



**PLAN COMMISSION / ZONING BOARD OF APPEALS
AGENDA**

**Thursday, May 12, 2022
6:30 P.M.**

**Frankfort Village Hall
432 W. Nebraska Street (Board Room)**

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- 1. Call to Order**
 - 2. Swearing-in of New PC/ZBA Member Brian James**
 - 3. Roll Call**
 - 4. Approval of Minutes of April 14, 2022 and April 28, 2022**
 - 5. Plan Commissioner Training**
Illinois Chapter of the American Planning Association and the DePaul University Chaddick Institute for Metropolitan Development Planning Officials training session.
 - 6. Public Comments**
 - 7. Adjournment**

All applicants are advised to be present when the meeting is called to order. Agenda items are generally reviewed in the order shown on the agenda, however, the Plan Commission/Zoning Board of Appeals reserves the right to amend the agenda and consider items in a different order. The Commission may adjourn its meeting to another day prior to consideration of all agenda items. All persons interested in providing public testimony are encouraged to do so. If you wish to provide public testimony, please come forward to the podium and state your name for the record and address your comments and questions to the Chairperson.



**MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
APRIL 14, 2022–VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET**

Call to Order: Chair Rigoni called the meeting to order at 6:31 P.M.

Commissioners Present: Chair Maura Rigoni, Dan Knieriem, Will Markunas, Nichole Schaeffer, David Hogan

Commissioners Absent: Ken Guevara

Staff Present: Director of Community and Economic Development
Mike Schwarz, Senior Planner, Christopher Gruba

Elected Officials Present: Trustee Borrelli, Trustee Rossi, Mayor Ogle

Chair Rigoni noted that there were a number of members of the public in attendance. She provided an overview of the meeting process.

A. Approval of the Minutes from March 24, 2022

Motion (#1): Approval of the minutes, as presented, from March 24, 2022

Motion by: Knieriem Seconded by: Schaeffer

Approved: (5-0)

B. Public Hearing: Olde Stone Village 1st Addition

Chair Rigoni stated that the applicant has requested that this item be tabled until the meeting of April 28, 2022.

Motion (#2): Motion to close the table to April 28, 2022.

Motion by: Markunas Seconded by: Schaeffer

Approved: (5-0)

C. Workshop: 10677 Yankee Ridge Drive – Variation for Accessory Structure Area

Senior Planner Chris Gruba presented the staff report.

Chair Rigoni invited the applicant to the podium. Todd Morgan approached the

podium. He provided some background on when he initially filed the application. He added that a neighbor was approved for a larger pool cabana around that time. He went on to explain that he measured everything on the lot and is should be accurate. He stated that he was a Village Trustee for 15 years and wrote many of the ordinances.

Chair Rigoni asked Mr. Morgan if he was seeking a height variation.

Mr. Morgan replied that his not seeking a height variation and the pool cabana will be less than 15 feet in height.

Commissioner Hogan asked what the size of the pool cabana would be.

Mr. Morgan replied it would be 16' x 18'.

Commissioner Schaeffer asked what the materials would be.

Mr. Morgan replied that the roof will have shingles to match the house and there will be brick or stone pillars.

Commissioner Markunas asked about the retaining wall.

Mr. Morgan replied that it will be stone to match the materials and colors of the house.

Commissioner Markunas asked if there is any intention to enclose the cabana and add doors and windows.

Mr. Morgan replied no.

Commissioner Knieriem asked about the measurements again as far as the impervious surface.

Mike Schwarz stated that staff estimated the impervious surface using GIS and believes that the applicant would be under the maximum percentage that is allowed.

Chair Rigoni asked staff what amount of variation was approved for the other recent application at 10650 Yankee Ridge Drive.

Chris Gruba replied that it was initially a request for 288 square feet and it was approved at 255 square feet.

Chair Rigoni stated that she is struggling with granting a variation that exceeds the 250-foot maximum that was just approved with a recent Zoning Ordinance amendment. Also, what the structure will look like is very important.

Chair Rigoni asked the applicant to provide more information for the public hearing.

D. Workshop: 14 Hickory Street Unit 14B – Bokay Flowers/Frankfort Arts Association

Mike Schwarz presented the staff report. The applicant is seeking a special use permit for indoor entertainment for an art gallery with associated art classes and a rentable event space.

Chair Rigoni invited the applicant to speak. Todd Morgan approached the podium and provided additional background. He noted that the building was formerly used as the Village of Frankfort Police Department and as Village Hall.

Mr. Morgan noted that he had been granted special event permits by Mayor Holland in the past for this location.

Mr. Morgan noted that Bokay Flowers currently operates from the building at 1 N. White Street, but that some storage of flowers and other components of the building still occur within the subject property at 14 Hickory Street/130 Kansas Street.

Chair Rigoni asked if 1,600 square feet of the space would be dedicated to the art gallery and event center and 800 square feet would be dedicated to Bokay Flowers. Mr. Morgan responded in the affirmative.

Commissioner Knieriem asked if the La Salle business owned the building, but that Mr. Morgan rented the space inside. Mr. Morgan responded in the affirmative. He noted that La Salle is a stock brokerage firm, located on the 2nd floor. There is also a tech firm on the 2nd floor called Servio Consulting.

Mr. Morgan noted that the Frankfort Arts Association will be permitted to use the space, free of charge, Mondays – Thursdays, when it is not being used for an event space on weekends. He stated that he intends to use the space on weekends for weddings and baby showers for groups of approximately 30-35 people. He noted that although Bokay flowers has some floorspace in the building, it would be in a separate room from the event space.

Commissioner Markunas asked if management would be present on-site during events. Mr. Morgan replied that there would be. He also noted that certain vendors would cater food to the site. Mr. Markunas asked if the applicant would be proposing a kitchen in the future. Mr. Morgan responded that he would not. Commissioner Markunas also asked if event goers would be able to access the Bokay portion of the building. Mr. Morgan replied that the sliding door between the two spaces would be unlocked and that if they did go into the Bokay space it would be the first time and the last time.

Commissioner Schaeffer expressed concern that the weekends events may overlap during times that the Farmer’s Market is open, when the demand for parking downtown is high. She stated that on Saturdays the Farmer’s Market goes until 2:00 p.m. Mr. Morgan responded that he believed that most traffic for the Farmer’s Market dies down in the afternoons, whereas the proposed events would occur later in the day.

Commissioner Hogan thought it would be important to recognize the applicant's generosity in allowing the Frankfort Arts Association to use the space during the week, free of charge. He asked if the special use permit would replace the special event permits requested in the past. Mr. Morgan responded in the affirmative.

Chair Rigoni noted for the record that permits would need to be obtained for the work before the business could operate at the subject property. She noted that the Frankfort Arts Association had been operating from the space. She also noted that the existing nearby parking should be adequate for the business as proposed. She asked if there would be summer art classes during the day. A member of the Frankfort Arts Association was present and answered that the classes would occur Mondays – Thursdays, approximately one class per day and with each class lasting 1-2 hours. member noted that their largest class size is about 10 adults.

Commissioner Knieriem asked if the special use permit hours of operation should be limited. Chair Rigoni noted that the special use permit could contain a condition of approval limiting the hours of operation. There was some discussion about the hours of operation, with the Commission and applicant agreeing that they should abide by the Village's normal business hours of 7 am – 11 pm.

Chair Rigoni noted that the special use permit, if approved, would run with the land and as such should be tailored to the specific request before the Commission.

Mr. Morgan noted that he would not be seeking a liquor license for the proposed use.

Commissioner Knieriem noted that alcohol could be permitted on the property if provided by a caterer that did have a liquor license. He asked if patrons could bring their own alcohol to the site. Mr. Schwarz noted that there is no "BYOB" or "bring-you-own-beverage" liquor license classification under the Liquor regulations in Municipal Code, so that would not be an option.

E. 15 Ash Street – Old Frankfort Mall, Proposed Building Addition

Chris Gruba presented the staff report.

Grant Currier, Project Architect, and Michael Shideler, the property owner, approached the podium. Michael Shideler provided an overview of the project. He stated that he and his wife fell in love with the Frankfort area and live in Prestwick. He added that he and his partner Joe purchased this property as an investment.

Grant Currier provided an additional overview stating that they are making the existing building code compliant.

Grant Currier provided photos of other communities that have buildings that provided inspiration for this project via a slide presentation.

Chair Rigoni stated that it would be helpful to know what will be happening as far as

the existing tenants.

Grant Currier discussed the grade change. Michael Shideler explained the internal changes to the building floorplan.

Grant Currier stated that some existing tenants are asking for more space and he wants to keep the tenants they currently have. As far as the second and third stories he is not yet sure yet what the tenants or exact layout will be. The third story roof deck would only be for building tenants.

Commissioner Hogan asked if this is just an L-shaped addition with minor changes to the existing building.

Grant Currier confirmed yes.

Chair Rigoni asked the Commission to provide high level feedback on the project prior to getting into the smaller details.

Commissioner Schaeffer stated that this building reminds her of the charm of her hometown in Fort Madison Iowa and it is consistent with the goals of the Comprehensive Plan.

Commissioner Hogan stated that aesthetically the building is beautiful. His only concern is the flow of traffic on Saturday nights.

Commissioner Markunas stated that the lot itself calls for some type of development. He added that after going through the details, hopefully at the end of the process we have something really special to celebrate.

Commissioner Knieriem asked Mr. Shidler if he recently purchased the property.

Michael Shideler stated that he has owned it for a while but has fallen in love with it after spending a lot of time there. But the building is old and needs everything. So they came up with the idea of an addition to bring it up to code.

Knieriem stated that he thinks it is a great project.

Chair Rigoni stated that it provides a great transition between two adjacent storefront blocks.

Chair Rigoni asked if the Commission could first focus on the Site Plan as far as setbacks, etc., and then separately discuss the height variation. She asked if anyone had an issue with the setback variations. There was no strong response.

There was some discussion about the need to reserve adequate setback for future sidewalk dining.

Commissioner Schaeffer stated that the grade change along Kansas Street from Ash

Street to White Street is a unique situation so the requested height variation is not that great.

Chair Rigoni stated that it would be helpful to know the actual height of the 3-story building for the Lockport example that Grant shared. He replied that he can provide that information.

Some discussion ensued about the height of the existing building. Project Architect Chris Tokarz responded that it is 29 feet, but they are adding some height to soften the transition from a 100-year old building to the new addition.

Commissioner Knieriem asked if the Historic Preservation Commission (HPC) should be upfront before the public hearing.

There was some discussion about the sequencing of the PC/ZBA and HPC meetings before the project is scheduled for Village Board consideration.

Mike Schwarz provided some context on why the PC/ZBA meetings will occur first in the sequence followed by the HPC and then the Village Board.

Discussion ensued regarding parking.

Commissioner Schaeffer pointed out that the lot shown on the screen behind Fat Rosie's is not public parking. It is private. Chris Gruba noted that the exhibit on the screen is from the 2016 Parking Study and noted the correction.

Commissioner Knieriem asked about the second and third floors and what Michael Shideler is thinking.

Michael Shidler responded that it might be office or residential, but he wants a true mixed-use building.

Chair Rigoni stated that she has an issue with granting a height variation for office uses with no residential density increase, but does not so much have an issue with residential uses with no density being added to the Downtown.

There was a brief discussion and consensus that knowing exactly what types of uses are proposed will be helpful.

Commissioner Hogan asked about loading needs.

Grant Currier stated that they could look at repositioning or extending the existing curb cut on White Street to align with their trash room. Additional discussion ensued about loading times in the Downtown.

Commissioner Schaffer stated that repositioning the curb cut would at least lessen the impact on traffic during loading times.

Discussion about landscaping ensued.

Grant Currier stated that they could look at planters, etc., as the building will be placed at the lot lines so any greenery other than parkway trees will need to be located in the public right-of-way.

Commissioner Markunas asked the Mr. Currier to work with staff on possible ways to add some landscaping such as planters in the right-of-way.

Commissioner Schaffer asked if there is any opportunity to relocate the existing overhead power lines underground.

Grant Currier stated that there is an opportunity and he will look into it. They want the building to look good and the existing overhead lines actually encroach into the air space where the addition is proposed. He does not yet know what will be required by ComEd.

Frankfort resident Jack Johnson raised his hand from the audience and was recognized by Chair Rigoni. She asked him to approach the podium. He stated that he could answer the question. He stated that ComEd may require a new transformer which may need to go inside the building.

Commissioner Knieriem asked the applicant and Project Architects what is the type of construction within the existing building.

Michael Shideler replied that it is a mix of pre-cast concrete, wood and other types of construction.

There was some discussion about ways to lessen the sound impacts between the tenant spaces.

Chair Rigoni summarized the remaining items for discussion including the various special uses. She reiterated that some of the Special Use Permit requests may need to come back to the PC/ZBA later when the tenants are known.

Commissioner Knieriem stated that they haven't seen a south side façade. There are a lot of holes on that side due to the existing air conditioning units.

Commissioner Markunas stated that they should provide a south building elevation.

There was some discussion about the existing south elevation and the existing roof drains that impact the neighboring properties.

Chair Rigoni stated that it will be important to know what the south elevation will look like from Nebraska Street.

There was some discussion about the roof deck.

Chair Rigoni stated that it is important to know what will be stored on the roof deck and what it will look like from street level.

At 9:12 p.m. Chair Rigoni asked if there was anyone in the audience wishing to speak even though this is not the public hearing.

Mike Cartolano approached the podium. He stated that he and his family are Frankfort residents and they own various properties in Frankfort. He stated that he is looking forward to the project but has a concern about the height variation as it related to the one-story scale of the buildings on the east side of White Street. He added that this addition is a perfect spot for a restaurant and he does not have any parking concerns. He mentioned that Sysco and other food service companies basically do what they want in terms of deliveries and loading times in the Downtown.

Jack Johnson approached the podium and stated that maybe lower internal ceiling heights can be considered to lessen the massing of the height of the tallest portion of the building at the corner of Kansas and White Streets.

There was discussion about the height of the parapet walls and the screening of rooftop mechanical units.

Jack Johnson returned to the podium for additional clarification about the parapet walls.

Chair Rigoni asked staff if they had the information and feedback that they need for now.

Chris Gruba asked for clarification on the repositioning of the curb cut for a potential loading zone within the public right-of-way along the west side of White Street.

There was a brief discussion and consensus that if there is an opportunity to create more of a loading zone to lessen impact on traffic on White Street it should be looked into.

The applicant and Project Architects thanked the Commission for its feedback and stated that they will work with staff to provide more information for the public hearing.

F. Public Comments

Chair Rigoni asked if there were any members of the audience who wished to make a public comment. There was no response.

D. Village Board & Committee Updates

Mike Schwarz stated that the following actions were taken by the Village Board at its meeting on April 4th related to matters that previously came before the Plan Commission/Zoning Board of Appeals:

1. Quinlan Residence at 247 Hickory Street: The Village Board passed an ordinance approving a variation to reduce the required minimum basement area. The Village Board also approved the Preliminary and Final Plat of Resubdivision for the lot consolidation.
2. Gracepoint Ministries located at 22660 S. Harlem Avenue: The Village Board passed an ordinance approving a Zoning Map Amendment (Rezoning) from Agricultural District to R-2 Single-Family Residential District and also passed an ordinance approving a Special Use Permit for a Planned Unit Development for a religious retreat center.
3. Gale Residence Rear Yard Setback Variation at 19948 Lily Court: The motion to approve an ordinance approving a variation to reduce the required minimum rear yard setback failed on a 3-3 vote.

E. Other Business

Chair Rigoni noted that there was no other business. She also reminded all Commissioners that the deadline to file their 2022 Statement of Economic Interests with the Will County Clerk’s Office is May 1, 2022.

F. Attendance Confirmation (April 14, 2022)

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on April 28th.

Motion (#3): Adjournment 9:27 p.m.

Motion by: Markunas _____ Seconded by: Schaeffer _____

Unanimously approved by voice vote.

Approved April 28, 2022

As Presented _____ As Amended _____

_____ /s/Maura Rigoni, Chair

_____ s/ Secretary



**MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
APRIL 28, 2022–VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET**

Call to Order: Chair Rigoni called the meeting to order at 6:31 P.M.

Commissioners Present: Chair Maura Rigoni, Ken Guevara, Dan Knieriem, Jessica Jakubowski

Commissioners Absent: Will Markunas, Nichole Schaeffer, David Hogan

Staff Present: Director of Community and Economic Development
Mike Schwarz, Senior Planner, Christopher Gruba

Elected Officials Present: Mayor Ogle, Trustee Rossi

A. Swearing in of new PC-ZBA commissioner Jessica Jakubowski

Mayor Ogle swore-in new PC-ZBA commissioner Jessica Jakubowski.

B. Approval of the Minutes from April 14, 2022

Chair Rigoni noted that several commissioners that were present at the April 14th meeting were not present at tonight's meeting and suggested tabling approval of the minutes until May 12th when they are present.

Motion (#1): Table approval of the minutes until May 12th, 2022

Motion by: Guevara Seconded by: Knieriem

Tabled: (4-0)

Chair Rigoni provided an overview of the meeting process and swore in members of the public who wished to speak.

C. Public Hearing (Continued from April 14, 2022): Olde Stone Subdivision 1st Addition (Ref #108)

Chair Rigoni noted that the applicant has asked for this item to be tabled.

Motion (#2): Motion to table the public hearing until May 26, 2022.

Motion by: Knieriem Seconded by: Guevara

Approved: (4-0)

D. Public Hearing: 14 Hickory Street Unit 14B – Studio C/Frankfort Arts Association (Ref #105)

Mike Schwarz presented the staff report. Briefly summarized, he stated:

- A special use permit is being requested for indoor entertainment.
- The requested special use permit would allow the Frankfort Arts Association (FAA) to hold events Monday – Thursday. When the FAA is not using the space, the space will be used to host private events including weddings and baby showers.
- The interior space applicable to the special use permit measures 40'x40' (1,600 square feet).
- A portion of the interior space, not applicable to the special use permit, currently contains some business operations related to the BōKAY Flowers business.
- No liquor license is proposed, nor is one available.
- The proposed use would require 27 parking spaces, but this number could change depending on the final interior layout.
- There would be no exterior changes to the building.
- Normal business hours within the Village are 7 am – 11 pm. The applicant is not requesting extended hours.
- Although the staff report outlined four (4) conditions of approval as part of a suggested motion, although staff has modified condition number one to be less wordy:
 1. The Special Use Permit for Indoor Entertainment shall be applicable only for the Frankfort Arts Association art gallery and associated classroom space and for the Studio C private event space typically used for bridal and baby showers.
 2. There shall be no performance art activities which involve musical instruments and/or theatrical performance.
 3. Hours of operation for Studio C use of the space shall be 12:00 p.m. to 4:00 p.m. on Saturdays and 1:00 p.m. to 5:00 p.m. on Sundays; and
 4. Hours of operation for the Frankfort Arts Association art gallery and classes shall be from 3:00 p.m. to 10:00 p.m. Monday through Thursday.

Mike Schwarz noted that the suggested limitations on hours of operation are based on the hours that were provided in the applicant's narrative information.

The applicant, Todd Morgan, was approached the podium. Summarized, he noted the following:

- BōKAY located to the site 12 years ago and part of the space was used for retail sales of home décor.
- Mr. Morgan acquired 1 N. White Street and moved the home décor business to that location. Some flower creation and products associated with the BōKAY business will remain at 14 Hickory Street.
- Most of the time the parking lot south of the building is empty.

Chair Rigoni asked staff if both the private event use and the Frankfort Art Association use required the same amount of parking per code. Schwarz responded in the affirmative and noted that the required parking is based upon the building's maximum occupancy, which is dependent on the Fire Code. The parking analysis was based upon a conservative estimate, being an open floorplan with folding tables and chairs.

Chair Rigoni opened the public hearing.

Katie Stempniak, a board member of the Frankfort Arts Association, approached the podium. She mentioned that the FAA would like to host events involving a drum circle for groups of eight people, as well as having someone occasionally playing an acoustic guitar.

Christina Cooley, a member of the FAA, approached the podium. She stated that she would like the FAA's hours to be between 9 am – 9 pm. The gallery would not be open the entire time, but they would like to have 1 – 2 classes per day, between the timeframe of 9 am – 9 pm.

Chair Rigoni asked for a motion to close the public hearing.

Motion (#3): Motion to close the public hearing.

Motion by: Knieriem

Seconded by: Guevara

Approved: (4-0)

Chair Rigoni asked to open the discussion to the commissioners.

Commissioner Knieriem stated that he did not have any issues with the FAA classes being between 9 am – 9 pm. He asked Mr. Morgan if his private events would also occur between 9 am – 9 pm. Mr. Morgan responded in the affirmative. As such, Commissioner Knieriem suggested that the special use permit reflect a 9 am – 9 pm operational window for all uses.

Commissioner Knieriem asked Mr. Morgan if there would be any outdoor uses. Mr. Morgan responded there would not be. Commissioner Knieriem asked Mr. Morgan if the parking lot was still public, even though 10 parking spaces are reserved for the La Salle Street Securities as part of the past sale of the building. Mr. Morgan responded in the affirmative.

Chair Rigoni expressed her concern regarding the overlapping of the indoor entertainment use with the Farmer's Market. Mr. Morgan stated that he would be agreeable to not scheduling any private events until noon or 1 pm while the Farmer's Market was open.

Some discussion ensued in which it was mentioned that the Farmer's Market is generally open between April 15th – October 31st on Sundays only, from 9 am – 1 pm.

The Commission discussed that private events could be held 9 am – 9 pm, except during the Farmer’s Market, in which private events could be held from 1 pm – 9 pm.

A representative of the FAA stated that it would be helpful to have the art gallery open, even if there are no classes scheduled, during the Farmer’s Market to promote the artists and bring pedestrian traffic further west on Kansas Street.

Motion (#4): Motion to recommend approval of a Special Use Permit for Indoor Entertainment for an art gallery with associated art classes and a rentable event space to be named Studio C, located at 14 Hickory Street, Unit 14B, in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following conditions:

1. The Special Use Permit for Indoor Entertainment shall be applicable only for the Frankfort Arts Association art gallery and associated classroom space and for the Studio C private event space typically used for bridal and baby showers.
2. There shall be no performance art activities which involve musical instruments and/or theatrical performance.
3. Hours of operation shall be from 9:00 a.m. to 9:00 p.m. seven days per week, with the exception that there shall be no private events, programs, or art classes held from 9:00 a.m. to 1:00 p.m. on Sundays between April 1st and October 31st each year.

Motion by: Guevara

Seconded by: Knieriem

Approved: (4-0)

E. Public Hearing: 21218 S. La Grange Road – StretchLab (Ref #106)

Mike Schwarz presented the staff report. Briefly summarized, he stated:

- The applicant is Tonya Burns.
- The application is for a special use permit for indoor recreation for a health and fitness facility.
- The interior space would have an open studio floorplan.
- The use would require one half of a parking space for each exercise station, plus one space for every 1,000 square feet of activity area, plus one space for each employee during the largest working shift. A total of 17 spaces would be required for the use. There are 610 parking spaces available within the shopping plaza.
- The proposed business hours have not been determined, although they would abide by the Village’s regular business hours of 7:00 a.m. to 11:00 p.m.

The applicant’s representative, Kelsey Roberts, approached the podium. She stated that the use would have an open floorplan, but that there would be a personalized trainer for each customer. The franchise already has over 140 interested customers before opening. Chair Rigoni asked to confirm the hours of operation. Ms. Roberts stated that it would have similar hours to other Stretch Lab locations, being approximately 9:00 a.m. to 7:00 p.m. However, they would never open earlier than

7:00 a.m. Chair Rigoni asked how long an average customer would stay at the site. Ms. Roberts stated approximately 1 hour.

Motion (#5): Motion to close the public hearing.

Motion by: Knieriem

Seconded by: Guevara

Approved: (4-0)

Motion (#6): Recommend that the Village Board approve a Special Use Permit for Indoor Recreation for a health/fitness facility in the B-2 Community Business District, for the property located at 21218 S. La Grange Road, in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following condition:

1. The applicant shall obtain a Business License.

Motion by: Guevara

Seconded by: Knieriem

Approved: (4-0)

F. Workshop: 19948 Lily Court – Gale Variance

Chris Gruba presented the staff report.

Chair Rigoni invited the applicant to the podium.

Patrick Gale approached the podium and provided additional information about the request.

Chair Rigoni asked if any commissioners had questions.

Commissioner Guevara asked if there would be any pavers under the structure.

The applicant replied no, that might be done in the future.

Commissioner Guevara asked if they are brick posts.

The applicant said they would be 6'6' cedar posts.

Commissioner Knieriem asked if the existing brick column will stay.

The applicant replied yes.

Commissioner Knieriem asked about the setback to the fence.

The applicant explained that there will only be an additional 7' of concrete patio.

Commissioner Knieriem asked if the new patio expansion will match the existing concrete.

The applicant stated that he is tearing out all the concrete and putting in new pavers.

Commissioner Knieriem asked how the grade change is being addressed.

The applicant stated that he has worked closely with Adam Nielsen, Building Services Director.

Commissioner Knieriem asked if there will be a retaining wall due to the grade change.

The applicant clarified that there will be a regrading of the site to level out the area for the addition. There will not be a retaining wall.

Commissioner Jakubowski asked about the dimension of the additional patio be added.

The applicant stated that it is an additional 7 feet from the existing patio.

Chair Rigoni reiterated her concerns about the request. She added that now the addition is getting even wider.

Commissioner Knieriem stated that only a 3-foot reduction from the last request is less than 20 percent.

The applicant stated that he does not believe it will change the character of the home and he is struggling with the sun issues. He presented some temperature readings from various surfaces such as his house wall and outdoor dining table that exceeded 106 degrees this past Saturday due to the sun. He described the “shade line” that moved as the sun went down.

He asked if someone could explain why the same size detached accessory structure is okay, but his addition is not.

Chair Rigoni explained that a detached accessory structure is open sided and does not really add to the bulk of the house. She prefers not to debate with the applicant.

The applicant went on to explain why this addition is so desired. It will be their forever home.

Commissioner Knieriem stated that he likes to go out and look at sites and this is a tough one because it is on private property and is not visible from the right-of-way.

The applicant stated that he is open to any commissioners visiting the site. He asked that they pick a particularly sunny day.

Commissioner Knieriem asked when is the date of the public hearing.

Chris Gruba stated that if the applicant chooses to move forward, the public hearing could be scheduled for the May 26th PC/ZBA meeting.

G. Workshop: 9093 W. Fey Drive – Proposed Pickleball Building

Chris Gruba presented the staff report.

Chair Rigoni invited the applicant to the podium.

Tony Villa approached the podium and provided additional information about the request. There is no other such facility within 20 miles. Patrons will pick a court and pick a time, sign up online and leave. There will be no concessions.

Chair Rigoni asked if any commissioners had questions.

Commissioner Knieriem asked if Tony Villa plays pickle ball and where does he play.

The applicant replied that he does play and goes to another facility in Channahon.

Commissioner Knieriem asked if there is an app for court reservations.

Tony Villa replied that they would like to utilize an app.

Commissioner Knieriem asked about the hours of operation.

Tony Villa stated that they would like to go from 7 a.m. to 9 p.m.

Commissioner Knieriem asked if the applicant would have a problem with coming back later for the outdoor courts.

Tony Villa stated that he would not have a problem with that.

There was some discussion about how far a pickle ball can travel. Tony Villa stated that it is like a whiffle ball, so not very far unless it is windy.

Commissioner Guevara asked about the staffing and security of the building in terms of access.

There was some discussion about the non-staffing business model.

Tony Villa stated that the business model proposes a reservation, non-staffing model. There was some discussion about the monitoring of the users.

There was some discussion about special events, tournaments, etc.

Chair Rigoni asked Chris Gruba about the parking that would be required for a typical permitted industrial use. She noted that if the use ever changed, there is an opportunity to make sure that the building complies with the typical parking demand for a light industrial building.

There was some discussion about the existing baseball fields and how those were approved.

Commissioner Jakubowski stated that she had the same concerns about the proposed use and what it is located next to in terms of industrial uses.

Commissioner Guevara stated that this will be his last meeting, but he added that he suggests that the outdoor courts be removed for the public hearing.

Commissioner Knieriem asked if he was to go with outdoor courts, what type of fencing or screening would he provide.

Tony Villa stated that it probably would be similar to the fencing provided at the parks in Frankfort Square.

Commissioner Knieriem stated that he may have an easier time without the outdoor courts and can always come back later to have those approved.

Tony Villa stated that his takeaway is that the outdoor courts should be removed for the public hearing.

H. Workshop: 1031 W. Lincoln Highway – Everbrook Academy Preschool/Daycare

Mike Schwarz provided the staff report. Briefly summarized, he stated:

- The proposed use would require a Major Change to two underlying PUD's including the Prairie Crossings PUD and an older PUD that is designated on the 2001 Zoning Map.
- A Special Use Permit would be required for a daycare/preschool use.
- The business is also proposing to open at 6:30 a.m., which is outside of the Village's normal business hours of 7:00 a.m. to 11:00 p.m. Extended hours of operation require approval of a Special Use Permit.
- The proposed site would be heavily landscaped on the north, east and south sides.
- A small portion of the site (the southwest corner) is part of the Prairie Crossings PUD, which contains the Kohl's building and other tenants attached to that building. The majority of the subject property is part of a separate, much older PUD.
- The daycare/preschool center building would measure 12,870 square feet.
- The property is zoned B-4 Office District.
- The Zoning Ordinance does not contain any use standards specifically for daycare/preschool facilities.
- The back of the proposed building would be visible from Route 30 and meets the required setback from Route 30.
- The Zoning Ordinance requires 1 parking space for each employee plus 1 space for every 10 children. The building would have a maximum capacity of 150 children, aged 6 weeks to 12 years, requiring 15 parking spaces. A total of 41 parking spaces are illustrated on the site plan.
- The Village had a previous daycare proposal in 2019 for the Learning Experience. At that time, the staff referenced the parking requirements suggested by the American Planning Association (APA). The parking provided by the proposed Everbrook Academy daycare/preschool meets the Zoning

Ordinance requirements as well as exceeds the parking recommended by the APA.

- There would be no curbside drop-off of children; parents would park and escort children inside.
- The southern row of parking for 15 spaces should be dedicated to employees.
- The applicant is seeking a deviation as part of the Major Change to the PUDs to not install the required one (1) loading space.
- The preschool/daycare building would have a fenced 6,000 square foot play area north of the building, between the building and Route 30. This play area also complies with the minimum setback required from Route 30. Staff recommends a higher-quality fence.
- Staff had recommended making a change to the site plan such that the building would be a flipped, mirror image, which would place the play area closer to the bank building and therefore further away from the adjacent Settler's Pond townhomes. The architect responded, noting that the building's design was a standardized layout and could not be mirrored.
- The site plan illustrates a storage shed in the outdoor play area but no details have been provided.
- A landscape plan was submitted that appears to meet code requirements. A detailed analysis will be required to verify compliance. The landscape plan does illustrate a fair amount of landscaping between the proposed preschool/daycare and the existing townhomes to the east.
- A tree survey will be required illustrating which trees would be removed on the subject property.
- The site plan has not yet been reviewed by Robinson Engineering, but this would be required prior to the public hearing.
- The site plan appears to not exceed the maximum impervious coverage of 70%, but this figure will be verified with future revisions.
- The building height is under the maximum height of 35'.
- Each of the proposed signs do not comply with the Sign Regulations in the Municipal Code.
- Previously approved plans for two professional office buildings on this property were presented for comparison with the present proposal.

Chair Rigoni asked if the applicant wished to speak. Tom Williams approached the podium, who represents the owner.

Mr. Williams explained that Everbrook is part of a company based outside of Detroit. Everbrook is their highest quality of childcare brands. They only construct new buildings for childcare; they do not move into existing, previously used tenant spaces.

Chair Rigoni asked the commissioners to first comment on the Special Use Permit request.

Commissioner Knieriem stated that he was in favor of the use of the property as a daycare/preschool. However, he would like the front of the building to face Route 30, since this façade will be the most visible to residents and visitors. He would also prefer that the playground should not be visible from Route 30, as currently proposed. He'd like to see a perspective rendering view from Route 30, which would include illustrating the proposed fence with playground equipment. He was concerned that the fence and playground equipment may appear unprofessional, with visibility from Route 30.

Mr. Williams stated that a 6' tall opaque, white fence could be an option. Due to the layout and shape of the existing parcel, it would be difficult to orient the building to face Route 30 and place the playground south of the building and out of view.

Commissioner Knieriem also felt that the box wall signs looked unattractive and that a higher-quality design would be preferred, especially since this location is an entryway into the Village.

Mr. Williams stated that he could prepare a 3-D rendering of the building to better illustrate the site layout.

Chair Rigoni stated that a playground would be visibly unattractive when viewed from Route 30. She recommended using an ornamental fence with brick columns, similar to the fencing used for the Olde Stone Village subdivision. She noted that Route 30 does not have fencing within the Village. She also suggested reorienting the building so that the back of the building was not facing Route 30, and/or upgrading the materials and design facing Route 30 and to try to get the proposed building to complement the other buildings within the Prairie Crossings PUD. Chair Rigoni also added that the black and white elevation drawings that were submitted do not match the color drawings. Lastly, the proposed fencing could be made of faux wrought iron.

Commissioner Jakubowski stated her concern for the back of the building being visibly prominent to Route 30 and that a different style of ornamental fencing should be used for the playground. She listed Olde Stone Village and the Fordon townhomes as examples of fencing that would be more appropriate.

Commissioner Knieriem asked if the Everbrook brand is insisting on the color palette proposed. Mr. Williams said that it was not and that Everbrook chose a lighter color to better match the existing bank building. Commissioner Knieriem asked if window dormers could be incorporated into the roofline, because it seemed like there was a large expanse of uninterrupted roof on the building.

Chair Rigoni asked if there was a signage plan for the existing PUD. Mike Schwarz responded that the subject property is mostly outside of the Prairie Crossings PUD and as such, would be creating their own sign plan for the daycare, which would not be identical to the Prairie Crossings PUD signage. She asked if the subject property

would have its own ground sign. Mike Schwarz noted that per discussions with former staff, that the subject property should not have its own ground sign, but rather it should have a tenant panel installed on the existing ground sign at the entrance to Prairie Crossings along Route 30.

Mr. Wilkins stated that a ground sign definitely would be sought for the daycare/preschool and that business would be negatively impacted without one.

Commissioner Knieriem asked if the Sign Code would allow for a wall sign on the west side of the building. Mike Schwarz stated that they would not. He stated that a wall sign on a façade that does not face a public right-of-way or have frontage on a main point of access of ingress/egress in the property would be a deviation from the Code. Commissioner Knieriem said he would prefer that all wall signage on the west elevation be eliminated.

Commissioner Guevara stated his concern regarding a fence being placed along Route 30. He noted that although the site will have landscaping, the landscaping will be located lower on the hillside such that the fencing will still be visible from Route 30. He noted that landscaping should be added in front of the fence to screen it as much as possible, even if this meant exceeding the requirements in the Landscape Ordinance.

Chair Rigoni noted that she felt that the business opening at 6:30 am would be acceptable.

Commissioner Knieriem stated that the bank building has aesthetically appealing light poles. He asked when the applicant wanted to begin construction. Mr. Williams responded that they would like to move forward quickly, proceeding to a public hearing in June and obtaining Village Board approval shortly thereafter. They hope to begin construction in September, with a roof installed before winter. There would be a 9-month construction time, in order to open by June 2023.

Chair Rigoni asked if Everbrook would have vans on site for children. Mr. Williams responded that they would not; families would drop off and pick up children.

Mr. Williams asked when the public hearing would occur. Chair Rigoni noted that staff would determine whether a second workshop would be needed or if it would proceed directly to a public hearing. Mike Schwarz noted that May 26th would be the soonest available meeting date for a public hearing.

I. Public Comments

Chair Rigoni asked if anyone wished to speak during public comments. No one in the audience wished to speak.

J. Village Board & Committee Updates

Mike Schwarz noted that no matters that previously came before the PC/ZBA were acted upon by the Village Board at its meeting on April 18th.

K. Other Business

Chair Rigoni noted that there was no other business.

L. Attendance Confirmation (May 12, 2022)

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on May 14th, which will be entirely dedicated to Plan Commission training. Knieriem noted that he would not be able to attend.

Motion (#7): Adjournment 9:43 p.m.

Motion by: Knieriem Seconded by: Guevara

Unanimously approved by voice vote.

Approved April 28, 2022

As Presented _____ As Amended _____

_____ /s/Maura Rigoni, Chair

_____ s/ Secretary