



MINUTES

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

January 26, 2023 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

- Call to Order:** Chair Rigoni called the meeting to order at 6:30 PM
- Commissioners Present:** Chair Maura Rigoni, Brian James, Dan Knieriem, Will Markunas, Nichole Schaeffer
- Commissioners Absent:** David Hogan, Jessica Jakubowski
- Staff Present:** Director of Community and Economic Development Mike Schwarz, Senior Planner Christopher Gruba
- Elected Officials Present:** Trustee Daniel Rossi

A. Approval of the Minutes from January 12th, 2023

Motion (#1): To approve the minutes from January 12th, 2023.

Motion by: Knieriem

Seconded by: Markunas

Approved: (4-0, Commissioner Schaeffer Abstained)

B. Public Hearing: Drive-Through Coffee Shop – Hickory Creek Marketplace Subdivision

Chair Rigoni swore in member of the audience wishing to provide testimony.

Chris Gruba presented the staff report and summarized the changes to the plans since the workshop meeting.

Chair Rigoni asked the applicant if she wanted to make additional comments.

Aliana Winkle approached the podium and offered to answer any additional questions from the commission.

The project architect approached the podium and offered to answer any questions from the commission. He stated that is has been about eight months since they filed an application, and they did take into account the comments that were provided at the workshop.

Chair Rigoni asked if there was anyone in the audience wishing to provide testimony. There was no response.

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

Motion by: Schaeffer

Seconded by: Markunas

Approved: 5-0

Chair Rigoni asked the commission if there were any questions or comments on the special uses. There were none.

Chair Rigoni asked the commission if there were any questions or comments on the Major Change to the PUD. There were none.

Chair Rigoni asked the commission if there were any questions about the site plan.

Commissioner Schaeffer asked about the direction of traffic flow.

Aliana Winkle stated that the flow would be clockwise around the building.

Commissioner Knieriem asked about the order taking.

Aliana Winkle stated that all order taking will be done outdoors at the drive-up and the order takers will have head-to-toe custom clothing and outdoor heaters for the winter months.

Chair Rigoni asked if there would be a menu board.

Aliana responded that they will just have a small signpost for customers to scan a QR code, which would bring up the menu on their phone.

Chair Rigoni asked staff if they received the complete signage plan for the site including any menu boards and directional signs.

Chris Gruba responded no, only the wall and canopy signage was submitted as provided in the packet.

Commissioner Knieriem asked if the commission had any issue with the waiver of the landscaping around the bypass lane. There was consensus that this was not an issue.

Commissioner Knieriem asked about the type of brick that is proposed.

The project architect stated that they are proposing to use thin brick.

There was some discussion among the commissioner members about the dimension of the brick and Village standards that would apply.

Commissioner Schaeffer stated that she is fine with the architecture.

Commissioner Markunas stated that bringing in the arches on the canopies helps. He also stated that the thin brick has not been allowed in the Hickory Creek Marketplace development.

The project architect stated that dimensional brick would add more cost to the project, but they could install this by adding a concrete sill or brick ledge.

Commissioner James asked about the east elevation, which shows that the dominant material is the lighter color brick and the accents are the darker brick, which is different from the other buildings in the Hickory Creek Marketplace development.

The project architect responded that he looked at the brick colors on the Emagine Theatre which has a similar situation.

Chair Rigoni state that she serious concerns about the architecture and the color scheme not matching the rest of the Hickory Creek Marketplace PUD. This is the last site and the proposed building should match the other buildings such as Steak and Shake.

Chair Rigoni asked the commissioners if there were any questions or comments about parking.

There was consensus that parking was not an issue.

Chair Rigoni asked the commission if there were any questions or comments about circulation.

There was consensus that circulation was not an issue.

Chair Rigoni asked the commission if there were any questions or comments about loading.

There was consensus that loading was not an issue.

Chair Rigoni asked if the commission if there were any questions or comments about landscaping.

There was consensus that landscaping was not an issue.

Chair Rigoni asked staff about the fence detail.

Chris Gruba responded that the fence around the outdoor seating would be a black metal fence.

Chair Rigoni asked the commission if there were any questions or concerns about lighting.

There was consensus that lighting was not an issue.

Chair Rigoni asked the commission if there were any questions or comments about signage.

Chair Rigoni stated that it was clear from the feedback that the commission provided at the workshop that the applicant was supposed to comply with Ordinance No. 1654.

Chair Rigoni asked the applicant is she was choosing to deviate from the original signage.

Alaina replied yes but she will not die on that hill.

Chair Rigoni asked the commission members if there were any question or comments about signage.

Commissioner James stated that he no questions at this time.

Commissioner Markunas stated to the applicant that we talked at the workshop about matching the PUD as far as signage.

Commissioner Schaeffer stated that she likes the retro sign on the east side, but maybe if they have to remove signage, it can be done on the canopy.

Alina Winkle responded that they did flip that retro sign to the LaGrange Road (west) side.

Commissioner Knieriem stated that he agrees that the Municipal Code only allows two signs, and he supports that. They can come back later for another variation if needed.

There was some discussion about signage as related to the overall PUD and the timing of making any request for deviations.

Chair Rigoni stated that the commission didn't even let Starbucks have signage on the canopy of the drive through.

Chair Rigoni stated that the commission is looking for the applicant to meet the Village's Sign Code. She added that should they decide they do not want to meet the Sign Code staff needs more information in order to identify all of the deviations.

Chair Rigoni stated that she does not feel comfortable with the signage as presented.

Commissioner Markunas stated the commission would be comfortable with a stipulation that the signage would be in accordance with the requirements of the Hickory Creek Marketplace PUD.

Chair Rigoni noted that the Village standard condition which states "in accordance with the submitted plans" would not apply to the signage plan as it is currently presented.

Chair Rigoni asked about the parapet wall screening the rooftop units.

Chris Gruba affirmed that the rooftop HVAC units would be screened from view.

There was some discussion about the location of the rooftop ladder.

Commissioner Knieriem stated that this exterior ladder will invite trouble.

The project architect state that the ladder does not need to be on the La Grange Road (west) side, so thank you for pointing that out. The ladder will have a lock-up cage to keep people from climbing.

Chair Rigoni asked staff why two trees had to be removed.

Chris Gruba deferred to the applicant to respond.

Robin Ersfeldt, the project engineer, approached the podium stated that one tree was removed to clear the sight triangle as vehicles enter and exit the site.

Chair Rigoni stated that she was concerned about the net loss of one tree when there is room on the site to add another tree.

Chair Rigoni asked if there were any other questions or comments.

Mike Schwarz mentioned that the light poles within the parking lot will be lower than the other lots within the development and just wanted to make sure that was on the record should there be any concerns from the commission. He noted that the new light poles will have LED style fixtures and will not have the “shoe-box” style fixtures which are found on the existing taller parking lot light poles in the development. The paint color of the new light poles and fixtures as well as the concrete bases would match the existing light poles and fixtures.

Motion (#3): Recommend to the Village Board to approve the Major Change to a PUD including the following exceptions to the Zoning Ordinance:

1. Reduced trash enclosure setback of 5’ (10’ required from any lot line);
2. Relief from the required 5’ wide landscape bed adjacent to drive through lanes; and,
3. Relief from the required sidewalk connection from the building to the existing sidewalk along La Grange Road,

in accordance with the reviewed plans and public testimony, conditioned on:

1. Final engineering approval;
2. Using standard brick instead of thin brick on the building;
3. Submittal and staff review and approval of a complete signage package which is in accordance with Ordinance No. 1654; and,
4. Relocation of the exterior rooftop access ladder to a side other than the west façade.

Motion by: Markunas

Seconded by: Schaeffer

Approved: (3-2) (Rigoni, James voted no)

Motion (#4): Recommend the Village Board approve a Special Use Permit to allow a carry-out restaurant use on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans and public testimony and conditioned on final engineering approval.

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (5-0)

Motion (#5): Recommend the Village Board approve a Special Use Permit to allow drive-up service windows associated with a permitted use on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans and public testimony and conditioned on final engineering approval.

Motion by: James

Seconded by: Knieriem

Approved: (5-0)

Motion (#6): Recommend the Village Board approve a Special Use Permit to allow outdoor seating associated with a permitted restaurant on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans and public testimony and conditioned on final engineering approval.

Motion by: James

Seconded by: Schaeffer

Approved: (5-0)

Motion (#7): Recommend the Village Board approve a Special Use Permit to allow extended hours of operation (5:30 am – 8 pm Monday – Saturday and from 6 am – 6 pm on Sunday) on the property located at Outlot 1E in Hickory Creek Marketplace, in accordance with the reviewed plans and public testimony and conditioned on final engineering approval.

Motion by: Markunas

Seconded by: Schaeffer

Approved: (5-0)

C. Public Comments

There were none.

D. Village Board & Committee Updates

Mike Schwarz noted that the Village Board approved the following items at their meeting on January 17th, 2023, which had previously appeared before the Plan Commission:

- Taqueria Mammy Chaya Special Use Permit for Accessory Liquor Sales: 21206 S. LaGrange Road - Ordinance was approved.
- Formal Legal Objection to Rezoning: Will County Zoning Case ZC-22-045 - PIN: 18-13-08-100-014-0000 – Resolution was approved.

E. Other Business

There was no other business.

There was no other business.

F. Attendance Confirmation (February 9th, 2023)

Chair Rigoni asked the members of the Plan Commission to notify staff if they knew they could not attend the February 9th meeting.

Motion (#6): Adjournment 7:26 P.M.

Unanimously approved by voice vote.

Approved February 9th, 2023

As Presented _____ As Amended X

Maura A Rigoni /s/ Maura Rigoni, Chair

Drew Duffri /s/ Secretary