



**MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
MAY 26, 2022–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, Nichole Schaeffer, Jessica Jakubowski, Brian James

Commissioners Absent: David Hogan

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

Elected Officials Present: None

A. Approval of the Minutes from May 12, 2022

Motion (#1): Approval of the minutes, as presented, from May 12, 2022

Motion by: Knieriem Seconded by: Jakubowski

Approved: (4-0, Knieriem and Markunas abstained)

B. Plat Approval: Lots 4, 5 & 6 Original Town of Frankfort – Gutschenritter Resubdivision

Chris Gruba summarized the staff report.

Chair Rigoni asked the applicant to approach the podium.

Commissioner Knieriem asked the applicant if he owns the middle lot.

The applicant responded that he currently owns all three lots.

Commissioner Knieriem asked the applicant what is the purpose of the request.

The applicant responded that he intends to create a larger lot for himself and then sell the other property to the south as a larger lot.

There was some discussion about the existing gazebo which straddles a lot line.

Commissioner Schaeffer asked why the proposed lot areas are slightly different. The proposed Lot 1 is 9,380 square feet and the proposed Lot 2 is 9,388 square feet.

The applicant responded that these three existing lots were part of the Original Town of Frankfort Subdivision and the past surveying methods were not exact, so there are very slight deviations in terms of the angles of the lot lines as they were originally platted.

There was additional discussion regarding the setback of the existing gazebo to the proposed new northern lot line of Lot 1. Chair Rigoni stated that the PC/ZBA will not take any action regarding the setback of the existing gazebo.

Commissioner James asked the applicant if there are any trees that will be impacted.

The applicant responded that no trees will be impacted by the proposed resubdivision.

Chair Rigoni asked if there were any questions or comments from anyone in the audience even though this is not a public hearing. There was no response.

Motion (#2): Motion to recommend that the Village Board approve the Preliminary and Final Plat of Subdivision for Walnut Street Subdivision, subject to any necessary technical revisions prior to recording.

Motion by: Markunas

Seconded by: Schaeffer

Approved: (6-0)

C. Public Hearing (Continued from April 28th, 2022): Olde Stone Subdivision 1st Addition (Ref #108)

Staff noted that this would be the final time that this item would be tabled. If a revised plan is not brought forth at the June 23rd Plan Commission meeting, the public hearing would be re-noticed in the newspaper and the applicant asked to re-send public hearing notices to all property owners within 250’.

Motion (#3): Motion to table to June 23, 2022.

Motion by: Markunas

Seconded by: Schaeffer

Approved: (6-0)

D. Public Hearing: 8531 W. Lincoln Highway – Oasis Assisted Living (Ref #104)

Motion (#4): Motion to table to June 9, 2022.

Motion by: Markunas

Seconded by: Schaeffer

Approved: (6-0)

E. Public Hearing: 19948 Lily Court – Gale Residence (Ref #105)

Chair Rigoni swore in the applicant Patrick Gale.

Chris Gruba summarized the staff report.

Chair Rigoni asked the applicant to come to the podium.

The applicant, Patrick Gale approached the podium. He restated the nature and purpose of his request. He stated that currently the sun covers every square foot of his back yard by 2:30 p.m. Mr. Gale noted that Commissioner Knieriem did come out last week to assess the space.

Chair Rigoni asked the Commission if there were any initial questions from the PC/ZBA.

There was no response.

Chair Rigoni asked if there was anyone in the audience wishing to speak on the request.

There was no response.

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

Motion by: Schaeffer

Seconded by: Jakubowski

Approved: (6-0)

Chair Rigoni informed the applicant she was able to visit the site and view the back yard from the fence.

Chair Rigoni asked the Commission if there were any questions from the PC/ZBA.

Commissioner Knieriem stated that he was initially against the original variation request but has changed his position.

Commissioner Schaeffer thanked the applicant for amending his variation request and stated that she supports this amended request.

Commissioner Markunas thanked the applicant and stated that that he has also changed his position.

Commissioner James stated that he is in similar agreement with the other comments.

Chair Rigoni stated that she believes the motion will need to be clarified even though it refers to a rear yard addition. She added that there is a reason that we have these regulations.

Chair Rigoni stated that the motion will be clarified to refer to an “attached, covered unenclosed patio.”

Motion (#6): Motion to recommend that the Village Board approve a variation from Article 6, Section B, Part 1 of the Village of Frankfort Zoning Ordinance to permit the construction of a rear yard addition in the form of an attached, covered, unenclosed patio, set back 17’ 3” from the rear property line, whereas 30’ is required in the R-2 zone district, for the property located at 19948 Lily Court in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Knieriem

Seconded by: Markunas

Approved: (5-1, Rigoni voted no)

F. Public Hearing: 9093 W. Fey Drive – Proposed Pickleball Building (Ref #106)

Chair Rigoni swore in the applicant Anthony Villa.

Chris Gruba summarized the staff report.

Chair Rigoni asked the applicant if he had anything to add to the staff report.

Anthony Villa stated that he did not.

Chair Rigoni asked the Commission if there were any initial questions from the PC/ZBA.

There was no response.

Chair Rigoni asked if there was anyone in the audience wishing to speak on the request.

There was no response.

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

Motion by: Markunas

Seconded by: Jakubowski

Approved: (6-0)

Chair Rigoni asked if the PC/ZBA members have any questions.

Commissioner Markunas asked why the outdoor courts were removed.

Anthony Villa responded that these were removed from the Site Plan as recommended by the Plan Commission at the April 28th workshop.

Commissioner Schaeffer asked about the storage on the mezzanine.

Anthony Villa responded that this area will be used for storage of equipment associated

with the facility.

Commissioner Knieriem had no further questions, but he did ask staff if they could, in the future, obtain building elevation drawings in color from the applicant.

Chair Rigoni stated that she wants it to be understood that the HVAC units must be screened if they are ever added later. Also, for staff, she normally doesn't get into the weeds on Photometrics Plans but asked staff if this is meeting Code. She stated her concern regarding an area of the parking lot that may not have enough lighting for security.

Chris Gruba responded that the proposed lighting now meets Code.

The applicant stated that they have reduced the lighting but can increase the dark area of the parking lot if so requested.

Commissioner James asked what is the purpose of the overhead doors. Do they plan to use these to move air flow? The applicant responded yes that is what the overhead doors will be used for.

Commissioner Jakubowski asked why no HVAC is being proposed.

The applicant stated that this will be a mostly winter use. If they are successful they may add HVAC in the future.

Chair Rigoni asked staff if the applicant is requesting hours of operation beyond the Village requirements.

Chris Gruba responded that they are not.

Chris Gruba asked if the PC/ZBA wanted to add a condition prohibiting tournaments.

There was some discussion regarding whether such a condition is necessary given the scale of the building with only four indoor courts. There was consensus that such a condition is not necessary given that pickleball is not a spectator sport. Instead, the Commission asked Mr. Villa to state for the record that there would be no tournaments held at this location. He replied that there would be no tournaments.

Motion (#8): Motion to recommend to the Village Board to approve the special use permit for an indoor recreation facility, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on the submittal of a revised landscape plan, that any future mechanical units shall be screened from view, that the trash enclosure gate shall be vinyl and opaque (not chain link) and obtaining final engineering approval.

Motion by: Markunas

Seconded by: Schaeffer

Approved: (6-0)

G. Workshop: 20801 S. La Grange Road – Chase Bank

Chris Gruba summarized the staff report.

Chair Rigoni asked the applicant if she had anything to add to the staff report.

Susan Faber with Black and Veatch on behalf of the applicant approached the podium and stated that she was local and could answer any questions.

Commissioner Knieriem asked if this (rooftop solar panels) was a nationwide initiative for Chase Bank.

Nationwide over 700 locations, in Illinois over 60 locations will also have such rooftop solar panels.

Commissioner James asked if they have looked at other technology that sits closer to the roof and does not look like solar panels.

Susan Faber responded that she has not looked at other technology.

Commissioner Jakubowski asked what impact this will have on energy savings.

Susan Faber responded that she does not have that information but can provide it for the next meeting.

Commissioner Jakubowski asked if the solar panels can be painted to match the color of the shingles or if future shingles can be changed to match the solar panels.

There was some discussion about the colors on the roof.

Susan Faber stated that with most new technology it sticks out visually at first but then we become accustomed to it over time.

Commissioner Knieriem stated that he doesn't have as much concern about the visibility of the rooftop solar panels as other commissioners. He suggested that maybe there is an opportunity to relocate some panels to other sides of the roof.

Chair Rigoni stated that this is one of the nicest buildings in town and we pride ourselves on the architecture in the community. She asked Ms. Faber if there a hybrid possibility with the other alternative technology?

Commissioner Jakubowski stated that maybe there is an opportunity to blend the colors on the roof a little more.

Commissioner Knieriem reiterated that maybe they can come up with other options to address the visibility.

Commissioner James stated that they should paint some of the metal-colored conduit that is exposed to match the roof material colors.

Susan Faber asked about timing of next steps.

Chris Gruba responded.

Chair Rigoni asked Ms. Faber to come back with answers to the questions that have been raised this evening.

H. Workshop: 20879 S. La Grange Road – Facen4Ward event space

Chris Gruba summarized the staff report.

Chair Rigoni asked the applicants they had anything to add to the staff report.

The applicant, Kristen Facen approached the podium and provided an overview of the proposed business. She stated that the lease is under review by her attorney and she will be funding the improvements to the space. There should be no parking issue. They are not seeking a liquor license. She noted that her application incorrectly stated that the business would be closed on Thursdays and that it would be open from 10 am – 9 pm.

Chair Rigoni asked the PC/ZBA members if they had any questions.

Commissioner Jakubowki asked the applicant if each event will have a chaperone.

Kristen Facen responded yes.

Commissioner Jakubowski asked how many events they will have per week.

Kristen Facen responded that she envisions 1-2 events during the week and up to 4 events on the weekends.

Commissioner James stated that he sees a potential concern about the number of toilets for up to 75 people. He asked if there will be any issues with loitering.

Chair Rigoni asked if one event contract will take up the entire space.

Kristen Facen responded yes.

Chair Rigoni asked if there will be any bands.

Kristen Facen responded that there will not be any bands, but music is typically provided with a Bluetooth speaker.

Commissioner Markunas offered his congratulations on the applicant starting a new business. He said that a lot of his questions were answered by the applicant's overview of the project. He stated that it sounds like any loitering concerns will be monitored. He

does think the restrooms will be a Building Code issue.

Commissioner Schaeffer thanked the applicant for providing such detailed information. She asked if there will be any outdoor seating and if a bench would require a special use.

Chris Gruba responded that an exterior change such as a bench should be included as part of the special use permit request when it proceeds to a public hearing. However, the applicant noted that she was not seeking to install any exterior benches.

There was some discussion about the potential impacts on the neighboring businesses.

Commissioner Knieriem stated that he does have a concern about how noise and music will impact the adjacent businesses.

Kristen Facen responded that they will speak with the neighboring businesses.

Commissioner Schaeffer offered that maybe they could look into some sound insulation or acoustic mitigation measures for the neighboring businesses.

Commissioner Knieriem asked the applicant if they have done these types of events before.

Kristen Facen responded that they have done these events all over the area including in Indiana.

Commissioner Knieriem asked if the second story shown on the photo on the screen is a faux second story.

Chari Rigoni responded that it is a faux second story.

Commissioner Knieriem asked who will provide the food for the events.

Kristen Facen responded that the events will be catered.

Chair Rigoni stated that there should be no issues as far as needing Will County Health Department approval.

Chair Rigoni asked the applicant if she had any other questions.

Kristen Facen responded no.

I. Workshop: 9350 W. Laraway Road – Savana Expedited LLC – Special Use Permits for a Truck Terminal and Automobile (Truck/Trailer) Repair

Mike Schwarz summarized the staff report.

Chair Rigoni asked the applicant if she had anything to add to the staff report.

The applicant, Kristina Vlastelica, and her project engineer, Aurimas Spucys of Morris Engineering approached the podium.

Aurimas Spucys stated that the truck and trailer maintenance repair will not include any painting or body shop work. He stated that they were caught off guard by the Will County Department of Transportation request for 25 feet of additional right-of-way. He added that the proposed stormwater detention ponds were oversized by 25 percent so hopefully they should be able to mitigate the loss of additional property.

Commissioner Jakubowski asked the applicant how large is the fleet of vehicles for the business.

Kristina Vlastelica responded that they have 25 trucks and 25 trailers, but not all of these will be on site at the same time. They are out on the road.

Commissioner Jakubowski asked the applicant how much traffic they anticipate.

The applicant responded that the lot will usually be lightly occupied as they do not make money if the trucks are parked.

Commissioner James thanked the applicant for taking on this building which has fallen into disrepair.

Commissioner James asked if there are any refrigerated trucks.

Kristina Vlastelica responded that there will only be food grade trucks. There will not be any refrigerated trucks.

Commissioner Markunas stated that a lot of his questions were answered as far as the nature of the trucking operation. He suggested that the applicants try not to seek any variations if possible.

Commissioner Schaeffer asked what will happen to the concrete blocks shown in the photos around the back of the property near Ontario Street.

Aurimas Spucys responded that they will be removed from the site.

Commissioner Schaeffer asked what will happen to the wing walls of the building.

Aurimas Spucys responded that they will be repaired.

Commissioner Knieriem asked how long the owner has owned the property. Why hasn't the property been kept up since that time?

Aurimas Spucys stated that over the past 18 months they have been trying to get permits but cannot do so with the special uses being approved. Some of that time has been due to his design of the plans and not just the Village staff review.

Commissioner Knieriem asked what is the current use of the property.

Kristina Vlastelica responded that they have some office use and there are a few trucks there.

Commissioner Knieriem asked that in the meantime as they are going through the zoning process, they should start cleaning up the property as long as no permits are necessary for the work.

Chair Rigoni asked how many truck docks are associated with the proposed use.

The applicant responded that there are four existing docks and three more overhead doors are proposed.

Chair Rigoni asked how many service bays are proposed. She asked that staff confirm that for the public hearing.

Chair Rigoni asked if there is any plan to rent out yard space.

Kristina Vlastelica responded that there is not any plan to rent out yard space.

Chair Rigoni asked if the landscaping will be on the inside of the fence or on the outside of the fence.

The project engineer responded with the question "which do you prefer?"

Chair Rigoni stated that this project is an opportunity to spruce up this end of Ontario Street. She asked that there should be landscaping on both sides of the fence.

Commissioner Markunas asked the applicant where the drivers park long term.

Kristina Vlastelica responded that they do not park their personal vehicles on the site.

Chair Rigoni stated that the PC/ZBA can place a condition that there shall be no overnight parking by truck drivers. Or at least no running trucks overnight.

The applicant stated that there are existing truck/travel stops in the area that provide food, showers, etc. so there is no need for nor will there be any overnight parking by their truck drivers.

There was some discussion about the staging of vehicles and the desire to have no trucks parked on the public streets.

Mike Schwarz responded that the PC/ZBA could add a condition for no off-site parking for this project but that a broader "no parking" restriction for all of Ontario Street would need to be reviewed by the Traffic Committee.

Commissioner Jakubowski asked about the hours that trucks will be coming and going.

Kristina Vlastelica provided a summary of how their operation works.

Chair Rigoni asked if there was anyone in the audience wanting to speak.

John Brooks who lives in Lakeview Estates approached the podium. He stated that has a concern about increased truck traffic in the area.

The applicant stated that GPS routes the trucks to the site.

Chair Rigoni stated that there is an anticipation that all trucks will only come in and out via Ontario Street.

Aurimas Spucys explained that the turning radius for trucks to and from Laraway Road may be impacted by the Will County right-of-way dedication. Therefore, most of their trucks will enter and exit via the proposed Ontario Street access.

There was some discussion about the routing of trucks to and from the existing and proposed access points.

The applicant and her project engineer thanked the Plan Commission members for their time and they will be in touch with Village staff to address the comments they have received.

B. Public Comments

Chair Rigoni noted that there were no members of the public remaining in attendance so there were no other public comments.

C. Village Board & Committee Updates

Schwarz noted that the Special Use requests for 14 Hickory Street 14 B (Studio C/Frankfort Arts Association) and 21218 S. La Grange (StretchLab) were each approved by the Village Board at its meeting on May 16th, 2022. He also noted that an offer of employment for the Planner position was made and accepted this week. The new Planner is scheduled to start on June 6th.

D. Other Business

Chair Rigoni noted that there was no other business.

E. Attendance Confirmation (June 9, 2022)

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on June 9th.

Motion (#9): Adjournment 9:26 p.m.

Motion by: Markunas Seconded by: Schaeffer

Unanimously approved by voice vote.

Approved June 9, 2022

As Presented X As Amended _____

Maura A Rigoni /s/Maura Rigoni, Chair

Christophe Draz s/ Secretary