



**MINUTES  
REGULAR MEETING OF VILLAGE OF FRANKFORT  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
FEBRUARY 23, 2017 – 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: Alicia Hanlon, Sue Anstett, Maura Rigoni, Mike Collins,  
Lisa Hogan, Jessica Petrow and Don Schwarz

Commissioners Absent: None

Staff Present: Building Supervisor Adam Nielsen, and Administrative  
Assistant Marina Zambrano

Elected Officials Present: Liaison to the Village Board Trustee Mike Stevens and  
Mayor Jim Holland

**A. Approval of Minutes from February 9, 2017**

**Motion (#1):** Approve the minutes from February 9, 2017.

Motion by: Petrow  
Approved (7 to 0)

Seconded by: Rigoni

**B. Public Hearing – Torque Revolution LLC Special Use (Ref. #105)**

Public Hearing Request: Special use permit for automobile repair and service to permit the operation of Torque Revolution, proposed at 9324 Gulfstream Road, Unit B.

Chair Don Schwarz swore in all those wishing to provide public testimony. Building Supervisor Adam Nielsen presented the staff report and provided an overview of the request. The applicant Joe Carlson was in attendance and further discussed his proposal to relocate to Frankfort from their existing location in Mokena. Joe further stated that the business proposal is for a high end repair and customization shop. They specialize mainly in performance and appearance of high end vehicles.

Chairman Don Schwarz asked for additional public comment none were forthcoming.

**Motion (#2):** Close the Public Hearing

Motion by: Hanlon  
Approved (6 to 0)

Seconded by: Hogan

During the Plan Commission Discussion:

- Commissioners discussed the Village of Frankfort's requirements for disabled and dilapidated vehicles. The applicant stated that his customers vehicles are high end and therefore, will not be left outdoors overnight or after hours. If storage of customers' cars is needed, they will be stored inside the building.
- Staff discussed the parking requirements of one space per 400 square feet of gross floor area, plus one space per employee. This proposal requires 15 spaces in which the existing lot provides for 21 parking spaces with additional room on the rear of the lot. Joe Carlson stated that there will be 2-6 cars at this location, which includes employees and customer vehicles. The property owner also commented that any parking concerns would be remediated by the addition of striped parking spots along the northern lot line.

**Motion (#3):** Recommend the Village Board approve a special use for automobile repair and service to permit the operation of Torque Revolution, located at 9324 Gulfstream Road Unit B in accordance with the reviewed plans and public testimony and conditioned upon no outdoor storage of disabled or dilapidated vehicles.

Motion by: Petrow  
Approved (6 to 0)

Seconded by: Hogan

**C. Public Hearing: Adhesive Systems, Inc. Variance (Ref. #106)**

Public Hearing Request: Variance of the required greenspace from 25 feet to 20 feet for lots 9, 10, 11 and 12 in East Point Industrial Park, generally located at the southwest corner of Fey Drive and Commerce Parkway for the construction of a new 50,000 sq. ft. industrial building. Other Requests: Final plat approval.

Building Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Jeff Graefen was present and further described the proposal while commenting that the business owner is looking to expand to a much larger facility because the company is continuing to grow. The applicant also commented that Adhesive Systems manufactures adhesives used in the fields of medical, electronics, automobile and aerospace.

Chairman Don Schwarz asked for additional public comment and none were forthcoming.

**Motion (#4):** Close the Public Hearing

Motion by: Hanlon  
Approved (6 to 0)

Seconded by: Hogan



discussed his proposal to construct a 4 unit townhome community on the 14,651 square foot lot with an architectural look that will fit in the downtown area. The applicant also commented that this residential proposal will create less traffic than a commercial property and at the same time will bring in additional density and income to the downtown business district.

Several residents were in attendance and commented that if the rezoning were approved that a residential proposal should be less dense. Many other residents expressed their dissatisfaction in regards to the lack of parking spaces provided. They also commented that the proposed parallel parking spots would not be adequate for today's families and travel patterns. The resident at 20 Smith Street also expressed his concern that such a reduction of the rear yard setback would put residents on top of his property.

During the Plan Commission Discussion:

- Commissioners discussed the proposal to rezone the property from H1 to R4 and the proposal to construct townhome units. Commissioners commented that the Village of Frankfort's Comprehensive Plan supports attached residential/commercial use. Several members stated the rezoning request was appropriate, but approval of the planned unit development would require further revisions to the proposed plan, that should include less density, more parking, and an increase of the proposed setbacks.
- Members discussed the density of the PUD and open space requirements, noting the current proposal of a 4-unit townhome community is more than the maximum number permitted. The Village of Frankfort Zoning ordinance allows for 5-units per net buildable acre and this property is well under one acre. The applicant commented that he feels that a 4-unit townhome is appropriate, but was open to feedback.
- Commissioners discussed the lack of guest parking. Commissioners commented that Village ordinance requires guest parking be provided at a rate of 0.5 spaces per unit and the proposed driveways do not meet this requirement. Commissioners and residents questioned the appropriateness of the driveways as proposed.
- Members also discussed the dimensional variances needed to accomplish the proposed design and the reduced setbacks. The commissioners and residents expressed their concern with the multiple variances and many of the commission members commented that maybe three units could fit better at this location.

**E. Public Comments**

No public comments were forthcoming.

**F. Village Update**

Trustee Stevens provided an update on recent Board action.

**G. Other Business**

None

**H. Attendance Update**

All Plan Commission members confirmed their attendance for the next Plan Commission Meeting to be held on March 9, 2017 except Mike Collins.

**Motion (#7):** Adjournment (8:27 PM)

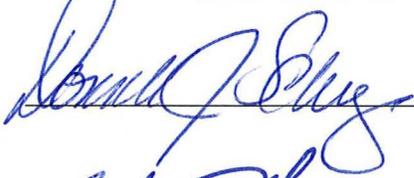
Motion by: Hogan  
Unanimously approved by voice vote.

Seconded by: Anstett

Approved March 9, 2017

As Presented 

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

 /s/Don Schwarz, Chair

 /s/ Secretary