

Several residents were in attendance and many offered their approval of the applicant's revised plan. Wayne Yurcisin, resident at 20 Smith Street, commented that he was in favor of the revised proposal. Local business owner, Mark Minuzzo, commended Steve Lecas for this endeavor and commented that this proposal is an ideal fit for this location. Several residents, from the Kaffel Court Home Owner's Association, commented their displeasure with the 10' driveways for the units that face Kaffel Court stating it is a safety concern having residents park their vehicles on short driveways that may hinder vehicular movements along the north side of Kaffel Court. The applicant commented that a stipulation can be written into the covenants and restrictions for the units that would require off-site parking and the inability to park vehicles in the driveways.

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 and this proposal is appropriate but would require final review of plans including the building materials, HOA agreements, and engineering reviews.
- Commissioners discussed the dimensional variances needed to achieve the proposed design and the reduced setbacks. Residents and commission members thanked the applicant for reducing the density to 3 units and reducing setbacks to allow for an improved fit on this location.
- Members discussed the requirements of guest parking. The revised plan requires 1 guest-parking stall. The applicant requests the Commission consider nearby on street and off-street parking facilities to fulfill this requirement in lieu of interrupting the proposed green space. The commissioner's felt this was an acceptable compromise.
- The architectural elevations/materials were briefly discussed. Village ordinance requires all multi family, duplex, townhomes and other non-single family residential dwelling units to provide face brick or stone on not less than 50% of the area of exterior walls, with face brick or stone on 90% of the first floors or ground levels of such units. The applicants proposal consists of cementous fiberboard, a fieldstone knee wall and board and batten siding. The final plan will include a proposal to vary from the building materials requirement.
- Commissioners also discussed the plan for pedestrian access that includes a 4' carriage walk on the south side of the property. Commission members commented that they would like to see the carriage walk connect to each unit. Staff commented that this is indicated on the plans.

C. Final Plat Approval – Kunes Resubdivision

Request: Subdivide the ±4.7-acre property located north of Terry’s RV into two lots fronting on LaGrange Road.

Building Supervisor Adam Nielsen presented the staff report and provided an overview of the request.

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

During the Plan Commission Discussion:

- Commissioners questioned the status of the IDOT review, staff commented that it was submitted for review. Staff recommended the Commission condition their approval on IDOT review and acceptance of final plat.
- Some members also questioned whether Terry Kunes has plans for expansion, staff commented that at this point plans are being developed to expand vehicle storage with a new parking lot, but will most likely not be brought to the Plan Commission because the proposal fits within Village building and zoning requirements.

Motion (#2): Recommend the Village Board approve the Final Plat of Kunes Subdivision, conditioned on IDOT review and acceptance of the final plat.

Motion by: Hanlon
Approved (6 to 0)

Seconded by: Hogan

D. Public Comments

No public comments were forthcoming.

E. Village Update

Trustee Stevens provided an update on recent Board action.

F. Other Business

None

G. Attendance Update

All Plan Commission members in attendance confirmed their availability for the next Plan Commission Meeting to be held on April 13, 2017.

Motion (#3): Adjournment (7:55 PM)

Motion by: Rigoni

Seconded by: Hogan

Unanimously approved by voice vote.

Approved April 13, 2017

As Presented 

As Amended _____

 /s/ Don Schwarz, Chair

 /s/ Secretary