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

Commissioners Present: Don Schwarz, Bob Beeson, Maura Rigoni, Sue Anstett, Alicia Hanlon, Jim Matlock

Commissioners Absent: Neil Nunamaker

Staff Present: Assistant Director of Development Services Zachary Brown, Mary Canino, and Secretary Chris Dempsey

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

A. Approval of Minutes from January 28, 2016

Motion (#1): Approve the minutes from January 28, 2016 as presented.

Motion by: Hanlon Seconded by: Rigoni
Approved (4 to 0)
Abstain (1)

B. Workshop – Emagine Entertainment

Request: Major planned unit development change and special use permits for indoor recreation and entertainment, extended hours of operation, and accessory liquor sales to permit the operation of an Emagine movie theater in the existing building located at 19965 S LaGrange Rd.

Assistant Director Brown presented the staff report and provided an overview of the request.

The applicant and owner of Emagine Entertainment Paul Glantz was present and stated that he began his business in 1997 with the idea of offering his customers a compelling reason to leave their home to watch a movie with features including high quality food service, alcohol sales, and reclining stadium style seating.
During the Plan Commission discussion:

- Commissioners noted that they were excited about this project coming to Frankfort and noted the significance of filling such a large vacant retail space;

- Member Matlock questioned ticket prices given all the high end amenities offered. The applicant noted that ticket prices would be competitive with other theaters in the area with approximate prices being $6 for matinee, $10 weekdays, and $12 in the evening and on the weekends;

- Commissioner Hanlon questioned the percentage of alcohol sales which the applicant noted were typically between 5-7%;

- Mr. Glantz noted that his company takes alcohol laws very seriously noting that providing alcohol to his customers is a privilege and not a right. Mr. Glantz noted that since opening in Michigan in 1997 they have had only one alcohol violation;

- Mr. Glantz discussed his operation's liquor control measures including dedicated glassware for alcohol, wristbands for those consuming alcohol, limiting drink sales to one drink per valid ID or wrist brand presented at time of purchase, and low light surveillance cameras. Commissioners were appreciative of the proposed control mechanisms;

- Commissioners questioned the number of employees that would be hired. Mr. Glantz noted that approximately 75 part-time employees would be hired from the surrounding area;

- Commissioners discussed parking requirements noting that the available parking in the shopping center was more than adequate to meet ordinance requirements. Staff cited a shared parking study analysis which confirmed the adequacy of the available parking;

- Members discussed the proposed extended hours of operation noting a general support for 1:00 am closing as proposed;

- Several Commissioners questioned the frequency of special events that would require operation beyond 1:00 am. Staff clarified that the special event permit is not intended to accommodate weekly events beyond 1:00 am but rather highly anticipated movie premieres;

- Mr. Glantz noted that a 2:00 am closing was more desirable so as to limit potential conflicts given the longer run times of today’s movies. Mr. Glantz stated that show times are staggered and that not all theaters would be occupied until 2:00 am;
• Commissioners discussed the possibility of 2:00 am operation and suggested that if allowed alcohol sales should be cut off at 12:30 am similar to bars in Frankfort that are permitted to operate until 1:00 am;

• Member Hanlon expressed concern for 2:00 am closing noting potential security concerns and crime given the younger demographic that would be attending late night movies. Mr. Gantz agreed to provide references for other communities where his theaters are permitted to operate until 2:00 am and noted that Frankfort’s demographics were a big draw to open a new theatre here;

• Commissioners discussed the proposed façade modifications expressing support for the decorative stone columns and relocated entrance vestibule;

• Staff presented revised elevations which reduced the amount of EIFS. Commissioners expressed preferences for the revised plans noting that EIFS should be limited to an accent material only;

• Commissioners discussed the proposed wall sign noting that the sign plan should be revised to show dimensions and include the proposed tagline. Mr. Glantz noted that the tagline is important as his brand is new to Illinois and the word “Emagine” alone might not convey that his business is a movie theater;

• Staff noted that the revised elevations removed the logo from the awning stating that awning signs are included in wall sign area measurements;

• Commissioners suggested the proposed sign utilize a maximum letter height of 7’ and maintain an area no larger than that of the former Dominick’s sign. Staff noted that the applicant was not proposing a monument sign nor the allowable theatre posters (1 per screen) which could be considered a tradeoff for the increased wall sign area;

• Member Beeson questioned if additional rooftop HVAC units would be provided and noted the Village’s requirements for screening. Mr. Glantz noted that additional units would be provided and that he would comply with screening requirements;

• Mr. Glantz noted that he would be unable to attend the public hearing in two weeks and expressed appreciation for the Commissions discussions and recommended revisions;
C. Committee Update – Trustee Stevens noted that there would be an open house on February 15th to discuss the issue of the overflow pond being constructed at the Regional Plant.

D. Village Board Update – Trustee Stevens noted that the Village Board approved a special use for massage for Fuse Salon on Kansas Street.

E. Other Business - None

F. Attendance Update – Commissioner Hanlon noted she would not be in attendance at the next meeting. All other Commissioners confirmed their availability.

Motion (#4): Adjournment (8:30 PM)

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

Approved February 25, 2016

As Presented

As Amended

/s/ Don Schwarz, Chair

/s/ Secretary