



**MINUTES  
MEETING OF VILLAGE OF FRANKFORT  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
AUGUST 22, 2019 – VILLAGE ADMINISTRATION BUILDING  
432 W. NEBRASKA STREET**

**Call to Order** Chair Rigoni called the meeting to order at 6:32 P.M.

**Commissioners Present:** Dan Knieriem, Ken Guevara, Alicia Hanlon, Will Markunas, Chair Maura Rigoni.

**Commissioners Absent:** Lisa Hogan and Kris Michuda

**Staff Present:** Assistant Director of Development Services Zach Brown

**Elected Officials Present:** Mayor Jim Holland, Liaison to the Village Board Trustee John C. Clavio, Trustee Keith Ogle, Trustee Margaret Farina, and Trustee Adam Borrelli.

**A. Approval of the Minutes from July 25, 2019**

**Motion (#1):** Approval of the minutes from July 25, 2019

Motion by: Knieriem                      Seconded by: Hanlon  
Approved: (5 to 0)

Chair Rigoni swore in all those wishing to provide public testimony.

**B. Public Hearing Request: Cedarhurst Assisted Living Special Uses (Ref. #102)**

**Public Hearing Request:** Special use permits for a planned unit development, assisted living, and accessory liquor sales to accommodate the construction of a 72,930 sq. ft., 83 unit assisted living facility on Lot 8 of the Prairie Crossings Subdivision. Other request: Final plat approval.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. Jordan Dorsey of Dover Development was present and reviewed the changes to the plan since the previous workshop meeting. Mr. Dorsey presented building materials samples for consideration including Richards Brick – 1 W39 Oyster Bay, Environmental Stone Works - Rubble Osceola, and James Hardi - Gray Slate shake siding.

During the Plan Commission discussion:

- Commissioners thanked the applicant for relocating the trash enclosure and removing the shed per the discussions at the workshop meeting;

- Members requested an update on the status of the cross access easement from the property owner to the north. Mr. Dorsey noted that the easement was agreed upon however the easement agreement would not be drafted until the development was approved and property purchased. Staff suggested provision of the easement as a condition of approval;
- Commissioners discussed proposed Wolf Road improvements. The applicant noted that they were amenable to providing the left turn lane for south bound traffic on Wolf Road per their engineer's recommendation;
- Commissioners discussed the proposed building materials changes since the workshop meeting with some expressing the belief that too much stone was removed and others expressing support for the revisions as proposed;
- The applicant agreed to limit the shake style siding at the northwest corner of the building to the upper portions of the gables only which Chair Rigoni suggested as a condition of approval;
- Trustee Farina requested clarification on which elevations faced Wolf Road;
- Commissioners discussed the proposed accessory liquor sales noting that the operation as described was consistent with the use standards contained within the zoning ordinance;

**Motion (#2):** Recommend the Village Board approve a special use permit for an assisted living facility in the B4 zoning district to permit the operation of Cedarhurst Senior Living on lot 8 of the Prairie Crossings Subdivision in accordance with the reviewed plans and public testimony and conditioned upon final engineering approval, approval of a cross access easement from the property owner to the north, and the construction of a left turn lane for southbound traffic on Wolf Road;

Motion by: Hanlon  
Approved: (5 to 0)

Seconded by: Guevara

**Motion (#3):** Recommend the Village Board approve a special use permit for a planned unit development to permit the operation of Cedarhurst Senior Living on lot 8 of the Prairie Crossings Subdivision in accordance with the reviewed plans and public testimony and conditioned upon final engineering approval, approval of a cross access easement from the property owner to the north, the construction of a left turn lane for southbound traffic on Wolf Road, and revision of the architectural elevations to limit the composite shake style siding to the gable ends at the northwest corner of the building;

Motion by: Guevara  
Approved: (5 to 0)

Seconded by: Hanlon

**Motion (#4):** Recommend the Village Board approve a special use permit for accessory liquor sales to permit the operation of Cedarhurst Senior Living on lot 8 of the Prairie Crossings Subdivision in accordance with the reviewed plans and public testimony



Motion by: Hanlon  
Approved: (5 to 0)

Seconded by: Guevara

**Motion (#5):** Recommend the Village Board approve the final plat for the Cedarhurst of Frankfort Subdivision in accordance with the reviewed plans;

Motion by: Hanlon  
Approved: (5 to 0)

Seconded by: Guevara

**C. Plat Approval: Freddy's Frozen Custard & Steakburgers**

Request: Approval of a plat of easement and a plat of abrogation to accommodate the relocation of a sanitary sewer and storm sewer easements on the property located at 9701 W. Lincoln Hwy.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request noting that the issue was discovered during the final engineering process. During the Plan Commission discussion:

- Commissioners discussed the proposed abrogation / plat of easement noting that approval would be beneficial to the Village as the existing sanitary and storm sewers would now be covered by proper easements;
- Staff noted that the request was more of a "clean-up" item as the development was already constructed;

**Motion (#6):** Recommend the Village Board approve the plat of easement and abrogation for Freddy's Frozen Custard and Steakburgers located at 9701 W. Lincoln Highway in accordance with the reviewed plans;

Motion by: Hanlon  
Approved: (5 to 0)

Seconded by: Guevara

**D. Public Comments**

None

**E. Village Update**

Trustee Clavio noted that the Village Board approved the special use permits for The Wine Thief and invited Commissioners to attend a Committee of the Whole meeting on September 3<sup>rd</sup> to discuss downtown development and Village owned properties.

**F. Other Business**

Staff noted that the final draft of the Comprehensive Plan update was nearing completion and a Plan Commission workshop meeting anticipated in September.

**G. Attendance Update**

Members present confirmed their availability for the next Plan Commission meeting to be held on September 12, 2019.

**Motion (#7):** Adjournment (7:15 PM)

Motion by: Hanlon

Seconded by: Guevara

Unanimously approved by voice vote.

Approved September 12, 2019

As Presented X

As Amended \_\_\_\_\_

Maura A. Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary