



MINUTES

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

December 8, 2022–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, Nichole Schaeffer, Dan Knieriem, Will Markunas, Jessica Jakubowski

Commissioners Absent: David Hogan

Staff Present: Director of Community and Economic Development Mike Schwarz, Senior Planner Chris Gruba, Planner Drew Duffin

Elected Officials Present: None

A. Approval of the Minutes from November 10th, 2022

Motion (#1): To approve the minutes from November 10th, 2022.

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (5-0, Commissioner Jakubowski Abstained)

B. Public Hearing: 22793 Citation Road, Unit B – Big Bear Barbell Club

Drew Duffin presented the staff report.

Applicant Joe Bell approached the podium. Chair Rigoni asked the commissioners if they had any initial questions; they did not. Chair Rigoni asked if anyone in the public wished to speak; there were none.

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

Motion by: Schaeffer

Seconded by: Markunas

Approved: (6-0)

Commissioner James asked if there would be any outdoor activities, such as flipping tractor tires. Mr. Bell responded that there would not be any outdoor activities.

Commissioner Markunas noted that the business model was unique and asked how it was devised. Mr. Bell noted that he had been a fireman for 18 years and that the profession now requires more paramedic work and less firefighting. As such, the physical demands of the job have changed somewhat. Commissioner Markunas asked if patrons would be by appointment only. Mr. Bell replied that they would be by appointment only through an app. The app would allow local fire departments to attend remote training sessions from their fire station gym or in-person at the gym on the subject property. He noted that the groups are usually small, about 4-5 people at a time. Commissioner Markunas asked if there would always be an employee on-site. Mr. Bell replied that there would be an employee on-site most of the time but not all of the time. An employee would usually be present between 5 am – 10 am.

Mr. Bell noted that he would be able to control the number of people that access the building through the phone app, granting the access code to a certain number of people at one time. Chair Rigoni asked if the maximum number of persons on site would be limited to 10 people. Mr. Bell responded yes and that this figure includes employees.

Chair Rigoni read an amended motion for the proposed Special Use Permit.

Motion (#3): Recommend the Village Board approve a Special Use Permit for Indoor Recreation for a strength and conditioning fitness facility located at 22793 Citation Road, Unit B, in accordance with the submitted plans, public testimony and Findings of Fact, with the condition that no more than ten people shall be on the premises at one time.

Motion by: Markunas

Seconded by: James

Approved: (6-0)

Motion (#4): Recommend the Village Board approve a Special Use Permit for Extended Hours of Operation allowing the strength and conditioning fitness facility to open for business at 4 am for a business located at 22793 Citation Road, Unit B, in accordance with the submitted plans, public testimony and Findings of Fact.

Motion by: Jakubowski

Seconded by: Markunas

Approved: (6-0)

C. Public Hearing: 20815 S. La Grange Road – Tiny Tots Play Café

Drew Duffin presented the staff report.

Business partners of the applicant Caitlin Caprio and Anthony Caprio approached the podium. They noted that they changed their proposed location from 9500 W. Lincoln Highway to 20815 S. La Grange because it would be easier for motorists to enter and exit the site and because more parking would be available at the new location.

Chair Rigoni asked the applicants if there were any changes to the proposal since the previous public hearing on October 27th. The representatives stated that there were no changes.

Commissioner Markunas and Chair Rigoni noted that the proposed location on La Grange Road was much better than at the formerly proposed site. Chair Rigoni expressed hope that their business would attract other complementary uses to the plaza.

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

Motion by: James

Seconded by: Schaeffer

Approved: (6-0)

Motion (#6): Recommend the Village Board approve a Special Use Permit for Indoor Recreation for an indoor children's play facility located at 20815 S. La Grange Road, in accordance with the submitted plans, public testimony and Findings of Fact.

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (6-0)

D. East Point Park Preliminary and Final Plat of Resubdivision – 22413 and 22445 W. Fey Drive

Drew Duffin presented the staff report.

Chair Rigoni asked applicant Jeff Graefen if he had anything to add. He responded that he did not. Chair Rigoni asked the commissioners if they had any questions or comments. They responded that they did not.

Motion (#7): Recommend the Village Board approve the Plat of Resubdivision for Graefen's East Point Park 1st Resubdivision, which is a consolidation of Lots 14 and 15 in the East Point Park Subdivision, subject to any necessary technical revisions prior to recording.

Motion by: Knieriem

Seconded by: Jakubowski

Approved: (6-0)

E. Public Comments

There were none.

F. Village Board & Committee Updates

Mike Schwarz noted that the Village Board approved (5-0) an amendment to the Comprehensive Plan Future Land Use map for the parcel on Laraway Road adjacent to

Hickory Creek Middle School, from commercial to residential. The Board also approved (5-0) a Preliminary Development Plan for Misty Creek Townhomes. This project will return to the Plan Commission for final approval at a later date.

Commissioner Knieriem asked for a status update regarding the restaurant proposed for the former Simply Smokin' site. Schwarz noted that the applicant is working on revisions and nothing new has been submitted to staff.

Commissioner Schaeffer asked for a status update regarding the Opa! restaurant patio enclosure request. Schwarz noted that the applicant voluntarily requested that the item be tabled until the spring.

G. Other Business – Proposed Text Amendment for Parking Regulations

Chris Gruba elaborated on the memo provided in the packet. Staff is seeking authorization from the Committee-of-the-Whole for a text amendment to the parking regulations within the Zoning Ordinance.

Chair Rigoni noted that it would be helpful if staff provides a comparison of the proposed parking requirements against the current requirements. It would also be helpful if staff could provide some “real life” examples in Frankfort and explain how the parking requirements would change for a specific commercial plaza. Chair Rigoni also asked staff to investigate the parking required for grocery stores and to consider parking requirements for a multi-story self-storage facility.

Attendance Confirmation (December 22nd, 2022)

Chair Rigoni noted that December 22nd would likely be cancelled due to lack of agenda items.

Motion (#8): Adjournment 7:18 P.M.

Unanimously approved by voice vote.

Approved January 12, 2023

As Presented X As Amended _____

Maura A. Rigoni /s/ Maura Rigoni, Chair

Dan Dijk /s/ Secretary