MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
FEBRUARY 28, 2019 – 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, Maura Rigoni, Jessica Petrow, Alicia Hanlon, Gene Savaria, Lisa Hogan and Chairman Don Schwarz

Commissioners Absent: None

Staff Present: Assistant Director of Development Services Zach Brown and Utilities Executive Assistant Marina Zambrano

Elected Officials Present: Trustee Mike Stevens, Trustee John Clavio, Trustee Bob Kennedy and Clerk Adam Borrelli

A. Approval of the Minutes from February 14, 2019.

Motion (#1): Approval of the minutes from February 14, 2019.

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

Chair Schwarz swore in all those wishing to provide public testimony.

B. Public Hearing Request: The Learning Experience Major PUD & Special Use (Ref.#103)

Public Hearing Request: Major planned unit development change and a special use for a day care center to permit the construction of The Learning Experience, a 10,000 sq. ft. children's day care facility, proposed on Lot 5 of the Buona Frankfort Subdivision, generally located on the west side of LaGrange Road at Market Street.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant, Gary Wendt was present and further explained the request.

During the Plan Commission discussion:

- Commissioners discussed the removal of two landscape islands in the parking lot in an effort to increase available parking. Members suggested the removal be offset by enhancing the landscape area along the eastern property line;

- Members questioned the maximum capacity of the facility. The applicant noted that the maximum capacity was 159 students however stated that they

2. Staff approval of a revised landscape plan including the removal of the two landscape islands as discussed;
3. Employees to utilize the 10 off-site parking spaces;
4. Modification of the grading plan to limit grading activity within the root zones of the preserved trees;

Motion by: Rigoni Seconded by: Hogan
Approved: (6 to 0)

Motion (#3): Recommend the Village Board approve a major PUD change to permit the construction of a 10,000 square foot daycare center on lot 5 within the Buona Frankfort Subdivision in accordance with the reviewed plans and public testimony and conditioned upon:

1. Final Engineering;
2. Staff approval of a revised landscape plan including the removal of the two landscape islands as discussed;
3. Employees to utilize the 10 off-site parking spaces;
4. Modification of the grading plan to limit grading activity within the root zones of the preserved trees;

Motion by: Hogan Seconded by: Farina
Approved: (6 to 0)

C. Workshop: Kaffel Court Major PUD Change

Public Hearing Request: Major planned unit development change to permit the construction of two detached garages along the northern property line of Lot 1 in Kaffel's Plank Trail Planned Unit Development.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. Mr. Brown noted that prior to the meeting there were several property maintenance issues brought to the Village's attention that were unrelated to the proposed project and stated that he would work with the code enforcement officer to rectify the issues prior to the public hearing. The applicant, Peter Bernal was not present during the workshop.

During the Plan Commission discussion:

- Paul DiCosola, resident of 106 Kaffel Court questioned the width of the proposed driveway and the setback of the garages from the northern property line. Mr. DiCosola highlighted the ongoing property maintenance issues with the subject property, questioned the credibility of the applicant as a landlord and builder, and stated that the proposed garages would take up valuable green space for the subdivision. Mr. DiCosola suggested the applicant reduce the request to two three-car garages;

- Mr. DiCosola expressed concern regarding the applicant not following the HOA rules for boat and RV storage. Staff suggested a condition be included

with the PUD change restricting boat and RV storage noting that doing so would allow the Village to help the association enforce the issue;

- Dawn Shields, resident of 102 Kaffel Court and HOA president noted that Mr. Bernal built her unit and alleged that poor workmanship eventually resulted in a lawsuit between her and Mr. Bernal. Ms. Shields reviewed multiple property maintenance issues on the subject property and suggested the project not move forward until they were addressed;

- Ms. Shields noted that the applicant's current tenants utilize their garage as a living room and keep the doors open during warm weather months which is disruptive to the neighborhood. Ms. Shields suggested the applicant construct an outdoor area on his property for his tenants. Staff noted that Mr. Bernal had discussed the construction of a pergola on the property and that one may be included as part of the finalized development plans;

- Deborah Hardwick expressed her belief that the property was zoned H1 and thus subject to 1890's Theme Committee review, questioned the ratio of garages to residential units, and stated that parking was a concern;

- Commissioners discussed green space requirements within PUDs and requested staff provide an overall percentage. Staff noted that the development was constructed prior to the 20% green space requirement;

- Members requested additional information regarding the number of guest parking spaces required for the development as a whole and suggested the applicant provide a striping plan for the parking lot east of his building;

- Commissioners requested details on the location and style of fence proposed along the northern property line;

- Members requested the applicant provide additional details on the new trash enclosure area proposed at the northeast corner of the building;

- Dennis Haake of 94 Kaffel Court noted that three parking spaces would be lost to accommodate the driveway connection to the existing parking lot;

- Commissioners suggested that both landscape islands be removed from the parking lot to make up for any parking spaces lost as a result of the new driveway connection;

- Members requested the applicant provide details on the specific building materials for the garages noting that matching the stone on the existing building may be difficult;

- Commissioners requested the Kaffel Court HOA provide a letter detailing the specific reasons for the denial of the project;

generally operate at 85% capacity, that 25% of the students attend on a part time basis, and that there was an expected absentee rate of 12-15 percent;

- Commissioners discussed the parking study conducted by staff as well as the American Planning Association parking standards provided in the staff report;

- Commissioners discussed the afterhours events that would be provided. The applicant added that the open houses are generally held quarterly, last for three hours and attract roughly 30 people;

- The applicant confirmed that they would not hold all school events with performances that would generate significant parking demands;

- Commissioners questioned whether the khaki color privacy fence was discussed at the workshop and whether it's consistent with Village Ordinance. Mr. Brown added that the fence is consistent with the Village ordinance. The applicant added that the fence color matches the doors and downspouts of the building;

- Members discussed the proposed architectural changes following the workshop meeting and thanked the applicant for addressing their concerns;

- Member Rigoni questioned the exterior security doors and if the applicant had considered adding glass to enhance their appearance. The applicant noted that The Learning Experience corporate prefers doors with no glass and noted that decorative six panel steel doors would be provided;

- Mr. Brown noted that the plan was revised adding decorative exterior light sconces along the eastern and southern façades of the building;

- Commissioners discussed the proposed sign plans and thanked the applicant for removing the previously proposed block signs and abandoning the request for a second monument sign;

- Member Rigoni noted that she would like the wall sign on the front of the building to incorporate white lettering to relate to the other wall signs throughout the shopping center. The applicant expressed a preference for the magenta lettering as proposed;

- Resident and Village Clerk Adam Borelli expressed concern regarding traffic during peak times and the dead end nature of the parking lot;

Motion (#2): Recommend the Village Board approve a special use for a daycare center to permit the operation of The Learning Experience on lot 5 in the Buona Frankfort Subdivision in accordance with the reviewed plans and public testimony and conditioned upon:

1. Final Engineering;

- Members expressed concern that the applicant was not present and suggested a second workshop meeting be conducted in the future;

D. Workshop: Edson's II Auto Repair Special Use

Future Public Hearing Request: Special use for an automotive body shop to permit the operation of Edson's II Auto and Heavy Body Repair, located at 9511 Corsair Road.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. Representative, Robert Huguelet and Applicant, Dan Stolinski were present and further explained the proposal noting that the 2' berm previously proposed will not be constructed due to drainage complications.

During the Plan Commission discussion:

- Commissioners discussed the proposed fence height and questioned if a taller fence could be provided. The applicant noted that going any taller would create wind load issues and require a more structural design with foundations;

- The applicant noted that the proposed fence would include privacy slats to limit visibility;

- Commissioners noted that with the proposed 8' fence that the top 4 to 5 feet of trucks in the outdoor area would be visible. Members noted the visibility of the outdoor area from northbound traffic on Center Road;

- Members questioned how many repair bays would be provided. The applicant noted that 4 bays would be provided indoors, that the average turnaround time on repairs is one week, and that under normal operations 4 to 6 trucks would be stored outdoors awaiting repairs;

- The applicant confirmed that they would not store damaged vehicles awaiting repair in the customer parking lot;

- Commissioners noted that the existing gravel storage yard is in poor condition and requested the applicant restore the area as part of his project;

- The applicant confirmed that the outdoor area is a limited common element that would be for his use only;

- Members questioned whether the neighbors were contacted for feedback. Mr. Brown noted that all property owners within 250 feet will be notified prior to the public hearing;

E. Public Comments

None

F. Village Update

Trustee Mike Stevens provided an update on the recent Village Board meeting.

G. Other Business

Staff noted that at the February 14th meeting Commissioners discussed changing the time of the March 14th meeting from 6:30 to 7:00 pm however a motion was not taken to officially reflect the change. After some discussion Commissioners elected not to change the time of the March 14th meeting. No motion was taken.

H. Attendance Update

Members present confirmed their availability for the next Plan Commission meeting to be held on March 14, 2019 except Commissioner Petrow and Commissioner Savaria

Motion (#4): Adjournment (9:15 PM)

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

Approved March 14, 2019

As Presented _____

As Amended _____

_____ /s/Donnell Schwarz, Chairman

_____ /s/ Secretary