



**MINUTES  
MEETING OF VILLAGE OF FRANKFORT  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
APRIL 14, 2022–VILLAGE ADMINISTRATION BUILDING  
432 W. NEBRASKA STREET**

**Call to Order:** Chair Rigoni called the meeting to order at 6:31 P.M.

**Commissioners Present:** Chair Maura Rigoni, Dan Knieriem, Will Markunas, Nichole Schaeffer, David Hogan

**Commissioners Absent:** Ken Guevara

**Staff Present:** Director of Community and Economic Development  
Mike Schwarz, Senior Planner, Christopher Gruba

**Elected Officials Present:** Trustee Borrelli, Trustee Rossi, Mayor Ogle

Chair Rigoni noted that there were a number of members of the public in attendance. She provided an overview of the meeting process.

**A. Approval of the Minutes from March 24, 2022**

**Motion (#1):** Approval of the minutes, as presented, from March 24, 2022

Motion by: Knieriem                      Seconded by: Schaeffer

Approved: (5-0)

**B. Public Hearing: Olde Stone Village 1<sup>st</sup> Addition**

Chair Rigoni stated that the applicant has requested that this item be tabled until the meeting of April 28, 2022.

**Motion (#2):** Motion to close the table to April 28, 2022.

Motion by: Markunas                      Seconded by: Schaeffer

Approved: (5-0)

**C. Workshop: 10677 Yankee Ridge Drive – Variation for Accessory Structure Area**

Senior Planner Chris Gruba presented the staff report.

Chair Rigoni invited the applicant to the podium. Todd Morgan approached the

podium. He provided some background on when he initially filed the application. He added that a neighbor was approved for a larger pool cabana around that time. He went on to explain that he measured everything on the lot and is should be accurate. He stated that he was a Village Trustee for 15 years and wrote many of the ordinances.

Chair Rigoni asked Mr. Morgan if he was seeking a height variation.

Mr. Morgan replied that his not seeking a height variation and the pool cabana will be less than 15 feet in height.

Commissioner Hogan asked what the size of the pool cabana would be.

Mr. Morgan replied it would be 16' x 18'.

Commissioner Schaeffer asked what the materials would be.

Mr. Morgan replied that the roof will have shingles to match the house and there will be brick or stone pillars.

Commissioner Markunas asked about the retaining wall.

Mr. Morgan replied that it will be stone to match the materials and colors of the house.

Commissioner Markunas asked if there is any intention to enclose the cabana and add doors and windows.

Mr. Morgan replied no.

Commissioner Knieriem asked about the measurements again as far as the impervious surface.

Mike Schwarz stated that staff estimated the impervious surface using GIS and believes that the applicant would be under the maximum percentage that is allowed.

Chair Rigoni asked staff what amount of variation was approved for the other recent application at 10650 Yankee Ridge Drive.

Chris Gruba replied that it was initially a request for 288 square feet and it was approved at 255 square feet.

Chair Rigoni stated that she is struggling with granting a variation that exceeds the 250-foot maximum that was just approved with a recent Zoning Ordinance amendment. Also, what the structure will look like is very important.

Chair Rigoni asked the applicant to provide more information for the public hearing.

**D. Workshop: 14 Hickory Street Unit 14B – Bokay Flowers/Frankfort Arts Association**

Mike Schwarz presented the staff report. The applicant is seeking a special use permit for indoor entertainment for an art gallery with associated art classes and a rentable event space.

Chair Rigoni invited the applicant to speak. Todd Morgan approached the podium and provided additional background. He noted that the building was formerly used as the Village of Frankfort Police Department and as Village Hall.

Mr. Morgan noted that he had been granted special event permits by Mayor Holland in the past for this location.

Mr. Morgan noted that Bokay Flowers currently operates from the building at 1 N. White Street, but that some storage of flowers and other components of the building still occur within the subject property at 14 Hickory Street/130 Kansas Street.

Chair Rigoni asked if 1,600 square feet of the space would be dedicated to the art gallery and event center and 800 square feet would be dedicated to Bokay Flowers. Mr. Morgan responded in the affirmative.

Commissioner Knieriem asked if the La Salle business owned the building, but that Mr. Morgan rented the space inside. Mr. Morgan responded in the affirmative. He noted that La Salle is a stock brokerage firm, located on the 2<sup>nd</sup> floor. There is also a tech firm on the 2<sup>nd</sup> floor called Servio Consulting.

Mr. Morgan noted that the Frankfort Arts Association will be permitted to use the space, free of charge, Mondays – Thursdays, when it is not being used for an event space on weekends. He stated that he intends to use the space on weekends for weddings and baby showers for groups of approximately 30-35 people. He noted that although Bokay flowers has some floorspace in the building, it would be in a separate room from the event space.

Commissioner Markunas asked if management would be present on-site during events. Mr. Morgan replied that there would be. He also noted that certain vendors would cater food to the site. Mr. Markunas asked if the applicant would be proposing a kitchen in the future. Mr. Morgan responded that he would not. Commissioner Markunas also asked if event goers would be able to access the Bokay portion of the building. Mr. Morgan replied that the sliding door between the two spaces would be unlocked and that if they did go into the Bokay space it would be the first time and the last time.

Commissioner Schaeffer expressed concern that the weekends events may overlap during times that the Farmer's Market is open, when the demand for parking downtown is high. She stated that on Saturdays the Farmer's Market goes until 2:00 p.m. Mr. Morgan responded that he believed that most traffic for the Farmer's Market dies down in the afternoons, whereas the proposed events would occur later in the day.

Commissioner Hogan thought it would be important to recognize the applicant's generosity in allowing the Frankfort Arts Association to use the space during the week, free of charge. He asked if the special use permit would replace the special event permits requested in the past. Mr. Morgan responded in the affirmative.

Chair Rigoni noted for the record that permits would need to be obtained for the work before the business could operate at the subject property. She noted that the Frankfort Arts Association had been operating from the space. She also noted that the existing nearby parking should be adequate for the business as proposed. She asked if there would be summer art classes during the day. A member of the Frankfort Arts Association was present and answered that the classes would occur Mondays – Thursdays, approximately one class per day and with each class lasting 1-2 hours. member noted that their largest class size is about 10 adults.

Commissioner Knieriem asked if the special use permit hours of operation should be limited. Chair Rigoni noted that the special use permit could contain a condition of approval limiting the hours of operation. There was some discussion about the hours of operation, with the Commission and applicant agreeing that they should abide by the Village's normal business hours of 7 am – 11 pm.

Chair Rigoni noted that the special use permit, if approved, would run with the land and as such should be tailored to the specific request before the Commission.

Mr. Morgan noted that he would not be seeking a liquor license for the proposed use.

Commissioner Knieriem noted that alcohol could be permitted on the property if provided by a caterer that did have a liquor license. He asked if patrons could bring their own alcohol to the site. Mr. Schwarz noted that there is no "BYOB" or "bring-you-own-beverage" liquor license classification under the Liquor regulations in Municipal Code, so that would not be an option.

#### **E. 15 Ash Street – Old Frankfort Mall, Proposed Building Addition**

Chris Gruba presented the staff report.

Grant Currier, Project Architect, and Michael Shideler, the property owner, approached the podium. Michael Shideler provided an overview of the project. He stated that he and his wife fell in love with the Frankfort area and live in Prestwick. He added that he and his partner Joe purchased this property as an investment.

Grant Currier provided an additional overview stating that they are making the existing building code compliant.

Grant Currier provided photos of other communities that have buildings that provided inspiration for this project via a slide presentation.

Chair Rigoni stated that it would be helpful to know what will be happening as far as

the existing tenants.

Grant Currier discussed the grade change. Michael Shideler explained the internal changes to the building floorplan.

Grant Currier stated that some existing tenants are asking for more space and he wants to keep the tenants they currently have. As far as the second and third stories he is not yet sure yet what the tenants or exact layout will be. The third story roof deck would only be for building tenants.

Commissioner Hogan asked if this is just an L-shaped addition with minor changes to the existing building.

Grant Currier confirmed yes.

Chair Rigoni asked the Commission to provide high level feedback on the project prior to getting into the smaller details.

Commissioner Schaeffer stated that this building reminds her of the charm of her hometown in Fort Madison Iowa and it is consistent with the goals of the Comprehensive Plan.

Commissioner Hogan stated that aesthetically the building is beautiful. His only concern is the flow of traffic on Saturday nights.

Commissioner Markunas stated that the lot itself calls for some type of development. He added that after going through the details, hopefully at the end of the process we have something really special to celebrate.

Commissioner Knieriem asked Mr. Shidler if he recently purchased the property.

Michael Shideler stated that he has owned it for a while but has fallen in love with it after spending a lot of time there. But the building is old and needs everything. So they came up with the idea of an addition to bring it up to code.

Knieriem stated that he thinks it is a great project.

Chair Rigoni stated that it provides a great transition between two adjacent storefront blocks.

Chair Rigoni asked if the Commission could first focus on the Site Plan as far as setbacks, etc., and then separately discuss the height variation. She asked if anyone had an issue with the setback variations. There was no strong response.

There was some discussion about the need to reserve adequate setback for future sidewalk dining.

Commissioner Schaeffer stated that the grade change along Kansas Street from Ash

Street to White Street is a unique situation so the requested height variation is not that great.

Chair Rigoni stated that it would be helpful to know the actual height of the 3-story building for the Lockport example that Grant shared. He replied that he can provide that information.

Some discussion ensued about the height of the existing building. Project Architect Chris Tokarz responded that it is 29 feet, but they are adding some height to soften the transition from a 100-year old building to the new addition.

Commissioner Knieriem asked if the Historic Preservation Commission (HPC) should be upfront before the public hearing.

There was some discussion about the sequencing of the PC/ZBA and HPC meetings before the project is scheduled for Village Board consideration.

Mike Schwarz provided some context on why the PC/ZBA meetings will occur first in the sequence followed by the HPC and then the Village Board.

Discussion ensued regarding parking.

Commissioner Schaeffer pointed out that the lot shown on the screen behind Fat Rosie's is not public parking. It is private. Chris Gruba noted that the exhibit on the screen is from the 2016 Parking Study and noted the correction.

Commissioner Knieriem asked about the second and third floors and what Michael Shideler is thinking.

Michael Shidler responded that it might be office or residential, but he wants a true mixed-use building.

Chair Rigoni stated that she has an issue with granting a height variation for office uses with no residential density increase, but does not so much have an issue with residential uses with no density being added to the Downtown.

There was a brief discussion and consensus that knowing exactly what types of uses are proposed will be helpful.

Commissioner Hogan asked about loading needs.

Grant Currier stated that they could look at repositioning or extending the existing curb cut on White Street to align with their trash room. Additional discussion ensued about loading times in the Downtown.

Commissioner Schaffer stated that repositioning the curb cut would at least lessen the impact on traffic during loading times.

Discussion about landscaping ensued.

Grant Currier stated that they could look at planters, etc., as the building will be placed at the lot lines so any greenery other than parkway trees will need to be located in the public right-of-way.

Commissioner Markunas asked the Mr. Currier to work with staff on possible ways to add some landscaping such as planters in the right-of-way.

Commissioner Schaffer asked if there is any opportunity to relocate the existing overhead power lines underground.

Grant Currier stated that there is an opportunity and he will look into it. They want the building to look good and the existing overhead lines actually encroach into the air space where the addition is proposed. He does not yet know what will be required by ComEd.

Frankfort resident Jack Johnson raised his hand from the audience and was recognized by Chair Rigoni. She asked him to approach the podium. He stated that he could answer the question. He stated that ComEd may require a new transformer which may need to go inside the building.

Commissioner Knieriem asked the applicant and Project Architects what is the type of construction within the existing building.

Michael Shideler replied that it is a mix of pre-cast concrete, wood and other types of construction.

There was some discussion about ways to lessen the sound impacts between the tenant spaces.

Chair Rigoni summarized the remaining items for discussion including the various special uses. She reiterated that some of the Special Use Permit requests may need to come back to the PC/ZBA later when the tenants are known.

Commissioner Knieriem stated that they haven't seen a south side façade. There are a lot of holes on that side due to the existing air conditioning units.

Commissioner Markunas stated that they should provide a south building elevation.

There was some discussion about the existing south elevation and the existing roof drains that impact the neighboring properties.

Chair Rigoni stated that it will be important to know what the south elevation will look like from Nebraska Street.

There was some discussion about the roof deck.

Chair Rigoni stated that it is important to know what will be stored on the roof deck and what it will look like from street level.

At 9:12 p.m. Chair Rigoni asked if there was anyone in the audience wishing to speak even though this is not the public hearing.

Mike Cartolano approached the podium. He stated that he and his family are Frankfort residents and they own various properties in Frankfort. He stated that he is looking forward to the project but has a concern about the height variation as it related to the one-story scale of the buildings on the east side of White Street. He added that this addition is a perfect spot for a restaurant and he does not have any parking concerns. He mentioned that Sysco and other food service companies basically do what they want in terms of deliveries and loading times in the Downtown.

Jack Johnson approached the podium and stated that maybe lower internal ceiling heights can be considered to lessen the massing of the height of the tallest portion of the building at the corner of Kansas and White Streets.

There was discussion about the height of the parapet walls and the screening of rooftop mechanical units.

Jack Johnson returned to the podium for additional clarification about the parapet walls.

Chair Rigoni asked staff if they had the information and feedback that they need for now.

Chris Gruba asked for clarification on the repositioning of the curb cut for a potential loading zone within the public right-of-way along the west side of White Street.

There was a brief discussion and consensus that if there is an opportunity to create more of a loading zone to lessen impact on traffic on White Street it should be looked into.

The applicant and Project Architects thanked the Commission for its feedback and stated that they will work with staff to provide more information for the public hearing.

## **F. Public Comments**

Chair Rigoni asked if there were any members of the audience who wished to make a public comment. There was no response.

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

Mike Schwarz stated that the following actions were taken by the Village Board at its meeting on April 4<sup>th</sup> related to matters that previously came before the Plan Commission/Zoning Board of Appeals:



1. Quinlan Residence at 247 Hickory Street: The Village Board passed an ordinance approving a variation to reduce the required minimum basement area. The Village Board also approved the Preliminary and Final Plat of Resubdivision for the lot consolidation.
2. Gracepoint Ministries located at 22660 S. Harlem Avenue: The Village Board passed an ordinance approving a Zoning Map Amendment (Rezoning) from Agricultural District to R-2 Single-Family Residential District and also passed an ordinance approving a Special Use Permit for a Planned Unit Development for a religious retreat center.
3. Gale Residence Rear Yard Setback Variation at 19948 Lily Court: The motion to approve an ordinance approving a variation to reduce the required minimum rear yard setback failed on a 3-3 vote.

#### **E. Other Business**

Chair Rigoni noted that there was no other business. She also reminded all Commissioners that the deadline to file their 2022 Statement of Economic Interests with the Will County Clerk's Office is May 1, 2022.

#### **F. Attendance Confirmation (April 14, 2022)**

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on April 28<sup>th</sup>.

**Motion (#3):** Adjournment 9:27 p.m.

Motion by: Markunas \_\_\_\_\_ Seconded by: Schaeffer \_\_\_\_\_

Unanimously approved by voice vote.

Approved April 28, 2022

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

Maura A. Rigoni /s/Maura Rigoni, Chair

Christopher Decker s/ Secretary