



MINUTES

MEETING OF VILLAGE OF FRANKFORT PLAN COMMISSION / ZONING BOARD OF APPEALS

August 25, 2022–VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

- Call to Order:** Chair Rigoni called the meeting to order at 6:30 PM
- Commissioners Present:** Chair Maura Rigoni, Jessica Jakubowski, Brian James, Will Markunas, Nichole Schaefer, Dan Knieriem
- Commissioners Absent:** David Hogan
- Staff Present:** Director of Community and Economic Development Mike Schwarz, Senior Planner Christopher Gruba
- Elected Officials Present:** None

A. Approval of the Minutes from August 11, 2022

Motion (#1): Approval of the minutes, as presented, from August 11, 2022

Motion by: James Seconded by: Jakubowski

Approved: (5-0, Commissioner Knieriem abstained)

Chair Rigoni swore in any members of the public who wished to speak at the meeting.

B. Public Hearing: 20245 S. La Grange Road – Little Caesars (Ref #104)

Mike Schwarz gave the staff report.

The architect, Jeanne Armando, approached the podium. She noted that the tenant space would be 1,486 square feet.

Chair Rigoni asked for comments from the Commission. Chair Rigoni asked when the peak business time would be. Ms. Armando replied that dinner time would be the busiest, followed by lunch.

Chair Rigoni asked if there would be any pizza delivery. Ms. Armando responded that there would not be a delivery driver.

Chair Rigoni asked the audience for public comment. No one came forward.

Motion (#2): Motion to close the public hearing.

Motion by: Markunas

Seconded by: Jakubowski

Approved: (6-0)

Commissioner Markunas noted that he's driven by the site often and believes that plenty of parking is available.

Commissioner James thanked staff for the thorough parking analysis and stated that he did not have any concerns about parking.

Chair Rigoni noted that the commercial development was designed as a strip center and the uses were intended to share parking.

There was discussion between Chair Rigoni and staff as to whether a separate motion would be needed to approve the parking adjustment, or if it would be simply acknowledged though the meeting minutes. It was decided that a separate motion be made.

Motion (#3): Approve the parking adjustment in connection with a carry-out restaurant located at 20245 S. La Grange Road, Suite 3, in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Schaeffer

Seconded by: Markunas

Approved: (6-0)

Motion (#4): Recommend the Village Board approve a Special Use Permit for Carry-Out restaurant located at 20245 S. La Grange Road, Suite 3, in accordance with the submitted plans, public testimony, and Findings of Fact, conditioned upon no delivery vehicles being parked on-site overnight.

Motion by: Jakubowski

Seconded by: Knieriem

Approved: (6-0)

C. Public Hearing: 11031 W. Lincoln Highway (Pending Address Assignment) – Everbrook Academy Preschool/Daycare (Ref #105)

Mike Schwarz gave the staff report.

The applicant, Tom Williams, approached the podium. He noted that the plans were revised to address some of the Plan Commission's concerns from the previous workshop.

He noted that the west facing wall sign was omitted and that additional architectural features were added to the west elevation, near the north end of the building.

Chair Rigoni asked for comments from the Commission. There were none at the time.

Chair Rigoni asked the public for comment. Resident Dan Edwards approached the podium. Mr. Edwards noted that he is a resident of Settler's Pond and lives at 21484 Settlers Pond Drive. He asked the Commission if he needed to remove his fire pit concrete blocks from the subject property. Chair Rigoni responded that if those are not on his property, he should remove them. Mr. Edwards noted that he had concerns about the proposed lighting, most notably from car headlights navigating the parking lot. He stated a preference for a landscape berm or fence to block the light, which will be especially obtrusive in the winter months when the leaves have fallen. Mr. Edwards also stated that snow removal trucks would also shine lights into his townhome. Lastly, Mr. Edwards noted that the proposed trash enclosure should be located closer to the building.

Resident Roberta Wilson approached the podium. She noted that her townhome at 21462 Settlers Pond Drive is directly behind the building, south of the parking lot. She was concerned about water runoff from the parking lot onto her property. She had a concern about the early start time for the daycare/preschool and stated a preference for a retaining wall to block the noise and light from the residential properties.

Motion (#5): Motion to close the public hearing.

Motion by: Schaeffer Seconded by: Jakubowski

Approved: (6-0)

Chair Rigoni asked staff if the site design must be reviewed by the Village's engineer. Schwarz responded in the affirmative. Chair Rigoni stated to Ms. Wilson that the project would have to meet all engineering standards and that no flooding should occur on-site or off-site.

Chair Rigoni asked staff to address the lighting concerns. Schwarz deferred to the applicant but noted that the lighting specifications were included with the staff report. He noted that the light fixtures are shielded and that there would be 0.0 foot-candles along all property lines, complying with the Zoning Ordinance.

Chair Rigoni asked about the proposed landscaping along the east property line. Schwarz responded that the applicant is proposing a mix of landscaping and that the applicant would have to update the proposed plant schedule.

Commissioner Markunas asked if the setback was met for the trash enclosure. Schwarz responded that the setback met code.

Commissioner Markunas asked if there was any ability to add evergreen landscaping along the south and east property lines to address the concerns for light from car headlights. Commissioner Schaeffer seconded the suggestion.

Tom Williams responded that they would provide additional evergreen screening.

Commissioner Schaeffer raised the topic of directional signage. Staff noted that there were five (5) variances being requested for the directional signage, for height, size, color, illumination method and content. Mr. Williams responded that the directional signage could be changed to comply with the code requirements. Commissioner Markunas stated that his main concerns regarding the directional signage were for size and height and that the three other variances were minor. Chair Rigoni responded that she thought that the directional signage should also comply with illumination method and content/colors.

There was some discussion regarding the main ground sign. Mr. Williams believed that the ground sign that was proposed met code requirements and that a variance was not being requested. Staff would confirm this.

Commissioner Knieriem asked for clarification of the design and materials on the directional signage. He stated a preference for the raised channel letters instead of an illuminated cabinet sign. The applicant responded that the sign letters would have relief and that the silver portion would likely be metal.

Commissioner James inquired about the proposed thin brick on the building. Schwarz noted that the topic of thin brick may not have been raised during the previous workshops but that it was included in the plans. Commissioner James asked if thin brick would have the same look and texture as regular brick. He also asked about the lifespan of thin brick. Mr. Williams responded that its warranty is 20 years and that if pieces were damaged or came off that they are easy to repair or replace.

Chair Rigoni stated her firm preference for the building to incorporate regular brick instead of thin brick. She asked staff if thin brick had ever been approved in the Village previously. Schwarz noted that the subject property is the last undeveloped lot in the commercial plaza and that all other buildings within it have regular brick. Chair Rigoni stated that she had raised the topic of thin brick during the previous workshop meetings.

Chair Rigoni asked the Commission for comments regarding the Special Use Permit for the daycare use and for extended hours of operation (opening before 7 am).

Commissioner James asked if the use was a daycare or a preschool. Mr. Williams noted that the use would be a daycare with a preschool curriculum. In other words, it would not be for children to attend for half of a day like for normal preschool. Commissioner James believed that the use would be very appropriate for the location.

Commissioner Markunas asked fellow commissioners for their thoughts regarding the timing of the outdoor lights. He also asked staff why the lights were recommended to turn off at 9 pm every day. Schwarz responded that there was a previous submittal for the subject property and at that time, the recommendation was that the pole lights should be timed to turn off at 9:00 p.m. Commissioner Markunas asked Mr. Williams if he would be amenable to having the lights turn off by 8:00 p.m. instead. Mr. Williams responded in the affirmative. Chair Rigoni asked fellow commissioners when the lights should turn back on in the morning. The applicant was asked when staff would arrive in the morning and Mr. Williams responded between 5:30 and 6:00 a.m. Chair Rigoni suggested that the light poles turn on at 5:30 a.m. Commissioner Knieriem asked if the lights needed to be on also during the weekend. It was agreed that the lights should only be lit when the daycare/preschool is open for business.

Commissioner Schaeffer asked if a condition of approval could be added to require that employees park in the spaces on the site furthest from the building, along the south property line. Mr. Williams responded that the employees would be asked to do this by corporate. Chair Rigoni noted that the employee parking could be included as part of the written record in the minutes as opposed to a formal condition. Commissioner Schaeffer agreed. Schwarz noted that enforcement of this by the Village may be difficult.

Commissioner Markunas asked how the commission could ensure that enough evergreen trees are planted to block the glare of headlights. Schwarz noted that the Landscape Ordinance requires a mix of evergreen and non-evergreen trees. A condition of approval could be added instructing the applicant to work with staff to provide adequate evergreen landscaping along the south and east property lines. The Landscape Ordinance requires a specific amount of plantings and staff could require that additional landscaping, beyond the minimum, be installed.

Chair Rigoni summarized some of the Plan Commissions decisions: the size and height of all monument signs should be reduced to meet Code, the building should be constructed of regular brick and not thin brick and that the parking lot lighting should be connected to a timer to shut off between 8:00 p.m. and 5:30 a.m. and on days when the daycare/preschool is closed for business.

Motion (#6): Recommend that the Village Board approve a Major Change to the Prairie Crossings Planned Unit Development (PUD) for the “bump-out” at the southwest corner of the property, and a Major Change to the unnamed Planned Unit Development on the larger remainder of the property, for the property located at 11031 W. Lincoln Highway (Pending Address Assignment), in accordance with the submitted plans, public testimony and Findings of Fact, subject to the following conditions:

- a) Subject to the Village Engineer’s approval of the Preliminary Engineering Plans prior to Village Board consideration.
- b) Subject to staff approval the Landscape Plan prior to Village Board consideration.

- c) Subject to staff approval of the Photometric Plan prior to Village Board consideration.
- d) Subject to staff approval of the Building Elevations prior to Village Board consideration.
- e) Subject to staff approval of the Sign Package prior to Village Board consideration.

Motion by: Markunas Seconded by: Jakubowski

Approved: (5-1, Rigoni voted against)

Motion (#7): Recommend that the Village Board approve a Special Use Permit for a Daycare Center/Preschool for the property located at 11031 W. Lincoln Highway (Pending Address Assignment), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following condition:

- a. Parking lot lights shall be connected to a shutoff timer which automatically turns off the lights no later than 8:00 p.m. each night and on no earlier than 5:30 am and only during days when the daycare/preschool is open for business.

Motion by: Jakubowski Seconded by: Schaeffer

Approved: (6-0)

Motion (#8): Recommend that the Village Board approve a Special Use Permit for extended hours of operation (allowing the Daycare Center/Preschool to open for business at 6:30 a.m.) for the property located at 11031 W. Lincoln Highway (Pending Address Assignment), in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Schaeffer Seconded by: Markunas

Approved: (6-0)

D. Workshop: 240 Center Road – Oltman Residence

Chris Gruba gave the staff report.

Chair Rigoni asked if there were any initial questions from the Commission for the applicant or staff. There was no response.

Chair Rigoni invited the applicant or their representative to the podium.

Steve Lecas of Gander Builders approached the podium. He explained why he started using different exterior building materials on his projects in recent years. He stated that the modern farmhouse look is in right now. For this project he wanted to come up with a modern flair but still be different from all the other modern farmhouses that are being built. He stated that the type of metal siding that he is proposing for this project is very expensive but is far superior to fiber cement board. He added that it looks like real wood. It never fades, bugs can't eat it, and it cannot easily be dented. He stated that this house is going to be spectacular, unique, and tasteful. He is not sure why the Village is only allowing metal roofs as an accent material because they last for more than 100 years. They are very durable. He mentioned that Hackberry Trees are big junk trees and would like to remove these. He stated that he would like to save the existing barn but will use the reclaimed wood on the interior of the new house. He stated that he needs the side yard setback variation due to the side load garage which is required since the owner desires a four-car garage. He stated that he will work with the neighbor to the north on the plan for the landscaping on the north side of the new house. He then distributed a small sample of the proposed metal siding material for review by the Plan Commission / Zoning Board of Appeals members.

Chair Rigoni asked Mr. Lecas where this product is being used.

Mr. Lecas replied that he is currently building a house in New Buffalo Michigan which will have this product. He stated that it is four times the price of Hardie Board®.

Mr. Lecas then distributed a brochure which contained photos of buildings that use the product and stated that it will not look shiny.

Commissioner Jakubowski asked Mr. Lecas if he is using this due to the lifetime warranty.

Mr. Lecas replied that the warranty is part of the reason but more for the look and durability.

Commissioner James stated that the intent of Hardie Board® is to mimic the look of real wood siding, which this proposed Longboard® product does just that.

Commissioner Jakubowski stated that she agrees and wishes that she had this on her house.

Commissioner Schaeffer stated that she is intrigued by this material. She wondered if a touch-up pen is necessary for scratches.

Steve Lecas replied that he has seen the material become scratched when it brushes up against brick, but it is very durable.

Commissioner Knieriem stated that he has no problem with the product but would like to see a color board.

Steve Lecas distributed a photograph of a house in Asheville, North Carolina that uses this product.

Chair Rigoni stated that everything in the brochure provided by Mr. Lecas is very modern. If he can find more homes that use this product it will be helpful.

Discussion ensued regarding the Village's Residential Design Guidelines which are included within the adopted Comprehensive Plan and how these were intended to allow for architectural variety.

Chair Rigoni stated that when Mr. Lecas mentioned saving the existing barn wood siding, he would use it on the exterior of the new house.

Steve Lecas replied "maintenance, maintenance, maintenance."

Discussion then ensued regarding the proposed metal roofing material.

Chris Gruba stated that metal roofing is approximately 50 percent of the overall roofing material on the new house. Past projects have been permitted to use metal roofing as an accent material over porches, bay windows, etc.

Commissioner Knieriem stated that this looks modern.

Steve Lecas responded "good" this is what he was going for in the design.

Discussion then ensued regarding the windows.

Commissioner Schaeffer stated that the color rendering that was provided looks like an office building.

Steve Lecas responded that the rendering provided by the architect doesn't accurately reflect how the upper windows will have thinner mullions between the glass so as a grouping these will look like one large window.

Discussion then ensued regarding the proposed 5-foot side yard setback on the north side of the new house.

Commissioner Markunas stated that is it hard for him to allow this variation request since it is a vacant lot.

Commissioner Schaeffer stated that she is looking for a solution. She added that she does not like the fact that the new house is so close to the north property line.

Commissioner Knieriem stated that he echoes the other members' comment and that he is concerned with the proposed 5-foot setback.

Commissioner James stated that the north wall of the house is also the tallest part of the house. He added that it is going to be tight.

Commissioner Jakubowski stated that it is a big lot especially for the Downtown area.

Discussion then ensued about potentially shifting the proposed house further west on the lot, since the lot width becomes slightly wider. This may help the applicant achieve compliance with the required 10-foot side yard setback from the north property line.

Discussion then ensued regarding the applicant asking for the blessing of the Building Department on the proposed Longboard® metal siding product.

Chair Rigoni invited an audience member to the podium. He identified himself as Charles Christensen.

Mr. Christensen stated that his biggest concern was the proposed 5-foot setback from the north property line, which would place the proposed new house closer to his property.

Commissioner Knieriem requested that Mr. Lecas place stakes at the corners of the proposed new house for the benefit of both the Plan Commission/Zoning Board of Appeals as well as for the neighbor.

Mr. Lecas replied that he would in fact provide those stakes to show the location of the proposed new house on the lot.

E. Public Comments

There were none.

F. Village Board & Committee Updates

Schwarz noted that the following matters that previously came before the PC/ZBA were approved by the Village Board at its meeting on August 15:

- Norman Residence side yard setback and basement area variations at 229 N. Locust Street – the ordinance was approved.
- Wildflower Hair Salon and Spa special use for personal services at 21195 S. la Grange Road – the ordinance was approved.

Schwarz also noted that the Illinois Chapter of the American Planning Association Annual Conference will be held at the Old Post Office in Chicago September 28-30. There is a nominal amount of funding in the budget for a few Plan Commission members to attend one day of the conference for a session which offers Plan Commissioner training. He stated that it is a good opportunity to learn best practices from other

communities and to socialize with other peers who dealing with similar issues. If any members are interested, they should contact him for registration information.

G. Other Business

There was no other business.

H. Attendance Confirmation (September 8th, 2022)

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on September 8th, and to notify staff once they knew they could not attend.

Motion (#9): Adjournment 9:17 P.M.

Motion by: Knieriem Seconded by: Jakubowksi

Unanimously approved by voice vote.

Approved September 8th, 2022

As Presented _____ As Amended _____

Maura A. Rigoni /s/ Maura Rigoni, Chair

Drew Duffin /s/ Secretary