



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
FEBRUARY 11, 2010 – 6:30 P.M. - FRANKFORT POLICE STATION
20602 LINCOLN WAY LANE (LOWER LEVEL)

Call to Order

Chairman Pro Tem Dave Schumpp called the meeting to order at 6:30 P.M.

A. Roll Call

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

Commissioners Absent: Renae Goldie

Staff Present: Community Development Director Jeff Cook, Senior Planner Zach Brown, Planning Tech Tony Minette

Elected Officials Present: Mayor Jim Holland and Liaison to the Village Board
Trustee Mike Stevens

B. Approval of Minutes from January 28, 2010

Motion (#1) to approve by: Beeson Seconded by: Chemers
Approved (6 to 0)

C. Public Hearing – Subway

Applicant: Lalit Chheda
Location: 603 N. La Grange Rd.
Request: Special Use for a Carry-Out Restaurant

Planning Tech Tony Minette presented the staff report and provided an overview of the request.

Applicant was present and had no further comment for the commission.

Motion (#2): Close the public hearing
Motion by: Newton Seconded by: Chemers
Approved (6 to 0)

During the Plan Commission discussion:

- Commissioners questioned whether or not the applicant had plans for a future drive-thru. Applicant stated that there are no plans due to the lack of a suitable drive aisle;

- Commissioners confirmed that the applicant would re-stripe the parking area south of the building and restore the façade behind the previous H&R Block sign;

Motion (#3): Approve a special use for a carry out restaurant for the property located at 603 N. La Grange Rd., in accordance with the reviewed plans and conditioned upon restriping the southern parking stalls outlined in the attached exhibit and repainting the façade where the H&R Block sign was previously located.

Motion by: Schwarz Seconded by: Beeson
Approved (6 to 0)

D. Public Hearing – The Great American Bagel

Applicant: Wayne Flatley

Location: 9326 Corsair Rd.

Request: Modification of Special Use Ordinance #2519 to permit the Installation of a 380 sq. ft. Customer Seating Area within the Existing Carry-out Restaurant

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

The applicant was not present and no public comment was provided.

Motion (#4): Close the public hearing

Motion by: Schwarz Seconded by: Chemers

Approved (6 to 0)

During the Plan Commission discussion:

- Commissioners questioned signage for the facility. Staff noted that there is an existing monument sign south of the customer entrance;
- Members discussed parking noting that the existing parking should be adequate provided that the employee parking lot is constructed at the rear of the building as initially proposed;
- Staff presented a letter from the applicant detailing his proposal to secure the construction of the employee parking lot with a \$55,000 performance deposit to the village which would be returned to the applicant upon completion of the parking lot improvements later this year;

Motion (#5): Approve a modification to special use ordinance #2519 to permit the installation of a 20 seat dining area within the Great American Bagel carry-out restaurant located at 9326 Corsair Rd. in accordance with the reviewed plans and conditioned upon installation of the employee parking lot at the rear of the building.

Motion by: Schwarz Seconded by: Newton
Approved (6 to 0)

E. Public Hearing – Entrée Ale House

Applicant: Ryan Tosh

Location: 695 N. La Grange Rd.

Request: Special Use for Liquor Sales, Outdoor Seating, and Extended Hours of Operation to Permit Operation until 1a.m. Monday – Saturday and 12 a.m. on Sunday.

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

Applicant was present and added that minor interior renovations are proposed including the removal of an entertainment stage within the bar area.

No additional public comment was provided.

Motion (#6): Close the public hearing

Motion by: Schwarz Seconded by: Chemers

Approved (6 to 0)

During the Plan Commission discussion:

- Commissioners confirmed that the applicant proposed to operate a full service restaurant serving breakfast, lunch, and dinner;
- Members noted that a limited food menu would be provided after 11:00 P.M.;
- Commissioners noted the deteriorating appearance of the fence enclosing the outdoor seating area and requested it be repainted. The applicant agreed to repaint the fence;
- The applicant noted that food and beverage service within the outdoor seating area would cease at 9 P.M. and that the area would remain open until 12:00 A.M. for patrons wishing to smoke;

- Staff presented a list of recommended conditions noting that they had been reviewed by the applicant. The applicant confirmed his acceptance of the conditions as enumerated, verifying with the commission that the conditions would not prevent him from completing changes to the existing bar area depicted on the plan;

Motion (#7): Approve a special use for liquor sales in connection with a full service restaurant for Entrée Alehouse and Eatery located at 695 N. La Grange Road in accordance with the reviewed plans and conditioned upon conditions 1 – 10 as enumerated in the staff report.

Motion by: Chemers Seconded by: Schwarz
Approved (6 to 0)

Motion (#8): Approve a special use for extended hours of operation until 1:00 a.m. Monday through Saturday and 12:00 A.M. on Sunday for Entrée Alehouse and Eatery located at 695 N. LaGrange Road in accordance with the reviewed plans and conditioned upon conditions 1 – 7 as enumerated in the staff report.

Motion by: Chemers Seconded by: Matlock
Approved (6 to 0)

Motion (#9): Approve a special use for outdoor seating in connection with a full service restaurant for Entrée Alehouse and Eatery located at 695 N. Lagrange Road in accordance with the reviewed plans and conditioned upon conditions 1 – 7 and 10 – 12 as enumerated in the staff report.

Motion by: Chemers Seconded by: Newton
Approved (6 to 0)

Recommended Conditions

1. Permit shall be tied to the operation of a full-service restaurant;
2. Occupancy not to exceed standards set by the Frankfort Fire Protection District and Frankfort Building Department;
3. Uses and improvements limited to those specifically identified;
4. No indoor or outdoor sound or noise permitted beyond the property line after 10 p.m. on weekdays and 11 p.m. on weekends;
5. Compliance with all Village ordinances;
6. Violations of ordinances may result in permit revocation;
7. Automatic expiration of the permit upon change in ownership, restaurant name, or discontinuance of a full-service restaurant;
8. Amusement devices shall be in compliance with the Village of Frankfort Code of Ordinances, Chapter 111;
9. No expansion of the existing bar area as depicted on the attached floor plans;
10. Table-service only for outdoor liquor sales;
11. Prohibition of live entertainment within the outdoor seating area;
12. Refinishing the outdoor seating fence enclosure;

F. Public Hearing – Zoning Ordinance Update

Request: Ordinance update – Article 5, Section B, Table of Permitted and Special Uses, Article 5, Section C, Use Standards and Article 12, Rules and Definitions pertaining to crematoria and the sale of intoxicating liquors and a revision to the Village of Frankfort Code of Ordinances, Chapter 113 pertaining to liquor licenses.

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

Motion (#10): Close the public hearing

Motion by: Newton Seconded by: Schumpp
Approved (6 to 0)

During the Plan Commission discussion:

- Commissioners discussed whether or not a 100 feet is a substantial enough distance between schools and establishments that sell liquor. The commission was informed that that provision was an Illinois State Statute that was adopted by the Village;
- Members agreed that the proposed revisions would provide increased control of liquor sales and provide additional protection for village residents;

Motion (#11): Approve the proposed revisions to the Village of Frankfort Zoning Ordinance including: Article 5, Section B, Table of Permitted and Special Uses, Article 5, Section C, Use Standards and Article 12, Rules and Definitions pertaining to crematoria and the sale of intoxicating liquors and a revision to the Village of Frankfort Code of Ordinances, Chapter 113 pertaining to liquor licenses as presented.

Motion by: Chemers Seconded by: Schumpp
Approved (6 to 0)

G. Comprehensive Plan Update – Final Draft Approval

Request: Approval of the amended Future Land Use Plan for growth areas south of Steger Road.

Community Development Director Jeff Cook presented the staff report and provided an overview of the plan amendment.

During the Plan Commission discussion:

- Commissioners stated that they were pleased to see that the plan includes language on future boundary agreements.
- Community Development Director Jeff Cook thanked the commissioners for their participation in development of the plan update noting that it is the product of numerous public meetings and open houses;

Motion (#12): Recommend Village Board approval of an amendment to the Comprehensive Plan concerning growth areas south of Steger Rd., as presented.

Motion by: Schwarz Seconded by: Matlock
Approved (6 to 0)

H. Other Business

Senior Planner Zach Brown updated the Commission of ongoing discussions with the developer of Frankfort Commons II regarding truck access.

Commissioners were informed that the March 11, 2010 meeting would be relocated to Frankfort Fire Station #1 at 333 W. Nebraska St., in the training room.

I. Adjournment – 8:00 pm

Motion (#13) to Adjourn

Motion by: Matlock Seconded by: Beeson
Approved (6 to 0)

APPROVED March 11, 2010

As Presented x

As Amended _____

/s/ Renae Goldie, Chair

/s/ Tony Minette, Secretary