



**MINUTES**  
**REGULAR MEETING OF VILLAGE OF FRANKFORT**  
**PLAN COMMISSION / ZONING BOARD OF APPEALS**  
**JULY 27, 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, Maura Rigoni, Jessica Petrow, and Don Schwarz

Commissioners Absent: Alicia Hanlon

Staff Present: Building Department Supervisor Adam Nielsen

Elected Officials Present: Liaison to the Village Board Trustee Mike Stevens, Trustee Robert Kennedy, and Trustee John Clavio

**A. Approval of Minutes from July 13, 2017**

**Motion (#1):** Approve the amended minutes from July 13, 2017

Motion by: Schwarz

Seconded by: Petrow

Approved: (5 to 0)

**B. Final Plat Approval: Iron Gate Estates Subdivision**

Request: Proposed 9 lot single family subdivision for the property formerly known as the Archdiocese of Joliet property, located on the north side of Colorado Avenue, between Birchwood Road and Locust Street.

Building Department 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 why the request for increasing the north tree preservation area from 30' to 40' was not done. The applicant commented increased easement areas would restrict the usability of the property. The applicant also commented he provided a 10' public utility and drainage easement in addition to the 30' tree preservation easement, giving the appearance of a 40' easement area.
- Commissioners discussed the allowance of fences within the tree preservation easement. The applicant advised the Commission of his plan to install a decorative fence around the perimeter of his property. Commissioners felt the allowance of fences in this area to be counterproductive. The applicant was asked to provide a provision in the

annexation agreement stating that trees of healthy condition cannot be removed for the purposes of fence installation within the tree preservation easement area. <sup>OR DAMAGED</sup>

- Commissioners noted the final landscape plans do not specify what material is to be used for the outcroppings behind lots 2 through 4. The applicant was made aware the Plan Commission conditioned approval of the preliminary plat with the use of Flagstone. The applicant informed the Commission that updated landscape plans will specify the use of Flagstone.
- Commissioners questioned the amount of trees to be planted throughout the subdivision. The applicant advised the Commission of his plan to install over 80 trees.

**Motion (#2):** Recommend the Village Board approve the Final Plat of Subdivision in accordance with the reviewed plans and conditioned upon:

- Recording of the CCR's concurrent with the final plat
- Resolution of ownership and platting of the exception parcel in the NE corner of the property
- The inclusion of drainage and conservation easements on said parcel
- Landscape proposal for 432 Colorado Avenue
- An updated landscape plan to reflect the use of flagstone for the outcroppings
- Care and maintenance guide for tree transplantation
- Revision to the annexation agreement to include a provision that trees in healthy condition cannot be removed for the purposes of fence installation within the tree preservation easement
- Approval of final engineering

Motion by: Farina  
Approved (4 to 0)

Seconded by: Petrow

### **C. Public Comments**

Resident Bob Fischer of 764 Leslie Lane expressed his concern of fences being placed within the tree preservation easement, which he believes will not allow for unrestricted access of wildlife.

### **D. Village Update**

Trustee Stevens provided an update on recent Board action.

### **E. Other Business**

Chairman Don Schwarz requested staff to work with future applicants to ensure a complete submittal of a proposed project before it is brought to the Plan Commission.

### **F. Attendance Update**

Plan Commission members in attendance confirmed their availability for the next Plan Commission Meeting to be held on August 10, 2017.

**Motion (#3):** Adjournment (7:19 PM)

Motion by: Farina

Seconded by: Rigoni

Unanimously approved by voice vote.

Approved August 10, 2017

As Presented \_\_\_\_\_

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

 /s/Donnell Schwarz, Chair

 /s/ Secretary