



**MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
JANUARY 10, 2019 – 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, Maura Rigoni, Jessica Petrow, Alicia Hanlon and Chairman Don Schwarz

Commissioners Absent: None

Staff Present: Assistant Director of Development Services Zach Brown

Elected Officials Present: Mayor Jim Holland, Trustee John Clavio, Trustee Mike Stevens, Trustee Bob Kennedy, and Clerk Adam Borelli.

A. Approval of the Minutes from December 14, 2018.

Commissioner Hogan noted that the minutes did not reflect her abstention on the vote to approve the minutes.

Motion (#1): Approval of the minutes from December 14, 2018 as amended.

Motion by: Farina

Seconded by: Hanlon

Approved: (4 to 0)

Abstain: Hanlon and Petrow

B. Public Hearing Request: Pashco Automotive Special Use (Ref.#102)

Public Hearing Request: Special use for automobile repair and service to permit the operation of Pashco Automotive, located at 9210 Gulfstream Road, Unit F.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant was present and offered to answer any questions.

During the Plan Commission discussion:

- Commissioners questioned if the provided parking was adequate to accommodate the proposed operation. The applicant indicated that this is a new business and that it will take time for them to develop a clientele and as such he expected the parking to be adequate;
- The applicant confirmed that any vehicles that are left overnight will be stored indoors;
- Members questioned the number of employees. The applicant stated that there would be two employees to start;

- Commissioners questioned the proposed hours of operation. The applicant noted that he would be open 8:00 am to 5:30 pm;
- The applicant confirmed that no body work would be performed;

Motion (#2): Recommend the Village Board approve a special use permit for automobile repair and service to permit the operation of Pashco Automotive located at 9210 Gulfstream Road, Unit F, in accordance with the reviewed plans and public testimony and conditioned upon no outdoor storage of disabled and dilapidated vehicles.

Motion by: Petrow
Approved: (6 to 0)

Seconded by: Rigoni

C. Workshop: The Learning Experience Major PUD Change and Special Use

Public Hearing Request: Major Planned Unit Development change and a special use for a daycare center to permit the construction of The Learning Experience, a 10,000 square foot children's daycare facility proposed on Lot 5 of the Buona Frankfort Subdivision generally located on the west side of LaGrange Road at Market Street.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant was present and further explained their proposal.

During the Plan Commission discussion:

- Commissioners discussed the proposed zoning and special use request noting that the Village's ordinance does not contain specific standards of special use for daycare facilities;
- Commissioners noted that the proposed use is consistent with the underlying PUD which restricts the lot to uses permitted in the B4 zoning district;
- The applicant confirmed that there would be no bus or van stored on the site and that they would not have any before or after school programs that would require children being dropped off or picked up by bus;
- Commissioners discussed traffic and parking noting that the shopping center is busy in the evenings;
- The applicant indicated that on limited occasions they may have afterhours or weekend events for students and parents which would result in increased traffic;
- Members requested staff provide a parking analysis for the entire shopping center prior to the public hearing;
- The applicant noted that students are not all dropped off or picked up at the same time and that the 12 parking spaces in front of the building would be reserved for customer drop off only;
- Members requested the applicant provide additional information on the shared parking agreement and analysis of the capacity of the left turn lane from the development onto LaGrange Road;

- Members thanked the applicant for working with the adjacent residents to transplant trees to their properties;
- Commissioners agreed that preserving the trees along the western property line was important and requested the applicant provide a masonry wall or fence with masonry piers so as to comply with the transition yard screening requirements. The applicant agreed to investigate a fence with masonry columns;
- Commissioners discussed the proposed fence design with some expressing preference for an open wrought iron style design;
- The applicant agreed to relocate the three evergreen trees near the entrance to their site should they be in conflict with the new access drive;
- The applicant noted that they would match the existing retaining wall materials in the development;
- Members discussed the proposed architecture suggesting that the building materials be revised to include the use of fon-du-lac stone to match the stone on the other buildings in the development, requested the gable elements have increased projection from the building façade, and that faux column elements be added at the building corners. The applicant expressed concern that doing so would make the building look too busy, however agreed to investigate;
- Commissioners requested an element be added to the upper portion of the gable elements to break the wall massing and provide additional detail;
- Members requested the applicant provide a spec for a decorative door for all the emergency exits;
- The applicant agreed to revise the wall lights to a decorative style to match those utilized throughout the development;
- Members requested that the applicant record the final plat for the subdivision prior to the public hearing;
- Commissioners discussed the proposed additional monument sign noting that a second sign is prohibited by ordinance. Members requested the applicant investigate the expansion of the existing monument sign instead;
- Commissioners discussed the proposed wall sign colors with some requesting the applicant revise the sign to comply with ordinance requirements and others noting the importance of branding;
- Members discussed the proposed “block” signs on the entrance columns noting that as proposed they exceed ordinance requirements for sign area and number of signs. The applicant noted that the signs were a part of their branding. Commissioners suggested the applicant investigate other ways to incorporate the blocks as a site element;

- Commissioners noted that daycare centers are destination oriented and don't rely on signage to attract customers;

D. Public Comments

None

E. Village Update

Trustee Mike Stevens noted that the Village Board approved the special use permit for Grounded Coffee Bar and did not approve the special use permit for the Solar Shift project.

F. Other Business

Staff discussed two upcoming residential projects in the downtown area.

G. Attendance Update

Members present confirmed their availability for the next Plan Commission meeting to be held on January 24, 2019.

Motion (#3): Adjournment (9:10 PM)

Motion by: Farina

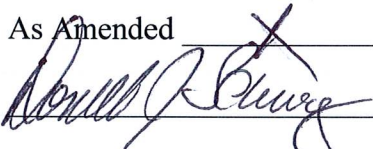
Seconded by: Rigoni

Unanimously approved by voice vote.

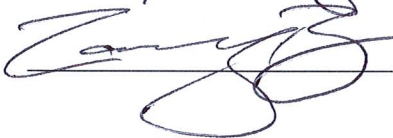
Approved January 24, 2019

As Presented _____

As Amended _____



/s/Donnell Schwarz, Chairman



/s/ Secretary