



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
JUNE 8, 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: Margaret Farina, Lisa Hogan, Alicia Hanlon, Maura Rigoni, Jessica Petrow, and Don Schwarz

Commissioners Absent: Susan Anstett

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

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

A. Approval of Minutes from May 25, 2017

Motion (#1): Approve the minutes from May 25, 2017

Motion by: Hogan
Approved: (6 to 0)

Seconded by: Hanlon

B. Public Hearing Request: Starbucks Major PUD Change & Special Use (Ref. #105)

Public Hearing Request: Major planned unit development change and special use permit for outdoor seating to allow the renovation of the former Burger King building for use by Starbucks, located at 20811 S. LaGrange Road.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Eirik Agustsson, Design Engineer and Beth Leabru, Architect were both present and provided insight, regarding the design of the building. Eirik and Beth expressed their concern with deviating from the proposed design, but offered a willingness to work collectively with the Plan Commission to create an acceptable design.

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 discussed the Village's Sign Ordinance requirements and requested drive thru be removed from the plan. Starbucks agreed to remove drive thru from the wall signs and the Plan Commission agreed that one drive thru sign could be installed on the existing plaza monument.
- Commissioners discussed the condition of the existing asphalt within the center's parking lot and questioned if and when asphalt repairs will be made. Staff commented that Butera Property Management has proposed to resurface the Starbucks lot after construction has been completed and also included various areas of patching throughout the rest of the center.
- Starbucks representatives commented the hours of operation are Monday through Friday from 5:00 a.m. to 10:00 p.m., Saturday from 5:30 a.m. to 10:00 p.m., and Sunday from 5:30 a.m. to 9:00 p.m. Commissioners noted as part of the planned unit development Starbucks is allowed to open at 5:00 a.m.
- Commissioners questioned whether the existing parking lot lights will remain and if so, questioned if they can be painted. Starbucks representatives confirmed the lights will remain, but agreed to paint them.
- Commissioners discussed the proposed building materials. Commissioners requested the color of the Nichiha wall system be changed to something lighter. Commissioners felt a site visit is needed to view the proposed building materials. Commissioner Rigoni and Commissioner Petrow were designated to attend a site visit with Starbucks representatives to discuss the proposed materials and the existing brick. Commissioner Rigoni will update the Plan Commission as to what was agreed upon at the next Plan Commission meeting held on July 13th.

• COMMISSIONERS ASKED
NEED TO HAVE
SAMPLES PROVIDED
AT PUBLIC HEARING
• AGREED TO HAVE A
SITE VISIT, BUT DID NOT
IDENTIFY WHICH COMMISSIONERS
IT WOULD BE.

Motion (#3): Recommend the Village Board approve a special use permit for outdoor seating to permit the operation of Starbucks located at 20811 S. LaGrange Road in accordance with the reviewed plans and public testimony.

Motion by: Hogan
Approved (5 to 0)

Seconded by: Rigoni

Motion (#4): Recommend the Village Board approve a Major PUD change to permit façade modifications at 20811 S. LaGrange Road in accordance with the reviewed plans and public testimony and conditioned upon a positive recommendation from Commissioners to the Village Board after the site visit, hours of operation from 5:00 a.m. to 10:00 p.m., decreasing the Nichiha wall panels on the northern elevation and retaining more of the existing brick, and no drive thru signage on the building's exterior.

Motion by: Hogan
Approved (5 to 0)

Seconded by: Farina

C. Concept Workshop- EFARMS, LLC Community Solar Facility

Discussion: Proposed development of a solar energy production field on the property located at the southwest corner of Pfeiffer Road and Sauk Trail.

The applicant, Joshua Barrett, was in attendance and provided an overview of the proposal.

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

During the Plan Commission Discussion:

- Commissioners reviewed the proposal of the solar energy production field, proposed in Frankfort. Commissioners noted additional reviews will be required along with final plans and a request to rezone the property from its current R2 designation to Agricultural.
- Commissioners commented there is a need to create renewable energy sources and asked if this would be the first one in Will County. The applicant commented that if approved this facility would be the first of its kind in Will County, but many more proposals are forthcoming, according to his research.
- Commissioners commented a sight line exhibit would need to be prepared to show the solar panels are adequately screened from vehicular view while traveling on Sauk Trail and Pfeiffer Road.
- Commissioners discussed how the site would be decommissioned. The applicant noted the site would be restored to its current condition.

D. Public Comments

None

E. Village Update

Trustee Stevens provided an update on recent Board action.

F. Other Business

None

G. Attendance Update

All Plan Commission members in attendance confirmed their availability for the next Plan Commission Meeting to be held on July 13, 2017.

Motion (#4): Adjournment (9:21 PM)

Motion by: Hogan

Seconded by: Farina

Unanimously approved by voice vote.

Approved July 13th, 2017

As Presented _____

As Amended *DS* *advised*

Donnell Schwarz /s/ Donnell Schwarz, Chair

advised /s/ Secretary