



MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
SEPTEMBER 23, 2021–VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET

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

Commissioners Present: Chair Maura Rigoni, Ken Guevara, Dan Knieriem, David Hogan, Lisa Hogan, Will Markunas

Commissioners Absent: Nichole Schaeffer

Staff Present: Senior Planner Christopher Gruba, Senior Planner Janine Farrell, Director of Community and Economic Development Michael Schwarz, and Village Attorney Jim Murphy

Elected Officials Present: None

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

A. Approval of the Minutes from September 9, 2021

Motion (#1): Approval of the minutes from September 9, 2021

Motion by: Knieriem Seconded by: Guevara

Approved: (6 to 0)

B. Public Hearing: 300 S. Maple St. (tabled from August 26, 2021 and September 9, 2021)

Chair Rigoni introduced the case and noted that the Village-initiated rezoning would be tabled until the October 14, 2021 Plan Commission/Zoning Board of Appeals meeting.

Motion (#2): Table until the October 14, 2021 Plan Commission/Zoning Board of Appeals meeting.

Motion by: Knieriem Seconded by: Markunas

Approved: (6 to 0)

C. Public Hearing: 161 Ontario St. Unit 3

Chair Rigoni introduced the case. The applicant, Rick Sutton, is requesting a special use request for an automobile repair and service use and extended hours.

Gruba presented the staff report:

- The property is located east of Center Road and north of Laraway.
- The property is zoned I-2, the highest intensity industrial district.
- The applicant would like to do custom rims and suspension for cars. The use is more auto service than repair.
- The applicant is also requesting a special use for extended hours of operation. Historically these two requests have been handled under the same special use application.
- All work will be performed within the enclosed building. There are no vehicle sales or display of cars.
- The business is by appointment only.
- There is a ComEd parcel to the north of the parcel and industrial uses surround on all other sides.
- Eight to ten cars are expected to be stored outside at any given time.
- The existing outdoor storage area is about 7,400 sq. ft. It is gravel, but overgrown with weeds.
- There is a 5.5 ft. tall chain link fence and the owner is proposing to add privacy screening slats.
- Village ordinance prohibits disabled vehicles from being stored on-site for longer than 2 weeks. This provision has been added as a suggested condition of approval.
- The unit previously contained a towing company, with the special use approved in 2015. There were eight conditions on that special use. Three of those conditions are proposed to be carried over to this use: slats in the fence for screening, restoring the gravel in the outdoor storage area, and limiting disabled vehicle storage to no more than 2 weeks.
- Staff is also recommending adding a condition of parking lot striping, as it was last seen in aerials in 2012. This would add 11 angled parking spaces to the site.
- The owner of the property has indicated that past tenants have worked in the building during unusual hours.
- Staff finds that the use complies with the seven Findings of Fact for a special use.
- Gruba presented the Plat of Survey, Tax Map, and images of the site on the screen.

The applicant, Rick Sutton, approached the podium and introduced himself. Mr. Sutton stated the following:

- Nine new parallel parking spaces were striped since the photos were taken.
- He has already trimmed some weeds and intends to take care of the remaining weeds to restore the outdoor storage area.
- He intends to put up mesh on the chain link fence for screening.
- He misunderstood the standard hours of operation and does not intend to be working past 11:00pm.

- He does not do auto repair, only custom suspension, trailing and control arms, to accommodate oversized wheels.

Chair Rigoni asked the Commissioners if there were any initial questions:

- Commissioner Guevara asked the applicant to clarify the hours and the intention for the outdoor storage area. Mr. Sutton said his business will not be open past the standard 11:00pm. He intends to store vehicles to be worked on or ones waiting to be picked up, and two race car trailers in the outdoor area. He intends to put mesh up on the front of the fence only.
- Commissioner Lisa Hogan asked about the parking lot striping. Mr. Sutton said it was recently done. The owner, Geri Wagner, approached the podium. She stated that the spaces were made parallel instead of angled to accommodate service vehicles, emergency vehicles, and delivery trucks which need more space to turn around the corner. There are eight total spaces and one ADA, or two spaces for each unit. Commissioner Lisa Hogan asked if this met the original amount of parking. Gruba stated there were eleven spaces originally, an existing condition, but it's now reduced. Ms. Wagner stated some tenants park inside the building. Gruba stated that he would need to know the uses in the building to know what the parking requirements would be. Chair Rigoni requested an analysis of parking as a condition of approval.
- Chair Rigoni asked about the boat stored outside. Ms. Wagner stated it is her boat and she retains a quarter of the outdoor storage yard for herself. The remainder is for Mr. Sutton.
- Commissioner Markunas confirmed with Mr. Sutton that he was no longer requesting the extended hours of operation.
- Commissioners Knieriem and David Hogan had no comments or questions.

Chair Rigoni asked if there was any public comment. There was none.

Chair Rigoni asked if there was any other discussion between the Commissioners. There was none. Chair Rigoni confirmed the proposed conditions of the special use request:

- Change the fence screening to mesh instead of slats and add that it must be kept in "like new" condition. Gruba asked the Commissioners if they want to specify a color, the Commissioners responded no.
- Restore the gravel outdoor storage area.
- Limit the amount of time for disabled vehicles to be parked outside.
- Ensure the restriping of the parking lot meets the parking requirements of the Zoning Ordinance.

Motion (#3): Recommend to the Village Board to approve the Special Use Permit for an automobile repair and service use, for the property located at 161 Ontario Street Unit 3, in accordance with the reviewed plans and public testimony and findings of fact, conditioned upon the following:

1. The rear outdoor storage area shall be screened from view of Ontario Street with a 5.5' tall chain link fence with mesh and kept in like new condition; if the vegetation that currently provides screening along the north, east and west portions of the outdoor storage area is removed, the applicant shall install opaque mesh fencing or other vegetative screening along said property lines

- subject to review and approval by staff.
2. Restoring the storage area to a traditional gravel parking lot.
 3. Limiting the storage of disabled vehicles to a maximum of two (2) weeks.
 4. Restriping the parking spaces along the west drive aisle to provide adequate parking to meet Zoning Ordinance requirements.

Motion by: Lisa Hogan

Seconded by: Guevara

Approved: (6 to 0)

Chair Rigoni clarified that the Commission is a recommending body to the Village Board which will make the final decision. That meeting date is October 4. The Commissioners informed Mr. Sutton that he does not have to satisfy all the conditions prior to that meeting date and that he would be able to have his business license issued if approval is received on October 4.

D. Final Plat: Nebraska Pines

Chair Rigoni introduced the case for a two-lot subdivision called Nebraska Pines, located at 314 W. Nebraska St. Farrell stated that the applicant's engineer and the Village engineering consultant are still working to finalize stormwater calculations and the applicant requested this case be tabled until the October 14, 2021 Plan Commission/Zoning Board of Appeals meeting.

Motion (#4): Table until the October 14, 2021 Plan Commission/Zoning Board of Appeals meeting.

Motion by: Lisa Hogan

Seconded by: Knieriem

Approved: (6 to 0)

E. Public Comments – None

F. Village Board & Committee Updates

Schwarz stated that at the September 20, 2021 Village Board meeting, the following cases were approved: Vacation Rental Zoning Ordinance text amendments and Chapter 123 regulations, annexation of 21060 S. 84th Ave., two special uses for JFZ Fitness at 9975 W. Lincoln Highway, and the Final Plat of Homestead Center. The two special uses for Tracy's Beautique at 21116 Washington Parkway were denied with the Mayor as the tie-breaking vote. Staff is working with Ms. Powers to potentially find a new location.

Schwarz stated that at the Committee of the Whole meeting on September 20, 2021, staff received authorization to proceed with text amendments for the definition of truck terminal and begin research on amending the accessory structure regulations.

G. Other Business – None

H. Attendance Confirmation (October 14, 2021)

Chair Rigoni asked the Commissioners to notify staff if they will be unable to attend the October 14th meeting.

I. Adjournment to Executive Session
Litigation – 5 ILCS 120/2(c)(11)

Commissioner Lisa Hogan made a motion (#5), seconded by Commissioner Markunas, to adjourn to Executive Session for the purpose of discussing litigation pursuant to 5 ILCS 120/2(c)(11).

Farrell called the roll. Ayes: Chair Rigoni, Commissioners Markunas, Lisa Hogan, Guevara, Knieriem, and David Hogan. Nays: None. The motion carried.

The Plan Commission adjourned to Executive Session at 7:05 P.M.

The Plan Commission came out of Executive Session at 7:52 P.M. and resumed the regular meeting.

No action was taken as a result of Executive Session.

Motion (#6): Adjournment 7:53 P.M.

Motion by: Markunas Seconded by: Lisa Hogan

Unanimously approved by voice vote.

Approved October 14, 2021

As Presented X As Amended _____

Maura A. Rigoni /s/Maura Rigoni, Chair

Janis Farrell /s/ Secretary