



**MINUTES**  
**REGULAR MEETING OF VILLAGE OF FRANKFORT**  
**PLAN COMMISSION / ZONING BOARD OF APPEALS**  
**FEBRUARY 8, 2018 – VILLAGE ADMINISTRATION BUILDING**  
**432 W. NEBRASKA STREET**

**Call to Order** Chair Don Schwarz called the meeting to order at 6:30 P.M.

Commissioners Present: Margaret Farina, Alicia Hanlon, Gene Savaria, Jessica Petrow, Maura Rigoni, Lisa Hogan and Don Schwarz

Commissioners Absent: None

Staff Present: Building Department Supervisor Adam Nielsen and Administrative Assistant Marina Zambrano

Elected Officials Present: Trustee Mike Stevens, Trustee Bob Kennedy and Trustee John Clavio

**A. Approval of the Minutes from January 11, 2018.**

**Motion (#1):** Approve the minutes from January 11, 2018.

Motion by: Farina  
Approved: (6 to 0)

Seconded by: Petrow

**B. Approval of the Revised Minutes from January 25, 2018.**

**Motion (#2):** Approve the revised minutes from January 25, 2018.

Motion by: Hogan  
Approved: (6 to 0)

Seconded by: Hanlon

**C. Public Hearing Request: Freddy's Frozen Custard and Steakburgers Major PUD Change (TABLE INDEFINITELY)**

Public Hearing Request: Major planned unit development change for Outlot 2 in the Frankfort Crossings Subdivision, and special use permits for a carryout restaurant, outdoor seating, and a drive-up service window, to permit the construction of Freddy's Frozen Custard and Steakburgers at 9701 W. Lincoln Highway.

**Motion (#3):** Recommend to table the hearing indefinitely

Motion by: Rigoni  
Approved: (6 to 0)

Seconded by: Farina

**D. Final Plat Approval: Luoma Resubdivision**

Public Hearing Request: Final plat approval of the resubdivision of Lot 7 in Silver Tree Subdivision and Outlot 13 in the Iron Gate Estates Subdivision, to consolidate the properties into one lot of record located at 20700 N. Locust Street.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. The applicants, Barb and Laird Luoma, were present and further described the request.

- Plan Commission members discussed the proposed plat of resubdivision and recalled this outlot was discussed during the final plat approval for Iron Gate Estates. Staff informed the Commission that the applicant was seeking additional property and if approved the consolidation will provide them with an additional 4,000 square feet of property and one single lot of record.
- Members discussed if there was a tree preservation easement proposed on Outlot 13. Staff commented there is a tree preservation easement along the northern and southern property lines of Outlot 13, but did not include a tree preservation easement along the rear of the outlot.

**Motion (#4):** Recommend the Village Board approve the final plat of Resubdivision for lot 7 and Outlot 13 in the Silver Tree and Iron Gate Estates Subdivision to create a single lot of record in accordance with the approved plans and public testimony.

Motion by: Hogan  
Approved: (6 to 0)

Seconded by: Petrow

**E. Workshop: Village Kettle Brewing Company Special Use**

Future Public Hearing Request: Special use for a full service restaurant with liquor sales to operate Village Kettle Brewing Company, proposed at 6 Elwood Street.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. The applicant, Will Rafol and the architect, Steven Smolinsky were present and further described the request.

- Commissioners discussed the requirements of a full service restaurant and a restaurant/tavern. Commissioners noted the floor plan did not provide a delineation of the bar area and did not comply with the full service restaurant requirements. The applicants indicated that revisions can be provided to meet the requirements.
- Members questioned how much of the floor plan is designated for packaged alcohol retail sales as this was not indicated on the proposed plan. Staff commented per the Zoning Ordinance retail displays of packaged alcohol shall not exceed, in total, 10% of the customer floor area. The applicant commented retail sales will be less than 10% of the total customer floor area and will be indicated on the plans.
- Members discussed the hours of operation. The Village of Frankfort Zoning Ordinance restricts hours of operation from 7:00 A.M. to 11:00 P.M. The applicant's proposal is compliant with this requirement as hours of operation are identified as follows:
  - Sunday- Saturday: 11:00 AM- 9:00 PM
  - Thursday- Saturday: 11:00 AM- 10:00 PMbut the plan does not identify the manufacturing of alcohol hours, which are also limited to 7:00 A.M. – 11:00 P.M. Commissioners asked the applicant to identify manufacturing hours.



- Commission members discussed the parking requirements. Members requested a parking analysis of the adjacent businesses during their peak hours of demand. Parking requirements for a full service restaurant are one (1) space per 100 square feet of gross floor area; plus one (1) space per employee for the work shift with the largest number of employees. The applicants indicate 8-15 employees will be onsite, further reducing the ability to comply with parking requirements. Commissioners also discussed the ability of parking off site within adjacent public parking lots.
- Members discussed the use of amusement devices. The applicant commented that they would like to have three televisions as indicated on the floor plan. Staff informed the Commission that televisions are not allowed within the restaurant area of an establishment identifying as a full service restaurant, but could be located within the dedicated bar or lounge area.
- Members questioned whether there will be live entertainment. Although, not indicated on the floor plan, the applicant commented they would like to pursue live entertainment, during certain events. Staff added there will be a supplemental fee for any live entertainment request and additional permits that need to be applied for and approved.

**F. Public Comments**

None

**G. Village Update**

Trustee Mike Stevens provided an update on recent Village Board discussions.

**H. Other Business**

None

**I. Attendance Update**

Members confirmed their availability for the next Plan Commission Meeting to be held on February 22, 2018.

**Motion (#5):** Adjournment (7:48 PM)

Motion by: Rigoni

Seconded by: Hogan

Unanimously approved by voice vote.

Approved February 22, 2018

As Presented 

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



/s/Donnell Schwarz, Chairman

gaut /s/ Secretary