



**MINUTES**  
**MEETING OF VILLAGE OF FRANKFORT**  
**PLAN COMMISSION / ZONING BOARD OF APPEALS**  
**JUNE 27, 2019 – VILLAGE ADMINISTRATION BUILDING**  
**432 W. NEBRASKA STREET**

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

**Commissioners Present:** Kris Michuda, Ken Guevara, Dan Knieriem, and Chair Maura Rigoni

**Commissioners Absent:** Alicia Hanlon, Gene Savaria, Lisa Hogan

**Staff Present:** Assistant Director of Development Services Zach Brown and Utilities Executive Assistant Marina Zambrano

**Elected Officials Present:** Trustee John C. Clavio, Trustee Keith Ogle, and Trustee Adam Borrelli

**A. Approval of the Minutes from June 13, 2019**

**Motion (#1):** Approval of the minutes from June 13, 2019

Motion by: Michuda                      Seconded by: Guevara  
Approved: (4 to 0)

Chair Rigoni swore in all those wishing to provide public testimony.

**B. Public Hearing Request: Kostro Variance (Table indefinitely)**

**Public Hearing Request:** Accessory structure area variance from 144 sq. ft. to 625 sq. ft. to permit the construction of a basketball court in the rear yard of the property located at 236 W. Nebraska St.

Assistant Director of Development Services, Zach Brown noted that the applicant had since withdrawn the application and suggested the project be tabled indefinitely.

**Motion (#2):** Table the Kostro Variance indefinitely:

Motion by: Guevara                      Seconded by: Knieriem  
Approved: (4 to 0)

**C. Public Hearing Request: Method Athletics Special Use (Ref. #102)**

**Public Hearing Request:** Special use for indoor recreation and entertainment to permit the operation of Methods Athletics, a physical therapy/personal training facility, located at 706 Center Road.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant Dr. Gavin Weir III was present and noted that he has a unique business model that differs from a traditional

gym membership and that most of the people utilizing the personal training component of the business are former physical therapy patients.

During the Plan Commission discussion:

- Commissioners questioned the capacity of the facility. Mr. Weir noted that he would limit use of the facility to eight people at a time and expects a maximum staff of three;
- Members questioned if staff would be present at all times. The applicant noted that there may be times in which no staff is present and access to the facility permitted by key cards. Mr. Weir noted that security cameras would be provided to monitor the facility;
- Commissioners discussed parking requirements noting that ample parking existed for the proposed use however requested staff work with other existing business owners in the center to remove trailers, box trucks, and other equipment from parking spaces throughout the development;
- Staff noted that the applicant would be back before the Commission on July 11<sup>th</sup> with a request for extended hours of operation;

**Motion (#3):** Recommend the Village Board approve a special use for indoor recreation and entertainment to permit the operation of Method Athletics located at 706 Center Road in accordance with the reviewed plans and public testimony:

Motion by: Guevara  
Approved: (4 to 0)

Seconded by: Knieriem

#### **D. Workshop: The Wine Thief Special Uses**

Future Public Hearing Request: Special uses for a restaurant/tavern, accessory liquor sales, and outdoor seating to permit the operation of The Wine Thief, a bistro and specialty wine shop, proposed at 6 Elwood Street

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. Ed Thelen, Valarie Thelen, and Tom Nolan were present representing The Wine Thief. The applicants further explained their business noting that they want to provide an upscale yet casual environment where resident can enjoy a dining option that differed from other existing restaurants in town.

During the Plan Commission discussion:

- Commissioners questioned if the applicant had experience in the restaurant industry. The applicants noted that they did not however they were working with a consultant with extensive restaurant experience;
- Members confirmed that the applicant was not requesting extended hours of operation;

- Staff confirmed that there is a history of alcohol sales in the subject unit citing previous businesses Always Open (packaged sales) and Elwood Alehouse (on-site consumption);
- The applicant described the proposed self-service wine stations noting that they will be reserved for their higher end wine offerings and that access to the stations will be controlled through the use of smart cards assigned to patrons following age verification;
- Staff clarified that Commissioners are responsible for reviewing the special use request with respect to the standards contained in the zoning ordinance and that the Mayor as the liquor commissioner and Village Board are responsible for granting liquor licenses;
- Members discussed the retail sales of wine and requested the applicant confirm that the majority of his sales will be derived from food sales and on-site consumption of wine and draft beer;
- Commissioners discussed the proposed outdoor seating area noting that ample parking would remain despite the loss of three parking stalls;
- The applicant clarified that the patio area would be constructed as a concrete pad with a broom finish and that the eastern edge of the patio would be raised  $\pm 8''$  in comparison to the surrounding parking lot grade;
- The applicant noted that access to the seating area would be provided through the interior of the restaurant however explained that two additional emergency access point are also proposed;
- Commissioners discussed safety and expressed concern for vehicle conflicts with the patio enclosure. The applicant agreed to work with staff to address safety concerns prior to the public hearing;
- Members discussed delivery access. The applicant noted that they do not expect semi-truck deliveries and that the service entrance to their unit is provided at the southeast corner of the building;
- The applicant noted that all refuse bins in the trash enclosure are roll-off style and that access to the bins would not be blocked by the proposed patio;
- Commissioners questioned if the applicant considered relocating the trash enclosure and moving the seating area further south. Staff noted that they discussed that option with the applicant however there was concern regarding moving the patio closer to the public restrooms;
- Members thanked the applicant for his detailed proposal and suggested he work with staff to address any outstanding issues;

- Staff noted the Historic Preservation Commission review of the exterior improvements was scheduled for July 10<sup>th</sup>;

**E. Public Comments**

None

**F. Village Update**

Trustee Clavio noted that Gene Savaria was appointed as Village Clerk and that the Village is accepting applications for a new Plan Commission member.

**G. Other Business**

None

**H. Attendance Update**

Members present confirmed their availability for the next Plan Commission meeting to be held on July 11, 2019 except Dan Knieriem.

**Motion (#4):** Adjournment (7:33 PM)

Motion by: Michuda

Seconded by: Guevara

Unanimously approved by voice vote.

Approved July 11, 2019

As Presented   X  

As Amended           

Maura A. Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary