



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
APRIL 27, 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: Susan Anstett

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

Elected Officials Present: Liaison to the Village Board Trustee Mike Stevens and
Trustee Keith Ogle

A. Approval of Minutes from April 13, 2017

Motion (#1): Approve the minutes from April 13, 2017 as amended

Motion by: Hogan
Approved: (5 to 0)

Seconded by: Rigoni

B. Public Hearing Request: Body Fountain Ltd. Special Use (Ref. #105)

Public Hearing Request: Special use for a massage establishment to operate Body Fountain Ltd., proposed at 20500 S. LaGrange Road, Unit 2.

Building Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Business owner, Krystal Wilson, was present and gave an overview of the different types of massages that will be offered along with a description of the unit's layout.

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: Petrow

During the Plan Commission Discussion:

- Commissioners commented a previous special use was approved last year in this building and questioned if any complications would arise because of the competing businesses. The applicant commented the other business provides a relaxation massage and her operation focuses on therapeutic and medical adjustments.

- Commissioners discussed the layout of the unit and questioned how clients would be brought to the therapy room. The applicant commented that clients will enter through the lobby/waiting area and will not be allowed into the therapy room until they are greeted by the applicant.
- Commissioners questioned how many staff will be employed at this location. The applicant commented that she will be the only employee for right now. She further commented if additional massage therapists are employed, they will have to furnish their license to the Village.
- Commissioners discussed the hours of operation. The applicant commented hours will generally be between the hours of 9:00 a.m. and 10:00 p.m. to accommodate her client's requests.

Motion (#3): Recommend the Village Board approve a special use permit for a massage establishment Body Fountain, LTD., located at 20500 S. LaGrange Road, Unit 2 in accordance with the reviewed plans and public testimony.

Motion by: Hogan
Approved (5 to 0)

Seconded by: Collins

C. Public Comments

None

D. Village Update

Trustee Stevens provided an update on recent Board action.

E. Other Business

Building Department Supervisor Adam Nielsen commented a surveyor marked on the property with stakes and spray paint the location of the existing ingress/egress easement, proposed building corners, and property lines at 12 Smith Street. He encouraged Plan Commission members to visit the site before the May 11th meeting, where a public hearing will be held to discuss the proposal by Steve Lecas to rezone the property from H-1 to R-4, and the establishment of a PUD to construct a 3 unit townhome development. Staff identified that the southern façade is now proposed 7' off the proposed curb, near the ingress/egress easement.

F. Attendance Update

All Plan Commission members in attendance confirmed their availability for the next Plan Commission Meeting to be held on May 11, 2017.

Motion (#4): Adjournment (7:00 PM)

Motion by: Rigoni
Unanimously approved by voice vote.

Seconded by: Hogan

Approved May 11, 2017

As Presented DS

As Amended _____

Donnell Schwarz /s/Don Schwarz, Chair

_____ /s/ Secretary