



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
JULY 26, 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: Lisa Hogan, Margaret Farina, Maura Rigoni, Alicia Hanlon, Gene Savaria, Jessica Petrow and Don Schwarz

Commissioners Absent: None

Staff Present: Assistant Director of Development Services Zach Brown and Planning Intern Jake Sodaro

Elected Officials Present: Trustee Clavio, Trustee Ogle, Trustee Heath, Plan Commission Liaison Trustee Mike Stevens, and Clerk Borrelli.

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

A. Approval of the Minutes from July 12, 2018.

Motion (#1): Approval of the minutes from July 12, 2018 meeting.

Motion by: Hogan

Seconded by: Farina

Approved: (5 to 0)

Abstain: (1)

B. Final PUD Approval: Folkers' Townhomes

Previous Public Hearing Request: Rezoning from H1 to R4 with a special use permit for a planned unit development to construct 14 single-family townhome units on the property located at the south corner of LaGrange Road and Old Frankfort Way. Other Request: Final plat approval and plat of vacation.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicants, John and Brian Fordon were present and offered to answer any questions.

During the Plan Commission discussion:

- Commissioners discussed the identified building materials;
- Member Farina questioned the font utilized on the monument sign noting that the applicants had previously agreed to utilize a font to match the font on the Historic Frankfort sign located at Route 45 and Old Frankfort Way. The applicant agreed to modify the font per the request;

- Commissioners discussed the CCR's, questioned if they prohibited trampolines, and suggested the applicant include such a restriction. Staff noted that there was limited area in which a trampoline or other recreational structure could be erected;
- Commissioners discussed the proposed landscape plan and the maintenance of the detention pond area noting that they were happy to see a plan that provided the specific detail as to how the pond would be maintained;
- Commissioners questioned the timing of the pond's landscape improvements and suggested a condition that it be improved prior to issuance of the first building permit;
- Commissioners requested that the pond area be inspected at the end of the three year monitoring period to verify compliance with the maintenance and monitoring plan;
- Members discussed the proposed plats noting that the final plat did not re-establish a reduced landscape easement along the southern property line adjacent to the duplex units. Commissioners suggested a condition be added to include a landscape easement in this area to ensure preservation of the existing plantings on the berm;
- Audience member Lisa Slattery noted that the residents in the area do care about the project however many do not have the time to attend public meetings;

Motion (#2): Recommend the Village Board approve the final PUD plans for the Folkers' Townhomes in accordance with the reviewed plans and conditioned upon final engineering, IDOT approval of the final plat of subdivision, provision of a performance bond for the three year maintenance and monitoring period for the detention pond, and inclusion of a 36' landscape easement along the southwestern property line, initial pond maintenance activities to occur prior to issuance of first building permit, and revision of the monument sign font to match the font on the "Historic Frankfort" sign at the intersection of LaGrange Road and Old Frankfort Way.

Motion by: Hanlon
Approved: (6 to 0)

Seconded by: Hogan

Motion (#3): Recommend the Village Board approve a plat of vacation for the Folkers' Townhome development in accordance with the reviewed plans and conditioned upon final engineering approval.

Motion by: Hanlon
Approved: (6 to 0)

Seconded by: Farina

Motion (#4): Recommend the Village Board approve the final plat for the Folkers' Townhome Subdivision, in accordance with the reviewed plans and conditioned upon final engineering approval, IDOT approval, and the inclusion of a 36' landscape easement along the southwestern property line.

Motion by: Hanlon
Approved: (6 to 0)

Seconded by: Farina

C. Workshop: 7 & 11 N. White Street Development

Future Public Hearing Request: Rezoning from R2 to H1, special use for a planned unit development, special use for a full service restaurant with liquor sales, special use for extended hours of operation until 1:00 AM., and special use for outdoor seating to accommodate the construction of a ±11,462 square foot mixed-use building on the property located at 7 N. White Street, the conversion of the residential property at 11 N. White Street to commercial use, and the construction of a public parking lot at 11 & 19 N. White Streets.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant Joe DeMarco was present and thanked the Commission for the opportunity to present. Mr. DeMarco noted that he was a resident and business owner in town, that it was the downtown area that attracted him to Frankfort, and that he was excited to be relocating his business to the downtown as part of the project. Architect Grant Currier was present and provided an overview of the request.

During the Plan Commission discussion:

- Commissioners discussed the proposed rezoning noting that it was consistent with both the Village's Comprehensive Plan as well as the Historic District Revitalization Strategies.
- Commissioners discussed pedestrian access to the proposed restaurant space noting that many restaurant patrons will likely park in the lot at One North White Street and walk down the Old Plank Road Trail;
- Several commissioners expressed concern regarding potential conflicts between pedestrians and cyclists along the trail and noted the possibility of patrons waiting for a table congregating near the trail at its intersection with White Street;
- Project architect Grant Currier noted that the entrance to the restaurant is located ±30' north of the Old Plank Road Trail and that the plaza area in-between would be adequate to accommodate congregating restaurant patrons;
- Staff noted that the rear of the Grainery Shopping Center takes access off of the Old Plank Road Trail and that the Village installed hardscape plazas and seating in this area to encourage pedestrian activity. Mr. Brown noted that he was unaware of pedestrian and cyclist conflict problems behind the

Grainery building however would contact the Police and Fire Departments for additional insight;

- Commissioners Rigoni and Savaria noted that the trail is somewhat self-regulated in this area and that cyclists generally know to slow down as they approach White Street;
- Commissioners suggested the inclusion of additional signage along the trail alerting cyclists of the upcoming pedestrian activity and requested the sidewalk at the southeast corner of the revised Prairie Park parking lot be aligned with the existing sidewalk on the south side of the trail;
- Members discussed the setback of the building along White Street noting that limited front yard setbacks are common in the downtown area. Commissioners agreed that shifting the building further east and removing parking stalls was not appropriate;
- Member Rigoni noted that the Village strives to locate parking at the rear of buildings and preserve the front façades as the prominent feature;
- Commissioners discussed parking requirements noting that the project would result in a net gain of 1 parking stall however recognized that the proposed development would create additional vehicle trips and parking demands;
- Staff cited the Village's recently completed parking study which found that ample parking is available in the nearby lots during peak demand to accommodate the proposed uses;
- Commissioners discussed requiring employees park in the less frequently utilized spaces far from the proposed building;
- Member Farina suggested the applicant contribute \$200,000 cash in lieu to help fund the construction of future public parking spaces. Staff noted that the ordinance states that the Village Board may require such a contribution however none had been required from previous downtown developers and that the purchase and sale agreement approved by the Village Board did not include such a requirement;
- Commissioners suggested the applicant pursue a composite material for the fence along the northern property line citing maintenance concerns;
- Members discussed the trees proposed for removal and suggested several additional trees be preserved including tree #2 and #4. Several Commissioners suggested that either additional trees be planted to offset the trees being removed or larger caliper trees be installed;
- Commissioners discussed the proposed boundaries for the PUD and were supportive of a PUD restriction that would preserve the open area between

the Old Plank Road Trail and the One N. White Street parking lot as green space;

- Members discussed the proposed extended hours of operation and were in agreement that 1:00 am was inappropriate in the downtown area. Commissioners suggested that the hours be reduced to 12:00 am on Thursday – Saturday and that the restaurant close by 11:00 pm the remainder of the week;
- Staff noted that a photometric plan was not provided. The applicant agreed to provide a plan prior to the public hearing. Commissioners requested the parking lot lighting match the lighting in the existing Prairie Park lot;
- Members discussed the proposed 22' drive aisle in the northern portion of the expanded parking lot expressing a preference for 24' aisles. Commissioners suggested the applicant investigate utilization of a one-way drive aisle with angled parking stalls;
- Commissioners expressed concern regarding potential traffic conflicts with vehicles utilizing the revised parking lot and vehicles on White Street and suggested the Village's Traffic Advisory Committee review the site plan prior to the public hearing;
- The applicant noted that the proposed deck expansion along the south side of the existing home at 11 N. White Street would be utilized for an outdoor seating area. Commissioners requested the deck compliment the architecture of the home;
- Commissioners discussed the proposed architecture noting that architectural review is controlled by the 1890's Theme Committee;
- Members questioned if the building was being designed to accommodate a future second story. The applicant noted that it was not;
- Member Farina suggested the applicant include additional ornamentation on the rear of the building and investigate the inclusion of a green roof;
- Commissioners discussed the proposed outdoor seating area and suggested the applicant possibly limit its hours of use, prohibit live entertainment, and keep any music to background levels noting the proximity to residential properties;
- Commissioners clarified that the Plan Commission does not determine if / when additional liquor licenses are created or granted but rather if a proposed establishment complies with the use standards contained in the zoning ordinance. Staff confirmed that liquor licensing is controlled by the Liquor Commissioner and the Village Board;

Chair Schwarz solicited comments from the audience. Audience members noted the following:

- Dawn Shields noted that she was not in favor of the architecture, that the proposed marquee was confusing, and suggested a bakery for the 11 N. White Street property;
- Kirk Nissen expressed his belief that the proposed development would create a parking problem, that the proposed 1:00 am operation was inappropriate, and that drivers would be unable to see the parking lot behind the new building;
- Nick Shalmo noted that traffic flow would be a problem and suggested a 4-way stop at Elwood and White Streets. Mr. Shalmo suggested that the restaurant utilize valet parking;
- Lisa Slattery noted that she likes the existing parking lot as it is and suggested the building be shifted to the south side of the Old Plank Road Trail. Staff noted that grading and the presence of a large diameter natural gas pipeline would preclude relocating the building as suggested;
- Deborah Hardwick noted that the proposed rezoning was appropriate, that the fence along the northern lot line should blend with the design of the Mech house, that 1:00 am operation was inappropriate and inconsistent with other businesses in the downtown, that the proposed development would make White Street dangerous, and suggested that the Village restrict the hours of outdoor dining areas and deliveries;
- Ms. Hardwick questioned why the Village would retain ownership of the revised parking lot. Staff noted that keeping the lot publically owned would allow all members of the public to utilize the parking spaces and that the Village would be able to control the lot's usage during events;
- Paul DiCosola noted that Commissioners should not be quick to dismiss the issue created by the proximity of the restaurant entrance to the Old Plank Road Trail;
- Trustee Heath expressed her support for the preservation of the green space east of the proposed development as part of the PUD and cautioned against installing larger diameter trees as they are difficult to maintain;

D. Public Comments

None

E. Village Update

Trustee Stevens noted that the Village Board approved Sweet Lulu, the Aldi Expansion, and Tranquil Souls Yoga and Wellness.

F. Other Business

None.

G. Attendance Update

Members present confirmed their availability for the next Plan Commission Meeting to be held on August 9, 2018.

Motion (#3): Adjournment (9:30 PM)

Motion by: Rigoni

Seconded by: Hanlon

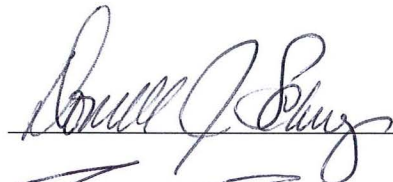
Unanimously approved by voice vote.

Approved August 9, 2018

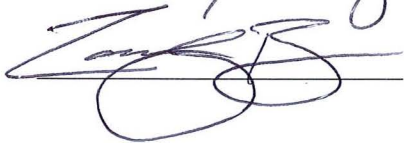
As Presented



As Amended



/s/Donnell Schwarz, Chairman



/s/ Secretary