



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
JANUARY 14, 2010 – 6:30 P.M. - FRANKFORT POLICE STATION
20602 LINCOLN WAY LANE (LOWER LEVEL)

Call to Order

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

A. Roll Call

Commissioners Present: Dave Schumpp, Ken Chemers, Jim Matlock, Renae Goldie, John Newton, Bob Beeson and Don Schwarz

Commissioners Absent: None

Staff Present: Community Development Director Jeff Cook and Senior Planner Zach Brown

Elected Officials Present: Liaison to the Village Board, Trustee Mike Stevens

B. Approval of Minutes from November 12, 2009

Motion (#1) to approve by: Schwarz Seconded by: Matlock
Approved (7 to 0)

C. Workshops

Subway Special Use

Applicant: Lalit Chheda

Location: 603 N. LaGrange Road

Request: Special use permit for a carry-out restaurant to permit the expansion of the existing Subway restaurant located at 603 N. LaGrange Road from 862 sq. ft. to 1,675 sq. ft.

Senior planner Zach Brown presented the staff report and provided an overview of the request.

The applicant was not present. There was no additional comment.

During the Plan Commission discussion:

- Commissioners noted that parking is in high demand in the area and that existing Subway customers often park within the parking field between Starbuck's and Blockbuster.

- Members noted that although inconvenient shared parking opportunities exist and that the proposed increase in size would have minimal effect on parking demand.
- During Plan Commission discussion the applicant and project architect arrived.
- Chair Goldie requested the façade be improved in the area where the H&R Block sign was previously located (south of the existing unit). The applicant stated that he intended to repaint the façade and restore it to its original appearance as part of the expansion proposal.
- Commissioners discussed the un-striped parking area south of the building and requested it be restriped provide improved parking delineation;

Comprehensive Plan Update

Request: Update to the Village of Frankfort Future Land Use Plan for areas south of Steger Road

Community Development Director Jeff Cook presented an executive summary of the proposed update noting that the plan is the product of several public meetings, a public open house, field surveys, extensive staff meetings and research.

During the Plan Commission discussion:

- Commissioners favored pursuit of boundary agreements and recognized barriers to village growth.
- Members stressed the importance of economic development activities and diversification of the Village's tax base.
- Commissioners requested that the Appendix A more clearly note its contents are from the original 2004 plan.
- Members requested the maps be increased in size, suggesting 11" x 17" fold out maps similar to those included in the 2004 Comprehensive Plan.
- Director Cook noted that after incorporating comments received at the workshop, the final plan will be presented for Plan Commission recommendation.
- Staff noted that State Statute requires the Village Board hold a public hearing before taking final action on the plan.

Zoning Ordinance Text Amendment

Request: To consider a text amendment to the Village of Frankfort Zoning Ordinance, Article 5, Section B, Table of Permitted and Special Uses, Article 5, Section C, Use Standards, Article 12, Rules and Definitions and Chapter 113 of the Village of Frankfort Code of Ordinances pertaining to the sale of intoxicating liquors.

Senior planner Zach Brown presented the staff report and provided an overview of the text amendment.

During the Plan Commission discussion:

- Commissioners requested that the ordinance include references to the business regulations contained within the Village of Frankfort Code of Ordinances.
- Members questioned if the 100' minimum setback requirement should be extended to packaged liquor stores and taverns and if this regulation also applied to daycare centers. Staff agreed to investigate the issue.
- Members agreed that the changes would assist their review of future liquor related requests and favored the update.

D. Other Business

Director Cook noted that the Village is in the process of renovating the Fox Lumber building to accommodate an interim commercial user and informed Commissioners that a workshop meeting would be scheduled soon to begin formulating a vision for the long-term redevelopment of the property.

Mr. Cook asked members to consider ways in which staff can reduce the volume of paper conveyed in Commissioners packets suggesting an executive summary report, electronic transmittal of packets or otherwise. Commissioners agreed to consider the request however stated that they liked receiving paper copies of the plans for review purposes.

Mr. Brown noted that Great American Bagel would be coming forward to request a modification to their existing special use to permit the construction of an indoor seating area. Staff also noted that a portion of the improvements proposed as part of their initial approval had not yet begun.

Commissioner Matlock noted that he would not be available to attend the January 28, Plan Commission meeting.

E. Adjournment – 7:47 pm

Motion (#2) to Adjourn

Motion by: Matlock Seconded by: Schumpp
Approved (7 to 0)

APPROVED January 28, 2010

As Presented X

As Amended

/s/ Renae Goldie, Chair

/s/ Tony Minette, Secretary