



**MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
NOVEMBER 9, 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, Dan Knieriem, Will Markunas, Ken Guevara

Commissioners Absent: Nichole Schaeffer, David Hogan, and Lisa Hogan

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

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 October 28, 2021

Motion (#1): Approval of the minutes from October 28, 2021

Motion by: Knieriem Seconded by: Markunas

Approved: (3 to 0; Guevara abstained)

B. Public Hearing: 20550 S. La Grange, Suite 230 *(Tabled from October 14 and October 28, 2021)*

Chair Rigoni introduced the case. The applicant, Ann Janners, is requesting a special use for a massage establishment.

Gruba presented the case:

- The applicant, Ann Janners, is proposing to operate a massage establishment within Suite 230 of the building located at 20550 S. La Grange Road.
- This is the Frankfort Business Park which has four separate lots.
- Massage establishments require a special use permit within the B-4 zoning district.
- No exterior changes to the building or site are proposed with this use.
- The tenant space is located within the existing building, which has three floors and a usable basement.
- Staff received a list of all tenants within the building and their gross floor area

in order to calculate an accurate parking analysis of the building. The subject property has 98 parking spaces, the building, with the proposed use, will require 98.

- There would be no more than two employees on site at any one time.
- The applicant would like to operate Wednesday through Saturday, 9:00am–7:00pm, which is within the 7:00am–11:00pm normal business hours.
- There are seven findings of fact for special uses. The applicant and staff provided responses to each which are within the report.
- The applicant provided a floorplan of the Suite. For the site, there is a cross access agreement between the lots, but no shared parking agreement.

Chair Rigoni asked the applicant if she wished to speak. The applicant, Ann Janners, approached the podium and introduced herself. Ms. Janners stated that she is looking to expand her business which currently operates in Orland Park. Her family moved to Frankfort recently and she would like to establish her business here.

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

- Commissioner Knieriem asked what business was in the Suite previously. The applicant stated it was a chiropractor and she only anticipates minor changes to the Suite if needed in the future.
- Commissioner Guevara questioned the discrepancy in the parking space information. Gruba believed that the number includes another row of parking which is not within the Plat of Survey. Gruba confirmed 98 spaces are actually on the site.

Chair Rigoni asked for public comment. There was none. The public hearing was closed (Motion #2).

Chair Rigoni asked if there were additional comments by the Commissioners. There was none.

Chair Rigoni clarified that the motion does not need to include the parking adjustment as stipulated in the report. That was an editorial error.

Gruba confirmed that the case is scheduled for the November 15, 2021 Village Board meeting.

Motion (#2): Close the public hearing for 20550 S. LaGrange Rd., Suite 230.

Motion by: Guevara

Seconded by: Markunas

Approved: (4 to 0)

Motion (#3): Recommend the Village Board approve a special use for a massage establishment at 20550 S. La Grange Road, Suite 230, in accordance with the reviewed plans, public testimony, and Findings of Fact.

Motion by: Markunas

Seconded by: Knieriem

Approved: (4 to 0)

C. Public Hearing: Village of Frankfort Zoning Ordinance Text Amendments

Chair Rigoni introduced the case. The request is for consideration of proposed revisions to the Village of Frankfort Zoning Ordinance to add a new definition for the term “Truck Terminal”. The new use category would require text amendments to Article 7, Section B (Off-Street Parking & Loading) and Article 12, Section A, Part 2 (Definitions).

Schwarz presented the case:

- Periodically staff receives inquiries about truck related uses and truck terminals. Staff noticed the Zoning Ordinance definition was for “motor freight” not “truck” terminal.
- Schwarz read the proposed revised text.
- In addition to the definition, there is language in the Off-Street Parking and Loading section which also has the “motor freight” wording and should be replaced with “truck.”

Chair Rigoni asked for public comment. There was none. The public hearing was closed (Motion #4).

Chair Rigoni asked if there were comments from the Commissioners:

- Commissioner Markunas asked why the word "area" was removed from the text. Schwarz explained that staff did not want to allow truck parking without a structure.
- Chair Rigoni stated that the Off-Street Parking and Loading section mentions truck “facilities” and asked if that was just a general term. Schwarz confirmed it was.

Motion (#4): Motion to close the public hearing for Zoning Ordinance text amendments related to truck terminals.

Motion by: Guevara

Seconded by: Markunas

Approved: (4 to 0)

Motion (#5): Recommend the Village Board approve Text Amendments to both Article 7 (Site Development Regulations) and Article 12 (Rules and Definitions) in the Zoning Ordinance to add a definition for the term “Truck Terminal” and replace the term “Motor Freight” with “Truck” as provided in accordance with public testimony and the Findings of Fact.

Motion by: Markunas

Seconded by: Guevara

Approved: (4 to 0)

D. Public Comments – None

E. Village Board & Committee Updates

Schwarz stated that the two agenda items from this evening will be on Monday's Village Board agenda. The Borg Warner rezoning was tabled at the November 1, 2021 Village Board meeting and will also be on the Monday agenda.

Commissioner Guevara asked about the sports court which was heard at the last Plan Commission meeting and when it will be on the Village Board agenda. Gruba confirmed that the 7403 Mayfield sports court will be on Monday's agenda.

F. Other Business

a. Approval of 2022 Meeting Dates

Chair Rigoni introduced the item and asked the Commissioners if there were any questions or discussion. There was none.

Motion (#6): Approve the 2022 Plan Commission/Zoning Board of Appeals meeting dates. All dates are the second and fourth Thursday of the month except no meeting will be held on November 24, 2022.

Motion by: Guevara

Seconded by: Markunas

Approved: (4 to 0)

G. Attendance Confirmation (November 18, 2021)

Chair Rigoni reminded the Commissioners that this is the third Thursday of the month and asked the Commissioners to notify staff if they will be unable to attend the November 18th meeting.

Motion (#7): Adjournment 6:46 P.M.

Motion by: Knieriem

Seconded by: Guevara

Unanimously approved by voice vote.

Approved November 18, 2021

As Presented X As Amended ~~X~~ mr

Maura Rigoni /s/Maura Rigoni, Chair

Janine Farrell /s/ Secretary