



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
JULY 13, 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, Alicia Hanlon, Lisa Hogan, Maura Rigoni, Jessica Petrow, and Don Schwarz

Commissioners Absent: None

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

A. Approval of Minutes from June 8, 2017

Motion (#1): Approve the minutes from June 8, 2017

Motion by: Hanlon
Approved: (6 to 0)

Seconded by: Rigoni

B. Public Hearing Request: Westerberg Variance (Ref. #105)

Public Hearing Request: Variance of the maximum area of a recreational facility from 144 sq. ft. to 3,080 sq. ft., to permit the construction of a sports court at 22080 Chamomile Drive.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Applicant, Gregory Westerberg, expressed his desire to install a 3,080 sq. ft. basketball court in the rear yard of his property, located at 22080 Chamomile Drive within the Sandalwood Estates Subdivision. Resident noted their existing basketball hoop is currently located on the driveway and does not provide for proper basketball training. The applicant also commented he was pursuing this variance because he would like to advance his sons basketball skills by allowing him to play on a larger court area. The resident at 22060 Chamomile Drive expressed concern in regards to noise and the overall size of the court. The resident at 22041 Chamomile Drive expressed his concern with the size of the court and commented the proposed court extends past his home on the north side of the property, creating a visual impact along the roadway. The resident also commented that temporary lighting could be utilized by the owners which would increase the usability of the proposed court area. The contractor, Dave Vanderveen, commented the applicant hopes this court will keep his children active and healthy.

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

Motion (#2): Close the Public Hearing

Motion by: Hogan
Approved (5 to 0)

Seconded by: Rigoni

During the Plan Commission Discussion:

- Commissioners reviewed the applicant's proposal to install a 3,080 square foot concrete and Mateflex III sports surface to construct a sports court in the rear yard of the property located at 22080 Chamomile Drive. Commissioners noted the Village Zoning Ordinance limits all outdoor recreational areas on residential property to a maximum size of 144 square feet.
- Commissioners commented about the overall size of the proposed court area and felt it was much too large when compared to prior variance requests. Commissioners questioned if the applicant would pursue a revised design that limited the size of the court area. The applicant noted his need for the size of the court proposed.
- Members discussed their concern with regards to noise, due to having such a large court area. Commissioners commented that such a large area could provide for numerous users, increasing the potential for noise impacts to the surrounding property owners.
- Commission members thanked the applicant for providing a landscape plan they felt adequately screened the proposal from adjacent property owners.

The applicant requested to withdraw his application and suggested submitting a revised plan for consideration at a future meeting.

C. Public Hearing Request: Royal Salt Cave and Spa Special Use (Ref. #106)

Public Hearing Request: Special use for a massage service to operate Royal Salt Cave and Spa, proposed at 20881 S. LaGrange Road.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Applicants, Izabela Przybyla and Monica Bednarz Stopka provided an overview of their background and gave an insight of the benefits of Himalayan salt caves along with the different types of massage services to be offered.

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

Motion (#3): Close the Public Hearing

Motion by: Rigoni
Approved (5 to 0)

Seconded by: Hanlon

During the Plan Commission Discussion:

- Commissioners discussed parking requirements and felt the existing parking lot facility provided adequate room. Commissioner Petrow recommended the applicant approach the landlord in regards to parking lot maintenance.
- Commissioners noted the hours of operation for the proposed business and found them to be in accordance with Village of Frankfort requirements.
- Commissioners discussed the operational requirements for massage establishments and noted that separate changing facilities are not part of the applicants plan. The applicants requested the massage room be used for the patrons to disrobe, before the massage therapist re-enters the room. Commissioners noted this request was very similar to prior special use request approvals.

Motion (#4): Recommend the Village Board approve a special use permit for a massage establishment, Royal Salt Cave and Spa, located at 20881 S. LaGrange Road, in accordance with the reviewed plans and public testimony.

Motion by: Farina
Approved (5 to 0)

Seconded by: Petrow

D. Public Hearing Request: Yumz Gourmet Frozen Yogurt Special Use (Ref. #107)
Public Hearing Request: Special use for outdoor seating to operate Yumz Gourmet Frozen Yogurt, proposed at 19985 S. LaGrange Road.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request.

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

Motion (#5): Close the Public Hearing

Motion by: Hogan
Approved (5 to 0)

Seconded by: Rigoni

During the Plan Commission Discussion:

- Commissioners discussed the request to offer a small seating area in front of the business. Commissioners noted the applicant requests to install 2 tables and 4 chairs per the lease agreement with the property owner.
- Members discussed the lease restrictions, noting the “patio” is intended for an outdoor seating area only. Therefore, tenant is not permitted to install televisions, speakers or other such devices for use on the patio. The tenant is expected to keep the area clean and free of debris. Applicant stated the

tables and chairs will be stored in the winter time and also noted the outdoor seating area will end once colder weather hits.

- Commission members commented on the hours of operation and found them to be in compliance with Village requirements.

• NOTE UMBRELLAS FOLLOW VILLAGE ORDINANCE

Motion (#6): Recommend the Village Board approve a special use permit for outdoor seating in connection with Yumz Gourmet Frozen Yogurt located at 19985 S. LaGrange Road in accordance with the reviewed plans and public testimony.

Motion by: Petrow
Approved (5 to 0)

Seconded by: Rigoni

• STARBUCKS MEETING Follow up.

E. Public Comments

None

F. Village Update

Trustee Stevens provided an update on recent Board action.

G. Other Business

None

H. Attendance Update

Plan Commission members in attendance confirmed their availability for the next Plan Commission Meeting to be held on July 27, 2017 with the exception of Commissioner Hanlon.

Motion (#7): Adjournment (7:57 PM)

Motion by: Hogan

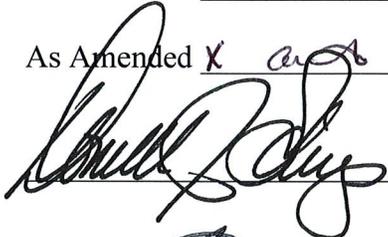
Seconded by: Farina

Unanimously approved by voice vote.

Approved July 27th, 2017

As Presented _____

As Amended _____



/s/Donnell Schwarz, Chair



/s/ Secretary