



**MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
JANUARY 09, 2020 – VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET**

Call to Order Chair Rigoni called the meeting to order at 6:30 P.M.

Commissioners Present: Alicia Hanlon, Will Markunas, Kris Michuda, Lisa Hogan and Chair Maura Rigoni

Commissioners Absent: Dan Knieriem and Ken Guevara

Staff Present: Assistant Director of Development Services Zach Brown and Utilities Executive Assistant Marina Zambrano

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

A. Approval of the Minutes from December 12, 2019

Motion (#1): Approval of the minutes from December 12, 2019

Motion by: Hanlon Seconded by: Markunas
Approved: (4 to 1)
Abstain: (1) Hogan

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

B. Public Hearing Request: CrossFit RUA Special Use (Ref.#102)

Public Hearing Request: Special use for indoor recreation and entertainment to permit the operation of CrossFit RUA, an indoor fitness/training facility located at 9527 Corsair Road, Unit G.

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

During the Plan Commission Discussion:

- Commissioners requested the applicant clarify the proposed hours of operation;
- The applicant indicated that the average class size is five to seven students;
- Members questioned if there were gaps between classes or if classes were back to back. The applicant indicated that there were not gaps between

classes and while there is some overlap of students they have not encountered a parking problem;

- Ms. Hussey noted that access to her business was at the rear of the building and that her students would likely utilize the rear parking lot leaving the front lot open for other businesses in the building;
- Chair Rigoni noted that flag signs are not permitted and encouraged the applicant to work with staff to install permanent signage on the building;

Motion (#2): Recommend the Village Board approve a special use permit for indoor recreation and entertainment to permit the operation of CrossFit RUA located at 9527 Corsair Road, Unit G in accordance with the reviewed plans and public testimony.

Motion by: Hanlon
Approved: (5 to 0)

Seconded by: Michuda

C. Public Hearing Request: Gander Builders Variances (Ref.#103)

Public Hearing Request: Front Yard setback variance from 30 feet to 25 feet and a building materials variance to permit the use of non-masonry materials on the first floor of a single-family home proposed at 117 Maple Street.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant Steve Lecas was present and noted that the proposed plans took into consideration comments from the workshop meeting and were revised to utilize lap siding as opposed to the board and batten style previously proposed. Mr. Lecas stated that the proposed home would be the only home in the old town area with a cedar shake roof and that the windows would utilize mullions on the outside of the glass for a more realistic appearance.

During the Plan Commission Discussion:

- Commissioners confirmed that the applicant would install stone at the base of the front porch;
- Mark Adams of the Old Town Homeowners Association thanked the applicant for bringing the home forward and complimented the design. Mr. Adams clarified that the HOA comment regarding smooth siding was meant for renovations and not new construction;
- The prior owner of the home stated that there is no one else he would rather see rebuild a home on the lot he grew up on;
- Ed Galvin of 122 Walnut noted that the home would be a welcome addition to the neighborhood;
- Laurel Poole of 53 Kaffell Court stated that she is supportive of the proposed home;

home whose design is inconsistent with that of the surrounding area and thereby compromise its resale value;

2. *That the plight of the owner is due to unique circumstances;*

The property is subject to building regulations designed to address new development. As an infill project, the material requirements conflict with the development pattern in the area and the downtown residential design guidelines;

3. *That the variation, if granted, will not alter the essential character of the locality.*

The surrounding homes are constructed of a variety of building materials the many of which do not comply with the Village's masonry requirements and as such the proposed variance will not alter the essential character of the area.

Motion (#3): Recommend the Village Board approve a front yard setback variance from 30 feet to 25 feet to permit the construction of a single-family home at 117 Maple Street in accordance with the reviewed plans and public testimony.

Motion by: Hanlon
Approved: (5 to 0)

Seconded by: Hogan

Motion (#4): Recommend the Village Board approve a building materials variance to permit the use of non-masonry composite siding on the first floor of the home proposed at 117 Maple Street in accordance with the reviewed plans and public testimony and conditioned upon utilization of lap siding on all elevations of the proposed home as depicted in the provided perspective rendering.

Motion by: Hogan
Approved: (5 to 0)

Seconded by: Markunas

D. 1.5 Mile Review: 24405 S. LaGrange Road

Request: Rezoning from A-1 to I-1 for the property located at 20445 S. LaGrange Road, in unincorporated Will County, Illinois.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant Cass Wennlund was present and noted that the subject property is 620 feet further away from the Village than an existing industrial property and that the Village did not object to that properties rezoning in 2016. Mr. Wennlund stated that the proposed rezoning was supported by the Green Garden Plan Commission, Will County Staff, and the Will County Planning and Zoning Commission. Mr. Wennlund noted that none of the adjacent property owners objected to the proposed request. During the Plan Commission discussion:

- Commissioners noted that the proposed industrial zoning classification was inconsistent with the Village's comprehensive plan which was carefully crafted after a two year period with the assistance of expert planners;
- Members expressed concern noting that the I-1 zoning district would allow more intense uses of the property as a matter of right;
- The applicant clarified that only the western ±11 acres of the property were proposed for rezoning and that the balance would remain zoned agricultural;
- Commissioners noted that not objecting to the proposed industrial zoning of the adjacent property in 2016 did not constitute a Village recommendation for approval and should not be considered precedent setting for the subject property;
- Member requested clarification of the Will County table of permitted and special uses.

Motion (#5): Recommend the Village Board object to the proposed rezoning from A1 to I1 for the unincorporated property located at 24405 S. Lagrange Road.

Motion by: Hanlon
Approved: (5 to 0)

Seconded by: Markunas

E. Workshop: Homestead Commercial Development

Future Public Hearing Request: Special use permits for a planned unit development, outdoor seating, and a drive-thru to permit the construction of a 9,600 square foot multi-tenant commercial shopping center on the property located at the southwest corner of Wolf & Laraway Roads. Other Request: Final plat approval.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant Brianne Vandenberg and project architects Mark Bruzan and Scott Shalvis were present and further described the proposal.

During the Plan Commission Discussion:

- Commissioners confirmed that the subject property was already zoned for commercial use;
- Members discussed the proposed drive-thru and confirmed that it was consistent with ordinance requirements for stacking and included a bypass lane;
- Commissioners requested the trash enclosure doors be constructed of a composite material for ease of maintenance and suggested the applicant relocate the enclosure north of the drive-thru entrance to maximize its separation from the adjacent residential properties;

- The applicant noted that the proposed building could accommodate up to four tenants;
- Staff verified that the cost of road improvements for both Laraway and Wolf Roads would be the responsibility of the developer;
- Commissioners noted that the building maintained a larger setback than is required by ordinance from the adjacent residential properties;
- Members requested the applicant provide a detail for the outdoor seating area enclosure. Staff noted that a fence is not required unless alcohol is served which is not part of the current proposal;
- Commissioners requested the applicant provide drawings to verify complete screening of all rooftop HV/AC equipment and suggested the applicant coordinate with the Frankfort Fire Protection District regarding parapet height and emergency access;
- The applicant noted that spandrel glass is not proposed along the eastern façade near the drive-thru;
- Members suggested the applicant investigate ways to make the northeast corner of the building more architecturally prominent;
- The applicant verified that they would revise the landscape plan to comply with ordinance requirements for parking lot screening, transition yard plantings, and street trees;
- Commissioners noted that Village ordinance requires a 25' landscape transition yard and that the applicant was proposing an increased transition yard of $\pm 40'$;
- Members requested the applicant install the phase two parking lot screening and transition yard plantings as part of phase one to ensure a uniform appearance to the landscaping and to increase screening to the adjacent residential properties;
- The applicant noted that they will revised the photometric plan to specify a time that parking lot lighting will be turned off;
- Commissioners requested decorative light fixtures be added on the side and rear facades as well as on the tower elements along the northern façade. Members suggested the fixtures be revised to illuminate above and below to highlight architectural details;
- The applicant confirmed that they were no longer proposing to construct a monument sign;

- Commissioners expressed support for the proposed white lettering for all wall signage;
- Adjacent resident Dave Sesterhenn stated that this was the first time he was hearing of the proposed development noting that the prior developer met with the adjacent residents prior to any public meetings;
- Mr. Sesterhenn expressed concern for traffic and safety along Wolf Road noting that a vertical curve in the road south of the development site makes it difficult to turn from Stoll Road onto Wolf Road and that the traffic in the area had increased substantially since originally zoned in 1996;
- Mr. Sesterhenn expressed concern for the proposed drive-thru and noise and suggested the drive thru be relocated or removed from the plans;
- Mr. Sesterhenn questioned Village regulations regarding delivery and trash collection times;
- Adjacent resident Fred Wiewiora questioned the location of the southern property line and suggested that part of the existing berm is located on the commercial property;
- Mr. Wiewiora expressed concern regarding lights, noise, and security and suggested a wall be constructed separating the commercial from the residential properties;
- An adjacent resident expressed concern regarding a drive-thru being constructed behind his home noting potential for noise, light, and odor issues;
- Resident Cheryl Hillmert expressed concern for traffic and echoed the previous comments regarding safety on Wolf Road due to the existence of a vertical curve;
- Commissioners thanked the applicant for participating in the workshop meeting and suggested they work to revise the plans to address the comments provided by the Commissioners and the public;

F. Public Comments

None

G. Village Update

Trustee Clavio noted that the Village Board approved the special use requests for Midwest Auto Shield and The Brow Lounge, discussed downtown parking, and noted that nine applications were received to fill the vacant seat on the Village Board.

H. Other Business

None

I. Attendance Update

All members present confirmed their availability for the next Plan Commission meeting to be held on January 23, 2020.

Motion (#6): Adjournment (9:01 PM)

Motion by: Hanlon

Seconded by: Hogan

Unanimously approved by voice vote.

Approved February 13, 2020

As Presented X

As Amended _____

Maura A. Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary