



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
JANUARY 26, 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: Sue Anstett, Maura Rigoni, Mike Collins, Lisa Hogan,
Jessica Petrow and Don Schwarz

Commissioners Absent: Alicia Hanlon

Staff Present: Director of Development Services Jeff Cook, Building
Supervisor Adam Nielsen and Administrative Assistant
Marina Zambrano

Elected Officials Present: Liaison to the Village Board Trustee Mike Stevens,
Trustee Keith Ogle and Trustee Bob Kennedy.

A. Approval of Minutes from January 12, 2017

Motion (#1): Approve the minutes from January 12, 2017.

Motion by: Petrow

Seconded by: Rigoni

Approved (6 to 0)

B. Workshop – Folkers Townhomes

Future Public Hearing Request: Rezoning from H1 to R4 with a special use permit for a Planned Unit Development to permit the development of 17-single family attached townhome units on the property located at the southwest corner of LaGrange Road and Old Frankfort Way. Other Requests: Preliminary and Final Plat Approval.

Director of Development Services, Jeff Cook presented the staff report and provided an overview of the request. Applicants John and Brian Fordon were in attendance and further described the proposal, noting they have updated their plans in response to comments they received at the November 10, 2016 concept workshop. Some of the changes in their plans include a site plan revision to reduce the number of units facing LaGrange Road, the reduction of unit density from 19 to 17, the replacement of proposed siding with brick, changing the rear of the units to reduce the amount of second floor space, and offering a proposed budget for the improvement and ongoing maintenance of the pond.

Fordon described the proposed units, indicating they were about 2,500 square feet in size, three bedroom, with the master bedroom on the first floor. He stated each segment of attached homes would be constructed in total at the same time and thought

the first phase would likely be units 15, 16, and 17, with one unit erected as a model home.

During the Plan Commission Discussion:

- Several commissioners stated the rezoning request was appropriate, but approval of the planned unit development permit would require further enhancements for the proposal to be acceptable. Commissioners noted the applicant sought consideration of increased density, decreased open space and setbacks within a compact site plan, yet the commissioner's prior requests to address a corner feature, enhanced front yard areas and provide long term pond establishment and maintenance went largely unanswered by the current proposal.
- Commissioners discussed the revisions to the architectural elevations and materials proposed, noting the revisions considerably improved the appearance. Since the concept workshop on November 10th revisions have been made to reflect the removal of the proposed siding and the addition of brick on the exterior elevations. The front entrance was revised with a cut stone arch and wrought iron hand rail, in lieu of the proposed masonry rail-wall. Members requested the applicant give further consideration to the project's identity by enhancing the project to have the feel of the nearby townhomes or changing the architecture to relate to the materials, color palette and style of neighboring homes. Several members expressed desire to see quality fencing added to the plan, as well as the use of more stone in the architecture.
- Commissioners unanimously rejected the applicant's proposal to construct the private drive system without curb and gutter.
- Members discussed the density of the PUD and open space requirements, noting the current proposal of 17 units, which is two more than the maximum permitted number. Some commissioners felt with the right amenities, the unit count might work, but the current plan did not offer the right mix of quality and amenities to justify an increase in units and less open space.
- Members discussed their prior request to add a corner feature, noting the corner of LaGrange Rd and Old Frankfort way is a key focal point leading to the downtown. However, the applicants revised plans did not include any revisions to the existing corner. Commissioners stressed the need to enhance the corner.
- Commissioners discussed the revisions made to the guest parking areas and vehicular movement throughout the development. The applicant commented that each unit will be afforded two garage spaces and a 20' driveway, which can hold two additional vehicles. The plan was revised to provide 10 additional guest parking stalls: two at the northeast end, two at the southeast end, and six stalls at the west end of the site. Members requested the maneuverability exhibit be carefully reviewed as the site appears tight.
- Commissioners recommended the proposed landscaping plan be revised to meet community standards, noting the proposed plantings were sparse.
- Members requested the applicant identify proposed site lighting for the private drive and along the proposed walks, noting a preference for five foot wide walks over the four foot walks illustrated.

- Members asked about a proposed plat and were informed it is being created. Mr. Fordon acknowledged their location on LaGrange Road would necessitate IDOT review of the plat.
- The applicant stated he reached out to the Folkers' Estate homeowners with the proposed budget to restore and maintain the pond, but indicated he received no feedback. Commissioners recognized the current pond status is not ideal, but were uncomfortable adding 17 more units into an undefined maintenance program. Members requested the pond be resolved as part of the final development plan.
- Local realtor Rick Criscione spoke to the market for such units, noting the increased demand for homes near the downtown. Criscione offered he thought units 11-14 would be the second grouping to be built and sold based on their location.
- Brian Fordon said the units would be priced over \$400k.
- Several residents spoke, discussing concerns for pond reestablishment and maintenance, on street parking, time to complete construction, impact to home values, parkway trees in the neighborhood, and stressed the importance of curb appeal and architectural enhancements to the sides of units 1 and 6.. Residents felt it was not appropriate to ask them to fund any upfront costs needed to restore the pond, however generally acknowledged the appropriateness to participate in the ongoing long term upkeep of the pond.
- Some residents suggested entry signage as an appropriate feature at Folkers Drive and Old Frankfort Way.
- Realtor Criscione noted the project would buffer the residents from the intersection of LaGrange and Old Frankfort Way.

C. Public Comments

No public comments were forthcoming.

D. Village Update

Trustee Stevens provided an update on recent Board action.

E. Other Business

None

F. Attendance Update

All Plan Commission Members present confirmed their attendance for the next meeting to be held on February 9.

Motion (#2): Adjournment (7:47 PM)

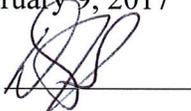
Motion by: Rigoni

Seconded by: Petrow

Unanimously approved by voice vote.

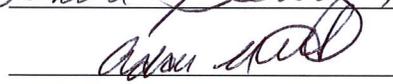
Approved February 9, 2017

As Presented



As Amended _____

 /s/Don Schwarz, Chairman

 /s/ Secretary