

- Member Savaria questioned staff whether the proposal meet the design and operational requirements of the zoning ordinance. Mr. Brown noted that the proposal was consistent with ordinance requirements and that detailed building plans would be reviewed as part of the permitting process;
- Plan Commission member Rigoni questioned the applicant if there were any additional services being offered besides Yoga and massage services. Mrs. Watson added there is a Sauna in the facility that will be provided to their clients along with nutritionist workshops. The workshops would accommodate 10-18 people per session and would be held on Sundays during the off hours of the surrounding uses;
- Commissioners questioned the previous tenant that occupied the space. Staff noted that the previous tenant was a martial arts facility and had similar traffic demands / patterns;
- Staff noted that Village ordinance did not have specific parking requirements for yoga studios but that the proposed use was similar to dance studios for which the ordinance requires parking at a ratio of 1 space per every 3 patrons;
- Staff noted that there were ±50 parking spaces provided on site. The applicant noted that she has visited the site during what will be her peak hours and is confident that adequate parking exists to accommodate her needs;

Motion (#2): Recommend the Village Board approve a special use for a massage for Tranquil Soul Yoga & Wellness located at 20280-20290 S. LaGrange Road, in accordance with the reviewed plans and public testimony and conditioned upon compliance with the design and operational requirements for massage establishments as enumerated in the Village of Frankfort Zoning Ordinance.

Motion by: Rigoni
Approved: (5 to 0)

Seconded by: Hanlon

D. Public Comments

None

E. Village Update

Trustee John Clavio provided an update on recent Village Board discussions and Committee meetings.

F. Other Business

Member Farina questioned the difference in review authority between the 1890's Theme Committee and the Plan Commission and which group typically reviews a project first.

G. Attendance Update

Members present confirmed their availability for the next Plan Commission Meeting to be held on July 12, 2018 except Member Farina.

Motion (#3): Adjournment (6:47 PM)

Motion by: Hogan
Unanimously approved by voice vote.

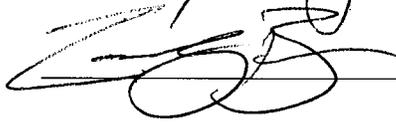
Seconded by: Rigoni

Approved July 26, 2018

As Presented  _____

As Amended _____

 _____ /s/Donnell Schwarz, Chairman

 _____ /s/ Secretary