



## MINUTES

### MEETING OF VILLAGE OF FRANKFORT PLAN COMMISSION / ZONING BOARD OF APPEALS

January 12, 2023 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

- Call to Order:** Chair Rigoni called the meeting to order at 6:31 PM
- Commissioners Present:** Chair Maura Rigoni, Brian James, David Hogan, Dan Knieriem, Will Markunas, Jessica Jakubowski
- Commissioners Absent:** Nichole Schaeffer
- Staff Present:** Director of Community and Economic Development Mike Schwarz, Planner Drew Duffin
- Elected Officials Present:** Trustee Daniel Rossi

#### A. Approval of the Minutes from December 8<sup>th</sup>, 2022

**Motion (#1):** To approve the minutes from December 8<sup>th</sup>, 2022.

Motion by: Knieriem

Seconded by: Jakubowski

Approved: (5-0, Commissioner Hogan Abstained)

#### B. Public Hearing: 21206 S. La Grange Road – Taqueria Mammy Chayo

Drew Duffin presented the staff report.

Applicant Teresa Castro approached the podium. She explained that she was applying for the liquor license in response to customer demand for alcoholic beverages, namely margaritas.

**Motion (#2):** To close the public hearing.

Motion by: Knieriem

Seconded by: Markunas

Approved: (6-0)

**Motion (#3):** Recommend the Village Board approve a Special Use Permit for Accessory Liquor Sales in conjunction with an existing permitted restaurant located at 21206 S. La

Grange Road, in accordance with the submitted plans, public testimony, and findings of fact.

Motion by: Knieriem

Seconded by: James

Approved: (6-0)

**C. 1.5-Mile Review: Will County Zoning Case #ZC-22-045 (Uriel Cantero)**

Mike Schwarz presented the staff report.

Chair Rigoni asked the applicant if he wished to add anything.

Mr. Cantero, the applicant, indicated he did not.

Commissioner Hogan asked if the proposed parking lot would be used for both trucks and trailers.

Joseph Padula-Zamora, an attorney representing the applicant, stated that the lot would be used for trucks and trailers, but all trucks and trailers would be owned by the applicant.

Commissioner Hogan asked if the applicant hauled freight locally.

The applicant responded that he did.

Commissioner Jakubowski asked the applicant how much traffic he anticipated would be generated by his development.

The applicant said that it would be dependent on demand.

The applicant's attorney added there would only ever be one truck entering or leaving the site at one time.

Commissioner Knieriem asked the applicant why he was proposing 20 spaces when he was the only driver.

The applicant's attorney explained that his client was looking to expand his business, and that the additional parking spaces would allow him to hire more drivers in the future. He added that, at most, 20 trucks would be entering or leaving the site every day.

Commissioner Markunas asked if the applicant had any plans to improve the site.

The applicant's attorney said that they were proposing to install a fence on the property.

There was some discussion on how the Village's decision on the present case would impact the final decision made by the Will County Board.

Commissioner Markunas asked if there were any plans to install light fixtures on the site.

The applicant's attorney replied that there were no plans for light fixtures at the moment.

Commissioner James asked if there were any plans to store fuel on the site.

The applicant's attorney stated that there were no plans for on-site fuel storage.

Chair Rigoni asked staff if there would be any change to the Equalized Assessed Value (EAV) of the site if the current proposal were approved.

Mike Schwarz explained that any increase in EAV would be minimal.

Commissioner Knieriem asked if there would be anyone on-site overnight.

The applicant's attorney said there would not be anyone on-site overnight.

Commissioner Knieriem asked if the applicant was planning to lease spaces to other trucking companies.

The applicant's attorney said there were no plans to rent to other trucking companies.

Chair Rigoni asked if there were any other questions for the applicant.

There were none.

Chair Rigoni explained that she would read the provided motions to object, meaning that voting in the affirmative on either motion would forward a recommendation to object to the Village Board.

**Motion (#4):** Recommend the Village Board object to the proposed Special Use Permit for a truck terminal for the unincorporated property located on the east side of La Grange Road, approximately 820 feet south of Stuenkel Road (PIN: 18-13-08-100-014-0000).

Motion by: Knieriem

Seconded by: Jakubowski

Approved: (6-0)

**Motion (#5):** Recommend the Village Board object to the proposed rezoning from A-1 to I-1 for the unincorporated property located on the east side of La Grange Road, approximately 820 feet south of Stuenkel Road (PIN: 18-13-08-100-014-0000).

Motion by: Jakubowski

Seconded by: Knieriem

Approved: (6-0)

Commissioner James expressed his appreciation to the applicant for coming forward to the Plan Commission/Zoning Board of Appeals, but that they had to consider the best interests of the residents of the Village.

Mr. Cantero stated that there were other properties near to his which also rented truck spaces. He also stated that the Village would not be able to collect taxes from site improvements if he was unable to grow his business to the point where he could improve the site.

#### **D. Public Comments**

There were none.

#### **E. Village Board & Committee Updates**

Mike Schwarz noted that the Village Board approved the following items at their meeting on December 19<sup>th</sup>, 2022, which had previously appeared before the Plan Commission:

- The Special Use Permits for Extended Hours of Operation and Indoor Recreation for Big Bear Barbell Club (22793 Citation Road, Unit B) were approved.
- The Special Use Permit for Indoor Recreation for Tiny Tots Play Café (20815 S. La Grange Road) was approved.
- The Final Plat for Graefen’s East Point Park 1<sup>st</sup> Resubdivision (22413 and 22445 W. Fey Drive) was approved.

Mike Schwarz also noted that the Village Board passed an Ordinance which disconnected (de-annexed) the property at 9200 Stuenkel Road from the Village of Frankfort.

Mike Schwarz told the members of the Plan Commission that the Committee-of-the-Whole had discussed the following items:

- Concept plans for a potential future development called the “I-57 Corporate Park”. Discussion also centered on how utilities could be provided to the site.
- The Committee-of-the-Whole authorized staff to begin researching and drafting potential changes to the parking regulations in the Zoning Ordinance.
- The final proposal for 2 Smith Street was rejected.

#### **F. Other Business**

There was no other business.

#### **G. Attendance Confirmation (January 26<sup>th</sup>, 2023)**

Chair Rigoni asked the members of the Plan Commission to notify staff if they knew they could not attend the January 26<sup>th</sup> meeting.

Commissioner Jakubowski indicated she would not be in attendance.

**Motion (#6):** Adjournment 7:09 P.M.

Unanimously approved by voice vote.

Approved January 26, 2023

As Presented X As Amended \_\_\_\_\_

Maura A. Rigoni /s/ Maura Rigoni, Chair

Drew Duffin /s/ Secretary