



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
JANUARY 25, 2018 – 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, Gene Savaria, Jessica Petrow, Maura Rigoni, Lisa Hogan and Don Schwarz

Commissioners Absent: None

Staff Present: Building Department Supervisor Adam Nielsen and Administrative Assistant Marina Zambrano

Elected Officials Present: Village Administrator Robert E. Piscia, Trustee Mike Stevens, Trustee Bob Kennedy and Trustee John Clavio

A. Continue the Approval of the Minutes from January 11, 2018 until next meeting February 8, 2018.

Motion (#1): Approve to table the minutes until February 8, 2018

Motion by: Farina

Seconded by: Rigoni

Approved: (6 to 0)

B. Public Hearing Request: F&M Deals on Wheels, INC. Special Use (Ref. #102)

Public Hearing Request: Special Use for automotive sales in the I-2 District, to permit the operation of F&M Deals on Wheels, an automotive dealership proposed at 1008 Lambrecht Road.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. The applicant, Michael Borton, was present and further described the request.

- Plan Commission members discussed if automobile repairs would be made on site. The applicant stated no repairs will take place on site, rather repairs will be performed at the Toledo Auto Group in Lockport, Illinois.
- Commissioners discussed parking requirements. The Village of Frankfort requires two customer parking spaces per salesperson for the work shift with the largest number of employees; plus one employee parking space per employee (including salespersons) for the work shift with the largest number of employees. Staff indicated parking requirements have been met as the proposed auto dealer can accommodate 6-7 vehicles on the west side of the parking lot near the entrance to the unit.

- Members discussed the turnaround time for the sale of vehicles. The applicant commented 6-7 vehicles will be stored within the unit's showroom and sales vary.

Motion (#2): Recommend the Village Board approve a special use permit for automobile sales to permit the sale of vehicles located at 1008 Lambrecht Road in accordance with the reviewed plans and public testimony and conditioned upon no outdoor storage of vehicles.

Motion by: Petrow
Approved: (6 to 0)

Seconded by: Hogan

C. Public Hearing Request: Terry's RV Variance (Ref. #103)

Public Hearing Request: Fence height variance from 6 feet to 8 feet to permit the construction of an 8 foot fence along the western and northern property lines located at 20450 S. LaGrange Road.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. The applicant, Terry Kunes, was present and further described the request. Resident, Deborah Hardwick, was present and questioned if there was a landscaping proposal to screen the eastern property line along Rt.45. Village Administrator, Robert E. Piscia, commented a landscaping plan is in place, but the ongoing treatment plant consolidation project would dictate when the landscaping will be installed as a main trunk line is proposed north of the parking lot, located at 20450 S. LaGrange Road.

- Plan Commission members discussed the proposal. The applicant commented he proposes to increase the length of the existing 8' tall chain link fence along the western property line and continue installation of the fence along the northern property line at a distance of 338'. The remaining 144 feet along the northern property line will consist of a 4' 6" decorative aluminum fence.
- Commissioners discussed screening of the proposed chain link fence. Staff commented screening is enhanced by the vast forest preserve acreage immediately adjacent to the northern property line of the subject property. Staff also noted they are working with the applicant to provide additional landscape screening along the northern property line to further enrich the view of traveling motorists heading south bound on LaGrange Road.
- Some Plan Commission members requested the chain link fence did not continue so far north from the western property line. The applicant commented the request for variance is to provide security for the outdoor storage of vehicles and felt the limits proposed achieved that.
- Some Plan Commission members noted the new parking lot property was regraded and is now much higher and may increase the height of the proposed fence.

Motion (#3): Recommend the Village Board approve a fence height variance from 6' to 8' along the western and northern property line of 20450 S. LaGrange Rd in accordance with the approved plans and public testimony.

Motion by: Hanlon

Seconded by: Rigoni

Approved: (6 to 0)

D. Public Hearing Request: McLean Variances (Ref. #104)

Public Hearing Request: Variances of lot coverage from 20% to 33.5%, side yard setback from 10 feet to 5 feet along the northern property line, front yard setback from 30 feet to 15.67 feet, and first floor building materials to permit the use of LP Smart Side composite, siding and shake, for the construction of a new single family home located at 140 Walnut Street.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. The applicants, Keith and Gail McLean, were present and further described the request. Mark Adams, representative from the Old Town Home Owner's Association was present and questioned the alignment of the proposed front porch with the neighboring home.

- Plan Commission members discussed the proposed plat and thanked the applicant for preserving the existing tree located on the rear of the property.
- Members discussed the proposed setbacks. The Village of Frankfort Zoning Ordinance requires a minimum side yard setback of 25' with no one side being less than 10' within the R2 District. Staff noted the subject property is exempt from the requirements in Article 1 Section C, which maintains the Bi-centennial Zoning Ordinance requirements of 10'. The applicant revised their plan and now propose a 5' setback along the northern property line, resulting in a reduced side yard setback of 5'. Plan Commission members thanked the applicant for revising the previous submittal and increasing the side yard setbacks.
- Plan Commission members discussed the front yard setback requirement of 30'. It was noted the subject property proposes a front porch that encroaches the required 30' front yard setback by over 14', resulting in a reduced front yard setback of over 15'. The applicant commented the reduced front yard setback is proposed to maintain a streetscape consistent with the area.
- Proposed building materials were reviewed. The Village of Frankfort Zoning Ordinance requires that all homes within the R-2 zoning district be constructed with first floor masonry (brick, stone, etc.). Commissioners felt the proposed materials were in keeping with the surrounding architecture.
- Some Plan Commission members questioned the proposed height of the subject property and felt it may take away from the existing character of the block. Other Commissioners felt the comments, regarding building height were unnecessary as the proposed home complied with building height requirements, being less than the required 35'. The applicant

commented he will attempt to revise the roof pitch of the home that may result in a reduction of the final building height.

- Members questioned demolition safety measures and construction traffic restrictions. Staff stated that residential demolitions are subject to the ordinance and are required to install a 6' tall chain link fence around the perimeter of the property.

Motion (#4): Recommend the Village Board approve a variance of the front yard setback requirement from 30' to 15.67' to permit the construction of the proposed home located at 140 Walnut Street in accordance with the approved plans and public testimony and conditioned upon preservation of the tree identified on the plat, located on the rear of the property.

Motion by: Rigoni
Approved: (6 to 0)

Seconded by: Hanlon

Motion (#5): Recommend the Village Board approve a variance of the side yard setback requirement from 10' to 5' along the northern property line to permit the construction of the proposed home located at 140 Walnut Street in accordance with the approved plans and public testimony.

Motion by: Rigoni
Approved: (6 to 0)

Seconded by: Hogan

Motion (#6): Recommend the Village Board approve a variance of the lot coverage requirement from 20% to 33.5% to permit the construction of the proposed home located at 140 Walnut Street in accordance with the approved plans and public testimony.

Motion by: Hanlon
Approved: (5 to 1)
Nay (1) Farina
Aye (5) Hogan, Savaria, Hanlon, Petrow & Rigoni

Seconded by: Rigoni

Motion (#7): Recommend the Village Board approve a first floor building materials variance to permit the use of LP Smart Side composite siding and shake for the construction of the proposed home at 140 Walnut Street in accordance with the reviewed plans and public testimony.

Motion by: Hanlon
Approved: (6 to 0)

Seconded by: Rigoni

E. Public Hearing Request: Freddy's Frozen Custard and Steakburgers Major PUD Change (CONTINUE TO FEBRUARY 8, 2018)

Public Hearing Request: Major planned unit development change for Outlot 2 in the Frankfort Crossings Subdivision, and special use permits for a carryout restaurant, outdoor seating, and a drive-up service window, to permit the construction of Freddy's Frozen Custard and Steakburgers at 9701 W. Lincoln Highway.

Motion (#8): Recommend to continue the hearing to February 8, 2018.

Motion by: Hogan
Approved: (6 to 0)

Seconded by: Rigoni

F. CMAP Local Technical Assistance- Project Introduction

Presentation: Maggie Jarr and Patrick Day

Building department supervisor Adam Nielsen introduced the presentation topic. Representatives from CMAP, Maggie Jarr and Patrick Day, further provided an overview of the CMAP grant and possible training opportunities. Maggie further explained this is an opportunity to improve the Plan Commission process and requested Plan Commission members develop a list of potential training topics.

Plan Commission members are to gather a list and forward to Adam Nielsen or Assistant Village Administrator Jeffrey Cook. CMAP staff will work with Village staff to provide information on the requested training topics and dates the training will take place.

G. Public Comments

Resident, Deborah Hardwick, questioned how lot coverage percentages were calculated. Staff informed the resident of how calculations are performed.

H. Village Update

Trustee Mike Stevens provided an update on recent Village Board discussions.

I. Other Business

Some Plan Commission members requested historical data in regards to demolition and infill projects be provided to the members, while other Plan Commissioners felt the data was unnecessary, *NOTE Alicia's comments.*

J. Attendance Update

Members confirmed their availability for the next Plan Commission Meeting to be held on February 8, 2018.

Motion (#9): Adjournment (8:40 PM)

Motion by: Farina
Unanimously approved by voice vote.

Seconded by: Rigoni

Approved February 8, 2018

As Presented _____

As Amended  _____

 /s/ Donnell Schwarz, Chairman

 /s/ Secretary