



MINUTES

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

April 25, 2024 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

- Call to Order:** Chair Schaeffer called the meeting to order at 6:51 PM
- Commissioners Present:** Nichole Schaeffer (Chair), Brian James, Johnny Morris, Dan Knieriem
- Commissioners Absent:** David Hogan, Jessica Jakubowski, Will Markunas
- Staff Present:** Community & Economic Development Director Mike Schwarz, Planner Chris Gruba, Planner Amanda Martinez, Administrative Assistant Lisa Paulus
- Elected Officials Present:** None

A. Approval of the Minutes from April 11th, 2024

Chair Schaeffer asked for questions or comments regarding the minutes. There were none.

Motion (#1): To approve the minutes from April 11th, 2024.

Motion by: James

Seconded by: Knieriem

Approved: (4-0)

Chair Schaeffer asked members of the audience to raise their hands if they intend to provide testimony during any of the public hearings this evening. A number of people raised their hands. Chair Schaeffer then swore in those members of the audience wishing to provide testimony.

B. Public Hearing: 9426 Corsair Road- Triple Crown Training/ Top Velocity (Ref#109)

Amanda Martinez summarized the tabling request. There were no questions from the commissioners.

Motion (#2): To keep open and table the public hearing until May 23rd, 2024.

Motion by: Morris

Seconded by: James

Approved: 4-0

C. Public Hearing: Abbey Woods North (Ref #108) Public Hearing Continued from April 11, 2024

Christopher Gruba summarized the tabling request. He noted the applicant needed more time to gather additional information.

Motion (#3): To keep open and table the public hearing until May 9th, 2024.

Motion by: James

Seconded by: Morris

Approved: 4-0

D. Public Hearing: 9416 Gulfstream Road, Unit 2 – CV, LLC (Ref#106)

Christopher Gruba presented a summary of the staff report.

The property owner's representative Alex Genova and the business manager Sammy Nakhleh representing the business owner approached the podium.

Sammy Nakhleh stated commercial vehicles will be brought to the site after being purchased by their company. Decals on recently purchased vehicles will be removed and the vehicles will be then sold at the Manheim Auction. There will be no walk-in sales of vehicles. Every vehicle will be enclosed in the building.

Commissioner James asked if the vehicles are shipped or delivered to the site.

Sammy Nakhleh stated the vehicles purchased for the company are either shipped to the site or the company's employees will drive the vehicles back from the auction to the site. He added that it typically depends on the quantity of vehicles purchased and how far the purchased vehicles are located from the site.

Chair Schaeffer asked if they planned to do any auto repair or body work on the vehicles. Mr. Nakhleh responded no. He added they only remove existing decals from the body of the vehicle.

Commissioner Knieriem asked what benefit would their customer have purchasing a vehicle from CV, LLC versus purchasing directly from the auction themselves.

Sammy Nakhleh responded their company assists their customers by removing decals before the vehicle is purchased. He provided an example of when he purchases a vehicle from Penske, he would remove their branding decals with a heat gun before it goes to auction.

Commissioner Morris confirmed the vehicles for sale by the company will not be parked outside and will be kept inside the building until the vehicle is sold.

Sammy Nakhleh agreed with Commissioner Morris and added the vehicles are left inside the building until the next auction date at Manheim Auction. They typically predict a quick turnaround of vehicles.

Chair Schaeffer asked how the company picked this location for their business and how many employees would be employed.

Sammy Nakhleh stated the business owner lives very close to the site and the company would consist of himself, the business owner, and a few people who assist with driving and predicted around 5 total employees.

Commissioner Morris asked how the company would control people wanting to buy a vehicle.

Sammy Nakhleh stated the company is not promoting for the public or people to come to their site of business. Their business will mostly be conducted at the Manheim Auctions. He added the majority of the time, if the vehicle is clean the buyer will take the vehicle the same day.

Chair Schaeffer consented with the board the appropriate and consistent use of the space and the board agreed.

Chair Schaeffer confirmed business hours were the same as written in the staff report, which is reported as Monday thru Friday from 10:00 a.m. to 2:00 p.m.

Sammy Nakhleh confirmed the hours.

Chair Schaeffer questioned the adjustment of the parking limitations for this special use.

Christopher Gruba stated since 30 spaces are required for all combined uses, a tenant would have to stripe the entire parking lot, a site plan would need to be required. He recommended waiving just the 8 spaces for this specific use. He confirmed with the Commission to see if there needs to be striping or not; he suggested at least striping for ADA parking spaces to address the ADA spaces. 2 of the 30 spaces would need to be ADA spaces. The Commission compared neighboring tenants and determined there to be very little traffic from the other tenants.

Mike Schwarz mentioned that the motion should include use of the terms “parking adjustment” as there is no mention of the term “waive” in this section of the Zoning Ordinance.

Alex Genova stated no one parks on the west side of the site to provide access to an existing dumpster and does not think the developer ever striped the parking lot since the building was built.

Chair Schaeffer asked if there should be a certain number of spaces for the business or a need to waive specific parking spaces and inquired about striped parking.

Christopher Gruba recommended the Commission waive the 8 required parking spaces to zero through a parking adjustment for relief for unit 2 and have a condition about a site plan being needed to show parking spaces and ADA spaces.

Commissioner James stated he would lean toward conditioning approval of the special use permit upon striping the parking lot. The Commission agreed with Commissioner James.

Alex Genova stated he did brief the property owner about the potential to have a condition about striping the parking lot. He added the property owner would like to have the tenant move in sooner and as a landlord she will be agreeable to striping the parking lot of the site.

Motion (#4): To close the public hearing.

Motion by: James

Seconded by: Morris

Approved: 4-0

Motion (#5): To approve a parking adjustment to reduce 8 required parking spaces to 0, for the property located at 9416 Gulfstream Road, Unit 2 (PIN 19-09-34-301-006-0000), per Article 7, Section B, Part 5 of the Zoning Ordinance.

Motion by: Knieriem

Seconded by: James

Approved: 4-0

Motion (#6): To recommend to the Village Board approval of a Special Use Permit for automobile sales in the I-1 Limited Industrial District, for the property located at 9416 Gulfstream Road, Unit 2 (PIN 19-09-34-301-006-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following condition(s):

1. There shall be no sales inventory vehicles displayed or stored in the existing exterior striped parking spaces.

2. A site plan shall be provided to staff noting new striping of parking stalls on the subject property. Each parking space shall measure at least 9'x18'. If only one row of parking is provided, the drive aisle shall be at least 20' wide. All striping shall comply with any Fire Code regulations.

Motion by: Knieriem

Seconded by: James

Approved: 4-0

E. Public Hearing: 9194 Gulfstream Road – Equipment Share.com Inc. (Ref#107)

Michael Schwarz presented a summary of the staff report.

The applicant, Jeffrey Williams, and general manager Robert Wilkins of EquipmentShare.com Inc. approached the podium.

Commissioner Knieriem asked what kind of equipment the company would be renting.

The applicants stated the company will be renting industrial tools such as air compressors, shipping hammers, personal handheld devices used by contractors, and welding equipment. They do rent construction light towers, but that equipment will be stored inside for safety purposes. The company would also rent out safety equipment.

Chair Schaeffer asked if the company was nationwide or local and how many employees the site would have.

The applicants stated the company is nationwide. The company has an additional location in Joliet, Illinois. They added the tooling division will move from the Joliet site to the Frankfort site. They stated the site would have 6 to 8 employees. Robert Wilkins stated the company operates business to business, not to the public. In order to rent equipment, one would need an account-based system; without a previous account set up, you cannot just come and rent equipment from the site.

Commissioner Morris inquired about signage for the site location.

The applicants stated the company would like to install a wall sign on the building to say EquipmentShare and that applicants would comply with any permitting necessary for signage.

Chair Schaeffer suggested the applicants meet code with future signage so the applicants would not have to come back through the Commission with a variation request.

Chair Schaeffer asked if any members of the public wished to speak at the public hearing. There were none.

Motion (#7): To close the public hearing.

Motion by: Knieriem Seconded by: James

Approved: 4-0

1. **Motion (#8):** To recommend to the Village Board approval of a Special Use Permit for large equipment rental, sales, and service for the property located at 9194 Gulfstream Road (PIN 19-09-34-301-006-0000), in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Knieriem Seconded by: James

Approved: 4-0

Motion (#9): To recommend to the Village Board approval of a Special Use Permit for outdoor storage in the I-1 Limited Industrial District, for the property located at 9194 Gulfstream Road (PIN: 19-09-34-401-001-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following condition(s):

1. Outdoor storage only shall be permitted within the area designated on the submitted Site Plan; and
2. Materials stored on site may not exceed the fence height and/or shall be completely screened from the public right-of-way and adjacent properties; and
3. Semi-trailers, shipping containers or other similar storage containers are prohibited for storage; and
4. The outdoor storage area shall be maintained in neat and orderly condition and vehicular access to the roll-up doors and trash enclosure shall be maintained at all times.

Motion by: James Seconded by: Morris

Approved: 4-0

F. Public Comments

There were no public comments.

G. Village Board & Committee Updates

Mike Schwarz noted that the following project was approved by the Village Board at its meeting on April 22, 2024:

- Dunkin' Commercial Multi-Tenant Building: 20400 S. LaGrange Road - Special Use Permits for a Carry-Out Restaurant, Drive-Up Service Windows, Outdoor Seating, and Extended Hours of Operation, and a Sign Variance for the area of a freestanding sign

Chris Gruba previewed the proposed Zoning Ordinance text amendments that were authorized by the Committee of the Whole. Chris stated there are three proposed text amendments. The first amendment relates to expiration times for Special Use Permits and Variations. The second amendment relates to how quickly the Plan Commission and Board must act upon a request after an application is filed. Currently, certain existing review times are sometimes difficult to achieve. The third proposed amendment is to add assisted living facilities as a Special Use in the B-4 District within the Table of Permitted and Special Uses.

H. Other Business

There was no other business.

I. Attendance Confirmation (April 25th, 2024)

Chair Schaeffer asked Commissioners to please let staff know if they cannot attend the next meeting.

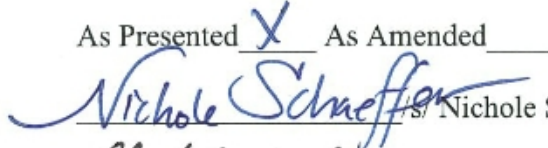
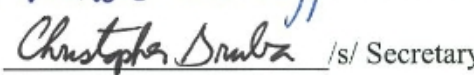
Motion (#10): Adjournment 8:02 P.M.

Motion by: Knieriem Seconded by: James

The motion was unanimously approved by voice vote (4-0).

Approved May 9, 2024

As Presented X As Amended _____

 /s/ Nichole Schaeffer, Chair
 /s/ Secretary