MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
NOVEMBER 9, 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, Alicia Hanlon, Gene Savaria, Jessica Petrow, Maura Rigoni, Lisa Hogan and Don Schwarz
Commissioners Absent:	None
Staff Present:	Building Department Supervisor Adam Nielsen and Administrative Assistant Marina Zambrano
Elected Officials Present:	Trustee Mike Stevens, Trustee Keith Ogle, Trustee Bob Kennedy, Village Clerk Adam Borelli and Mayor Jim Holland

A. Approval of Minutes from October 26, 2017

Motion (#1): Approve the minutes as amended from October 26, 2017

Motion by: Hanlon Seconded by: Farina
Approved: (4 to 0)
Abstain: (1) Hogan

B. Workshop/ Public Hearing Request: EFARMS, LLC (Ref. #108) (Continued from October 26, 2017)

Public Hearing Request: Rezoning from R2 to ER, and a special use permit for a utility facility to develop a solar energy production field on the ±32 acre property located near the southwest corner of Pfeiffer Road & Sauk Trail.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Applicant, Joshua Barret and attorney Jim Olguin offered comments supporting the proposal. Neighboring property owners Brian Aleck and Richard Schroeder provided comments regarding decreasing property values to existing residential owners, changes in drainage patterns that would negatively impact surrounding properties and tax implications to the residents.

During the Plan Commission Discussion:

- Plan Commission members discussed the need for a decommissioning plan that outlines the plan and resources allocated to assure its success. The applicant commented the decommissioning process includes removing the panels and associated electrical infrastructure to be sold for scrap value. Commissioners added that a surety bond will be required as present scrap

values cannot dictate future values. Staff stated a decommissioning plan has been submitted and is currently under review.

- Plan Commission members discussed engineering on the site and asked if the applicant's plans have been reviewed. Staff commented the plans were currently under review and did include comments regarding existing field tiles and the need to properly identify these areas.
- Commissioners discussed the status of the National Resources Conservation Service application and their involvement in the project. The applicant stated the application is under review with the NRCS and further commented that grant funding was probable.
- Commission members noted an easement agreement will be necessary with the Village of Frankfort if utility connections are desired within the Village's existing right of way.
- Plan Commission members discussed how access will be granted to emergency service vehicles and Village of Frankfort staff, if access is needed. The applicant commented a lock box or code will be given to those entities.
- Members commented on EFARMS request to install a septic field on the property. The applicant commented that while Village water will be brought to the site, the existing sanitary trunk line is too far away and would not be cost prohibitive at this time to connect. Staff commented that the applicant agreed to provide sanitary services to the property within 6 months of when the sanitary trunk line is made available to him. At that time he will remove the septic field, per Will County Health Department requirements.
- Commissioners discussed the materials proposed on the sales office/equipment room. Plan Commission members made the applicant aware of required building materials within the Estate Residential District and further informed the applicant that final elevations are required to be presented at the next meeting.
- Plan Commission members felt the submittal was incomplete and asked the applicant to come back when the final plans and any associated documents were fully prepared.

Motion (#2): Close the public hearing for the solar energy production field on the ±32 acre property located near the southwest corner of Pfeiffer Road & Sauk Trail.

Motion by: Farina Seconded by: Hanlon
Approved: (5 to 0)

Cont. to January 11, 2018.

C. Public Hearing Request: Frankfort MMA Special use (Ref. #102)
Public Hearing Request: Special use for indoor recreation/entertainment to operate Frankfort MMA, a mixed martial arts and fitness training facility, proposed at 10317 Vans Drive, Suites B & C.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Applicant, Jillian Turner, provided further comments describing the proposed business model.

During the Plan Commission Discussion:

- Plan Commission members discussed the types of martial art classes that will be offered. The applicant stated classes include: karate, fitness conditioning, cardio training, kickboxing, and adult self-defense classes.
- Plan Commission members discussed the hours of operation. The applicant confirmed her hours were within the regulated hours of the Village of Frankfort Zoning Ordinance, being between 7:00 a.m. and 11:00 p.m. The applicant also noted a majority of classes start after 5:00 p.m. when surrounding businesses are closed.
- Plan Commission members discussed parking requirements. Members noted the appearance of inadequate parking. The applicant stated class sizes will be limited to 20-30 people, yielding a reduced parking requirement of 8 stalls when compared to the occupancy of the building, yielding a parking requirement of 17 stalls. She also noted four parking stalls are available in the immediate vicinity of the 2 units. The applicant further explained that her staff will utilize the paved surface behind the units, to limit the overall parking impact. Staff commented it was their understanding that parking along the curb channel was allowed as long as the vehicles were not left overnight. Commissioners requested the applicant to verify with the property owner that the area along the curb could be utilized for parking. If allowed, Commissioners also requested a striping plan indicating the amount of parking stalls proposed.
- Commissioners questioned if tournaments will be held at this location. The applicant stated no tournaments will be held at the facility, thus decreasing the need for additional parking spaces.

Motion (#4): Continue the Frankfort MMA Special use Public Hearing request to December 14, 2017.

Motion by: Hanlon Seconded by: Rigoni
Approved: (5 to 0)

D. Final Plat Approval: O'Malley Ash Street Subdivision
Request: Final plat approval for a three lot subdivision located at the corner of Utah and Ash Streets.

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

- Commissioners discussed final engineering for the proposed three lots and questioned if the project received engineering approval. Staff noted the applicant submitted final engineering plans to Robinson Engineering for review and did receive approval.

Motion (#5): Recommend the Village Board approve the Final Plat of the Ash Street Subdivision, in accordance with the reviewed plans.

Motion by: Farina Seconded by: Rigoni
Approved: (5 to 0)

E. Workshop: Alexi Development

Future Public Hearing Request: Variances of front yard setback from 30 feet to 20.5 feet, rear yard setback from 30 feet to 25.7 feet, and first floor building materials to permit the construction of a single family home proposed at 122 Walnut Street.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Applicant, Tony Vari, offered comments supporting the proposal. The applicant's attorney, Jim Aprati, questioned what requirements were necessary to process his applicant's request. Staff informed Mr. Aprati of the Public Hearing aspect of the proposal, due to the variances being requested and also confirmed that submittals to the Downtown Home Owner's Association were not a requirement as the HOA is an advisory group and not a legal home owner's association.

During the Workshop: COMMISSIONERS QUESTIONED LOT SIZE & ASKED THE APPLICANT TO STAY WITHIN REQUIREMENTS.

- Members discussed the applicant's comment, regarding the deteriorating foundation. The applicant stated there was an apparent crack in the foundation, but was unaware of any supporting requirements pertaining to the structural integrity of the foundation walls. Staff commented there is no requirement to provide a structural analysis of a foundation while proposing demolition. Staff also commented there is no ordinance restricting a homeowner from tearing down their home and reconstructing.
- Members discussed the proposed building materials. The Village of Frankfort Zoning Ordinance requires that all homes within the R2 zoning district be constructed within first floor masonry (brick, stone, etc.) The applicant proposes to construct the home with a mixture of James Hardie cement board siding, James Hardie composite shake and a masonry knee wall.
- Members discussed the entrance of the home being located on Oregon Street, rather than Walnut Street. The applicant stated because of the client's floor plan the frontage on Walnut Street would not provide the appropriate area. Staff commented there are multiple homes along the intersecting north and south streets and Oregon that provide the access from Oregon Street.
- Plan Commission members discussed tree preservation on the property. The applicant confirmed tree preservation techniques will be utilized if the project moves forward, but did confirm multiple trees that are of questionable health will most likely be removed. Plan Commission members requested the trees proposed for removal are part of the site plan.

F. 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 14 single-family attached townhome units on the property located at the south corner of LaGrange Road and Old Frankfort Way. Other Requests: Preliminary and Final Plat Approval.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Applicants, Brian and John Fordon offered comments supporting the proposal.

During the Workshop:

- Commissioners discussed parking requirements. The applicant's commented each unit allows parking for 4 cars (2 in the garage and 2 on the driveway). Plan Commission members noted the required amount of parking spaces was deficient by one parking stall and asked the applicant to incorporate additional parking stalls.
- Plan Commission members discussed covenants and restrictions for the property and the establishment of an HOA. The applicant's commented they are working on these documents and agreed to have a proposal before the next plan commission meeting.
- Nearby residents of the Folkers Estate subdivision thanked the applicant's for addressing architectural comments from the previous workshop, but requested a plan be put together to address the issues with the Folkers Estate detention pond.
- Plan Commission members asked the applicant's to prepare a plan that would re-establish the functionality of the existing detention pond and an agreement with new unit owners and nearby residents that would provide a financial mechanism to support ongoing maintenance of the pond and surrounding area. The applicant's agreed to provide information and looked forward to a meeting with nearby Folkers Estate residents.
- Members discussed street lights along the internal drives of the proposal. The applicant's commented site lighting will be provided and will match the existing light poles along Folkers Drive.
- Plan Commissioners noted the covenants & restrictions should limit what can be placed on the patios for the units facing Folkers Drive.

G. Public Comments

None

H. Village Update

Trustee Mike Stevens provided an update on recent Board discussions.

I. Other Business

None

J. Attendance Update

Members confirmed their availability for the next Plan Commission Meeting to be held on December 14, 2017, however multiple members noted holiday plans conflict

with the second meeting date in December. Staff noted the second meeting in December has been canceled for at least the past six years.

Motion (#6): Adjournment (10:35 PM)

Motion by: Hogan Seconded by: Farina
Unanimously approved by voice vote.

Approved December 14, 2017

As Presented _____

As Amended ✓

_____ /s/Donnell Schwarz, Chairman

_____ /s/ Secretary