



Chair Rigoni called the meeting to order at 6:30 P.M.

Will Markunas, Dan Knieriem, Michael Leddin, Lisa Hogan and Chair Maura Rigoni.

Ken Guevara and Kris Michuda.

Senior Planner Christopher Gruba, Utilities Director Zachary Brown and Utilities Executive Assistant Marina Zambrano.

Trustee John C. Clavio as Village Board Liaison, and joining by public attendee remote connections, Trustee Farina, Trustee Ogle and Trustee Petrow.

She explained because the public hearings noticed for tonight's meeting were noticed to take place at the Administration Building, the building remains open for public attendance, in accordance with the Tier 2 mitigations that took effect November 11, 2020, which limit gatherings to no more than ten. This Zoom meeting is being broadcast inside the Board Room and anyone who physically attends this meeting will have the opportunity to see and hear the full discussion and action taken by the Commission. An agenda for tonight's meeting was properly posted during daytime hours on Friday, February 22, 2021, and provides information necessary for the public to join the Zoom meeting remotely by computer or by telephone. Public comments were also accepted in advance at the email address, publiccomments@frankfortil.org, as specified on the agenda.

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She then described the remote proceedings for the benefit of the Commission and any public in attendance, detailing how and when public comments would be heard.

A. Motion to allow remote participation by the Plan Commission.

Motion (#1): Motion to allow remote participation by the Plan Commission.

Motion by: Hogan

Seconded by: Markunas

Approved: (5 to 0)

B. Approval of the Minutes from January 14, 2021

Motion (#2): Approval of the minutes from January 14, 2021.

Motion by: Markunas

Seconded by: Hogan

Approved: (5 to 0)

Chair Rigoni swore in all those wishing to provide public testimony.

C. Workshop: Abri Credit Union Special Use & Major PUD Change

Future Public Hearing Request: Special Use Permit to allow drive-up service windows and Major PUD change to construct a free-standing building for Abri Credit Union on the undeveloped property located along South La Grange Road, north of Abbey Drive and directly south of the existing Dunkin' Donuts.

Senior Planner, Christopher Gruba, presented the staff report and provided an overview of the request noting that a Special Use Permit and a PUD was approved for First Bank Vineyards in 2008, which have since expired as the building was never constructed. As such, a new Special Use Permit and Major PUD change must be obtained for the proposed Abri Credit Union. The applicant, Josh Lopeman, was present and noted he doesn't expect traffic concerns since the credit union's peak hours of operation are offset from Dunkin' Donut's rush hour.

During the Plan Commission Discussion:

- Commissioners questioned the hours of operation. The applicant noted the hours of operation are scheduled to be Monday through Friday 9 a.m. - 6 p.m. and Saturday open 9 a.m. - 1 p.m.;
- Commissioners questioned the use of the three (3) parking spots on the east side of the lot and whether other layout options have been considered. Applicant noted those parking spots are designated for the Credit Union employees;

- Commissioner Markunas questioned whether the parking spots are going to meet The Americans with Disabilities Act of 1990 requirements. The handicap accessible spaces must measure at least 8' x 18', with an adjacent 8' wide hatched access area. Applicant noted the majority of the parking spots meet the ADA requirements per the site plans;
- Commissioner Leddin questioned whether there was any consideration to move the drive-thru from the original site to the west side of the building. Applicant noted the option was considered but did not favor it since the option provided a dead end and prefers to have a free flow parking lot to avoid accidents from vehicles having to back up;
- Commissioner Hogan suggested to angle the parking spots along the western drive aisle to create a one-way south drive aisle;
- Mr. Brown noted that if the western drive aisle were made into a one-way only traveling south, the southern drive aisle would then have to become a one-way drive aisle traveling east. As such, both drive aisles could be narrowed considerably, allowing the option to shift the entire building south. By doing so, the northern drive aisle between Dunkin' Donuts and the credit union could become wider and more navigable.
- Member Hogan noted that a one-way-south western drive aisle would then necessitate credit union customers that enter through the Alsip Nursery entrance to circle around the entire Dunkin' Donuts property in order to access the credit union parking lot;
- Commissioner Knieriem noted that a traffic light will be required at the entrance off La Grange Road at some point for traffic control into and out of The Vineyards of Frankfort commercial plaza;
- Commissioner Knieriem noted he likes the idea of a western one-way-south drive aisle, as the Dunkin' Donuts western drive aisle currently acts as a one-way south drive aisle during their peak business hours;
- Peak hours for the Credit union were discussed noting that in-person banking has changed due to Covid-19. Applicant noted that he will obtain some data regarding the anticipated parking required throughout the day. He believes dual drive-thru option is still important but will get specifics prior to next meeting;
- Commissioners questioned whether the roofing materials will be consistent with the existing buildings in the plaza. Commissioners requested some renderings of the building materials and colors proposed on the building;
- Applicant Josh Lopeman noted the proposal is intended to mirror the request that was approved in 2008 for First Bank. He is incorporating some additional

features like stone and canopy pillars to differentiate the building but at the same time to not stand out;

- Chair Rigoni suggested for the building materials to match more with the existing plaza while keeping unique features but adding an arch in the front as opposed to a flat tower to blend in;
- Commissioners questioned the status of the landscaping plan. Mr. Gruba noted a plan was submitted after the packets were distributed but that he will review them prior to the next meeting. Mr. Gruba also noted a 25' front yard landscape buffer must be provided along the front property line, similar to what was provided for Dunkin' Donuts;
- Commissioners noted their preference to preserve the mature trees on the proposed lot along the southern and eastern property lines that are in good condition;
- Lighting plan was discussed and Mr. Gruba noted a lighting plan was received. The proposed lighting offers different type of lighting than the existing plaza displays. Mr. Lopeman noted the existing light posts are being relocated or replaced due to security purposes especially along the ATM's. Plan does not call for decorative sconces but offers lights on buildings;
- Chair Rigoni thanked the applicant for choosing to develop in Frankfort and looks forward to the future request. She reminded the applicant to provide the drive-thru service activity information from other existing locations and the landscaping plan for the proposal;
- Mr. Gruba suggested to the applicant to review the option of the drive-thru plan that was approved in 2008 providing the traffic flow to the east, providing an exit off the east lot allowing drivers to travel north or south from the exit instead of exiting to the north and meeting with the traffic flow from Dunkin' Donuts; Commissioners expressed the preference for the east bound traffic flow and exit. Mr. Lopeman noted he will work with staff and determine the best option for public hearing;

D. Workshop: The Wine Thief Special Use

Future Public Hearing Request: Special use to allow outdoor seating associated with a permitted restaurant (AM. Ord. 2495, passed 8.4.08)

Senior Planner, Christopher Gruba, presented the staff report and provided an overview of the request noting that the proposal would consume 6 existing parking spaces and it would take the place of the existing temporary "Snow Globes". The applicants, Edward and Valerie Thelen, were present for discussion and noted that they learned from Covid-19 that the outdoor dining is successful.

During the Plan Commission Discussion:

- Commissioner Knieriem questioned the applicant if the existing outdoor area is not sufficient. Applicant Edward Thelen noted he opened the restaurant summer of 2020 and that he had to modify the game plan for outdoor dining. He felt that adding more outdoor dining would be an asset to the community and would be able to serve more guests, considering the existing high-demand;
- Commissioner Hogan expressed concern that other neighboring businesses might also request outdoor dining along their storefront, causing elimination of parking spaces along the front façade of the building.
- Commissioner Knieriem questioned applicant if he has considered expanding to the east side of the existing patio area. Applicant noted there is a dumpster on the east side and a sewer drain in the middle of the eastern parking lot.
- Commissioners expressed concern that the proposed north patio addition would not connect to the existing east patio, appearing disjointed, and therefore recommended that any new patio area should tie-into the existing east patio;
- Commissioner Markunas noted that the Wine Thief is a great addition to the downtown area and suggested that the applicant review all the options to expand the outdoor dining. He also questioned whether adequate accessibility would be provided for the storm drain that would be covered by the patio if maintenance were required for the storm drain. The applicant noted the patio boards will be segmented in the storm drain area allow access beneath the deck in case the drain requires maintenance;
- Applicant Edward Thelen noted that all the options will be visited and will work with staff to come up with the best plan. He noted that some options will have a higher cost, which they would have to consider;
- Mr. Brown noted that drainage has to be addressed and the outdoor area might be better to add on the west side since the sewer line runs in the middle of the parking area on the east parking lot;
- Chair Rigoni noted she likes the use but suggested incorporating the existing patio with the proposed one instead of new stand-alone patio area;
- Member Leddin questioned the applicant if there had been any discussion from the landlord to request the same special use permit for the entire building. Applicant noted that all the businesses might not have the same interest. Applicant Valerie Thelen also noted the cost for the outdoor patio area is not covered by the landlord; the Wine Thief would cover the cost;
- Commissioners discussed the construction materials and questioned the use of Trex decking and not concrete as the existing east patio. Mr. Thelen noted the

Trex decking patio is intended to be elevated 4-6 inches above grade to allow for proper drainage; the use of a concrete patio would prohibit the stormwater from draining. Applicant also noted there will be planter boxes that will need to be modified at the base slightly to allow for stormwater to run below the beds and into the existing stormwater drain;

- Applicant noted the request for the north patio will provide the same type of planters, tall grasses and same type of fencing as the east patio. A landscape plan will be provided for review prior to the public hearing for the request;
- Commissioner Knieriem noted he had no concern with the request consuming parking spots since there are other parking areas available nearby.
- Applicant noted the two (2) proposed 48” wide gates within the sidewalk at either end of the patio will not sit directly on top of the sidewalk, which will remain clear, but the sidewalk itself is intended to be gated. The gates are intended to minimize risk for pedestrians not frequenting the establishment;
- Commissioner Markunas questioned the type of lighting that is being proposed. Applicant noted the proposed patio will display the same type of LED lighting as the existing patio provides. Chair Rigoni asked that the applicant utilize the same type of lighting for the north patio as was installed for the east patio;
- Commissioners noted they enjoy the existing outdoor dining at the Wine Thief and encourage outdoor dining in the downtown area;
- Commissioner Knieriem noted he would love to see the proposed patio incorporated into the existing patio. An option where the proposal can be moved 5-6 feet to the east consuming less parking spots and incorporating the existing tree or replace with a smaller tree. Commissioner Knieriem also noted he liked the alternative option to incorporate the patio to the existing outdoor patio and that it might save some money since less fencing will be required.

E. Public Comments

None.

F. Village Board and Committee Update

Trustee Clavio discussed items covered at the various committee meetings of the Village.

G. Other Business

Trustee Clavio noted applications will be reviewed for both current job openings to fill the Community and Economic Development Director and for a Planner position.

H. Attendance Update

All members present confirmed their availability for the next Plan Commission meeting to be held on February 11, 2021.

Motion (#3): Adjournment (8:42 PM)

Motion by: Markunas

Seconded by: Hogan

Unanimously approved by voice vote.

Approved February 11, 2021

As Presented X

As Amended

Maura A. Rigoni /s/Maura Rigoni, Chair

Christopher Sale /s/ Secretary