



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
MAY 25, 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: Margaret Farina, Lisa Hogan, Alicia Hanlon, Maura Rigoni, Jessica Petrow, Susan Anstett 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, Trustee John Clavio and Trustee Keith Ogle

A. Approval of Minutes from May 11, 2017

Motion (#1): Approve the minutes from May 11, 2017

Motion by: Hogan

Seconded by: Rigoni

Approved: (6 to 0)

B. Public Hearing Request: Gerardi Variance (Ref. #105)

Public Hearing Request: Fence height and type variance to permit the construction of a 6 foot solid fence in the front yard, located at 9507 Lincoln Highway.

Building Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Gene Gerardi was present to describe the request. Mr. Gerardi commented that his request for a new fence was to provide for privacy and sound mitigation from the increased traffic along 95th Avenue.

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

Motion (#2): Close the Public Hearing

Motion by: Rigoni

Seconded by: Anstett

Approved (6 to 0)

During the Plan Commission Discussion:

- Members discussed the request to replace the existing fence with a 6-foot tall Cedar privacy fence. The existing fence was erected over 20 years ago and is in need of replacement due to wear and tear. The applicant commented the new fence will offer an improved appearance.

- Applicant noted he requests to replace the existing fence with a solid 6 foot tall Cedar fence for screening purposes from increased traffic on 95th Avenue and the commercial use located east of his property. Gerardi Funeral Home has utilized this area for years during funeral and wake services as a private space for the family of the deceased.
- Plan Commissioner's discussed the proposed fence material. Gene Gerardi commented he chose a cedar product to provide for similar aesthetics of surrounding properties.

Motion (#3): Recommend the Village Board approve a design and fence height variance from 4 feet to 6 feet to permit the construction of a Cedar privacy fence in the front yard of the property located at 9507 W. Lincoln Highway in accordance with the reviewed plans and public testimony.

Motion by: Farina
Approved (6 to 0)

Seconded by: Rigoni

C. Workshop- Starbucks

Future Public Hearing Request: Major planned unit development change and special use permit for outdoor seating to allow the renovation of the former Burger King building for use by Starbucks, located at 20811 S. LaGrange Road.

Building Supervisor Adam Nielsen presented the staff report and provided an overview of the request. David Warner, from Starbuck's, was also present.

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

During the Plan Commission Discussion:

- Commissioners thanked the applicant for continuing to invest in our community.
- Commissioners discussed the condition of the existing parking lot field. Staff commented any necessary repairs are the responsibility of the property owner as this is private property. The applicant noted their project includes an asphalt overlay of their parking lot area.
- Commissioners discussed the proposed elevations. Plan Commission members commented the proposal was substantially different than the surrounding architecture and added the aesthetics of the building provided for a modern feel. The applicant noted he would challenge his architect to provide for a more traditional style.
- Commissioners commented the applicant could look at retaining the existing brick on the structure and utilizing more traditional materials to compliment the surrounding properties.
- Commissioners discussed the outdoor seating areas. Plan Commission members were concerned about the proximity of the outdoor seating area on the western elevation in relation to the drive thru lane, but noted the seating area on the south side provided for increased utilization of the space. The applicant noted they were trying to maximize the use of the

outdoor space, but would have his architect look at other options on the west.

- Commissioners discussed parking restrictions and noted the shared parking field should be enough to accommodate the overflow of the business. Commissioners discussed the walkability from the parking field to the business entrance and proposed crosswalks near the drive thru. Staff commented that the Commission's proposal would create a hazardous walking area when proposed within a drive thru lane.
- Commissioners asked the applicant to provide images, material specifications, and material samples for the proposed lighting fixtures and exterior building materials. The applicant noted these would be available at the public hearing.

D. Public Comments

None

E. Village Update

Trustee Stevens provided an update on recent Board action.

F. Other Business

Building Department Supervisor Adam Nielsen provided an update on Blacksmith's Corner. Supervisor Nielsen noted the applicant is working with the Kaffel Court HOA legal representative to establish a monthly assessment for the two units that abut Kaffel Court. Supervisor Nielsen commented the applicant's townhome proposal at 12 Smith Street is on the Village Board agenda for June 5th.

G. Attendance Update

All Plan Commission members in attendance confirmed their availability for the next Plan Commission Meeting except Susan Anstett to be held on June 8th, 2017.

Motion (#4): Adjournment (8:00 PM)

Motion by: Farina

Seconded by: Rigoni

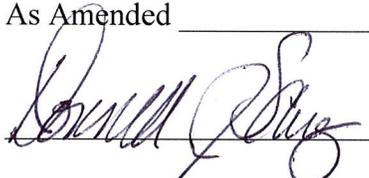
Unanimously approved by voice vote.

Approved June 8th, 2017

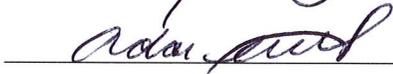
As Presented



As Amended



/s/Don Schwarz, Chair



/s/ Secretary