



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
SEPTEMBER 27, 2018 – 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: Lisa Hogan, Margaret Farina, Maura Rigoni, Alicia Hanlon, Gene Savaria, and Don Schwarz

Commissioners Absent: Jessica Petrow

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

Elected Officials Present: Trustee John Clavio, Trustee Bob Kennedy and Trustee Keith Ogle

Chairman Schwarz swore in all those wishing to give public testimony.

A. Approval of the Minutes from September 13, 2018.

Motion (#1): Approval of the minutes from September 13, 2018.

Motion by: Hogan

Seconded by: Farina

Approved: (4 to 1)

Abstain: (1) Savaria

B. Workshop: Crystal Brook of Frankfort Subdivision Special Use

Future Public Hearing Request: Special use for a planned unit development for the Crystal Brook of Frankfort subdivision, generally located at the northwest corner of Harlem Avenue and Steger Road. **Other Request:** Phase II preliminary plat approval.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant, David Edwards was present and further described his request noting that the phasing plan for the development has been reduced.

During the Plan Commission discussion:

- Commissioners discussed the temporary access previously contemplated in Phase 1 noting that it did not seem to make sense;
- Members noted that the access to Bear Claw Lane at the northwest corner of the site was important. The applicant agreed to include the access point in the revised plat;

- Commissioners requested that as part of the planned unit development construction access be prohibited from utilizing Bear Claw Lane;
- Members discussed the revised bridge design noting that the previously proposed limestone veneer and landscaped median would be long term maintenance issues for the Village. Commissioners noted that the form lined concrete and decorative fence had a similar appearance to the previously approved plans;
- Commissioners questioned if the applicant intended to build homes that complied with the residential quality and anti-monotony standards within the Village's Zoning Ordinance. The applicant noted that the proposed builder Mallow Construction was familiar with the Village's ordinance requirements and that they and any other builders would comply;
- Members questioned if the builder had done market research. Mallow builders indicated that they have studied the market and would like to begin construction as soon as possible with both spec and custom homes;
- Commissioners suggested staff review the previously approved landscape plan to verify if it complies with current ordinances;
- Commissioners questioned if there were covenants and restrictions for the development. Staff confirmed that covenants were recorded against the first phase. Members requested staff review the covenants and make any changes necessary to comply with current ordinances;
- Members discussed the timing of the park and arboretum improvements. Staff noted that the improvements would be installed at the time of issuance of the 31st building permit. Commissioner Farina suggested the improvements or a portion thereof be installed immediately so that the residents have improved open spaces to utilize;
- The applicant noted that there will be a large expense to clean up the property and that they would prefer to defer the park and arboretum improvements until the time of the 31st permit;
- Staff noted that the Park District indicated they would not like the park site improved until at least the 31st permit and perhaps later;

C. Public Comments

None

D. Village Update

No new update since last meeting

E. Other Business

None

F. Attendance Update

Members present confirmed their availability for the next Plan Commission Meeting to be held on October 11, 2018.

Motion (#2): Adjournment (7:09 PM)

Motion by: Hanlon

Seconded by: Rigoni

Unanimously approved by voice vote.

Approved October 11, 2018

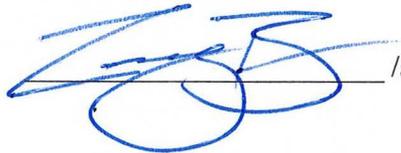
As Presented



As Amended



/s/Donnell Schwarz, Chairman



/s/ Secretary