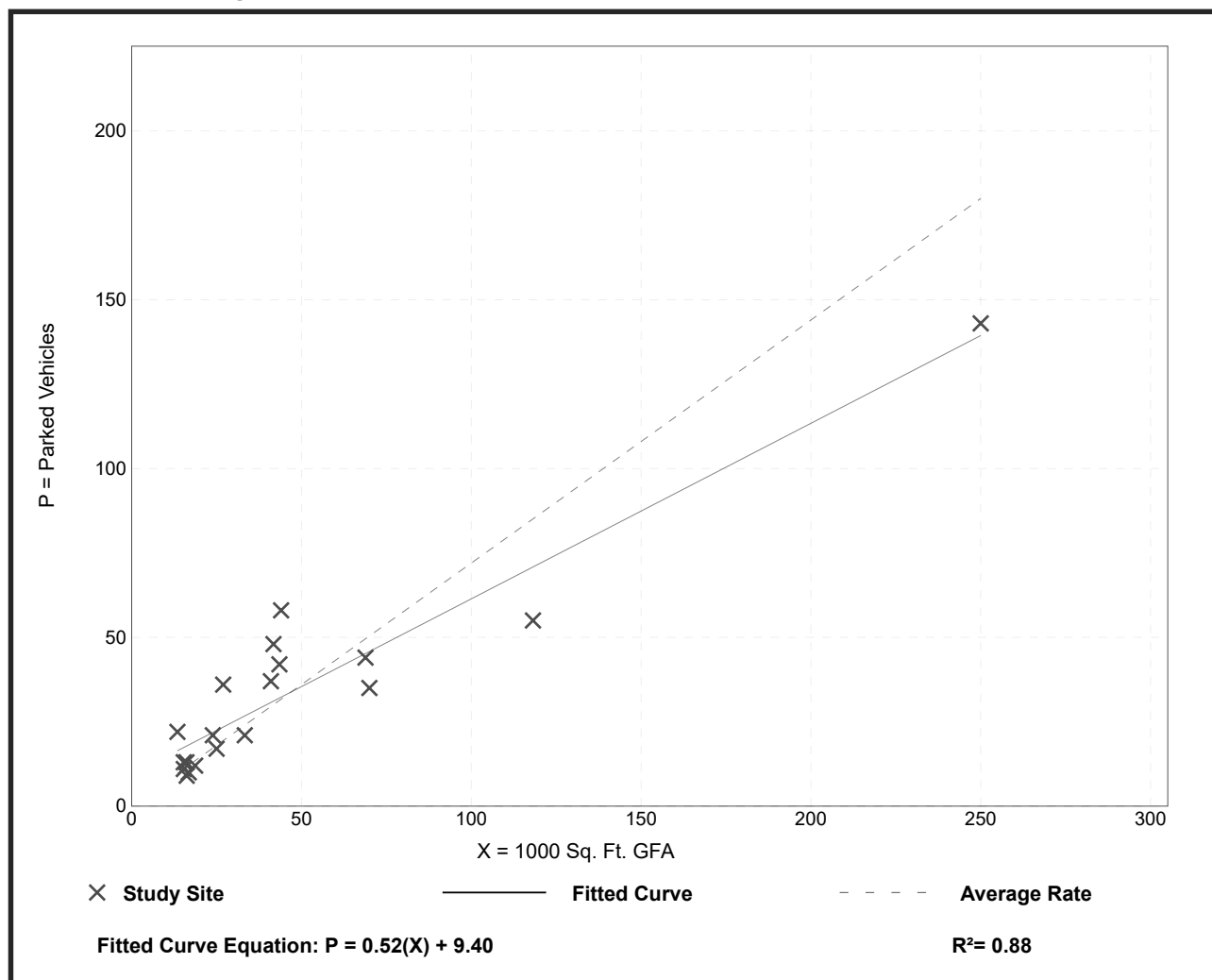
Nursing Home (620)

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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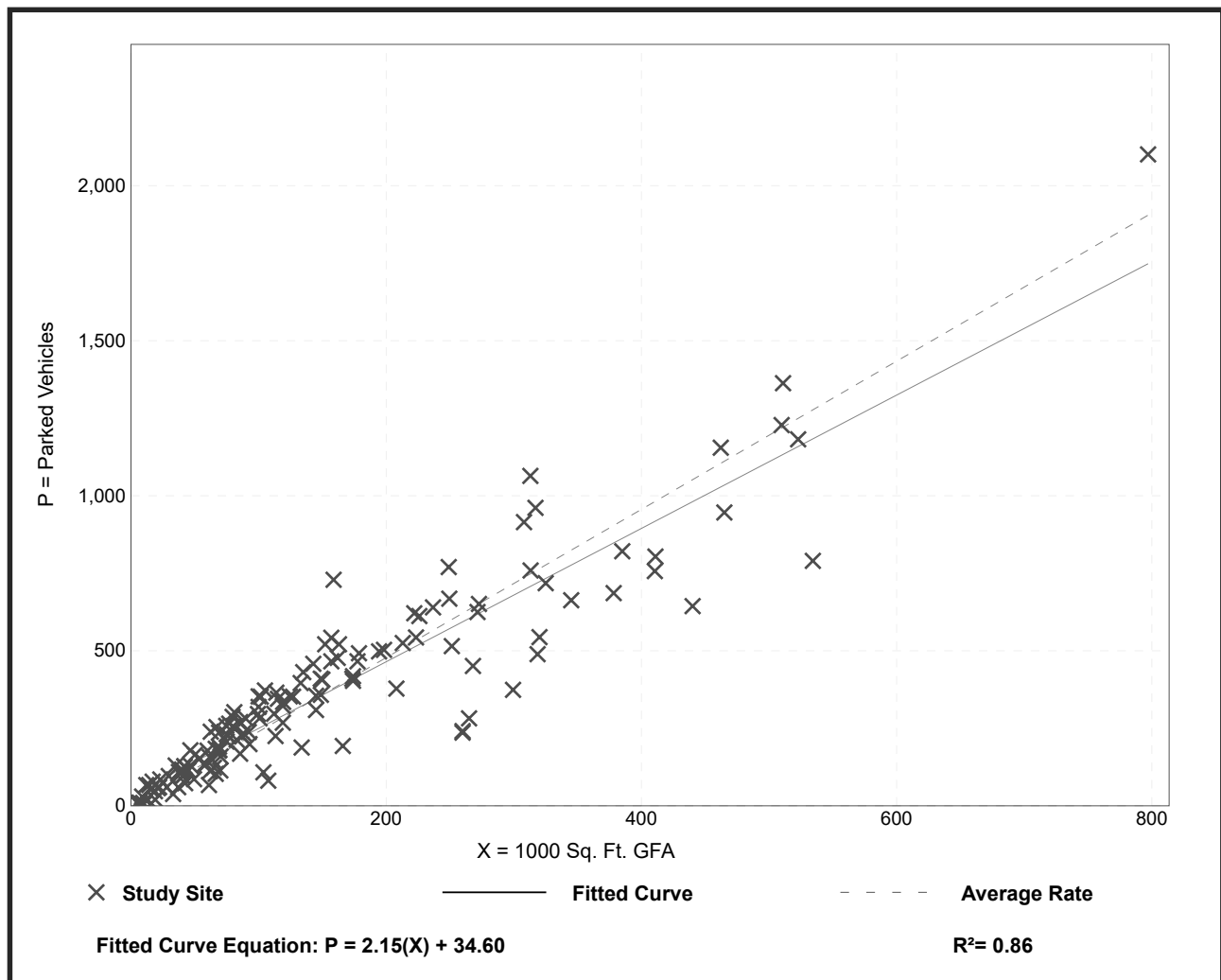
General Office Building (710)

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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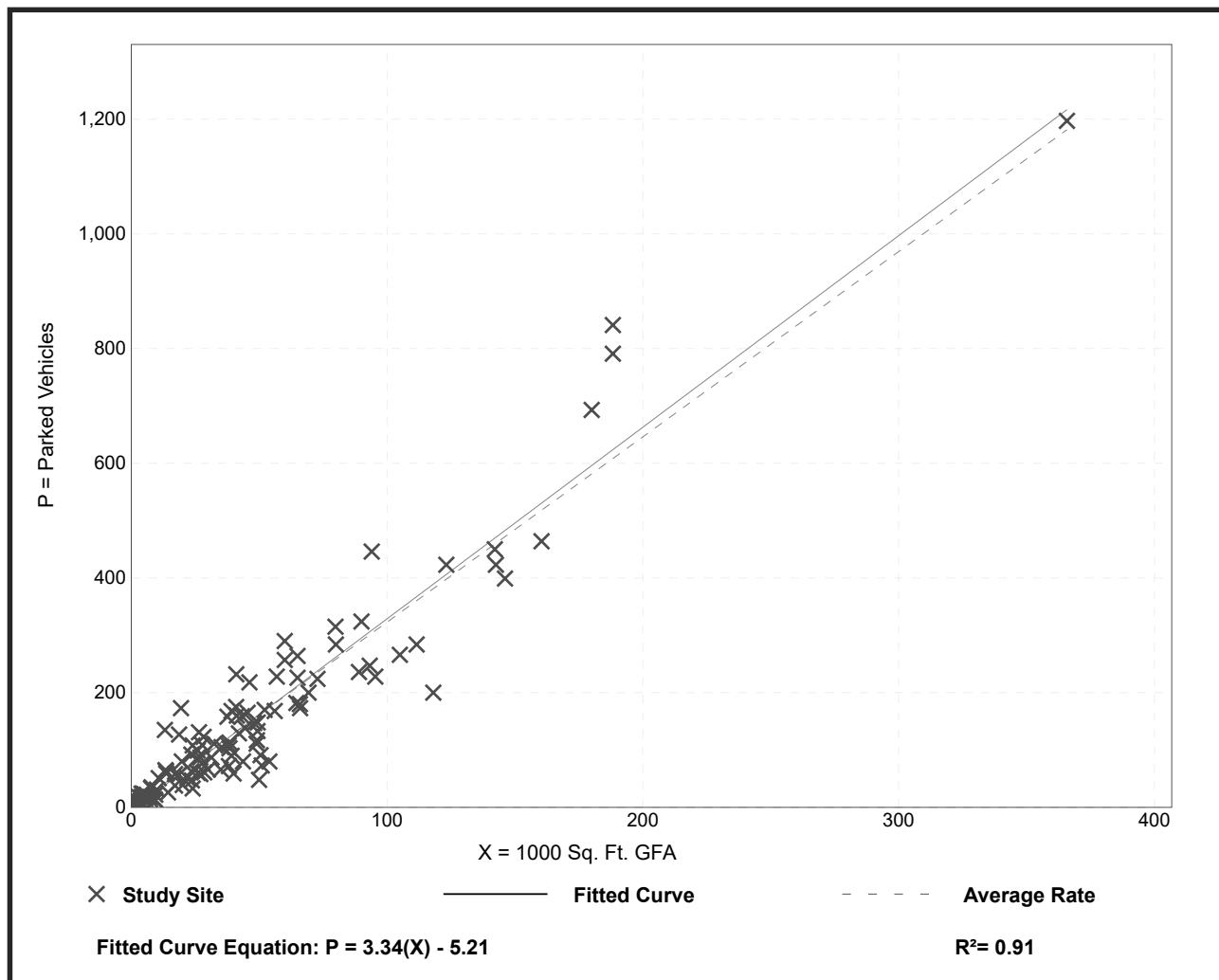
Medical-Dental Office Building (720)

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)

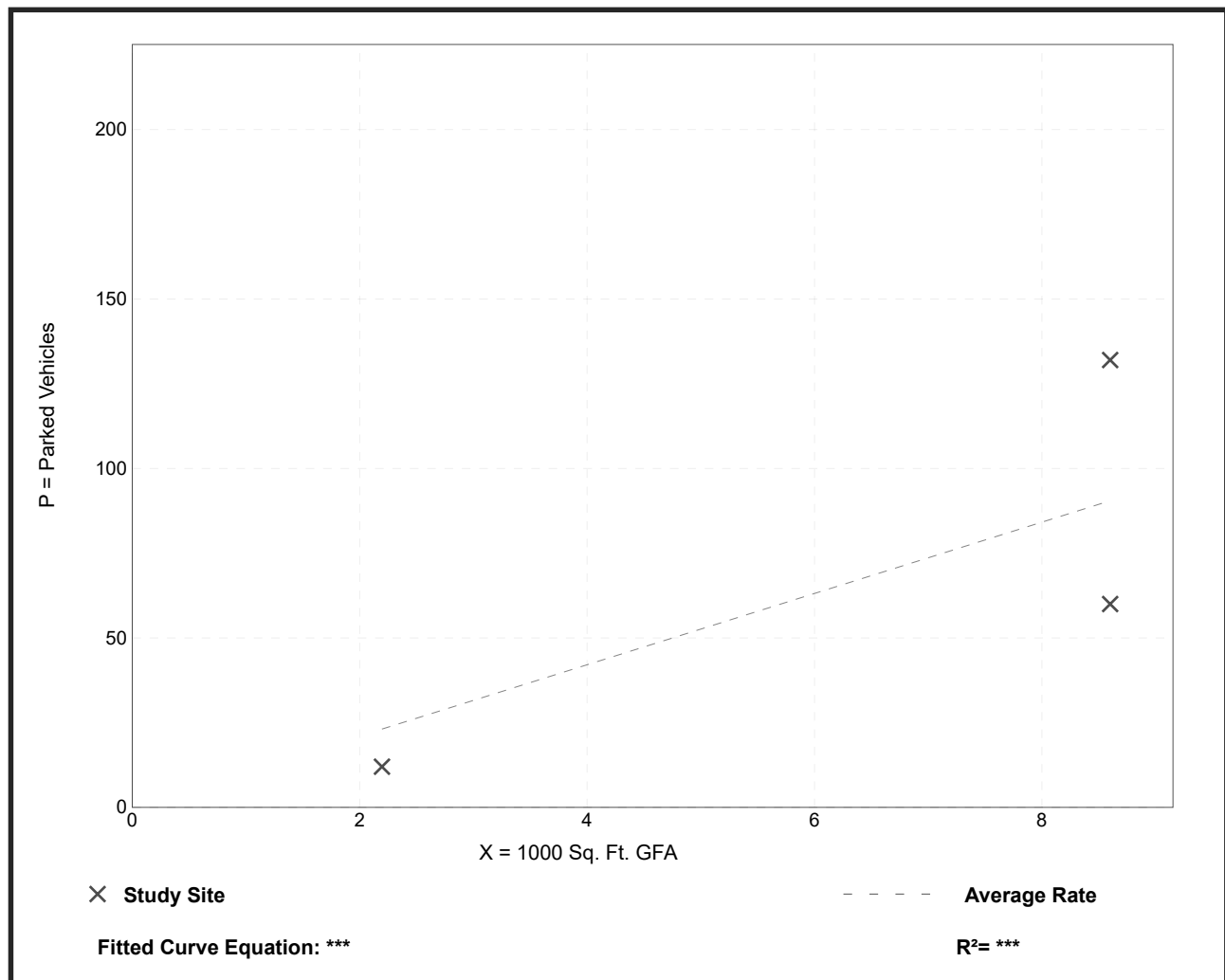
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Thursday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 7:00 - 8:00 p.m.
 Number of Studies: 3
 Avg. 1000 Sq. Ft. GFA: 6.4

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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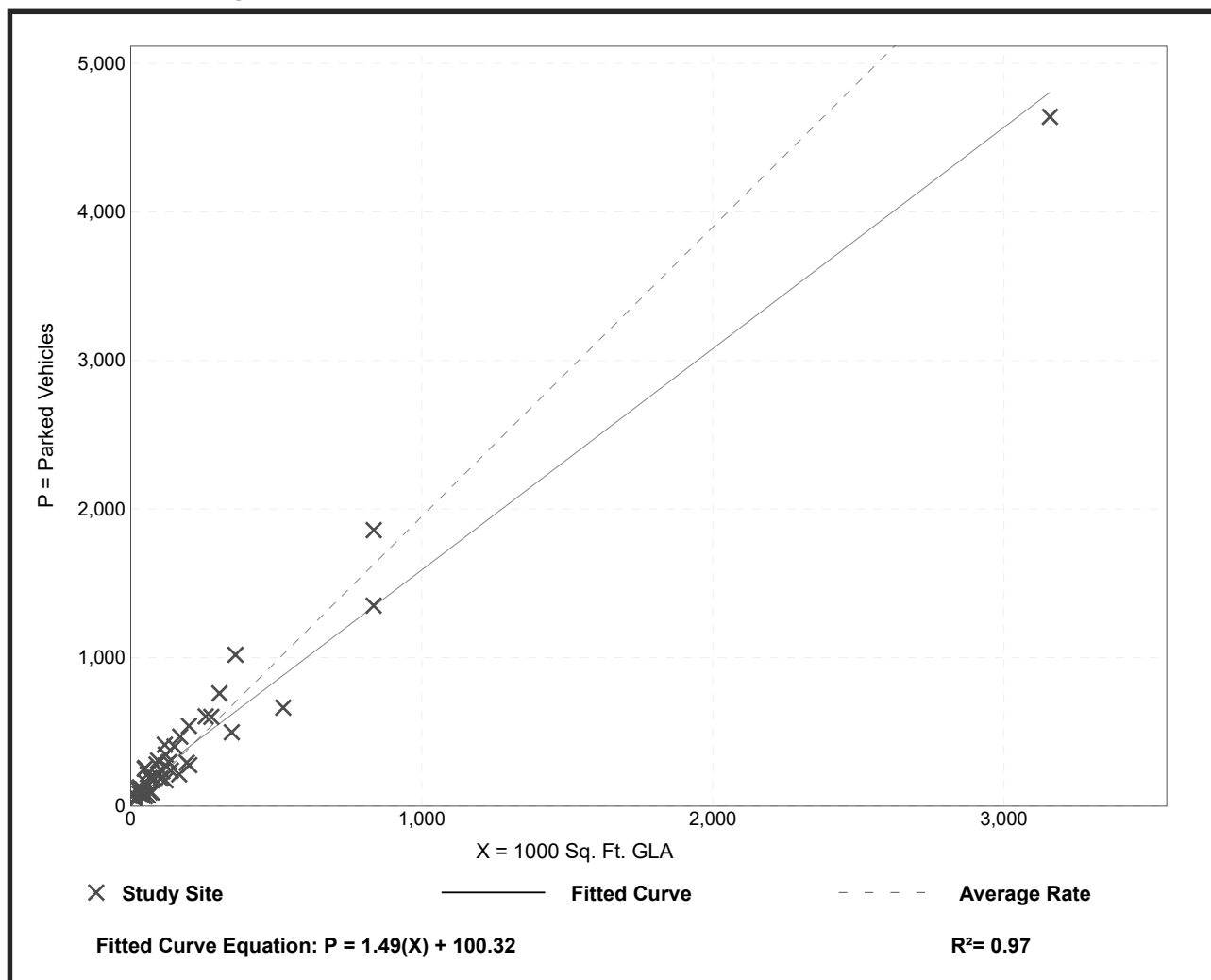
Shopping Center - Non-December (820)

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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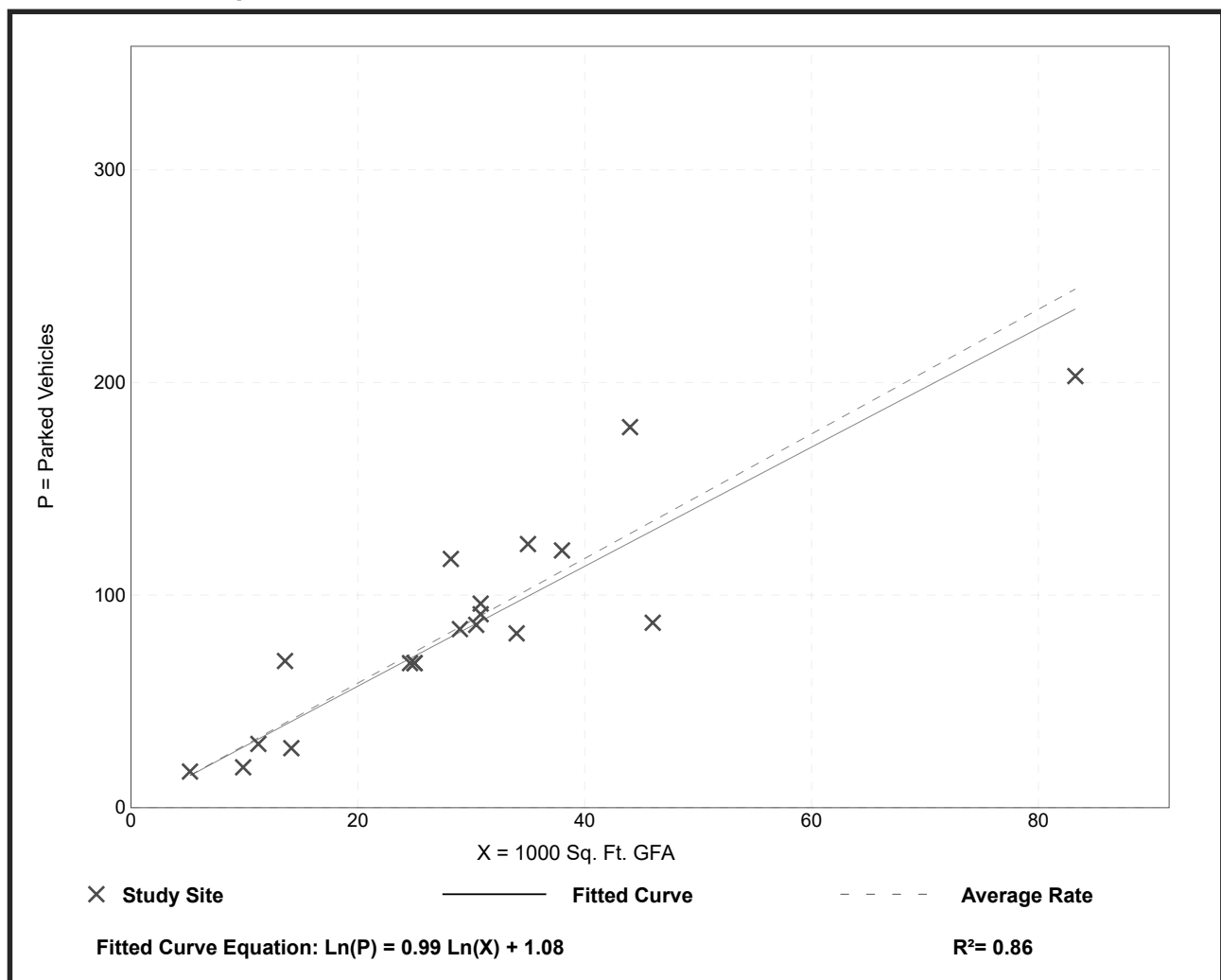
Supermarket (850)

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)

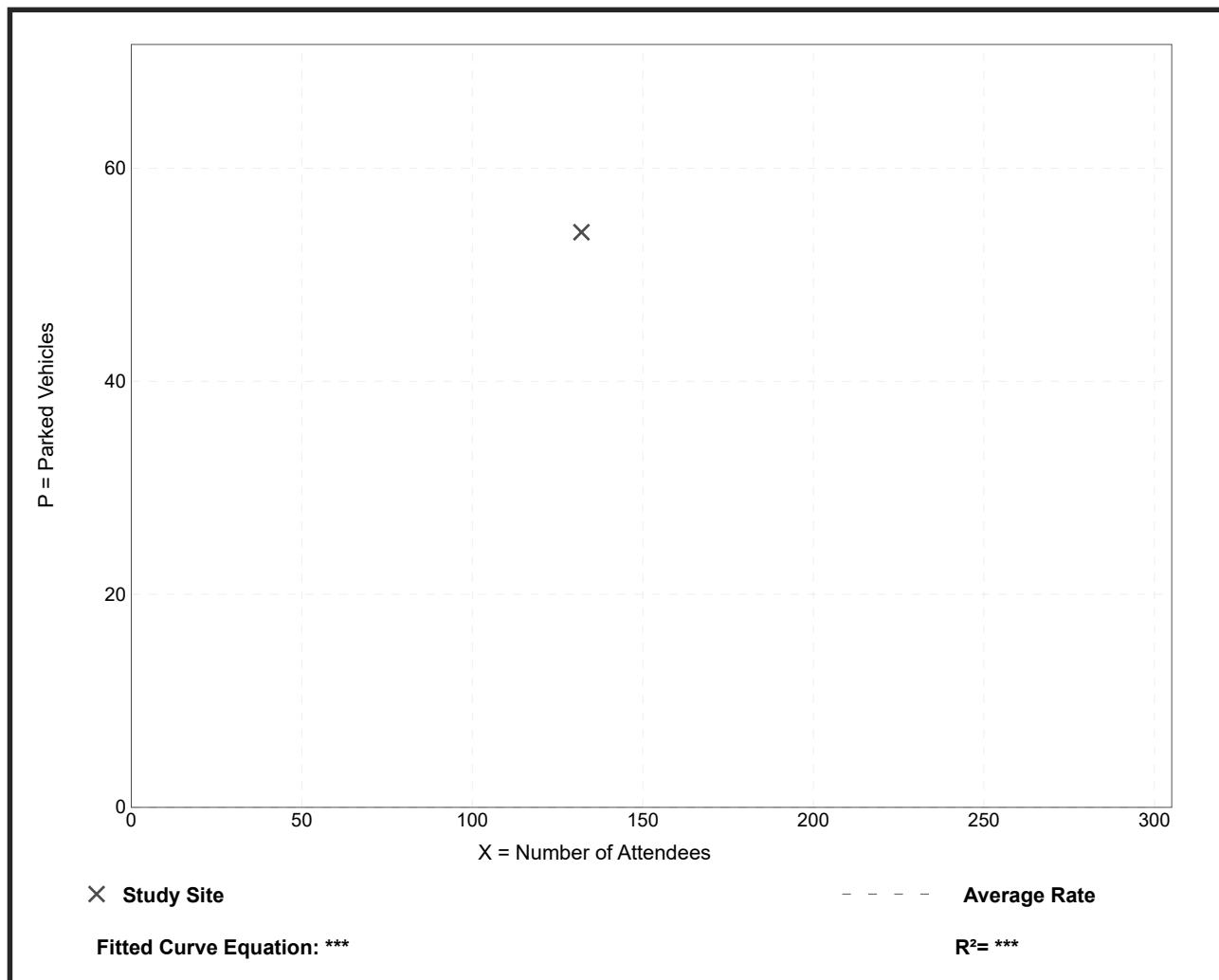
Peak Period Parking Demand vs: Attendees
On a: Friday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 7:00 - 9:00 p.m. (single count)
 Number of Studies: 1
 Avg. Num. of Attendees: 132

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)

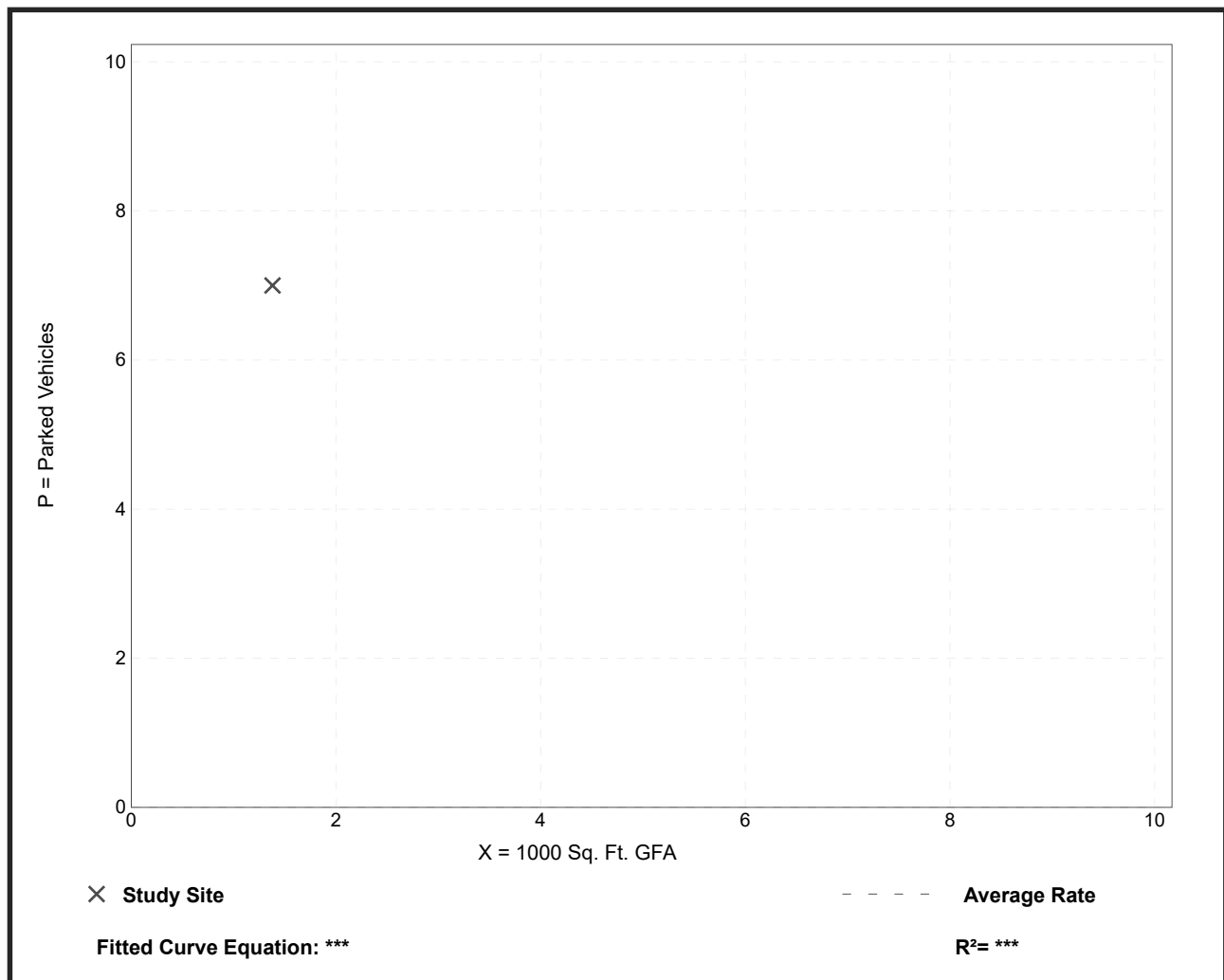
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 3:00 - 5:00 p.m.
 Number of Studies: 1
 Avg. 1000 Sq. Ft. GFA: 1.3

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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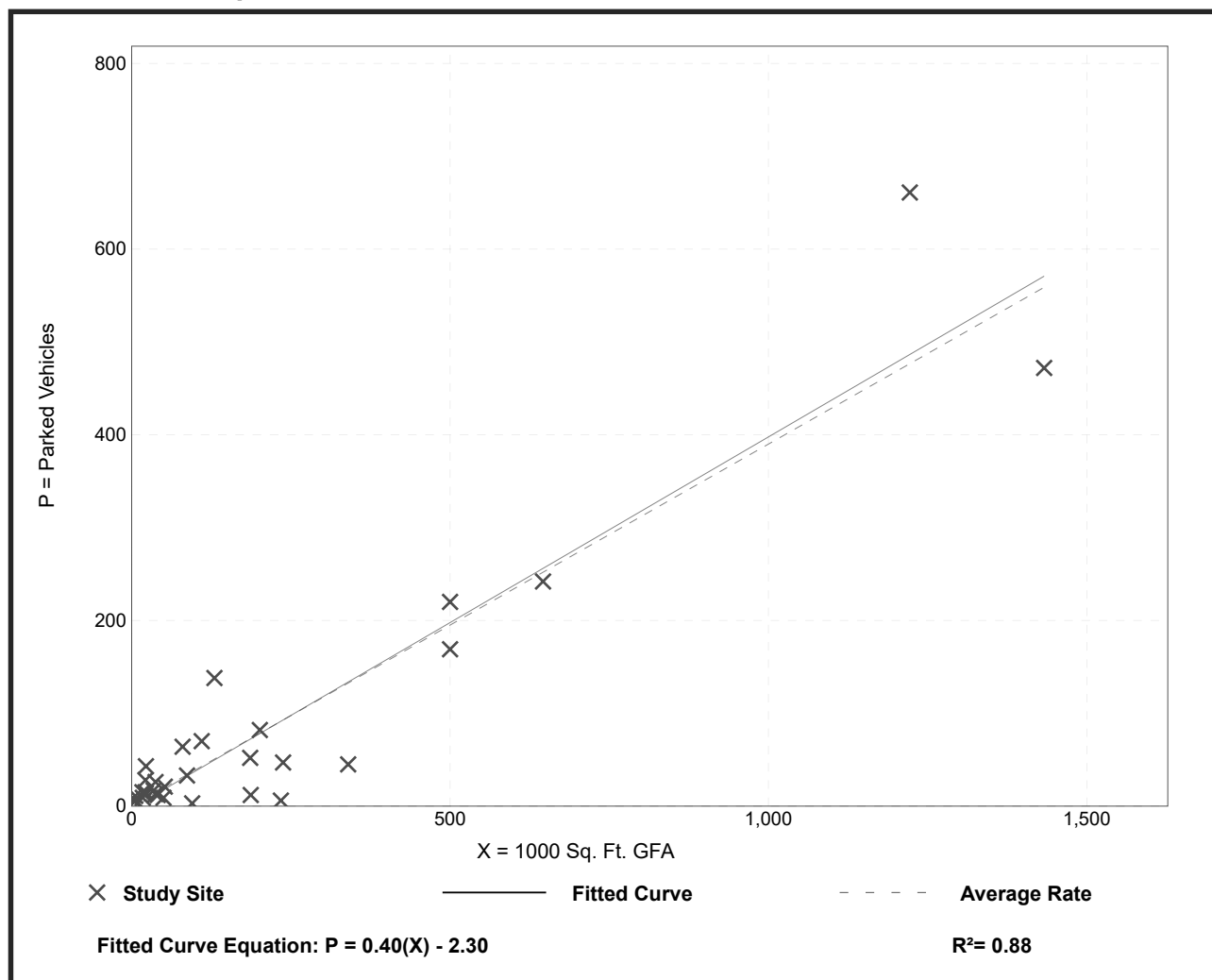
Warehousing (150)

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.

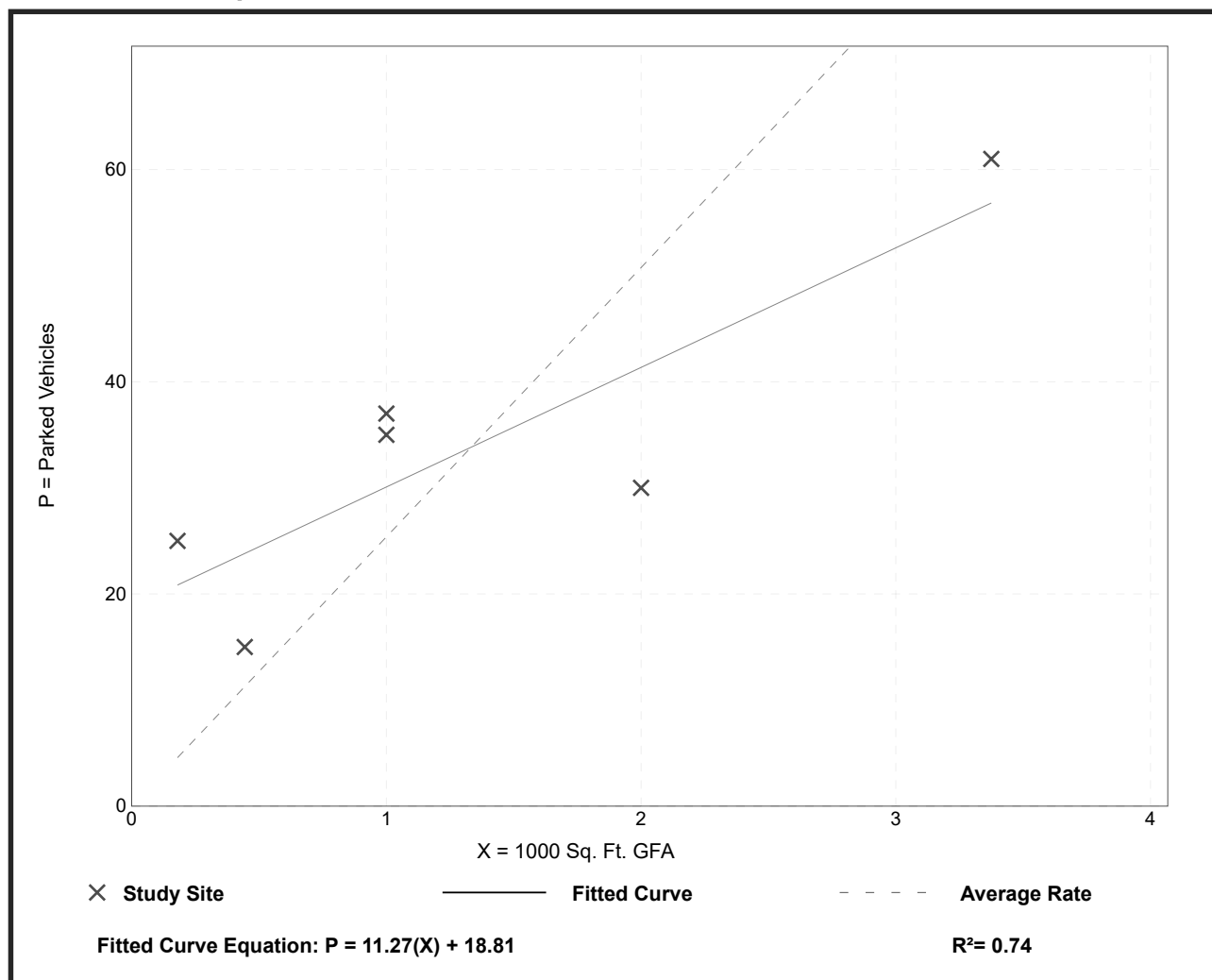
Number of Studies: 6

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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EXISTING REGULATIONS

Frankfort Town Center
(Butera plaza)

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		20
20855/205	Lydia Hodges/ Doorway 11	Massage	2400	1 per 200 GFA + 1 ea. employee	3	15
20873	VACANT	None	1400			0
20821	VACANT	None	39348			0
20815	Tiny Tots	Indoor Recreation	4186	1 per 4 pple max occupancy + 1 ea. employee	3	30
20855/100	VACANT	None	1150			0
20855/103	VACANT	None	525			0
20855/105	VACANT	None	2058			0
20875	Lincoln Travel	Office	1400	1 per 200 GFA		7
20855/102	Hastings	Office	2300	1 per 200 GFA		12
20855/104	Farmer's Insurance	Office	432	1 per 200 GFA		3
20855/201	H & B Medical	Office	1275	1 per 200 GFA		7
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	19
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	Jimmy O's	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
						601
					Total Required Parking	601
					Total Existing Parking	501
					Difference	100

PROPOSED REGULATIONS

Frankfort Town Center
(Butera plaza)

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		21
20855/205	Lydia Hodges/ Doorway 11	Massage	2400	1 per 240 GFA	3	10
20873	VACANT	None	1400			
20821	VACANT	None	39348			
20815	Tiny Tots	Indoor Recreation	4186	1 per 200 GFA	3	21
20855/100	VACANT	None	1150			
20855/103	VACANT	None	525			
20855/105	VACANT	None	2058			
20875	Lincoln Travel	Office	1400	1 per 300 GFA		5
20855/102	Hastings	Office	2300	1 per 300 GFA		8
20855/104	Farmer's Insurance	Office	432	1 per 300 GFA		2
20855/201	H & B Medical	Office	1275	1 per 300 GFA		5
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	1750	1 per 100 GFA	4	18
20857	Bear Down BBQ	Restaurant	1200	1 per 100 GFA	3	12
20831	Amigo Mexican	Restaurant	2800	1 per 85 GFA	5	33
20829	Chef Klaus	Restaurant	6400	1 per 85 GFA	10	76
20805	Jimmy O's	Restaurant	8710	1 per 85 GFA	8	103
20811	Starbucks	Restaurant	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
						481
					Total Required Parking	481
					Total Existing Parking	501
					Difference	20

Parking Requirements Comparison Table

Use	Frankfort (Current)	Frankfort (Proposed)	ITE Manual (obeserved parking average, multiple sites)	New Lenox
Single and Two Family Dwellings	2 spaces per dwelling unit	NO CHANGE		2 per dwelling unit
Attached Family Dwellings (Misty Creek example)	2 spaces per dwelling unit, plus 0.05 guest spaces for each 1,200 square feet of the dwelling unit	2 spaces per dwelling unit, plus 0.5 spaces per each dwelling unit for guest parking. This now matches the requirements on pages 120-121.	0.66 parking spaces per bedroom.	3 per dwelling unit, including garage spaces, plus 1 guest space per 10 required spaces
Independent Living	1 space per bedroom	NO CHANGE		1 per dwelling unit
Assisted Living (Oasis Senior Living example)	.5 space per dwelling unit, plus 1 per employee in the largest shift	0.75 per dwelling unit. This is the average of 4 other communities and also removes the need for employee counts. See example for Oasis.	0.72 parking spaces per 1,000 SF GFA	1 per dwelling unit
Nursing Home	1 space per 6 dwelling units or beds, plus .25 space per dwelling unit or bed for guest parking, plus 1 space per employee in the largest work shift	0.50 per bed. This matches Arlington Heights and removes the need for employee counts.	0.72 parking spaces per 1,000 SF GFA	1 per 3 beds, plus 1 per 2 employees
Vacation Rental	1 space per guest room, plus spaces for a single family home	NO CHANGE		N/E
Hotels and Motels	1 space per room plus two spaces per three employees , plus one space per three persons of maximum capacity of each meeting/banquets room, plus parking as required for bars, restaurants, and gift shops	1 per room, plus 1 per 200 SF of public meeting areas or offices (same as Mokena, seems comparable to existing and removes the need for employee counts)	Hotels: 0.83 spaces per room; Motels: 0.72 spaces per room	1 per room or suite, plus 1 for owner or manager, plus additional spaces for affiliated uses
Civic and Cultural Facilities	3 spaces per 1,000 square feet of gross floor area, plus 3 spaces per 1,000 square feet of gross land area	NO CHANGE		N/E
Elementary Schools and High Schools	1 space per employee, plus .5 space per classroom, plus 1 space per 5 students aged 16 years or older	3 per classroom (elementary, middle school), 5 per classroom plus 3 per office (high school) (same as Plainfield)	Elementary: 0.95 spaces per employee; Middle: 1.4 spaces per employee; High: 0.26 spaces per student	2 per classroom, unless there is an attached assembly place which meets or exceeds the parking requirements, then 0 (elementary); 1 per 8 students based on the maximum number the facility is designed to handle, plus 1 per 2 employees (junior and senior high)
Colleges and Universities	.5 space per classroom seat or the maximum number of students that can be accommodated in accordance with design capacity, whichever is greater	As determined by Plan Commission during Special Use Permit review - OR - 1 per 4 students based on total enrollment (same as Mokena and Geneva)	0.28 spaces per total school enrollment	1 per 5 students, based on the maximum number of students the facility is designed to handle at any one time)
Trade Schools	1 space per student based upon the maximum number of students that can be accommodated in accordance with design capacity	2 per classroom plus 1 per 2 students (same as Orland Park)	No data	N/E
Day Care Center or Preschool	1 space per employee, plus 1 space per 10 client children or adults	4 per 1,000 SF GFA (1:250) (same as Geneva, Schaumburg & Mokena - also the most conservative)	2.45 spaces per 1,000 SF GFA (1:408 SF)	1 per employee
Religious Institutions	1 space per 4 seats based on maximum capacity of the facility, plus adequate space with all vehicles associated with the institution	1 per 4 occupants at maximum capacity (same as Downer's Grove) - OR - 1 space for every 50 SF GFA (same as mosque, which is the most intense)	Church: 9.44 spaces per 1,000 SF GFA; Synagogue: 0.41 spaces per attendees that day; Mosque: 19.22 spaces per 1,000 SF GFA	1 per 4 seats in main gathering area
Libraries	1 space per 3 persons based on maximum capacity of the building, plus 1 per employee	1 per 650 square feet of gross floor area (took the average of 9 surveyed communities that go by GFA)	2.35 spaces per 1,000 SF GFA (1:425 SF)	1 per 1,000 SF GFA, but not less than 8 spaces
Hospitals	1 space per 2 beds, plus 1 space per employee	1 per 250 square feet of gross floor area. (same as Mokena and Geneva)	2.25 spaces per 1,000 SF GFA (1:444)	1 per 2 beds, plus 1 for each staff or visiting doctor, plus 1 per 2 employees (in Hospital district), lesser of 1 per bed plus .75 space per full time hospital employee in largest shift or 3 per 1,000 SF GFA
Museum	1 space per 1,000 square feet of gross floor area	NO CHANGE		N/E
Auditoriums, Theaters, Other Places of Assembly	1 space per 4 seats based on the maximum capacity of the facility	1 per 3.75 seats (average of 11 communities) - OR - 1 per 2.63 seats (ITE data for live theater based on 4 studies)	Movie Theater: 7.45 spaces per 1,000 SF GFA (1:134 GFA); Live Theater: 0.38 spaces per attendee that day	1 per 4 seats up to 400 seats, plus 1 per 6 seats above 400 (theaters), 1 per 5 seats, or spaces equal to 1/3 capacity (other places of assembly)

Parking Requirements Comparison Table

Use	Frankfort (Current)	Frankfort (Proposed)	ITE Manual (obeserved parking average, multiple sites)	New Lenox
Bowling Alleys	5 spaces per alley, plus 1 per employee in the largest shift, plus spaces as required for bars, restaurant, etc.	5 spaces per lane, plus parking for affiliated uses listed on this table herein (restaurant/bar/tavern/retail/etc.)	4.39 spaces per bowling lane	4 spaces per alley, plus additional spaces for affiliated uses
Dance Hall	1 space per each 3 patrons based on the maximum capacity of the facility, plus 1 per employee in the largest shift	1 space per 250 SF GFA (same as Arlington Heights and Bolingbrook)	No data	N/E
Golf Courses	50 spaces per 9 holes, plus 1 per employee in the largest work shift	1 per 200 SF GFA in any building, plus 1 per 2 practice tees in the driving range, plus 4 per green (same as Mokena)	12.55 spaces per employee	60 spaces for each 9 holes, plus 50% additional for affiliated uses
Golf Driving Range	1 space per tee, plus 1 per employee in the largest shift	Combine this line item with "Golf Courses"	No data	N/E
Health and Athletic Club	.5 space per exercise station, plus 1 space per 1,000 square feet of activity area, plus 1 per employee in the largest shift	1 per 240 SF GFA (average of 6 communities and still more than was observed by ITE)	3.05 spaces per 1,000 SF GFA (1:328 SF)	N/E
Playing Fields	1 space per 4,000 square feet of active recreation area, plus 1 per employee in the largest shift	1 per 3,500 square feet of active recreation area	No data	1 per 5,000 SF land area, plus 25 spaces per baseball field or soccer field, plus 4 parking spaces per tennis court
Swimming Pool	1 space per 100 square feet of pool area, plus 1 per employee in the largest shift	1 per 75 square feet of water area (same as Geneva and Orland Park; it also removes the need for employee count)	No data	N/E
Other Indoor Recreational Uses	1 space per 4 patrons based on the maximum capacity, plus 1 per employee in the largest shift	1 per 200 SF GFA (same as Mokena and Orland Park and also more than was observed by ITE)	"Fitness Club": 4.73 spaces per 1,000 SF GFA (1:211 SF)	1 per 250 SF GFA
Other Outdoor Recreation Uses	1 space per 10,000 square feet of gross land area	NO CHANGE		1 per 5,000 SF land area, plus 25 spaces per baseball field or soccer field, plus 4 parking spaces per tennis court
Business Establishments (general retail)	1 space per 250 square feet of gross floor area, plus 1 per employee in the largest shift	1 per 250 SF GFA (this is the average of 7 communities that go by GFA; it's also well below the ITE observed parking)	ITE has many types of retail uses. For "Shopping Center" it is 1.95 spaces per 1,000 SF GFA (1:513)	N/E
Animal Hospitals	3 patron spaces per veterinarian, plus 1 per employee in the largest shift	1 per 300 SF GFA (same as Naperville, Plainfield and Orland Park; also exactly the same as observed by ITE)	3.33 spaces per 1,000 SF GFA (1:300)	N/E
Automobile Fueling Stations (Gas Station)	1 space per employee in the largest shift, plus 1 space per 150 square feet of gross floor area for any convenience store, spaces at fueling stations can be counted as spaces	1 per 100 SF GFA. Spaces next to fueling stations can be counted as spaces. (more conservative than ITE observations and removes the need for employee counts)	"Gas station with convenience store": 8.11 spaces per 1,000 SF GFA (1:123)	2 spaces per each island of pumps and each service stall, plus 1 space for each 2 employees
Convenience Store	1 space per 150 square feet of area	NO CHANGE	5.44 spaces per 1,000 SF GFA (1:184)	Retail Stores/Shopping Centers
Dry Cleaners	1 space per 200 square feet of gross floor area, plus 1 space per employee in the largest shift, plus stacking space for 5 vehicles at a drive thru lane	1 per 200 SF GFA, plus stacking spaces for 5 vehicles at drive-through lane (Frankfort's requirement is the most strict, so simply removed parking required for employees, which is usually never more than 5)	No data	N/E
Financial Institutions (Banks/Credit Unions)	1 space per 200 feet of gross floor area, plus 1 per employee in the largest shift, plus at least 5 stacked spaces for each drive thru lane	1 per 250 SF GFA, plus 5 stacked spaces for each drive through lane (the average of 9 communities that only go by GFA is 1:248. 1:250 is still more than what ITE observed)	3.72 spaces per 1,000 SF GFA (1:269)	1 per 200 SF GFA
Funeral Homes	1 space per 3 patron seats based on the facility capacity, plus 1 per employee, plus 1 per vehicle owned by the establishment, plus on-site queueing for at least 8 vehicles	1 per 200 SF GFA plus on-site queuing for at least 8 vehicles (same as Geneva, Orland Park and Plainfield)	No data	6 per chapel or parlor, or 1 per 50 SF area used for services, plus 1 space for each funeral vehicle kept on the premises

Parking Requirements Comparison Table

Use	Frankfort (Current)	Frankfort (Proposed)	ITE Manual (obeserved parking average, multiple sites)	New Lenox
Grocery Stores or Supermarkets	5 spaces per 1,000 square feet (1:200), plus 1 space per employee in the largest shift	1 per 250 SF GFA. (same as Mokena, Downer's Grove and Naperville; may want to entertain 1:300)	2.93 spaces per 1,000 SF GFA (1:341)	Retail Stores/Shopping Centers
Laundromat	1 space per washer or per dryer, whichever is greater, plus 1 space per employee	1 per 250 square feet of gross floor area (average of 2 communities that go by GFA)	No data	N/E
Motor Vehicle Sales Establishments	2 spaces per salesperson in the largest shift, 1 space per employee (including salespersons) in the largest shift	1 per 325 square feet of gross floor area (average of 4 communities that go by GFA). Although Downer's has what seems like a common sense approach.	2.29 spaces per 1,000 SF GFA (1:437)	1 space per 800 SF GFA, plus 1 per employee
Personal Services	1 space per 200 square feet of gross floor area, plus 1 space per employee in the largest work shift	1 per 240 square feet of gross floor area (average of 8 communities that go by GFA)	No data (this category is too broad for ITE)	1 per 180 SF GFA
Repair Services (rename to Appliance Repair?)	1 space per 400 square feet of GFA, plus 1 space per employee in the largest shift	1 per 400 SF GFA (removed requirement for employee parking) USE OUTDATED? MAY WANT TO DELETE THIS CATEGORY	No data	N/E
Restaurant, Full Service	1 space per 100 square feet, plus 1 per employee in the largest shift	1 per 85 square feet of gross floor area (average of 8 communities that go by GFA)	"Quality Restaurant": 10.52 spaces per 1,000 SF GFA (1:95)	1 per 100 SF GFA -OR- 1 per 3 seats, whichever is greater, plus 1 per employee in the largest shift
Restaurant, Fast-Food	1 space per 75 square feet, plus 1 space per 2 employees in the largest shift, plus on site queueing for up to 8 cars	1 per 100 square feet of gross floor area, plus on-site queueing for 8 cars (same as New Lenox, Orland Park and Downer's Grove, also closely aligns with ITE observations)	With drive-through: 8.66 spaces per 1,000 SF GFA (1:115); Without drive-through: 9.91 spaces per 1,000 SF GFA (1:101)	1 per 100 SF GFA -OR- 1 per 3 seats, whichever is greater, plus 1 per employee in the largest shift
Taverns, Night Clubs, and Lounges	1 space per 100 square feet, plus 1 per employee in the largest shift	1 per 100 square feet of gross floor area (average of 4 communities is actually 1:125, but being conservative)	No data	N/E
Vehicular Repair and Maintenance Shops	3 spaces per service bay, plus 1 per employee in the largest shift	1 per 200 square feet of gross floor area (same as Geneva and aligns with ITE observation)	"Quick Lube Vehicle Shop": 5.07 spaces per 1,000 SF GFA (1:197)	1 per 2 employees plus 1 per vehicle in the enterprise
Microbrewery/Distillery/Winery with Sampling Area	2 spaces per 1,000 SF GFA dedicated to brewing/distilling/wine making operations and cold/warm storage, and 1 space per 1,000 SF GFA dedicated to sampling area, retail displays, customer seating, and other non-production related uses	NO CHANGE		N/E
Shooting Range	1.5 spaces per shooting lane, plus 4 spaces per 1,000 SF dedicated to retail sales and merchandise displays	NO CHANGE		N/E
Government, Professional, and Business Offices	1 space per 200 SF GFA	1 per 300 SF GFA (average of 10 communities is 1:293 and this is still much more conservative than ITE observations).	"Office, General": 2.39 spaces per 1,000 SF GFA (1:418)	1 per 250 SF GFA
Health Clinics/Offices	3 patron parking spaces per exam room, plus 1 per employee in the largest shift	1 per 250 square feet of gross floor area (the average of 8 communities that go by GFA is 217.5, and this is still more conservative than ITE observations)	3.23 spaces per 1,000 SF GFA (1:310)	2 per office, exam room, or treatment room, plus 1 per employee
Light Industry	2 spaces per 1,000 SF GFA	NO CHANGE		1 per 2 employees, plus 1 per vehicle used in the conduct of the enterprise
Heavy Industry	1 space per employee for the two consecutive work shifts with the largest number of employees	1 per 1000 SF GFA up to 20,000 SF, plus 1 per 2,000 SF GFA in excess (same as Plainfield and comparable to Downer's Grove)	"Manufacturing": 0.92 spaces per 1,000 SF GFA (1:109)	1 per 2 employees, plus 1 per vehicle used in the conduct of the enterprise
Self-Service Storage Facility	1 space per 10 storage cubicles	0.3 spaces per 1,000 square feet of gross floor area (average of Downer's Grove and Naperville and still more conservative than ITE observations)	0.10 spaces per 1,000 SF GFA (1:10,000)	N/E

Parking Requirements Comparison Table

Use	Frankfort (Current)	Frankfort (Proposed)	ITE Manual (obeserved parking average, multiple sites)	New Lenox
Warehouse: 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	0.67 per 1,000 square feet of gross floor area (same as Downer's Grove and still more conservative than ITE observations)	0.39 spaces per 1,000 SF GFA (1:2,564)	1 per 2 employees, plus 1 per vehicle used in the conduct of the enterprise
Wholesale Business	1 space per employee in the largest shift, plus 1 space per 2,500 SF GFA	1 per 1,000 square feet of gross floor area (same as Orland Park)	No data	1 per 600 SF of floor area in excess of 4,000 SF
Other Uses	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
Link to Ordinance				https://library.municode.com/il/new_lenox/codes/code_of_ordinances?nodeId=VICO_CH106ZO_ART_VIOREPALOST_DIV2PASP_S106-296RENUSP
New parking requirements to consider:				
Banquet Facilities: "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		No Data	silent
Private Clubs & Lodges			No Data	Parking spaces equal to ⅓the capacity of the facility in persons.
Outdoor dining	SILENT		No Data	silent
Furniture Stores	SILENT	1 space per 600 SF GFA (same as Tinley Park, Bolingbrook and Downer's Grove and well under ITE observed parking)	0.48 spaces per 1,000 SF GFA (1:2,083)	1 parking space for each 600 square feet of floor area in excess of 1,000 square feet, plus 1 for each employee.
Car Rental	SILENT		No Data	2 parking spaces for each 1,000 feet of land area.
Truck Terminal: 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		No data	1 parking space for each 2 employees, plus 1 for each truck.
Distribution Center (aka Fulfillment Center, Package Handling Center): 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		No data	silent
Car Wash (stand-alone, self-service)	SILENT		No Data	
Car Wash (stand-alone, automatic)	SILENT		No Data	
Nurseries and greenhouses	SILENT		No Data	

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
Warehouse: 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
Wholesale Business	2 per 3 employees, plus 1 per company vehicle	N/E	1 per 1,000 SF GFA	1 per 400 SF GFA
Other Uses	N/E	As designated by PC, ZBA, and/or VB	TBD by Development Services Department	N/E
Link to Ordinance	https://codelibrary.amlegal.com/codes/mokenail/latest/mokena_il/0-0-0-7477	https://www.tinleypark.org/document_center/Department/Community%20Development/Ordinances/SECTION%2008.pdf	https://codelibrary.amlegal.com/codes/orlandpark/latest/orlandpark_il_ldc/0-0-0-16364	https://library.municode.com/il/plainfield/codes/code_of_ordinances?nodeId=COOR_CH9ZOOR_ARTIXOREPALO
New parking requirements to consider:				
Banquet Facilities: "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
Private Clubs & Lodges	silent	silent	1 per 300 square feet	1 space per 400 sq. ft. of GFA or 1 per each 5 seats, whichever is greater
Outdoor dining	silent	silent	silent	silent
Furniture Stores	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
Car Rental	silent	silent	silent	silent
Truck Terminal: 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
Distribution Center (aka Fulfillment Center, Package Handling Center): 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
Car Wash (stand-alone, self-service)				
Car Wash (stand-alone, automatic)				
Nurseries and greenhouses				

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
Warehouse: 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
Wholesale Business	1 per 600 SF GFA	.67 per 1,000 SF GFA	N/E	1 per 2 employees, plus 1 per company vehicle
Other Uses	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
Link to Ordinance	https://library.municode.com/il/bolingbrook/codes/code_of_ordinances?nodeId=COOR_CH54ZO_ARTVIIIOREPALO_S54-532OREPA	https://downersgrove.municipalcodeonline.com/book?type=ordinances#name=Article_28.VII_Parking_	https://www.villageoflagrange.com/DocumentCenter/View/168/ARTICLE-X?bidId=	https://ldms.vah.com/WebLink/Browse.aspx?id=10960&dbid=0&repo=Village-of-Arlington-Heights&cr=1
New parking requirements to consider:				
Banquet Facilities: "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	
Private Clubs & Lodges	Private clubs and lodges: one parking space shall be provided for each 200 square feet of floor area.	silent	silent	
Outdoor dining	silent	silent	silent	
Furniture Stores	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	
Car Rental	silent	silent	silent	
Truck Terminal: 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	
Distribution Center (aka Fulfillment Center, Package Handling Center): 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	
Car Wash (stand-alone, self-service)				
Car Wash (stand-alone, automatic)				
Nurseries and greenhouses				

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
Warehouse: 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
Wholesale Business	N/E	N/E	N/E
Other Uses	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
Link to Ordinance	https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH9OFSTPA	https://library.municode.com/il/schaumburg/code_s/code_of_ordinances?nodeId=TIT15LAUS_CH154ZO_OREPALO_S154.123SCPARE	https://library.municode.com/il/geneva/codes/code_of_ordinances?nodeId=TIT11ZO_CH11OREPALO_TRACRE_ARTAOREPA_11-11A-7OFSTPAMO
New parking requirements to consider:			
Banquet Facilities: "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	
Private Clubs & Lodges			
Outdoor dining			
Furniture Stores			
Car Rental		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.	
Truck Terminal: 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			
Distribution Center (aka Fulfillment Center, Package Handling Center): 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)	
Car Wash (stand-alone, self-service)		The net floor area (NFA) of a building shall include:	
Car Wash (stand-alone, automatic)			
Nurseries and greenhouses		Basements, when used for other than storage;	