



MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
FEBRUARY 13, 2020 – VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET

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

Commissioners Present: Dan Knieriem, Will Markunas, Kris Michuda, Lisa Hogan and Chair Maura Rigoni

Commissioners Absent: Alicia Hanlon and Ken Guevara

Staff Present: Assistant Director of Development Services Zach Brown and Utilities Executive Assistant Marina Zambrano

Elected Officials Present: Liaison to the Village Board Trustee John C. Clavio

A. Approval of the Minutes from January 09, 2020

Motion (#1): Approval of the minutes from January 09, 2020

Motion by: Hogan Seconded by: Michuda
Approved: (4 to 1)
Abstain: (1) Knieriem

Chair Rigoni swore in all those wishing to provide public testimony.

B. Public Hearing Request: Methods Athletics Special Use (Ref. #102)

Public Hearing Request: Special use for indoor recreation and entertainment and for extended hours of operation (5:00 a.m. opening) to permit the expansion of Method Athletics, a physical therapy/personal training facility, into the unit located at 704 Center Road.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant Gavin Weir was present and further described the request noting that the expansion is needed to accommodate the growing demand for training with local sports teams.

During the Plan Commission Discussion:

- Gavin Weir noted that the adjacent circus center initiated a policy to encourage parents to drop off and pick up their children which has increased available parking in the vicinity of his business;
- The applicant noted that there would be a maximum of 30 people in the expanded facility at any given time and that on average there are 8 people in the existing facility;

- Commissioner Knieriem questioned the total number of members that the business could accommodate. Mr. Weir noted that he planned to cap membership at 200 people and that he is busiest between 3:00 and 7:00 pm;
- Mr. weir noted that at 6:00 pm prior to the start of the meeting there were 68 open parking spaces in the development;
- The applicant noted that access to the facility is controlled with key cards;
- Commissioners noted that several parking spaces are taken up by outdoor storage of bleachers and pallets and suggested staff have code enforcement look into the issue;
- Commissioners discussed the proposed condition restricting the opening of the overhead door along the northern façade until 7:00 am. The applicant noted that he was amenable to the condition as proposed and that he rarely opens the doors;
- The applicant confirmed that the subject unit was the last vacant unit in the development;

Motion (#2): Recommend the Village Board approve a special use for indoor recreation and entertainment to permit the operation of Method Athletics proposed at 704 Center Road in accordance with the reviewed plans and public testimony.

Motion by: Michuda
Approved: (5 to 0)

Seconded by: Hogan

Motion (#3): Recommend the Village Board approve a special use for extended hours of operation to permit the 5:00 am opening of Method Athletics proposed at 704 Center Road in accordance with the reviewed plans and public testimony and conditioned upon the overhead door along the norther façade of the building remaining closed until 7:00 am.

Motion by: Michuda
Approved: (5 to 0)

Seconded by: Knieriem

C. Public Comments

None

D. Village Board and Committee Update

Trustee Clavio noted that recent committee meetings included discussion regarding a purchase and sales contract for the Village owned Framilco property and downtown parking restrictions. Mr. Clavio noted that the Village Board interviewed several people to fill the vacant clerk position and provided an update on the Matteson Casino.

E. Other Business

Staff encouraged Commissioners to visit one of several drive-thru facilities in town to get a better understanding of how loud drive-thru speakers are from varying distances.

F. Attendance Update

All members present confirmed their availability for the next Plan Commission meeting to be held on February 27, 2020.

Motion (#4): Adjournment (6:55 PM)

Motion by: Hogan

Seconded by: Knieriem

Unanimously approved by voice vote.

Approved February 27, 2020

As Presented X

As Amended

Maura A. Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary