

- Staff noted that the use standards for the sale, distribution, or indoor discharge of firearms were modified to include requirements for bollards at the entrance to the facility and require common walls in multi-tenant buildings extend to the underside of the roof deck;
- Staff clarified the proposed parking requirements for shooting ranges noting that the requirements of nearby communities as well as recommendations of the American Planning Association were taken into consideration in drafting the language;
- Members discussed the proposed reduction of the 25' landscape front yard to 20' in industrial districts noting that the revised language still required 25' along arterial and collector roads;
- Staff presented an exhibit depicting the Villages roadway classifications and clarified along which roads the 25' landscape front yard would still be required;
- Commissioners discussed the revisions to the anti-monotony requirements noting that the new language should help clarify any confusion;
- Staff noted that at the workshop meeting Commissioners discussed requirements for masonry chimneys noting that several builders had requested non-masonry chimneys be permitted when located inside the exterior walls of the home. Staff noted that discussions with Building Department staff as well as contractors was ongoing and that no changes were recommended at this time;

Motion (#2): Recommend the Village Board approve modifications to the Village of Frankfort Zoning Ordinance including: Article 5, Section B, Table of Permitted and Special Uses; Article 5, Section C, Use Standards; Article 6, Section B, Part 4 Single-Family Residential Development Standards; Article 6, Section C, Table of Density, Dimensions, and Other Standards for Non-Residential Districts; Article 7, Section A, Part 6 Residential Monotony; Article 7, Section B, Part 1D and 2F (Off Street Parking Requirements); and Article 12, Section A Part 2: Definitions as enumerated in the staff report.

Motion by: Hanlon
Approved: (7 to 0)

Seconded by: Hogan

C. Workshop: 2040 Comprehensive Plan (Preliminary Draft)

Subject: Presentation and discussion of the preliminary draft of the Village of Frankfort 2040 Comprehensive Plan.

Assistant Director of Development Services, Zach Brown provided an introduction to the plan and the process undertaken to date and introduced Mike Hoffman from Teska Associates, the lead consultant on the project. Mr. Hoffman gave a presentation on the key elements and findings of the plan and focused discussions on

areas of substantive changes from the current plan or areas where additional input was needed from the Commission. During the Plan Commission discussion:

- Commissioners discussed the Laraway Road industrial corridor and whether or not it was realistic to expect the ±1,200 acres of vacant land in the area to be developed with industrial development as is contemplated on the Future Land Use Map. Members suggested the inclusion of multi-family housing along the LaGrange Road corridor at the western end of the corridor to serve as a transition to the single-family development (both existing and planned) on the west side of LaGrange Road;
- Commissioners discussed downtown commercial opportunities noting that the footprint of the downtown is limited. Members suggested that all properties along the north side of Elwood Street between White Street and Smith Street be shown for future mixed use development however noted that language should be included that clarifies that the Village would not require the conversion of the properties but rather would support it if / when it were proposed;
- Commissioners discussed the inclusion of multi-family residential future land uses at the eastern terminus of Nebraska Street and at the southwest corner of Sauk Trail and Pfeiffer Road. Members were supportive of the proposed use noting it would serve as a transition to the nearby industrial uses and act as a buffer along the railroad tracks, powerlines, and Sauk Trail;
- Members discussed the proposed Route 30 corridor plan noting the changes from the 2004 plan. Commissioners discussed the variety of housing types depicted in the area noting that it was appropriate to consider different life cycle housing options in this location in order to attract the desired recreational and entertainment uses;
- Historic Preservation Commission chair Marcia Steward complemented the plan development process and public participation however suggested that plan include a statement on historic preservation.

D. Public Comments

None

E. Village Update

Trustee Clavio noted that a new proposal was received for the Village owned property at 11 N. White Street and invited Commissioners to attend a Comprehensive Plan open house on September 24th.

F. Other Business

Staff invited Commissioners to attend the 2019 Illinois State American Planning Association Conference in Evanston and noted that the meeting on September 26th would be canceled to allow Commissioners to attend.

G. Attendance Update

Members present confirmed their availability for the next Plan Commission meeting to be held on October 10, 2019.

Motion (#2): Adjournment (8:55 PM)

Motion by: Hanlon

Seconded by: Guevara

Unanimously approved by voice vote.

Approved October 10, 2019

As Presented X

As Amended

Maura A. Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary