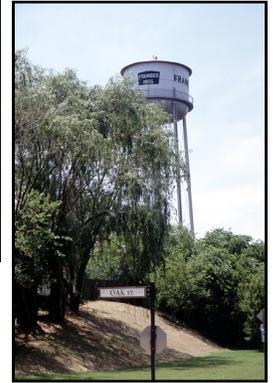


Development Opportunities

Village of Frankfort, IL

Historic Downtown District



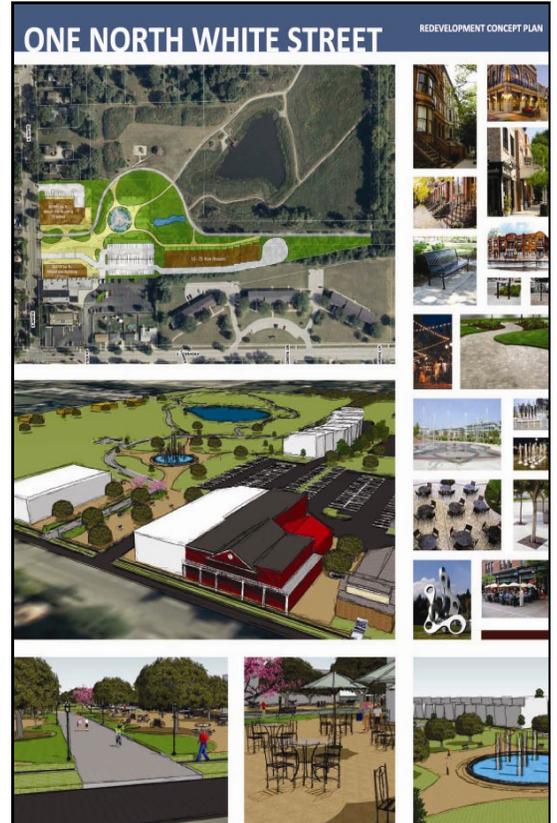
Frankfort was founded in 1855 and incorporated in 1879. In 1855, the Joliet & Northern Indiana Railroad built a line through the present Village and named it “Frankfort Station”. Bowen and Elwood streets in the downtown area are named after two officers of the new railroad. One of the stops on the railroad is where Breidert Green is today. After the Village was incorporated in 1879, the word “Station” was dropped. Many of Frankfort’s homes and stores in the historic district are over 100 years old.

Village of Frankfort
432 W. Nebraska Street, Frankfort, IL 60423
Phone: 815.469.2177 Fax: 815.469.7999
www.villageoffrankfort.com



One North White Street Redevelopment Opportunity

- ± 5 acres located in downtown district
- Village owned property
- Approved mixed use concept with public amenities
- Walking distance to restaurants, shops & nearby neighborhoods
- Frontage on White Street (main thoroughfare through downtown)
- High pedestrian & cyclist traffic count on adjacent Old Plank Road Trail
- Walking distance to Breidert Green— home to year round Village events
- Expanded public parking facilities
- Old Plank Road Trail access (20 mile regional bike trail)



Summary—Historic District Development Opportunities:

- **28 Kansas Street:** Commercial retail store/office location approved for a 22,000 square foot, three story building
- **28 Nebraska Street:** Former bank branch offers 31,540 square feet of land; 38 dedicated on-premises parking spaces
- **3 Elwood Street:** Property NW corner of White & Elwood; 100 feet of frontage; eligible for commercial zoning
- **216-21 White Street:** 240' x 150' vacant property located on White Street zoned H-1 in Historic District

Development Opportunities

Historic Downtown District Frankfort, IL

Contact:

Jeff Cook—Village of Frankfort
Community Development Director
815-469-2177



Population

Year	Frankfort	Will County
1990:	7,180	357,313
2000:	10,392	502,266
2004:	14,692	586,706
2010:	17,781	620,156*
2020:*	35,552	822,743
2030:*	67,218	1,107,778

*Projected (Source NIPC)

- Frankfort has grown over 250% since the 1990 census
- Will County is the fastest growing county in Illinois (& one of the fastest growing counties in the United States)

Economic Indicators

- Median family income \$122,045
- Avg. Home Value \$405,000
- Medium age 37.5
- Premier educational system
- Abundant, educated labor force
- High quality, distinctive housing

Tax Advantages

- Low Will County Taxes
- 7.0% Sales Tax Rate
- Village tax rate has decreased each year for the past 16 years
- Property tax rate per \$100 assessed valuation .3398 (Village portion in 2010)

Development Advantages—Historic District

- Low Interest Loan Program Available
- Approved Comp Plan emphasizes downtown development
- “Fast Track” development review process
- Grant program available to attract new retail businesses



Great Commercial Opportunity at 28 Kansas Street
Zoning entitlement has been secured for a 3 story, 22,000 square foot building in the heart of downtown Frankfort!



Office/Retail Opportunity at 28 W. Nebraska Street
Former bank branch zoned H-1 in Historic District offers 31,540 square feet of land with 38 dedicated, on-premises parking spaces.

Available Properties

- NW corner of White & Elwood; 100 feet of frontage on White/Kean; 250 feet of depth on Elwood Street. Eligible for commercial zoning.
- 240' x 150' vacant property located on White Street zoned H-1 in Historic District.

Convenient Location: The Village of Frankfort is strategically located 37 miles southwest of Chicago. Frankfort sits at the crossroads of U.S. Route 45 and U.S. Route 30, just three miles south of I-80 and six miles west of I-57. The southern extension of I-355 easily connects Frankfort to Chicago’s north, west and northwest suburbs. Both O’Hare and Midway airports are less than an hour’s drive away, and the potential for a third airport in Peotone insures Frankfort as a strategic location for continued development.