



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
JUNE 28, 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: Lisa Hogan, Margaret Farina, Maura Rigoni, Alicia Hanlon and Don Schwarz

Commissioners Absent: Jessica Petrow and Gene Savaria

Staff Present: Assistant Director of Development Services Zach Brown, Planning Intern, Jake Sodaro and Utilities Administrative Assistant Marina Zambrano

Elected Officials Present: Trustee Mike Stevens, Trustee John Clavio and Trustee Keith Ogle

Chairman Schwarz swore in all those wishing to give public testimony.

A. Approval of the Minutes from June 14, 2018.

Motion (#1): Table the approval of the minutes from June 14, 2018 meeting to July 12, 2018

Motion by: Hogan
Approved: (4 to 0)

Seconded by: Rigoni

B. Public Hearing Request: LuLu of London LLC Special Use (Ref. #102)

Public Hearing Request: Special use for limited retail sales to permit the operation of Sweet LuLu, an on-line party supply warehouse/retailer, located at 9401 W. Laraway Road.

Assistant Director of Development Services Zach Brown presented the staff report and provided an overview of the request. Applicant, Jessie Senese was present and further described the request.

- Resident, Marc Adams questioned how much sales tax the retail area would generate noting that he is pleased with the proposal and happy to keep the sales tax in Frankfort;
- Commissioner Farina questioned the process for rezoning the property to retail noting its location along a major arterial road. Mr. Brown added that a petition to rezone the property would need to be filed by the owner of the building;

- Member Farina questioned if the applicant would be able to expand her business without additional Plan Commission Review. Staff noted that if the retail area were expanded a new special use permit would be required;
- Plan Commission members questioned whether craft workshops will occur at the new location. Applicant added that there is no plan at this point. Prior craft workshops were normally in the evenings and/or weekends with a small group from 8-12 people;
- Commissioner discussed parking noting that ample spaces were available to accommodate the retail area;

Motion (#2): Recommend the Village Board approve a special use for limited retail sales to permit the operation of Sweet LuLu, located at 9401 W. Laraway Road, in accordance with the reviewed plans and public testimony.

Motion by: Farina
Approved: (4 to 0)

Seconded by: Rigoni

C. Public Hearing Request: Aldi, Inc. Major PUD Change (Ref. #103).

Public Hearing Request: Major planned unit development change to accommodate the construction of a 3,286 square foot addition to the existing Aldi store located at 20230 S. LaGrange Road.

Assistant Director of Development Services Zach Brown presented the staff report and provided an overview of the request. Aldi Representative, John Sander was present and further described the request noting that landscaping changes were made from prior workshop and the façade was enhanced.

- Plan Commission members thanked the applicant for working with staff to reach a compromise and address the concerns raised at the workshop meeting;
- Commissioners questioned if additional planting areas could be added near the cart corrals at the entrance to the building noting the loss of the existing raised planting area. The applicant agreed to work with Aldi to provide additional plantings if possible;
- Commissioners acknowledged the need for a condition of staff approval of building materials noting that it is extremely important that the new materials match the existing;
- Members discussed parking noting the increase in stalls from the previous plan;
- Commissioners requested the condition on having Aldi employees park in the easternmost parking area be removed as this would be difficult to enforce;

- Member Farina questioned if Aldi ever utilized green roofs. The applicant noted that he was not aware of any Aldi stores with a green roof;

Motion (#3): Recommend the Village Board approve a major PUD change to accommodate the construction of a 3,286 square foot addition to the existing Aldi store located at 20230 S. LaGrange Road in accordance with the reviewed plans and public testimony and conditioned upon staff approval of building materials samples to match the existing building and final engineering approval.

Motion by: Hanlon

Seconded by: Farina

Approved: (4 to 0)

D. Public Comments

None

E. Village Update

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

F. Other Business

Member Farina suggested staff prepare an ordinance update regarding parking requirements for grocery stores. Staff provided an update on the comprehensive plan process. Commissioners requested an update on the status of the home at 122 Walnut Street. Members requested the Village address the unfinished improvements at the Iron Gate subdivision.

G. Attendance Update

Members confirmed their availability for the next Plan Commission Meeting to be held on July 12, 2018.

Motion (#3): Adjournment (7:05 PM)

Motion by: Hogan

Seconded by: Rigoni

Unanimously approved by voice vote.

Approved July 12, 2018

As Presented



As Amended



/s/Donnell Schwarz, Chairman



/s/ Secretary