



**MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
AUGUST 9, 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, Gene Savaria, Jessica Petrow and Don Schwarz

Commissioners Absent: None

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

Elected Officials Present: Plan Commission Liaison Trustee Mike Stevens, Trustee Heath, Trustee Clavio, Trustee Kennedy, and Clerk Borrelli

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

A. Approval of the Minutes from July 26, 2018.

Motion (#1): Approval of the minutes from July 26, 2018 meeting.

Motion by: Hogan

Seconded by: Farina

Approved: (6 to 0)

B. Public Hearing Requests: SDW Investments, LLC 7 & 11 N. White Street (Ref. #108)

Public Hearing Request: Rezoning of the properties located at 11 and 19 N. White Street from R2 to H1 and special use permits for a planned unit development, full service restaurant with liquor sales, extended hours of operation, and outdoor seating to permit the construction of a ±11,462 square foot mixed use building on the property located at 7 N. White Street, the operation of a ±5,454 square foot restaurant in the new commercial building proposed at 7 N. White Street, the conversion of the existing residential home at 11 N. White Street to commercial use, and the construction of a new public parking lot on the properties located at 11 and 19 N. White Street. Other Request: Final Plat Approval

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant, Grant Currier was present and further described his request noting the modifications made since the workshop

Chair Schwarz solicited comments from the audience. Audience members noted the following:

- Pegg Donellan noted that she is in favor of the proposed new building and renovation of the 11 N. White Street house stating that the plans are gorgeous. Ms. Donellan requested that the rooftop mechanical units be screened from view;
- Ms. Donellan expressed her opposition to the granting of another liquor license in the downtown area, cited CDC guidelines for alcohol density, and expressed her opinion that downtown Frankfort is an “alcohol outlet cluster” having seven liquor outlets in less than 1,000 feet;
- Ms. Donellan read out loud a letter from her friend Vicky regarding her former downtown business Elwood Alehouse and the Village’s alleged denial of her requests for expansion of her liquor license and outdoor seating. A copy of the letter was not provided for the record;
- Kirk Nissen expressed his concern with the development plan noting that he believes it will generate too much traffic on White Street, make turning onto White Street dangerous, and that there will not be enough parking for all patrons. Staff cited the downtown parking study findings that, outside of Village events, the parking lots on the east side of White Street are highly underutilized;
- Lisa Slattery expressed her belief that the parking study is not accurate as it did not take into consideration traffic generated by Fat Rosie’s;
- Mrs. Slattery expressed concern with the removal of the fence to the north of the development noting that the fence will aid in keeping unwanted guest out of her back yard and stated that even without the new development people frequently wander from the Prairie Park into her yard and act inappropriately;
- Ms. Slattery noted an incident in which someone relieved themselves in her yard, questioned the size of the bathrooms in the proposed restaurant, and whether or not the restaurant bathrooms would be open to the public;
- Ms. Slattery requested the PUD be expanded to cover the parking lot at the rear of the One North White Street property;

During the Plan Commission discussion:

- Commissioners discussed the proposed rezoning noting that it is consistent with both the Village’s Comprehensive Plan and Historic District Revitalization Plan;
- Commissioner Rigoni requested the applicant to discuss the service entrance at the rear of restaurant noting that the proposed bollards would

impede traffic flow. The applicant agreed to revise the plans to remove the ramp and bollards from the drive aisle and permit two-way traffic flow;

- Commissioners discussed the recommendations of the Traffic Advisory Committee noting that flexibility remains to modify the northernmost parking lot access if the need arises;
 - Member Hanlon questioned if electronic parking availability displays could be added to the public lots to indicate how many parking spaces were available. Staff noted that technology exists to achieve that objective however questioned the cost of doing so;
 - Member Hanlon suggested staff review the traffic on Bowen Street and recommended a drop off spot be included along White Street for restaurant patrons;
 - Commissioner Farina questioned when a new parking study would be needed. Staff noted that the current study took numerous future development scenarios into consideration but that the study could be updated in the future should the need arise;
 - Commissioner Petrow suggested the Village consider implementing timed parking in an effort to keep employees from utilizing prime public parking spaces;
 - Member Farina suggested the Village continue to review traffic flow and parking in the area after the new buildings are fully operational to see what's working and what needs modification; Member Farina also suggested to review the delivery times;
 - Commissioner Savaria suggested adding speed bumps on white street;
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- Members questioned if the user for the restaurant space had been finalized. The applicant noted that they do not have a lease in place and that several possible tenants are being considered;
 - Commissioners discussed the proximity of the development to the Old Plank Road Trail citing concerns from the workshop meeting regarding possible pedestrian and cyclist conflicts. Members thanked the applicant for the inclusion of additional signage and striping and noted that no pedestrian / cyclist accidents were reported by the Frankfort Fire and Police departments behind the Grainery Shopping Center;
 - Commissioners were appreciative of the additional tree preservation efforts, the inclusion of additional landscaping, and the increase in planting size of some of the trees;

- Members questioned if the applicant had discussed the removal of the fence along the northern property line with the owner of the property to the north. The applicants indicated that they made several attempts to contact the property owner however were unsuccessful. Mr. Brown noted that he spoke with Mr. Rauch and that he expressed a preference for a fence;
- Commissioners discussed the merits of a fence vs. landscaping to provide screening to the north and expressed a preference for landscaping. Members requested the applicant work with staff to develop a landscape plan that achieves the objective of screening headlights shining to the north;
- Commissioners discussed the proposed architecture and confirmed with the applicant that the rooftop HVAC units would be fully screened;
- Members discussed the materials being utilized for the trash enclosure doors. Mr. Currier added that they will revise the doors to utilize a composite material;
- Commissioners discussed the requested hours of operation and thanked the applicant for reducing the hours from 1:00 am to 12:00 am;
- Members questioned the outdoor seating hours and regulations for outdoor music;

Motion (#2): Recommend the Village Board approve the rezoning of the properties located at 11 and 19 N. White Street from R2 to H1 to permit the conversion of the existing residential structure located at 11 N. White Street from residential to commercial use and the construction of a new public parking lot on 11 and 19 N. White Street in accordance with the reviewed plans and public testimony.

Motion by: Farina
Approved: (7 to 0)

Seconded by: Hogan

Motion (#3): Recommend the Village Board approve a special use for a planned unit development to permit the construction of a ±11,462 sq. ft. mixed use building on a portion of the 7 N. White Street property, conversion of the existing residential structure located at 11 N. White Street from residential to commercial use, and construction of a new public parking lot on 11 and 19 N. White Street in accordance with the reviewed plans and public testimony and conditioned upon final engineering approval, the prohibition of new commercial, industrial, or residential structures from being built upon the property formerly occupied by the Fox Lumber outdoor storage yard, modification of the trash enclosure doors for the new mixed use building to utilize a composite material, modification of the loading area at the southeast corner of the new building to remove the ramp and bollards from the drive aisle and allow two-way traffic flow, and staff approval of a revised landscape plan to address headlight screening to the north;

Motion by: Hanlon
Approved: (7 to 0)

Seconded by: Hogan

Motion (#4): Recommend the Village Board approve a special use permit for a full service restaurant with liquor sales to permit the operation of a ±5,454 square foot restaurant in the new mixed use building proposed at 7 N. White Street in accordance with the reviewed plans and public testimony;

Motion by: Hanlon
Approved: (7 to 0)

Seconded by: Rigoni

Motion (#5): Recommend the Village Board approve a special use permit for extended hours of operation until 12:00 am on Thursday, Friday, and Saturday only in connection with the restaurant proposed at 7 N. White Street in accordance with the reviewed plans and public testimony;

Motion by: Hogan
Approved: (7 to 0)

Seconded by: Farina

Motion (#6): Recommend the Village Board approve a special use permit for outdoor seating to permit the operation of a ±900 square foot outdoor seating area in connection with the restaurant proposed at 7 N. White Street in accordance with the reviewed plans and public testimony;

Motion by: Hogan
Approved: (7 to 0)

Seconded by: Petrow

Motion (#7): Recommend the Village Board approve a special use permit for outdoor seating to permit the operation of a ±711 square foot outdoor seating area in connection with the converted residential structure located at 11 N. White Street in accordance with the reviewed plans and public testimony;

Motion by: Petrow
Approved: (7 to 0)

Seconded by: Farina

Motion (#8): Recommend the Village Board approve the final plat for the White Street Subdivision in accordance with the reviewed plans and conditioned upon final engineering approval;

Motion by: Farina
Approved: (7 to 0)

Seconded by: Hanlon

C. Public Comments

None.

D. Village Update

Trustee Stevens noted that the Village Board approved the final PUD, plat of vacation and final plat for the Folkers' Townhomes subdivision and a resolution regarding a non-home rule sales tax referendum;

E. Other Business

Commissioner Rigoni suggest for Staff to discuss the residents growing concerns on the trail with the appropriate person to have additional patrol on the trail.

F. Attendance Update

Members present confirmed their availability for the next Plan Commission Meeting to be held on August 23, 2018 however suggested the time of the meeting be changed to 7:00 pm due to conflicts with "Curriculum Night" at Grand Prairie Elementary School.

Motion (#9): Recommend the August 23rd Plan Commission meeting be moved from 6:30 pm to 7:00 PM;

Motion by: Rigoni

Seconded by: Savaria

Approved: (7 to 0)

Chair Schwarz called for a motion to adjourn. Prior to receiving a motion resident Debra Hardwick approached the podium. Ms. Hardwick noted that there have been many changes in the downtown area over time and expressed her belief that the Village dismisses the input received from residents in the H1 district. Ms. Hardwick expressed concern for the proposed restaurant's hours and deliveries noting that it is common to have deliveries occur at 4:00 am in the downtown area.

Lisa Slattery stated that she feels that she is wasting her breath attending Village meetings however noted that she feels obligated to attend to make her concerns known.

Motion (#10): Adjournment (8:47 PM)

Motion by: Hogan

Seconded by: Farina

Unanimously approved by voice vote.

Approved August 23, 2018

As Presented 

As Amended _____



/s/Donnell Schwarz, Chairman



/s/ Secretary