

SALE

±10 AC Land Zoned I-2 in Will County For Sale

VANS DR. & US 45

Frankfort, IL 60423



PRESENTED BY:

**KAREN KULCZYCKI, CCIM,
SIOR**

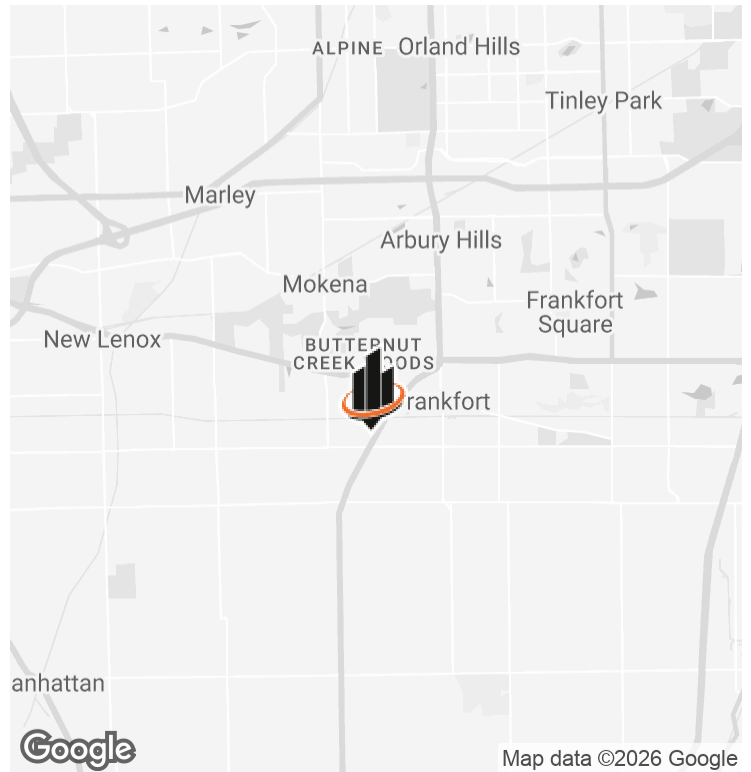
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IL #471020279



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$875,000
LOT SIZE:	10 Acres
PRICE / SF:	\$2.00
ZONING:	I-2
WILL COUNTY PIN:	19-09-28-300-010-0000

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present a ±10 Acre Land opportunity on Vans Drive along US-45 for Industrial, Commercial, and Manufacturing development in Frankfort, Illinois. This parcel is within Frankfort Township, Will County, near I-80, I-355 via US-45. County Development Incentives.

PROPERTY HIGHLIGHTS

- ±10 AC Raw Land Parcel in Will County
- Industrial and Commercial PUD Corridor
- Utilities available to Site | Along Rail
- Strong market Demographics | Near I-80, I-355

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LAND PHOTOS



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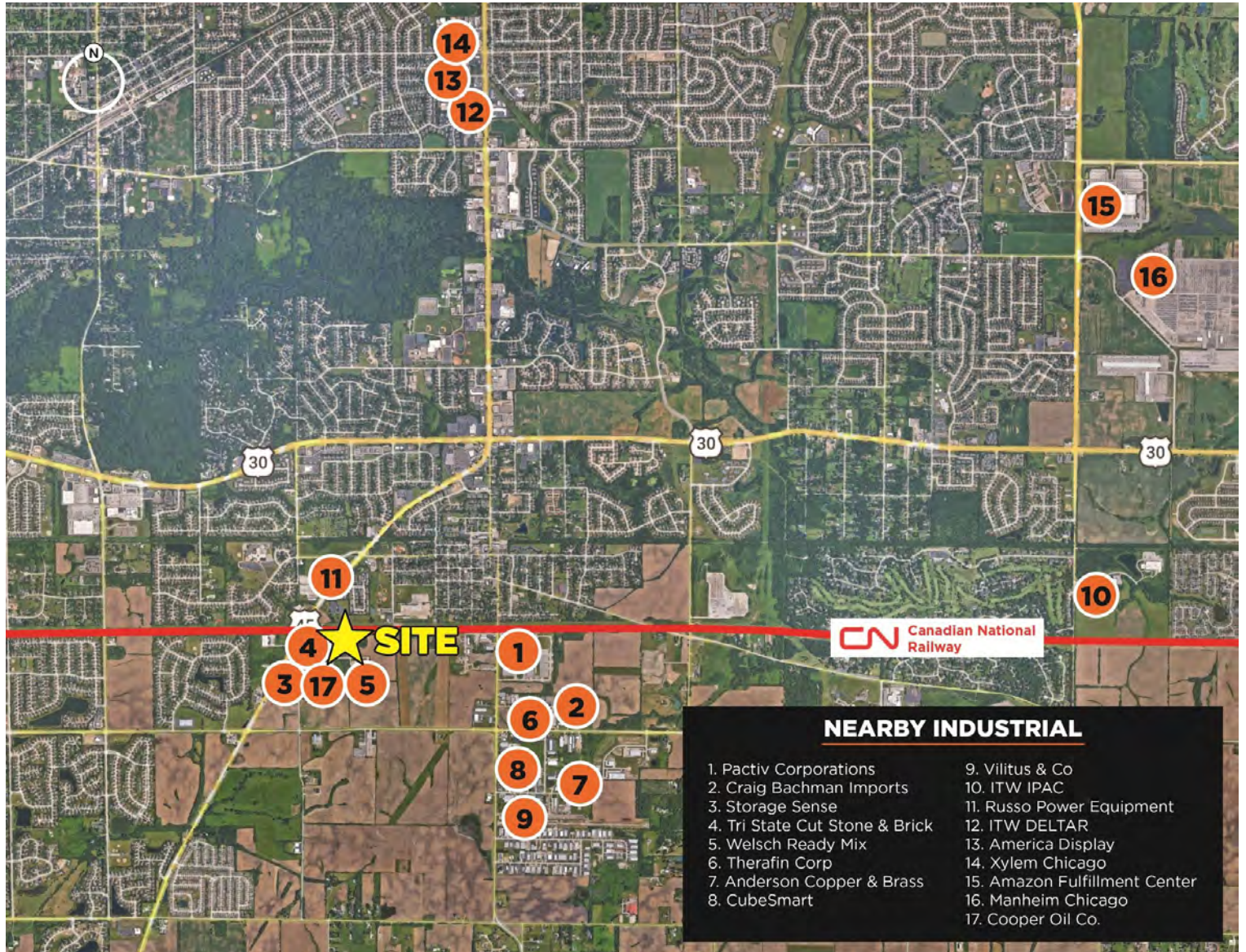
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PROPERTY AERIAL



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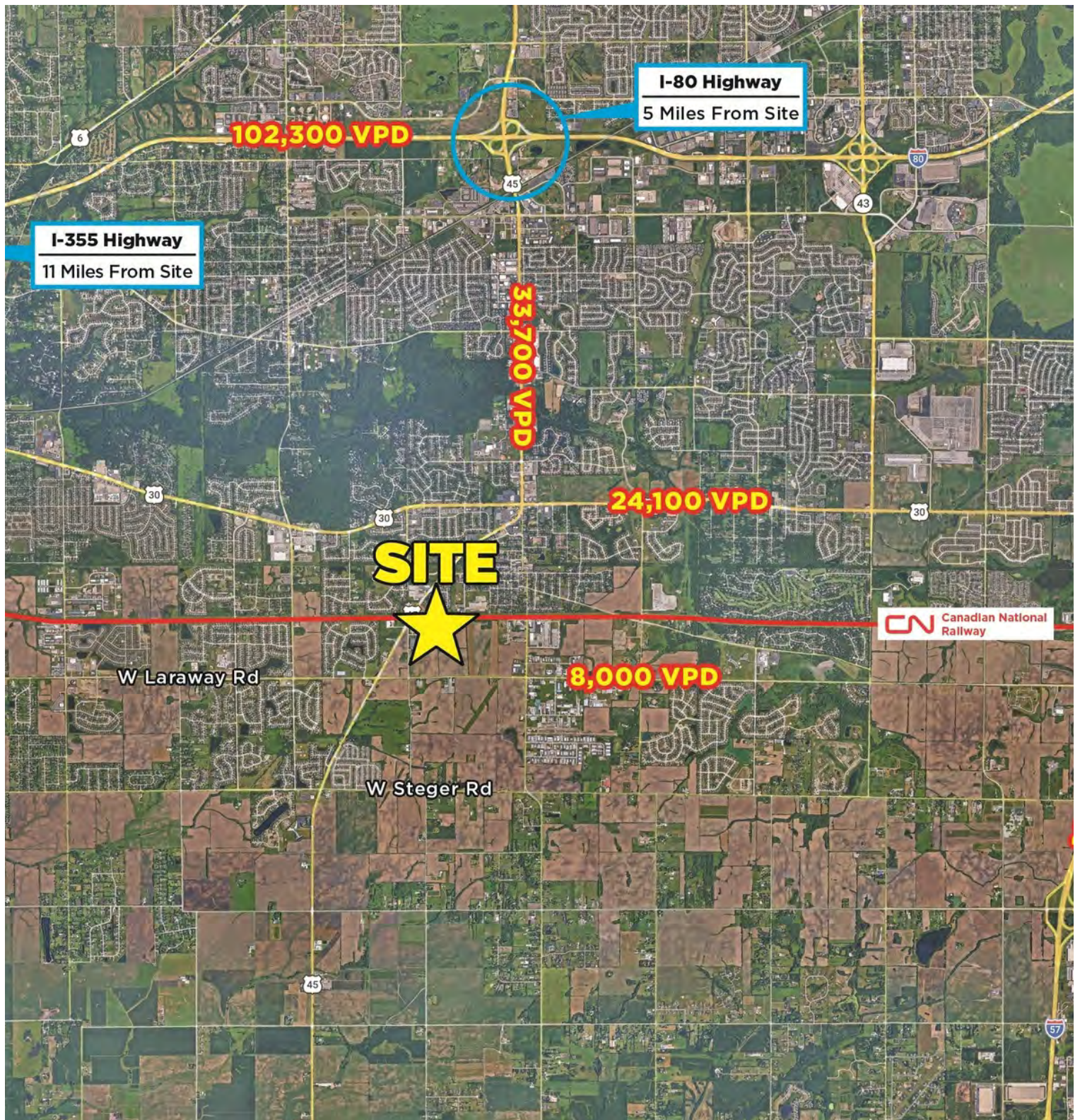
INDUSTRIAL & MANUFACTURING CORRIDOR



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SITE & TRAFFIC AERIAL



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Table of Permitted and Special Uses

P Permitted Use
S Special Use
Blank Not permitted

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	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Residential Uses																
Single-family detached dwelling	P	P	P	P			P									
Single-family dwelling, only if ancillary						P										
Two-family residences contained in one building				P	P											
Attached single family dwelling units constructed as a rowhouse, town home and/or condominium containing a maximum of 4 individual dwelling units					P											
A single building containing more than 4 individual dwelling units					S											

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Manufactured homes, factory-built homes or any other similar homes					S											5.C.11
Small group home	S	S	S	S	S		S									5.C.7
Large group home					S											5.C.7
Bed and breakfast inn															S	5.C.4
Dwelling unit(s) above first floor commercial use (Am. Ord. 2495, passed 08.04.08)								S							P	
Hotel and/or motel										S	S	S			S	
Long-term care facility, assisted living facility or independent living facility (Am. Ord. 2247, passed 12.05.05)					S				S	P					S	
Residence of the proprietor of a commercial use								S			S				P	5.C.15
Vacation Rental															S	5.C.38
Public, Cultural, Recreation, and Other Institutional Uses																
Ambulance service (Am. Ord. 2495, passed 08.04.08)													S	P		5.C.20
Cemetery	S	S	S	S	S	P	S									
College or university									S	S	S	S	S			

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Indoor civic, cultural, religious and institutional (including elementary and high schools, hospitals, and government buildings)	S	S	S	S	S	S	S	S	S	S	S	S	S		S	5.C.9
Indoor Recreation (other than schools) (Am. Ord. 3346, passed 02.22.22)					S				S	S			S	S	S	
Indoor Entertainment (other than schools) (Am. Ord. 3346, passed 02.22.22)					S				S	S			S	S	S	
Outdoor Recreation (public and private) over 1 acre (Am. Ord. 3346, passed 02.22.22)	S	S	S	S	S	P			S	S		S	S	S		5.C.23
Outdoor Recreation (public and private) under 1 acre (Am. Ord. 3346, passed 02.22.22)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	5.C.23

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Outdoor Entertainment (public and private) over 1 acre (Am. Ord. 3346, passed 02.22.22)	S	S	S	S	S	P			S	S		S	S	S		5.C.23
Outdoor Entertainment (public and private) under 1 acre (Am. Ord. 3346, passed 02.22.22)	P	P	P	P	P	P	P	P	P	P	P	S	P	P	S	5.C.23
Agriculture, Farming, and Mining Uses																
Agriculture on a Lot of not less than 40 feet						P										
Agriculture Warehouse						P								P		
Arboretum or botanical garden	S	S	S	S	S	P										
Breeding facilities	S					P										
Cultivation of field and garden corps						P										
Dairy farm, including processing						P										
Flower farm with no retail trade						P										
Grain storage						P								S		
Grass or sod farm						P										
Hatchery, poultry						P										
Mining and extraction						S								S		5.C.12

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Outdoor discharge of firearms within a controlled environment on the premises of a duly licensed shooting gallery, gun club, or rifle club. (Am. Ord. 2240, passed 10.21.05)						S										
Business Uses																
Animal Clinic						P			S	P	S					
Animal hospital and kennel (Am. Ord. 2495, passed 08.04.08)						P			S	S	S		S	S		5.C.21
Automobile fueling station									S	S						
Automobile rental agency (Am. Ord. 1887, passed 04.15.02)						S			S	S			S	S		
Automobile repair and service									S	S			S	S		5.C.2
Automobile sales (Am. Ord. 1887, passed 04.15.02)									S	S			S	S		
Bakery								P	P	P	S				S	5.C.3
Boat, camper, equipment (large), manufactured home, RV or motorcycle rental, sales and service (Am. Ord. 1887, passed 04.15.02)									S	S			S	S		5.C.5

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Body piercing and/or tattooing establishments where body piercing and/or tattooing is performed only by licensed physicians (Am. Ord. 2174, passed 07.05.05)											S					
Catering Service (Am. Ord. 2495, passed 08.04.08)									P	P			P			5.C.24
Car wash									S	S			P	P		
Convenience store								S	P	P	S	S			S	
Crematoria								S	S	S	S					5.C.32
Day care center or nursery	S	S	S	S			S	S	S	S	S	S			S	
Dry cleaning central plant serving not more than one retail outlet									P	P	S	P			S	
Equipment (small) rental									P	P						
Health clinic/office								P	P	P	P	P			P	
Indoor business sales and service, over 100,000 square feet (Am. Ord. 1887, passed 04.15.02)										P			P	P		

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Indoor business sales and service, between 10,000 and 100,000 square feet (Am. Ord. 1887, passed 04.15.02)									P	P			P	P	S	
Indoor business sales and service, between 5,000 and 10,000 square feet (Am. Ord. 1887, passed 04.15.02)								P	P	P	S	S	P	P	S	
Indoor business sales and service, under 5,000 square feet (Am. Ord. 1887, passed 04.15.02)								P	P	P	S	S	P	P	P	
Indoor retail sales of goods, over 100,000 square feet										P						5.C.10
Indoor retail sales of goods, between 10,000 and 100,000 square feet									P	P					S	
Indoor retail sales of goods, between 5,000 and 10,000 square feet								P	P	P	S	S			S	
Indoor retail sales of goods, under 5,000 square feet								P	P	P	S	S			P	

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Laundromat, launderette, or any self-service laundry facility (Am. Ord. 2240, passed 11.21.05)										S						
Massage Establishment (Am. Ord. 2904, passed 05.05.14)									S		S				S	5.C.11.1
Medical Cannabis Cultivation Center (Am. Ord. 2894. Passed 02.03.14)														S		5.C.34
Medical Cannabis Dispensary (Am. Ord. 2894. Passed 02.03.14)														S		5.C.35
Microbrewery / Distillery / Winery with Sampling Area (Am. Ord. 3041, passed 07.18.16)									S	S			S	S	S	5.C.25 5.C.36
Office and professional service								P	P	P	P	P	P		P	5.C.13
Accessory liquor sales									S	S	S	S			S	5.C.26
Packaged liquor store									S	S						5.C.25 5.C.27
Personal Service								P	P	P	S	S			P	
Restaurant, carry-out (Am. Ord. 2495, passed 08.04.08)									S	S	S	S	S		S	5.C.24

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Restaurant, full service (Am. Ord. 1887, passed 04.15.02 and Am. Ord. 2495, passed 08.04.08)								S	P	P	S	S	S		S	5.C.24
Restaurant, full service, with liquor sales									S	S	S	S			S	5.C.24 5.C.25 5.C.28
Restaurant/Tavern									S	S					S	5.C.24 5.C.25 5.C.29
Tasting Room									P	P						5.C.25 5.C.30
Tavern									S	S					S	5.C.25 5.C.31
Theater, indoor										P	S					
Tobacco Store (Am. Ord. 2780, passed 06.04.12)									S	S						5.C.33
Treatment facility (Am. Ord. 2247, passed 12.05.05)											S	S	S			
Undertaking establishment or funeral parlor								S	P	P	S				S	
Industrial and Higher Intensity Uses																
Animal feed preparation, grinding, mixing and storage						S									S	
Automotive and scrap salvage yard, if in a completely enclosed building														P		

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Automotive body shop													S	P		5.C.2
Building trades' and contractor's office													P	P		5.C.6
Commercial testing laboratory											S	P	P			
Construction or demolition landfill														S		
Data Centers												S	S	S		5.C.8
Industry and manufacturing, heavy														P		5.C.8
Industry and manufacturing, light												P	P	P		5.C.8
Landscape Company (Am. Ord. 2495, passed 08.04.08)						P							S	S		
Limited retail sales in association with a warehouse use (Am. Ord. 2240, passed 11.21.05 and Am. Ord. 2495, passed 08.04.08)													S	S		5.C.19
Manufacture, storage and sale of mobile homes and/or trailers, farm implements and other similar equipment on a paved open lot														P		

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Printing, publishing or lithography establishments											P	P	P	P		
Radio and television studios, stations						S		S	S	S	S	S	S	S	S	
Research facilities											P	P	P	P	S	
Sale, distribution, or discharge of firearms, or ammunition within an indoor controlled environment (Am. Ord. 2240, passed 11.21.05)														S		5.C.37
Self-service storage facility														S		5.C.16
Taxicab association (Am. Ord. 2495, passed 08.04.08)													S	P		5.C.22
Telecommunication stations and transmission devices	S					S		S	S	S	S	S	S	S	S	5.C.17
Towing service with storage of vehicles													S	S		5.C.18
Utility facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	
Warehouse and wholesale establishments												P	P	P		5.C.19
Transportation-Related Uses																
Airport and heliport						S									S	
Public garages								S	P	P	S	P	P	P	S	

	E-R	R-1	R-2	R-3	R-4	AG	H-R	B-1	B-2	B-3	B-4	OR	I-1	I-2	H-1	Use Standards
Railroad freight station (Am. Ord. 2495, passed 08.04.08)													S	P		
Transit and transportation facilities									S	S	S	S	S	S	S	
Truck terminals														S		
Miscellaneous																
Adult use														S		5.C.19
Drive-up service windows associated with permitted uses								S	S	S	S	S	S			
Off-street parking facility on a separate zoning lot from the associated use								P	P	P	P	P	P	P	S	
Outdoor seating associated with a permitted restaurant (Am. Ord. 2495, passed 08.04.08)								S	S	S	S	S	S		S	5.C.14
Outdoor sales										S						
Outdoor storage except uncontained materials (Am. Ord. 2495, passed 08.04.08)						S				S			S	P		
Outdoor storage of un-contained bulk materials (Am. Ord. 2495, passed 08.04.08)						S								S		

VILLAGE OF FRANKFORT FLOOD STUDY REQUIRED



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