



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
NOVEMBER 8, 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, Alicia Hanlon, Gene Savaria, Jessica Petrow and Chair Pro Tem Maura Rigoni

Commissioners Absent: Don Schwarz

Staff Present: Assistant Village Administrator Jeff Cook, Building Department Supervisor Adam Nielsen, and Utilities Administrative Assistant Marina Zambrano

Elected Officials Present: Mayor Jim Holland, Trustee Mike Stevens, Trustee John Clavio, Trustee Bob Kennedy, Trustee Keith Ogle and Clerk Adam Borelli

Chair Pro Tem Rigoni swore in all those wishing to give public testimony.

A. Approval of the Minutes from October 25, 2018.

Motion (#1): Approval of the minutes from October 25, 2018.

Motion by: Hogan

Seconded by: Farina

Approved: (6 to 0)

B. Public Hearing Request: Tracy's Boutique Special Use (Ref.#102)

Public Hearing Request: Special use for massage services to incorporate massage services at the existing business located at 21195 S. LaGrange Road, Suite 1A.

Building Department Supervisor, Adam Nielsen presented the staff report and provided an overview of the request. The applicant was not present at the hearing.

During the Plan Commission discussion:

- Members discussed the October 5, 2018 Building Department inspection report and noted that all deficiencies were re-inspected and approved on October 17, 2018;
- Planning Commissioner Petrow commented on the need for special use approval requirements for massage services, as multiple requests have been recently reviewed by the Commission. Commissioner Petrow requested staff review the massage ordinance for potential updates.

Motion (#2): Recommend the Village Board approve a special use for a massage establishment for Tracy's Boutique located at 21195 S. LaGrange Road, Suite 1A, in accordance with the reviewed plans and public testimony.

Motion by: Hogan
Approved: (6 to 0)

Seconded by: Petrow

C. Public Hearing Request: The Collision Experts Special Use (Ref.#103)

Public Hearing Request: Special use permits for automobile repair and automobile sales to permit the operation of The Collision Experts, located at 10317 Vans Drive, Units B-D.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. The applicant, Reem Mansour, was present and further described the request noting the initial proposal was for Units B and C, but during the staff review process he obtained control of Unit D specifically to provide for indoor parking, vehicle sales and storage components of the business.

During the Plan Commission discussion:

- Commissioners discussed the appropriateness of conditioning approval on no outdoor parking within the front of the units, rather vehicles are required to be stored wholly within the applicant's units or within the screened rear parking lot;
- Commissioners discussed parking requirements. The applicant noted this requirement has been met as the front parking stalls are reserved for customer parking only and employee or cars waiting to be repaired will be parked within the rear fenced parking lot or stored within the units;
- Members discussed the vehicle sale component of the business. The applicant noted that the sale of vehicles is limited to 5 or 6 cars at a time and that a majority of the sales occur at public auctions.

Motion (#3): Recommend the Village Board approve a special use for automobile repair and service to permit the operation of The Collision Experts, located at 10317 Vans Drive, Units B-D in accordance with the reviewed plans and public testimony and conditioned upon limiting outdoor storage of vehicles to the rear of the building and within Units B-D.

Motion by: Hogan
Approved: (6 to 0)

Seconded by: Hanlon

Motion (#4): Recommend the Village Board approve a special use permit for automobile sales to permit the sale of vehicles located at 10317 Vans Drive, Unit D in accordance with the reviewed plans and public testimony conditioned upon storing all vehicles within the unit.

Motion by: Farina
Approved: (6 to 0)

Seconded by: Hanlon

D. Public Hearing Request: Honeybee Project LLC Variance and Special Use (Ref.#108)

Public Hearing Request: Fence height variance from 5 feet, and special use for a utility facility to develop a solar energy production field on a portion of the ±32 acre property located at the southwest corner of Pfeiffer Road and Sauk Trail.

Building Department Supervisor, Adam Nielsen presented the staff report and provided an overview of the request. The applicant, Josh Barrett was present joined by his engineer Dan Veriotti, landscape architect Lance Thies, attorney John Albers, and Nautilus Solar representative Nick Addivinola, who further described and the proposed project.

Mr. Barrett discussed changes made since the Commission last reviewed a similar proposal in 2017, noting time is of the essence because he must secure project entitlement before January 2019 to qualify to participate in the state process that allocates financial incentives to selected solar projects.

Mr. Barrett stated he understood Commissioners prior concerns for landscape design and ongoing property maintenance, if constructed. Mr. Barrett confirmed under the new proposal, his LLC will lease the land to Nautilus Solar, who will own, install and maintain the solar panels, while offering customers access to solar electricity through a subscription model. Nautilus Solar owns projects in Massachusetts, New York (under construction), and Minnesota.

Barrett stated he acquired the property because of its location relative to the ComEd facility across the street. He identified the clay soils as being suitable for the support structures to which the solar panels mount. Mr. Barrett noted he removed the previously proposed perimeter berms in favor of minimizing soil disturbance, also stating he worked with NRCS and the Will-South Cook Soil and Water Conservation District to develop the landscape plan and identify methods to address existing erosion conditions.

Mr. Albers discussed decommissioning and property maintenance, noting an April 2018 law requires a decommissioning plan and financial security be provided to the county. Albers stated the applicant is agreeable to providing a letter of credit to secure decommissioning, however desires to issue it in favor of the county with draws made available to the Village of Frankfort. Staff expressed concern for a possible situation arising where the village's ability to draw upon the letter of credit becomes subject to a third party's concurrence, noting this structure is not likely to be viewed favorably by the village.

In closing, Mr. Barrett noted the solar panels are fixed structures with no moving parts and described the use as "passive." He stated the project would restore the land with native grasses and bring economic benefits to the village, also citing the project is not necessarily a permanent fixture for the village's future, as the panels could be removed and the property redeveloped for other uses.

Chair Pro Tem Rigoni led the discussion with Commissioners, reviewing the topics of land use, the comprehensive plan, infrastructure planning, stormwater management, site design, landscaping and plant establishment, tree preservation, fencing, construction management regarding impacts to existing drain tiles, changes from the 2017 proposal, decommissioning, and other project related topics.

During the Plan Commission discussion:

- Commissioners noted the applicant no longer seeks to downzone the property to ER, rather requests a special use permit R-2 single family residential zone;
- Members noted the use conflicts with the recommendations of the Village of Frankfort's Comprehensive Plan;
- Some questioned if the proposed site was the best location for this use as the property is in close proximity of the downtown, where the village seeks to build more walkable residential density;
- Some felt removal of the screening berm was not desirable and questioned the use of native grasses intermixed with the proposed transition-yard landscaping;
- Commissioners discussed the development of green initiatives through the comprehensive planning process that is ongoing, noting roof-mounted panels were recently permitted for a business near Laraway and Center Roads;
- Nautilus Solar offered details concerning their subscription program, which is geared toward residential customers only with projected savings of 10% compared to ComEd rates;
- Members questioned the removal of the previously proposed building, noting the "STEM" educational component, while not necessarily a land use issue, was an attractive aspect of the prior proposal. Applicant added the building no longer made financial sense but he supports continuing to conduct outreach with local schools to offer renewable energy education opportunities;
- Commissioners discussed tree preservation requirements with the applicant, who requested consideration due to the low quality of several of the trees to be removed. Member Farina suggested if cash-in-lieu was accepted, it might be used to fund plantings "by-others" on the arboretum property recently approved with the Crystal Brook PUD. Members directed the applicant finalize their proposal to address the tree preservation ordinance;
- Members discussed site engineering and stormwater management, expressing concern for the substantial number of outstanding issues and directing the applicant to achieve substantial concurrence on the adequacy of the plan from the village's engineers. Members questioned how the site could be guaranteed to perform without creating adverse impacts to other property and questioned what commitments the applicant would make in the event a remedy became necessary;
- Commissioners discussed the existing drain tiles and the potential for damage during construction. Mr. Barrett described how they would be avoided and stated he plans to install new tiles as part of the project;

Several residents and property owners near the project were present and expressed concerns with the proposal and how their properties could be affected by the solar farm development. Some in attendance said they did not receive written notice of the hearing by mail. Resident comments and questions addressed impacts to property value, appearance of the solar farm from nearby properties and the public way, electromagnetic radiation, fire risk, impact to the peace and beauty of the area, impact

to wildlife, concerns for glare or heat reflection, drainage and damage to drain tiles from driving piles during construction. A local member of the Sierra Club handed out a document titled "Community and Utility Solar Facts," published by the Illinois Solar Energy Association, which referenced a study by CohnReznick regarding the impact of solar farms on nearby residential property value. Another resident with roof-mounted solar panels stated he studied global warming for twelve years and believes development of solar energy is important.

Commissioners discussed the adequacy of plan development, noting it would be useful to see examples of other installations and to consider site line diagrams to better understand how the project relates to nearby areas. Members requested the applicant provide copies of the certified mail receipts to staff.

Motion (#5): Continue the hearing to the December 13, 2018 Plan Commission meeting:

Motion by: Petrow
Approved: (6 to 0)

Seconded by: Hogan

Members asked the applicant to provide a courtesy written reminder of the December 13th meeting by regular mail.

E. Public Hearing Request: Roma Sports Special Use (Ref. #104)

Public Hearing Request: Special use for outdoor recreation and entertainment and variances of rear yard setback from 10 feet to 0 feet and front yard setback from 50 feet to 42 feet to permit the construction of two outdoor baseball fields on lots 16, 17, and 18 in the East Point Industrial Park in connection with the existing business, Roma Sports, located at 9115 Roma Court.

Building Department Supervisor, Adam Nielsen presented the staff report and provided an overview of the request. Patrick Bickett was present representing Roma Sports Club and further described the request.

During the Plan Commission discussion:

- Chair Pro Tem Rigoni questioned if the original special use approval included conditions. Staff noted that the previous proposal was limited to turf grass soccer fields and that if the applicant wanted to move the proposed baseball fields to the existing approved area a new special use permit would be required;
- Commissioners discussed the existing parking spaces provided and any regulations on the parking off Roma Ct. Due to the size of the proposal, required parking is calculated at 32 stalls. The applicant does not propose additional parking, stating they plan to utilize existing parking spaces and additionally parking available on the green space and on-street on Roma Ct; Staff responded to an inquiry confirming parking is not restricted on Roma Ct and therefore is currently legal;
- Plan commissioner Hanlon questioned the demand for sports facilities since there have been other recent proposals with the same request. Applicant added that there is a high demand for Baseball facilities since there are many travel teams in the area but limited facilities in Frankfort;

- Mr. Cook discussed input received from Adhesive Systems Incorporated, an adjacent business and land owner. He said he believed ASI would be in attendance, however noting the late hour, Mr. Cook could not confirm if a representative was ever in the audience;
- Commissioners expressed concern with the failure to send the requested certified notification letters to the property owners;
- Commissioners expressed appreciation for the proposal but concerned with expanding the outdoor use and constructing baseball fields in the industrial area;
- Plan Commissioner Petrow discussed the construction of the soccer fields per the proposal from 2014. Mr. Bickett added that it has been a process to get the fields ready since they have been seeding for 2.5 years but should be ready for the upcoming year;
- Members expressed a concern for the possibility of outdoor lighting since no luminaire plan was proposed. Mr. Bickett noted there will be no permanent lighting on the fields since the fields will be utilized by younger kids mainly in early evening hours;
- Commissioner Savaria questioned whether sidewalks will be constructed as required on the north and west sides of the internal roadways. Mr. Bickett added that Roma will meet the requirements as needed pertaining to the sidewalks;
- Chair Pro Tem Rigoni expressed concern with the construction of the baseball fields since it affects the industrial development and concerned the proposal might not be appropriate for the lots.

Motion (#6): Continue the public hearing to the December 13, 2018 Plan Commission meeting.

Motion by: Hogan
Approved: (6 to 0)

Seconded by: Petrow

F. Public Comments

None.

G. Village Update

Trustee Stevens provided an update on the recent board approval of the Molthan Variance on White Street and Crystal Brook PUD.

H. Other Business

Commissioner Petrow requested clarification on the requirements for notification of surrounding property owners via certified letters.

I. Attendance Update

Members present confirmed their availability for the next Plan Commission Meeting to be held on December 13, 2018.

Motion (#10): Adjournment (11:23 PM)

Motion by: Hogan
Unanimously approved by voice vote.

Seconded by: Hanlon

Approved December 13, 2018

As Presented X

As Amended _____

Maura A. Rigoni /s/Maura Rigoni, Chair Pro Tem

 /s/ Secretary