



**MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
FEBRUARY 22, 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: Commissioner Lisa Hogan arrived at a later time during the meeting

Staff Present: Building Department Supervisor Adam Nielsen, Community Planner Zach Brown and Administrative Assistant Marina Zambrano

Elected Officials Present: Trustee Mike Stevens, Trustee Bob Kennedy, Trustee John Clavio and Village Clerk Adam Borrelli

A. Approval of the Minutes from February 8, 2018.

Motion (#1): Approve the minutes from February 8, 2018.

Motion by:	Farina	Seconded by:	Petrow
Approved:	(5 to 0)		
Absent:	Hogan		

B. Public Hearing Request: Camp Variance (Ref. #102)

Public Hearing Request: Request to approve a first floor building materials variance to permit the construction of a single-family home located at 22302 Ledgestone Way, in the Stonebridge Valley Subdivision. Other Request: Approval of a plat of abrogation to remove a temporary access easement from the property.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. The applicants, Robert C. and Patricia A. Camp, were present and further described the request.

- Plan Commission members discussed the applicant's proposal to construct a one story home with a mixture of brick, stone, and Hardi siding. Plan Commissioners expressed concern with the proposal as the homes in Stonebridge Valley are constructed of full masonry and if approved, would be the first building materials variance in the subdivision.
- Plan Commission members elected to table the discussion to March 8th to provide the applicant adequate time to revise his building proposal to meet the masonry requirements or move forward with the materials variance request.

- Commissioners discussed the temporary emergency access easement and found that the easement should be removed from the lot.

Motion (#2): Recommend the Village Board approve the final plat to eliminate the 25 foot temporary emergency access easement from the property located at 22302 Ledgestone Way.

Motion by: Farina
Approved: (6 to 0)

Seconded by: Savaria

Motion (#3): Recommend to table the Public Hearing to March 8, 2018.

Motion by: Farina
Approved: (6 to 0)

Seconded by: Rigoni

C. Public Hearing Request: Old Frankfort Way Townhomes Rezoning & PUD (Ref. #103)

Public Hearing Request: Rezoning from H1 to R4 with a special use permit for a Planned Unit Development to construct 14 single-family attached townhome units on the property located at the south corner of LaGrange Road and Old Frankfort Way. Other Request: Preliminary plat approval.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. The applicants, John and Brian Fordon, were present and further described the request.

- Commissioners discussed the encroachment of unit 3 within the centerline setback of Route 45, and questioned any foreseen issues with IDOT. Staff commented that IDOT should be required to approve the plat as it may affect any proposed roadway widening plans. Staff also suggested conditioning approval on obtaining IDOT signatures.
- Commissioners discussed the requested “feature” at the corner near the existing Village of Frankfort monument sign. The plan does not propose a corner feature; however, enhanced amenities were added elsewhere on the plan. Commissioners found these amenities to meet the intent of proposed features throughout the development.
- Plan commission members discussed the impervious surface calculation as it is slightly higher than the allowed maximum within the R4 District. Staff commented the previously approved development had a substantially higher impervious coverage calculation and the slight overage within the current plans was due to the inclusion of additional parking stalls and increased internal roadway widths.
- Members discussed landscaping requirements and found that additional screening was provided along Rt.45 to better screen views from the motoring public. Staff noted that landscaping requirements were met.
- Commissioners noted that a majority of the garages will be screened by landscaping, but did feel views of the garage will still be seen along Old Frankfort Way. Staff commented that the applicants were limited in regards to the placement of the garages and the intent to screen was met by

installing landscaping and a decorative fence along Old Frankfort Way and Folkers Drive.

- Members discussed the need for long term ownership and pond maintenance in connection with this development. Applicant submitted covenants, conditions and restrictions to the Village, which are currently under review. The applicants stated pond maintenance will be the responsibility of the new townhome development only. The applicants further commented that joining the HOA is still an option for the single family home owners as the CCR's allows them to join at any time. Commissioners questioned who will decide revisions to the pond, including landscaping and other updates. The applicants informed the Commission that the new townhome HOA members will have sole discretion and input, regarding the aesthetics and function of the pond. Commissioners requested that maintenance of the pond and the surrounding area start immediately.
- Members discussed parking along Old Frankfort Way. Staff informed the Commission that any parking issues along this street should be brought before the Traffic Advisory Committee.

Motion (#4): Recommend the Village Board rezone the subject property from H1 to R4.

Motion by: Farina
Approved: (6 to 0)

Seconded by: Hogan

Motion (#5): Recommend the Village approve a special use permit for a Planned Unit Development, in accordance with the reviewed plans and public testimony, conditioned on IDOT approval of the Final Plat, CCRs to include notice to owners of private drive and pond maintenance responsibilities, and commencement of construction for all site amenities prior to issuance of the fourth building permit and completion of all site amenities prior to issuance of the eighth building permit and staff approval of the decorative fencing along Folkers Drive & Old Frankfort Way and pond maintenance to commence immediately.

Motion by: Rigoni
Approved: (6 to 0)

Seconded by: Hanlon

Motion (#6): Recommend the Village approve the Preliminary Plat, in accordance with the reviewed plans and conditioned on IDOT approval of the Final Plat.

Motion by: Hogan
Approved: (6 to 0)

Seconded by: Rigoni

D. Final Plat Approval: Market Street West Development

Public Hearing Request: Final plat approval.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request.

- Plan Commission members discussed the location of the new 20' easement for a gas main, which initially was thought to be in a different location and found the revised plat to be generally consistent with the previously approved plat.

Motion (#7): Recommend the Village Board approve the final plat for Market Street West Development.

Motion by: Farina
Approved: (6 to 0)

Seconded by: Rigoni

E. Public Comments

None

F. Village Update

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

G. Other Business

None

H. Attendance Update

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

Motion (#8): Adjournment (7:58 PM)

Motion by: Farina Seconded by: Petrow
Unanimously approved by voice vote.

Approved March 8, 2018

As Presented ✓

As Amended _____

Donnell Schwarz /s/Donnell Schwarz, Chairman

[Signature] /s/ Secretary