

VILLAGE OF
FRANKFORT
EST • 1855

1890's THEME COMMITTEE MINUTES
AUGUST 8, 2018

CALL TO ORDER

Chairwoman Marcia Steward called the 1890's Theme Committee meeting to order at 6:05 P.M. on Wednesday, August 8, 2018, at the Village of Frankfort Administration Building, located at 432 W. Nebraska Street, Frankfort, Illinois.

ROLL CALL

1890's Theme Committee members present included Chairwoman Marcia Steward, Trustees John Clavio, Cindy Heath, Bob Kennedy, Keith Ogle, Mike Stevens, and Dick Trevarthan; Village Clerk Adam Borrelli, Tanya Benton, and Bette Bulmer. Staff in attendance included Village Administrator Rob Piscia, Police Chief John Burica, Deputy Chief Kevin Keegan, Asst. Director of Development Services Zach Brown, Finance Director Jenni Booth, Building and Economic Development Manager Adam Nielsen, and Administrative Assistant Theresa Cork. Also in attendance were Deborah Hardwick, Lisa Slattery, Jess Petrow, John Sciacotta, Joe DeMarco, Kendra DeMarco, Margaret Farina, and Grant Currier. Members Shannon Muehlnickel and Don Olivieri were absent.

APPROVAL OF MINUTES (July 11, 2018)

Trustee Clavio made a motion (#1), seconded by Trustee Stevens, to approve the minutes of the 1890's Theme Committee meeting of July 11, 2018. The motion was unanimously approved.

11 & 7 N. WHITE STREET REDEVELOPMENT - APPROVAL

Asst. Director of Development Services Zach Brown introduced the project, noting the applicant SDW Investments, LLC, proposes to construct a ±11,462 sq. ft. single-story, mixed use building on a portion of the 7 N. White Street property, convert the existing residential structure located at 11 N. White Street from residential to commercial use, and construct a new public parking lot around the converted home. As part of the project, the applicant requests the 1890's Theme Committee approval of the proposed architectural design and building materials for both the new building as well as the renovated structure at 11 N. White Street, and rezoning of the properties located 11 and 19 N. White Street from R2 to H1. Mr. Brown noted the proposed project is consistent with both the Village's Comprehensive Plan as well as the Historic District Revitalization Strategies.

Applicant Joe DeMarco, as well as his wife Kendra and his business associate John Sciacotta, were present and thanked the Committee for the opportunity to present the project. He then

introduced the project architect, Grant Currier, who presented the proposed architectural elevations to committee members. Mr. Currier noted the proposed structure includes several façade expressions with variation in brick colors, stone accents, decorative cornice treatments, and masonry base materials in an effort to provide the appearance of a historic streetscape with multiple structures that were constructed over time, noting a similar effect was utilized on the Wright-Harper and Sangmeister buildings on Kansas Street. He further noted a faux marquee is proposed along the western façade of the building in an effort to provide additional architectural interest and a historic appearance. Mr. Currier also noted an outdoor seating area is proposed along the southern façade of the building adjacent to the Old Plank Road Trail, which will include an extruded aluminum fence to enclose the seating area.

Mr. Currier also presented the proposed renovations to preserve the existing single-family residential structure located at 11 N. White Street and convert it to commercial use. He reported several exterior improvements are necessary to comply with building code requirements for commercial structures including the construction of a boardwalk ramp connecting the front porch to the sidewalk along White Street for ADA accessibility and a new exterior staircase located at the northeast corner of the building providing access to the second floor. He noted the applicants propose to construct the boardwalk and staircase to match both the design and colors of the existing front porch, as well as expand the deck along the southern façade of the home which will be utilized as an outdoor seating area.

Following presentation, committee members discussed the project. Member Bulmer questioned parking requirements and the number of parking stalls that would be displaced by the proposed building. It was noted the proposed new paved parking lot would result in a net gain of one parking stall and the Village would retain ownership of the revised parking lot.

Member Benton complimented numerous aspects of the project and expressed overall support of the building's architectural design. She offered a few suggestions which she felt would soften the west elevation (White Street) of the building and make it less streamlined, including a curved awning. She also suggested to add more dimension and detail above the windows on the north elevation or a design element to be added to provide additional interest.

Trustee Kennedy suggested adding bicycle racks to the project.

Member Steward expressed concern regarding the project's potential impact to the Old Plank Road Trail and questioned the proposed outdoor seating area's proximity to the trail. Mr. Currier noted the plaza area between the restaurant entrance and OPRT is ±26 feet in depth and the landscape buffer between the patio fence and existing path is 6 feet by 41 feet. Additionally, pedestrian benches were added in the plaza near the restaurant entrance in an effort to focus customers away from the trail. Member Steward also expressed concern regarding the proposed building, noting she felt it was architecturally heavy in comparison to the Trolley Barn and the Mech House and the overall character of the surrounding area. Mr. Currier referenced the design as "New Urbanism" and described how the different architecture creates balance similar to Trail's Edge and the Sangmeister buildings on Kansas Street.

Members questioned the proposed trash enclosure and landscape plans, voicing concern for the property owner adjacent to the proposed project and retention of the mature trees on the property. Members also questioned whether 11 N. White Street would have its own trash receptacle. Mr. Currier stated the trash enclosure for 7 N. White Street project proposes the use of brick masonry and a cedar gate, however materials that require less maintenance are being considered. He noted no plans have been discussed for a trash receptacle for 11 N. White Street and indicated applicant will wait until a tenant for the property has been acquired. Additionally, a mixture of evergreen and deciduous plantings are proposed as landscape screening rather than a traditional fence for the area between the proposed project at 11 N. White Street and the adjacent property owner to the north.

Trustee Heath questioned the proposed boundaries of the Planned Unit Development (PUD) for the project and whether the PUD provided restrictions that would preserve the open area between the OPRT and 1 N. White Street parking lot as green space. Mr. Brown confirmed the proposed PUD included the restriction.

Mr. Brown noted each sign location is relatively unique and stated all proposed signage will be addressed on an individual basis at a future 1890's Theme Committee meeting as specific tenant signs are proposed.

Member Bulmer made a motion (#2), seconded by Trustee Stevens, to issue a Certificate of Appropriateness for the proposed architectural design, building materials, and colors for 7 N. White Street project, in accordance with the reviewed plans. The motion was approved by a majority vote, with Member Steward casting a nay vote.

Member Benton made a motion (#3), seconded by Trustee Heath, to issue a Certificate of Appropriateness for the proposed architectural design, building materials, and colors for 11 N. White Street project, in accordance with the reviewed plans. The motion was unanimously approved.

Member Bulmer made a motion (#4), seconded by Member Benton, to recommend approval of the rezoning of 11 and 19 N. White Street from R-2 Residential District to H-1 Historical District. The motion was unanimously approved.

OTHER BUSINESS

Manager Nielsen advised committee members of an upcoming work order for flat roof repairs at the Trolley Barn.

PUBLIC COMMENTS

Jess Petrow suggested holding a joint 1890's Theme Committee and Plan Commission workshop for larger scale development projects moving forward.

Lisa Slattery requested a distinct separation, specifically a fence, to define property lines of private residential and the new commercial development on White Street. She also expressed concern relating to the lack of plans for the trash receptacle for the Mech House redevelopment.

Deborah Hardwick expressed that the architecture of the proposed building mimics the development on Kansas Street and she would like to see a different architectural design for the Historic District in future proposals.

ADJOURNMENT

Hearing no further business, Member Bulmer made a motion, (#5), seconded by Member Benton, to adjourn the 1890's Theme Committee meeting of August 8, 2018, at 7:15 P.M. The motion was unanimously approved.