



MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
OCTOBER 24, 2019 – 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, Kris Michuda, Ken Guevara, Will Markunas, and Lisa Hogan, and Chair Maura Rigoni.

Commissioners Absent: Dan Knieriem

Staff Present: Assistant Director of Development Services Zach Brown

Elected Officials Present: Mayor Jim Holland, Trustee Margaret Farina, Liaison to the Village Board Trustee John C. Clavio.

A. Approval of the Minutes from October 10, 2019

Motion (#1): Approval of the minutes from October 10, 2019

Motion by: Hanlon Seconded by: Michuda
Approved: (6 to 0)

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

B. Public Hearing: Classical Martial Arts Academy Special Use

Public Hearing Request: Special use for indoor recreation and entertainment to permit the operation of Classical Martial Arts Academy at 67 W. Bankview Drive in the Frankfort Plaza Shopping Center.

Assistant Director of Development Services, Zach Brown noted that the applicant did not send out the required certified letters to all property owners within 250' in advance of the meeting and as such suggested the project be tabled until the November 14th meeting.

Motion (#2): Table review of the Classic Martial Arts Academy special use to the November 14th Plan Commission meeting.

Motion by: Michuda Seconded by: Markunas
Approved: (6 to 0)

C. Public Hearing: Jeep Connection Special Use

Public Hearing Request: Special use for automobile sales to permit the operation of Jeep Connection at 1010 Lambrecht Road.

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

During the Plan Commission discussion:

- Commissioners questioned where vehicles awaiting sales would be stored. The applicant noted that all vehicles would be stored indoors and that he was amenable to adding a condition of such;
- The applicant confirmed that no vehicle repair would be conducted on site. Commissioners suggested a condition be added prohibiting vehicle repair;
- Commissioners questioned where vehicles would be washed. The applicant noted that vehicles would be washed indoors near the open overhead door during warm weather and that in the winter months they would be washed entirely indoors;
- The applicant noted that he would not be washing and detailing vehicles other than those he has for sale;
- Members noted that similar operations have been approved in Frankfort's industrial areas and are operating without any known issues or concerns;

Motion (#3): Recommend the Village Board approve a special use permit for automobile sales to permit the operation of the Jeep Connection located at 1010 Lambrecht Road in accordance with the reviewed plans and public testimony and conditioned upon all vehicles being stored indoors and no vehicle repair being conducted on site.

Motion by: Hogan
Approved: (6 to 0)

Seconded by: Hanlon

D. 1.5 Mile Review: United Rentals

Request: Special use for light / heavy equipment rental s to permit the operation of United Rentals, located at 24149 S. LaGrange Road, in unincorporated Will County.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request.

During the Plan Commission Discussion:

- Commissioners discussed screening of the outdoor storage area. Staff noted that the applicant indicated they were amenable installing screening on the proposed fence enclosure;
- Members suggested the applicants pave the gravel parking lot and drive aisles for consistency with ordinance requirements:

- Commissioners discussed site lighting and requested the applicants provide a detailed photometric plan to verify compliance with minimum illumination requirements;
- Commissioners noted that similar topics were discussed when the property was last before the Village in consideration of a proposed subdivision noting the importance of consistency in 1.5 mile review comments;
- Members questioned what recourse the Village has should the applicant not agree to meet the suggested conditions. Staff noted that other than legally objecting to the requested map amendment and forcing a higher vote threshold at the County Board level the Village has limited authority to enforce the suggested conditions;

Motion (#4): Recommend the Village Board not object to the proposed special use for light / heavy equipment rental to accommodate the operation of United Rental on the property located at 24149 s. LaGrange Road in unincorporated Green Garden Township conditioned upon screening of the outdoor storage area from the public right-of-way and adjacent properties, equipment stored outdoors not to exceed the height of the provided screening, paving or resurfacing the parking lot with bituminous asphalt or concrete, and provision of a site lighting plan in accordance with minimum illumination requirements.

Motion by: Hogan
Approved: (6 to 0)

Seconded by: Guevara

E. 1.5 Mile Review: Pura Vida Subdivision

Request: Approval of a plat of subdivision for the properties located at 20929 and 20931 S. 80th Avenue, in unincorporated Will County.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request.

During the Plan Commission discussion:

- Commissioners noted that the proposed subdivision was requested to address an existing non-conforming horizontal subdivision previously approved by Will County;
- Commissioners noted that the subject property was already improved with two single-family structures and that no new improvements were proposed;
- Members noted that the proposed lots exceeded the Village's minimum width, depth, and area requirements of the R2 zoning district;
- Members questioned how access would be provided to lot 2. Staff noted that a limited portion of lot 2 has frontage on 80th Avenue and that a new access drive would be constructed in the future;

- Commissioners noted that the provided plat did not include the proper signature blocks for the Village of Frankfort. Staff noted that the applicant was aware of this issue and would revise the plat as necessary;

Motion (#5): Recommend the Village Board approve the final plat for the WNB subdivision located at 20929 and 20931 S. 80th Avenue, in unincorporated Frankfort Township.

Motion by: Michuda
Approved: (6 to 0)

Seconded by: Markunas

F. Workshop: Aleck Variance

Future Public Hearing Request: Building materials variance to permit the use of non-masonry materials in the construction of a single-family home on the property located at 21434 Murphy Circle.

Assistant Director of Development Services Zach Brown presented the staff report and provided an overview of the request. The applicant Paul Aleck was present and noted that the subject property is the last vacant lot in the subdivision and that the proposed home would serve as a nice transition between the predominantly non-masonry home to the south and the full masonry home to the north.

During the Plan Commission discussion:

- Commissioners discussed the prior building materials variances approved in the Folkers Estate subdivision noting their proximity to the adjacent Kensington subdivision which is predominantly non-masonry;
- Commissioners questioned if the project architect was aware of the building materials requirements and if other options consistent with ordinance requirements were considered. The applicant noted that they worked closely with the project architect to develop the plans and that the proposed drawings were the result of that collaboration;
- Members questioned if the applicant had spoken with neighboring property owners. The applicant noted that he received approval from the developer however had yet to reach out to adjacent property owners;
- Several commissioners noted that the proposed home was large and that was close to meeting ordinance requirements;
- Staff clarified the second floor requirements of the ordinance noting that the proposed masonry chimney would not count as one of the two required elements;
- Commissioner Hanlon noted that the requirements of the ordinance were intended to result in high quality homes and that the proposed home appeared to be consistent with that objective;

- Commissioners agreed that the proposed home was well designed;
- Chair Rigoni noted that the ordinance requirements were clear and that many of the current Commissioners were not on the Commission at the time of the prior variance approvals;
- The applicant questioned other recent variance approvals in the old town area. Commissioners noted that the old town area was constructed prior to the adoption of current ordinance requirements and was predominantly non-masonry in character. Staff noted that the draft residential design guidelines for the old town area encourage the use of non-masonry materials if consistent with the architectural style of the proposed home;

G. Public Comments

None.

H. Village Update

Trustee Clavio noted that the Village Board discussed the draft 2040 Comprehensive Plan at a Committee of the Whole meeting on October 21st and that the Village Board approved the Krohn variances for the home on Maple Street.

I. Other Business

Staff noted that a public hearing for the 2040 Comprehensive Plan is anticipated on November 14th.

J. Attendance Update

Members present, except Commissioner Michuda confirmed their availability for the next Plan Commission meeting to be held on November 14, 2019.

Motion (#6): Adjournment (8:00 PM)

Motion by: Hanlon

Seconded by: Markunas

Unanimously approved by voice vote.

Approved November 14, 2019

As Presented X

As Amended

Maura A. Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary