



**MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
APRIL 12, 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, Lisa Hogan, Gene Savaria, Don Schwarz, and Maura Rigoni (*Commissioner Rigoni arrived during agenda item #4*)

Commissioners Absent: Jessica Petrow and Alicia Hanlon.

Staff Present: Assistant Director of Development Services Zach Brown, Building Department Manager Adam Nielsen and Utilities Administrative Assistant Marina Zambrano

Elected Officials Present: Mayor Jim Holland, Trustee Mike Stevens, Trustee Keith Ogle, Trustee John Clavio, and Trustee Bob Kennedy

Chairman Schwarz swore in all those wishing to give public testimony.

A. Approval of the Minutes from March 22, 2018.

Motion (#1): Approve the minutes from March 22, 2018 meeting.

Motion by: Farina

Seconded by: Savaria

Approved: (3 to 1)

Abstain: (1) Hogan

B. Public Hearing Request: AGA Properties Group, LLC Variance (Ref. #102)

Public Hearing Request: Variance of Article 6, Section B, Part 4d of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry building materials on the first and second floor, and a variance of maximum permitted garage height from 15 feet to 18 feet 8.25 inches to accommodate the construction of a new single-family home and detached garage on the property located at 320 95th Avenue.

Assistant Director of Development Services Zach Brown presented the staff report and provided an overview of the request. Project representative Joe Aiello was present and further described the request noting that the proposed use of composite siding was not a cost issue.

- Commissioners discussed the location of the subject property noting that it is not in an area generally considered old town nor in a traditional newer residential subdivision;

- Commissioners noted that the homes to the south in the Cambridge and Lawndale neighborhoods utilized a substantial amount of masonry materials;
- Commissioner Farina noted that the residential subdivisions located to the east down Route 30 are all constructed with masonry materials;
- The applicant noted that the reduction in masonry materials was intended to fit in with the character of the surrounding area and that he chose the subject property because he knew the size of the proposed home would not be appropriate on a small lot in the downtown area;
- Commissioner Savaria noted that the size and scale of the home were such that it would be at odds with the character of the surrounding area regardless of the amount of masonry;
- Members encouraged the applicant to comply with the masonry requirements and questioned his unique hardship;
- The project architect was present and noted that adding masonry on the first floor would change the look of the home;
- Mr. Aiello added that Commissioners should consider that the home would be an improvement in the area and provide additional property taxes;
- Commissioners discussed the height of the proposed garage noting that it appeared two provisions of the zoning ordinance were in conflict and that the increase in garage height is intended to better relate to the architecture and roof pitch of the proposed home;
- Member Farina suggested reducing the height of the garage to meet the ordinance requirements;
- Chairman Schwarz suggested Commissioners table the vote to the April 26th meeting to allow the applicant time to revise the plans to increase the amount of masonry and asked if the applicant would be amenable to such a motion;
- After discussion with his clients the applicant requested the vote be tabled to allow him time to consider possible revisions;

Motion (#2): Table the public hearing to the April 26th, 2018 Plan Commission meeting.

Motion by: Hogan
Approved: (4 to 0)

Seconded by: Farina

C. Public Hearing Request: Superior Towing, Inc. Special Use (Ref. #103)

Public Hearing Request: Special use for a towing service with vehicle storage to permit the operation of Superior Towing, Inc., located at 10351 W. Laraway Road.

Assistant Director of Development Services Zach Brown presented the staff report and provided an overview of the request. The applicant, Mark Kehoskie, was present and further described the request.

- Plan Commission members requested clarification on the location of the proposed vehicle storage area;
- Commissioners discussed the ordinance requirements for screening and suggested the applicant include additional landscape plantings at the northwest corner of the storage area to better screen it from Laraway Road. The applicant was amenable to the request;
- Mr. Kehoskie noted that there will be a max of 6 disabled vehicles stored at the same time in which the ordinance allows for 6-8 vehicles stored for a maximum of 2 weeks;
- Staff discussed the existing monument sign for the property noting that it is currently non-conforming. Mr. Kehoskie added that a permit application has been submitted to the building department to bring sign up to code and will display the name of the towing company;

Motion (#3): Recommend the Village Board approve a special use permit for a towing service with vehicle storage to permit the operation of Superior Towing at 10351 W. Laraway Road in accordance with the reviewed plans and public testimony and conditioned upon storage of disabled vehicles not to exceed two weeks, modification of the existing monument sign to comply with ordinance requirements, and staff approval of additional landscape plantings as discussed.

Motion by: Farina
Approved: (4 to 0)

Seconded by: Rigoni

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

Public Hearing Request: Variances of maximum permitted garage height from 15 feet to 27 feet and accessory structure setback from 10 feet to 2.8 feet along the eastern property line to accommodate the construction of a detached garage in the rear yard of the property located at 258 W. Nebraska Street.

Mr. Brown noted that the applicant did not send the required certified letters to all property owners within 250' and that as such the project should be tabled.

Motion (#4): Table the public hearing to April 26, 2018

Motion by: Rigoni
Approved: (4 to 0)

Seconded by: Farina

E. Public Hearing Request: Freddy's Frozen Custard and Steakburgers Major PUD Change & Special Use (Ref. #105)

Public Hearing Request: Major planned unit development change for Outlot 2 in the Frankfort Crossings Subdivision, and special use permits for a carry-out 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.

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

An audience member expressed concern regarding westbound traffic on Lincoln Highway attempting to access the site via the entrance immediately east of the subject property. After review of an aerial photograph the initial concerns were addressed.

- Plan Commission members expressed their satisfaction with the revised plans for the exterior of the building;
- Commissioners thanked the applicant for changing the awnings from red and white stripes to solid red;
- Commissioners discussed the proposed brick noting that it is the same color as the surrounding shopping center however because it is made by a different manufacturer it may have slight color variations;
- Commissioners discussed the landscape garden wall proposed at the northwest portion of the site and considered extending the wall to the east to provide increased screening of the parking lot. After some discussion Commissioners instead requested the applicant provide enhanced landscape plantings along the eastern portion of the northern lot line taking care not to block the view of the building to the south;
- Chair Schwarz questioned the height of the garden wall at the western end of the drive-thru noting that it should be tall enough to screen headlights from eastbound traffic on Route 30. Staff agreed to work with the applicant to ensure proper screening is provided;
- Commissioners discussed the dimensions of the drive aisles noting that the applicant had revised the plans from 22' to 24' prior to the hearing. The project engineer stated a preference for the 22' aisles noting that they would have to revise all of their other plans to accommodate the 24' aisles;

- Commissioners agreed that the 24' aisles would provide increased maneuverability and suggested staff consider modifying the zoning ordinance to require 24' drive aisles;
- Chairman Schwarz suggested marking a pedestrian crossing from the subject property to the larger parking field to the southwest for safety. Mr. Brown noted that the area in question was owned by a separate property owner but that staff could work with them to request the pavement markings;

Motion (#5): Recommend the Village Board approve a major PUD change to permit the construction of Freddy's Frozen Custard and Steakburgers at 9701 W. Lincoln Highway, in accordance with the reviewed plans and public testimony and conditioned upon staff approval of a revised landscape plan and verification that the landscape garden wall height was adequate to provide headlight screening from Route 30.

Motion by: Farina
Approved: (4 to 0)

Seconded by: Hogan

Motion (#6): Recommend the Village Board approve a special use permit for a carry-out restaurant to permit the operation of Freddy's Frozen Custard and Steakburgers located at 9701 W. Lincoln Highway in accordance with the reviewed plans and public testimony.

Motion by: Rigoni
Approved: (4 to 0)

Seconded by: Hogan

Motion (#7): Recommend the Village Board approve a special use permit for a drive thru for the proposed construction of Freddy's Frozen Custard and Steakburgers at 9701 W. Lincoln Highway in accordance with the approved plans and public testimony.

Motion by: Farina
Approved: (4 to 0)

Seconded by: Hogan

Motion (#8): Recommend the Village Board approve a special use permit for outdoor seating along the eastern façade of the proposed restaurant at 9701 W. Lincoln Highway in accordance with the approved plans and public testimony.

Motion by: Farina
Approved: (4 to 0)

Seconded by: Rigoni

F. Public Comments

None

G. Village Update

Trustee Mike Stevens provided an update on recent Village Board discussions noting that the final plat for AGA properties Group, LLC was approved and that the Board approved the variances for the home proposed at 122 Walnut Street.

H. Other Business

None

I. Attendance Update

Members confirmed their availability for the next Plan Commission Meeting to be held on April 26, 2018.

Motion (#9): Adjournment (7:47 PM)

Motion by: Rigoni Seconded by: Hogan
Unanimously approved by voice vote.

Approved April 26, 2018

As Presented _____

As Amended _____

 _____ /s/Donnell Schwarz, Chairman

 _____ /s/ Secretary