

- Members discussed the hours of operation noting that the operation would be busiest in the evening hours;
- Chair Rigoni questioned if there would be overlap in classes with students arriving for the next class prior to the current class ending. The applicant noted that they have a 15 minute gap between classes so as to avoid overlap and congestion in the parking lot;
- Commissioners discussed parking requirements noting that the provided parking was adequate to meet ordinance requirements;
- The applicant confirmed that they would not host tournaments at the facility. Commissioners suggested a condition be added prohibiting tournaments due to potential traffic / parking concerns;

Motion (#2): Recommend the Village Board approve a special use for indoor recreation and entertainment to permit the operation of Classical Martial Arts Academy located at 67 W. Bankview Drive, in accordance with the reviewed plans and public testimony and conditioned upon the prohibition of tournaments and competitions.

Motion by: Hogan
Approved: (6 to 0)

Seconded by: Guevara

C. Public Hearing: F45 Training Special Uses (Ref. #103)

Public Hearing Request: Special use for indoor recreation and entertainment and extended hours of operation (5:00 A.M daily) to permit the operation of F45 Training, a fitness/personal training facility located at 11047 W. Lincoln highway, in the Prairie Crossing Shopping Center.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The representative Yana Tymoshenko was present to answer questions.

During the Plan Commission Discussion:

- Commissioner Hanlon requested the applicant describe their proposed operation. Ms. Tymoshenko noted that F45 is the fastest growing fitness franchise in the world, originating in Australia, and that it is a 45 minute team based functional training concept;
- Ms. Tymoshenko noted that that the proposed location would be her 3rd in the Chicagoland area;
- Members questioned the number of patrons per class. The applicant noted that the maximum capacity per class is 30 patrons however she did not expect initial classes to be full;

- The applicant noted that there is a fifteen minute gap between classes to prevent overlap and reduce parking demands;
- Chair Rigoni expressed concern regarding parking noting that Village ordinance required 10 parking stalls for the proposed facility however stated that based upon capacity it is possible that parking for ±30 cars could be necessary;
- Ms. Tymoshenko noted that classes generally run from 5:00-10:00 am and 4:00-8:00 pm and that the facility would be closed between classes. Commissioners noted that a special use permit for extended hours of operation have been approved for other similar operations;

Motion (#3): Recommend the Village Board approve a special use permit for indoor recreation and entertainment to permit the operation of F45 Training at 11047 W. Lincoln Highway in accordance with the reviewed plans and public testimony.

Motion by: Hogan
Approved: (6 to 0)

Seconded by: Knieriem

Motion (#4): Recommend the Village Board approve a special use permit for extended hours of operation to permit F45 Training located at 11047 W. Lincoln Highway to open at 5:00 AM in accordance with the reviewed plans and public testimony.

Motion by: Hanlon
Approved: (6 to 0)

Seconded by: Hogan

D. Public Hearing Request: Midwest Auto Shield Special Use (Ref. #104)

Public Hearing Request: Special use for automobile repair and service to permit the operation of Midwest Auto Shield, located at 9270 Corsair Road, Units 8 & 17.

Mr. Brown noted that the applicant did not send the required certified letters to all property owners within 250' and suggested the Commission table the project to the next meeting.

Motion (#5): Table the public hearing for Midwest Auto Shield to the December 12, 2019 Plan Commission meeting.

Motion by: Hogan
Approved: (6 to 0)

Seconded by: Markunas

Chair Rigoni noted that public hearing for the 2040 comprehensive plan was scheduled to commence at 7:00 pm and called for a motion for a 10 minute recess

Motion (#6): Motion to recess the meeting until 7:00 pm. Unanimously approved by voice vote.

Chair Rigoni called the meeting back to order at 7:00 pm.

E. Public Hearing Request: Village of Frankfort 2040 Comprehensive Plan
Public Hearing Request: Adoption of the Village of Frankfort 2040 Comprehensive Plan

Assistant Director of Development Services, Zach Brown introduced the project. Consultants, Mike Hoffman of Teska Associates and Chris Brewer of AECOM provided an overview of final draft of the 2040 Comprehensive plan. During the presentation Mr. Hoffman and Mr. Brewer noted the following:

- Mr. Hoffman outlined the community engagement process noting that it spanned nearly 18 months and included feedback provided at five public open houses, six community events, four online surveys with 670 survey responses, 80 mapped comments and 131 ideas shared via the yourfrankfort.com project website, five working group meetings, stakeholder interviews, a Plan Commission workshop meeting and a Village Board Committee of the Whole meeting;
- The consultants noted the importance of social and cultural vibrancy to the community and highlighted recommendations to connect the residents across the community, diversify art, educational and cultural offerings, and ways to leverage public spaces through creative place making and thoughtful design;
- Mr. Hoffman noted that green initiatives and open space preservation were common themes among project participants;
- Transportation and mobility were discussed including the need to fill priority gaps in the Village's bicycle trail network (Harlem Avenue, Sauk Trail, and south Pfeiffer Road) as well as missing roadway segments that would increase mobility throughout the community including Pfeiffer Road north of Route 30 and Nebraska Street between Wolf Road and the Cardinal Lake subdivision;
- Mr. Brewer discussed market conditions in the community noting that the Village has a healthy housing stock and strong small industrial development;
- Mr. Brewer highlighted the opportunity to diversify the Village's tax base through industrial development near Stunkel Road and I-57 however noted the complications due to lack of utility service;
- Mr. Brewer noted that Frankfort is unique in the south suburbs as it has a vibrant downtown which attracts residents, visitors, and businesses to the area and that the Village should continue to enhance the downtown area through thoughtful and appropriately scaled new development;
- Mr. Hoffman highlighted the changes in the Future Land Use Plan noting the increased industrial use near Stunkel Road and I-57, the inclusion multi-family residential near the intersection of Sauk Trail and Pfeiffer Road, and

identifying the Borg Warner property in the downtown area for future multi-family residential instead of industrial;

- Mr. Hoffman discussed opportunities for new infill development in the downtown commercial area;
- The downtown residential design guidelines were discussed noting that they are intended to guide thoughtful and appropriate new construction and renovation that is in keeping with the established character of the old town area;
- Mr. Brewer discussed the central Route 30 corridor commonly referred to as the “Silver Cross” property noting that the Village is unique in having such a large developable site in the central portion of the community however noted that due to its prominence development proposals should be given proper consideration and care;
- Mr. Brewer noted that since the last plan was adopted market conditions had changed drastically and that the big box retail and office uses envisioned previously were no longer viable options for the site. Mr. Hoffman presented a sketch plan for the site envisioning an entertainment based mixed use development;
- Mr. Brewer noted that while the Village has a strong housing market there is a lack of life cycle housing in the community able to accommodate young families, new college graduates, and seniors who would prefer to remain in Frankfort. Mr. Hoffman noted that the Silver Cross property was an ideal location to consider incorporating new housing products to address this need however noted that care should be taken to ensure the product is of high quality and consistent with Frankfort’s architectural standards;

During the Plan Commission Discussion:

- Commissioners discussed community engagement efforts noting that it was great to see so many community members participate in the process and help shape the plan;
- Commissioner Hanlon noted that she was proud to have been involved in the process from the beginning and looks forward to plan implementation. Ms. Hanlon stated that having a diverse housing stock is important so people can stay in Frankfort as they age;
- Member Hanlon stressed the importance of industrial development near I-57 and Stunkel Road;
- Commissioner Knieriem questioned whether there is any additional interest in the development of the Village owned downtown properties. Mr. Brown noted that the Village initiated a process to hire a broker to market the properties;

- Member Markunas noted that the 2040 Comprehensive plan captures the character of the town and believes it's a great plan to move forward;
- Member Guevara questions whether residential or commercial development would be the catalyst to initiate development of the Silver Cross property. Mr. Brewer noted that residential development was more likely to occur first and would help attract the desired commercial and entertainment based uses;
- Commissioner Hogan questioned the how the plan gets implemented once adopted. Mr. Hoffman noted that the implementation strategies in the back of the plan are prioritized in order of importance and suggested the Village begin working on high priority items immediately following adoption;
- Chair Rigoni thanked everyone that invested time and effort into the process including all the meetings and events and stated that she looked forward to carrying out the plan;

Motion (#7): Recommend the Village Board adopt the Village of Frankfort 2040 Comprehensive Plan in accordance with the reviewed plan and public testimony.

Motion by: Hogan
Approved: (6 to 0)

Seconded by: Hanlon

F. Public Comments

None

G. Village Update

Trustee Clavio noted that the Village Board approved the Jeep Connection Special Use and the 1.5 Mile Review for United Rentals and Pura Vida WNB Final Plat of Subdivision.

H. Other Business

Mr. Brown thanked the Village Trustees, Plan Commission members and everyone that was part of the process for the 2040 Comprehensive Plan.

I. Attendance Update

Chair Rigoni requested for the Plan Commission members email Mr. Brown their availability for the next Plan Commission meeting to be held on December 12, 2019 since it's an extended time period due to the holiday on November 28, 2019.

Motion (#8): Adjournment (7:55 PM)

Motion by: Hogan

Seconded by: Hanlon

Unanimously approved by voice vote.

Approved December 12, 2019

As Presented X

As Amended

Maura A. Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary