



**MINUTES**  
**REGULAR MEETING OF VILLAGE OF FRANKFORT**  
**PLAN COMMISSION / ZONING BOARD OF APPEALS**  
**MARCH 9, 2017 – VILLAGE ADMINISTRATION BUILDING**  
**432 W. NEBRASKA STREET**

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

Commissioners Present: Mike Collins, Lisa Hogan, Alicia Hanlon, Maura Rigoni,  
Jessica Petrow and Don Schwarz

Commissioners Absent: Sue Anstett

Staff Present: Building Supervisor Adam Nielsen, and Administrative  
Assistant Marina Zambrano

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

**A. Approval of Minutes from February 23, 2017**

**Motion (#1):** Approve the minutes from February 23, 2017.

Motion by: Hanlon  
Approved (5 to 0)

Seconded by: Rigoni

Commissioner Collins was absent during this vote, but arrived in time to take part in the other agenda items.

**B. Public Hearing – Buona Beef Special Use (Ref. #105)**

Public Hearing Request: Special use permit for accessory liquor sales to serve beer and wine only at Buona Restaurant, located at 20950 S. LaGrange Road.

Chair Don Schwarz swore in all those wishing to provide public testimony. Building Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Frankfort resident, Peg Donnellan, was present and offered comments, regarding the amount of liquor licenses within the Village and asked for future consideration for the establishment of a dry area. Mayor Holland added that all permit applications are reviewed and taken to Village Board before final approval is granted.

Chairman Don Schwarz asked for additional public comment and none were forthcoming.

**Motion (#2):** Close the Public Hearing

Motion by: Rigoni  
Approved (5 to 0)

Seconded by: Hogan

During the Plan Commission Discussion:

- Commissioners questioned how alcohol will be served at this location. The plans do not designate a bar area, rather customers will order and pick up at the register. Any alcohol that needs to be delivered to a table will be done by the restaurant's manager.
- Commissioners discussed how many Buona Beef locations serve beer and wine in the Chicagoland area. Staff was informed that the restaurant has 18 Chicagoland locations and all but one offers accessory liquor sales. Buona is currently working with the Alderman of Beverly to obtain a liquor license at this location, but since it is located within a dry ward, this has proven to be difficult.
- Staff discussed the outdoor seating area along the northern elevation of the restaurant. Per the applicant's request, alcohol consumption is requested in this outdoor seating area. The applicant has enclosed the outdoor patio with a decorative wrought iron fence, which meets the Village's minimum requirements. Commissioner's noted that, Buona Beef, will be responsible to monitor the outdoor seating area.
- Commissioners discussed the Village of Frankfort Zoning Ordinance requirements that require that the sale of alcoholic beverages must be a supplementary component of the business or operation and may not comprise the majority of the total revenues generated to be considered accessory. The Plan Commission agreed that this requirement was met.
- Commissioners briefly discussed whether packaged alcohol will be sold at the restaurant, Adam Nielsen responded that it is not part of this permit and that the sale of packaged alcohol will require an additional permit.

**Motion (#3):** Recommend the Village Board approve a special use permit for accessory liquor sales to permit the operation of Buona Beef, located at 20950 S. LaGrange Road in accordance with the reviewed plans and public testimony and conditioned upon limiting alcohol sales to beer and wine only and consumption of the alcohol on the premises.

Motion by: Hogan  
Approved (5 to 0)

Seconded by: Rigoni

**C. Public Comments**

No public comments were forthcoming.

**D. Village Update**

Trustee Stevens provided an update on recent Board action.

