



**MINUTES**  
**REGULAR MEETING OF VILLAGE OF FRANKFORT**  
**PLAN COMMISSION / ZONING BOARD OF APPEALS**  
**JANUARY 9, 2014 – FRANKFORT POLICE STATION**  
**20602 LINCOLN-WAY LANE**

**Call to Order**

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

Commissioners Present: Don Schwarz, Alicia Hanlon, Jim Matlock, Bob Beeson, Sue Anstett, and Dave Schumpp

Commissioners Absent: Neil Nunamaker

Staff Present: Assistant Director of Development Services Zachary Brown, Planner Dan Lee, and Development Services Intern JP Ducay

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

**A. Approval of Minutes from December 12, 2013**

**Motion (#1):** Approve the minutes from December 12, 2013

Motion by: Hanlon Seconded by: Anstett  
Approved (6)

**B. Public Hearing – Tire Tracks (Ref. # 105)**

Public Hearing Request: Special uses for automobile repair and service and outdoor storage to permit the operation of Tire Tracks, a full service tire retail store and automotive repair shop, proposed at 10351 W. Laraway Rd.

Chair Schwarz swore in all those wishing to provide public testimony. Certified receipts were entered into the record.

Planner Lee presented the staff report and provided an overview of the request. Mr. Lee noted that the existing site had previously been approved for special uses requested by Burris Equipment and that Tire Tracks proposed to relocate their Frankfort business to the property following storm damage to their current site. Staff recommended conditions be placed that required applicant to repair damaged fencing on the proposed site and limiting parking along the front façade of the property to customers only. The applicant, Frank Shipla, was present and expressed his intention to run an identical operation and his excitement for the opportunity at the new facility.

**Motion (#2):** Close Public Hearing  
Motion by: Beeson Seconded by: Matlock  
Approved (5-0)

During the Plan Commission discussion:

- Commissioner Matlock questioned if Tire Tracks was leasing or purchasing the property. Mr. Shipla stated they were leasing the property with the option to buy.
- Commissioner Hanlon questioned the types of vehicles Tire Tracks repairs. Mr. Shipla informed the commission that the business services cars and passenger trucks but not semi-trucks.
- Commissioners agreed the landscaping and fencing along the northern property line previously approved for Burris Equipment would provide sufficient screening for Tire Tracks as well.
- Commissioner Hanlon questioned how often outdoor storage would be used. Mr. Shipla stated that while most vehicles are repaired and returned in less than 2-3 days, there are a few unique situations in which cars may need extended work or are waiting to be picked up, though they will likely utilize indoor storages as much as possible. Mr. Shipla also noted that they do not conduct body work to the cars, so wrecked vehicles would never be onsite.
- Assistant Director Brown suggested that a condition be placed limiting the outdoor storage to vehicles awaiting repair and prohibiting outdoor storage for junk/dilapidated vehicles or tires.

**Motion (#3):** Recommend the Village Board approve a special use permit for automobile repair and service to permit the operation of Tire Tracks on the property located at 10351 W Laraway Rd in accordance with the reviewed plans and public testimony and conditioned upon limiting the designated parking spaces along the front of the facility to customers only.

Motion by: Matlock Seconded by: Anstett  
Approved (5-0)

**Motion (#4):** Recommend the Village Board approve special use permit for outdoor storage to permit the operation of Tire Tracks on the property located at 10351 W Laraway Rd in accordance with the reviewed plans and public testimony and conditioned upon the repair of the damaged fencing throughout the existing property.

Motion by: Matlock Seconded by: Hanlon  
Approved (5-0)

**C. Workshop – Zoning Ordinance Modification**

Request: Consideration of 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 the operation of medical cannabis cultivation centers and dispensaries.

Planner Lee provided a brief overview of the Compassion Use of Medical Cannabis Pilot Program, which allows for the establishment of medical cannabis cultivation centers and dispensaries throughout Illinois. He explained the state-regulated distance requirements for each type of facility, noting that cultivation centers would not be permitted based on current zoning. He then cited the staff report which provided proposed changes to the Village of Frankfort zoning ordinance to address the operation of medical cannabis facilities based on research of both state statute and surrounding communities.

Commissioner Matlock questioned the inclusion of cultivation centers in the proposed changes despite state statute distance regulations not permitting them. Staff responded that while current zoning excludes all properties within Village limits, the future annexations and rezoning may change that and the Village should set standards prior to that possibility.

Commissioner Hanlon questioned the proposal to limit terms and symbols used in their signage and prohibiting terms associated with marijuana. Planner Lee cited examples of existing dispensaries throughout the country that used other terms in their business name.

Commissioners discussed the likelihood of a dispensary locating in Frankfort. Assistant Director Brown stated that it was possible, though there is a limit in total number of dispensaries throughout Illinois and that they will be geographically dispersed.

Commissioner Beeson questioned the required security measures. Staff noted that security will be regulated by the state administratively with certain requirements as defined by the statute, noting every member of a dispensary organization will be subject to background checks.

Commissioner Schumpp offered suggestions to change the definitions proposed for the ordinance amendments that better clarified them, specifically citing the terms paraphernalia and educational materials. Staff stated they based the definitions on the state's wording but will research further.

Chair Schwarz questioned is properties owned by schools that have been proposed for future development would qualify as preexisting thus requiring distance buffers. Assistant Director Brown suggested staff discuss the issue with legal counsel.

Commissioners discussed adding additional municipal taxes on medical marijuana. Staff stated that the statute did reference taxing but would conduct further research to determine the Village could add additional taxes.

- D. Committee Update:** None.
- E. Village Board:** Trustee Stevens stated that the Village Board approved the annexation of a property near the intersection of Route 30 and 94<sup>th</sup> Ave.
- F. Other Business:** None.
- G. Attendance Confirmation:** Commissioner Matlock noted he would not be present at the next meeting.

**Motion (#5): Adjournment: (7:15)**

Motion by: Anstett      Seconded by: Matlock  
Unanimously approved by voice vote.

Approved January 23, 2014

As Presented    X

As Amended \_\_\_\_\_

/s/ Don Schwarz, Chair

/s/ Zachary Brown, Secretary