



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
MAY 13, 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: Renae Goldie, Dave Schumpp, John Newton, Bob Beeson and Ken Chemers

Commissioners Absent: Don Schwarz and Jim Matlock

Staff Present: Senior Planner Zach Brown

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

B. Approval of Minutes from March 25, 2010

Motion (#1) to approve by: Chemers Seconded by: Beeson
Approved (5 to 0)

C. Approval of Minutes from April 22, 2010

Motion (#2) to approve by: Chemers Seconded by: Newton
Approved (5 to 0)

D. Public Hearing – The Dance Company

Applicant: Dina Meter

Location: 332 / 334 N. LaGrange Road

Request: Special use permit for indoor recreation and entertainment

Senior Planner Brown presented the staff report and provided an overview of the request. The applicant was present however had nothing to add. No additional public testimony was provided.

Motion (#3): Close the public hearing

Motion by: Chemers Seconded by: Newton
Approved (5 to 0)

During the Plan Commission discussion:

- Commissioners questioned when the new facility would open. The applicant indicated that she intended to be operating by August 1st;
- The applicant indicated the new facility was approximately 1,000 square feet larger than her current space and would provide additional student capacity;
- Commissioners questioned the extent of the interior build out required. The applicant noted that she would be constructing two dance studios and an office area and estimated the improvements to cost approximately \$60,000;
- Members acknowledged that ample parking is available immediately northeast of the proposed unit;

Motion (#4): Approve a special use for indoor recreation and entertainment to permit the operation of The Dance Company located at 332 / 334 N. LaGrange Road in accordance with the reviewed plans and public testimony.

Motion by: Newton Seconded by: Chemers
Approved (5 to 0)

E. Public Hearing –The Big Tuna

Applicant: Chang Jin Wu

Location: 19951 N. LaGrange Road

Request: Special use permit for a full service restaurant with liquor sales

Senior Planner Zach Brown presented the staff report and provided an overview of the request. The applicant was not present and no additional public testimony was provided.

Motion (#5): Close the public hearing

Motion by: Schumpp Seconded by: Chemers
Approved (5 to 0)

During the Plan Commission discussion:

- Commissioners discussed the newly adopted use standards for full service restaurants with liquors sales noting that the proposed operation was consistent with all requirements;
- Members questioned if extended hours of operation were requested. Staff noted that extended hours were not proposed at this time and that approval of a special use would be required should the applicant wish to remain open beyond 11:00 pm in the future;

- Commissioners questioned the previous tenant, however, were unable to recall the business' name;
- Members discussed parking, noting that the lot located immediately south of the subject unit would be adequate to handle parking demand;

Motion (#6): To approve a special use for a full service restaurant with liquor sales to permit the operation of The Big Tuna located at 19951 LaGrange Road in accordance with the reviewed plans and public testimony.

Motion by: Schumpp Seconded by: Newton
 Approved (5 to 0)

F. Other Business

Sr. Planner Brown presented a minor PUD change request to modify the approved landscape plans for the Bowens Crossings development. Staff noted that the proposed changes included the conversion of native grasses along the perimeter of the development and within the southwestern cul-de-sac island to traditional turf grass and the modification of the “plow garden” area to include a revised pergola design and the removal of the stone benches, pavers and antique plow. Mr. Brown noted that the applicants intention is to create a more manicured appearance from the roadway and make the landscaping more manageable for the homeowner’s association.

Commissioners discussed the proposed modifications noting a preference for including a historical reference to Bowen’s Subdivision and suggested that the applicant install a informational plaque.

G. Adjournment – 6:55 pm

Motion (#7) to Adjourn

Motion by: Chemers Seconded by: Newton
 Approved (5 to 0)

APPROVED May 27, 2010

As Presented X

As Amended _____

/s/ Renae Goldie, Chair

/s/ Tony Minette, Secretary