

VILLAGE OF FRANKFORT PLAN COMMISSION MINUTES
October 9, 2008

CALL TO ORDER AND ROLL CALL

Chair Goldie called the Village of Frankfort Plan Commission meeting to order on October 9, 2008, at 6:33: p.m. Members Schumpp, Schwarz, Matevich, Beeson and Goldie were in attendance for roll call. Members Chemers and Matlock were absent. Village Board trustee Stevens was in attendance and Mayor Holland was in the audience. Sr. Planner Zach Brown, Planning Tech Tony Minette and Secretary Dawn Moser were present.

APPROVAL OF THE MINUTES (September 25, 2008)

Member Matevich made the motion (#1), seconded by member Beeson to approve the Plan Commission minutes for September 25, 2008. Ayes: Matevich Schumpp, Schwarz, Beeson and Goldie. Nays: None Motion carried.

PUBLIC HEARING – BRONSON SQUARE

Public Hearing Request: Rezoning to B2 (lots 1 and 2), Special Use for a PUD, Special Use for Drive-Thru (x2), Special Use for Outdoor Seating, for the property located at the northwest corner of Pfeiffer and Laraway Rods. Other requests: Preliminary Plat Approval, Final Plat Approval

- Site Plan, prepared by Arete 3 Ltd., dated 12.06.05, revised 09.26.08, VOF received 09.26.08
- Site Details (sheets SP2 – SP5, prepared by Arete 3 Ltd., dated 05.14.08, revised 09.26.08, VOF received 09.26.08
- Building Elevations (sheets EL1 – EL5), prepared by Arete 3 Ltd., dated 08.01.07, revised 09.26.08, VOF received 09.26.08
- Perspective Renderings, prepared by Arete 3 Ltd. dated 09.26.08, VOF received 09.26.08
- Signage Details (shhets EL6 –EL7, prepared by Arete 3 Ltd., dated 05.19.08, revised 09.26.08, VOF received 09.26.08
- Landscape Plan, prepared by Arete 3 Ltd., dated 12.06.05, revised 09.26.08, VOF received 09.26.08
- Photometric Plan, prepared by Arete 3 Ltd., dated 03.21.08, revised 09.26.08, VOF received 09.26.08
- Truck Study, prepared by Arete 3 Ltd., dated 12.06.05, revised 09.26.08, VOF received 09.26.08
- Grading Plan, prepared by MG2A, dated 07.22.08, revised 09.25.08, VOF received 09.26.08
- Preliminary Plat, prepared by MG2A, dated 07.25.08, revised 09.25.08, VOF received 09.26.08
- Final Plat, prepared by MG2A, dated 07.25.08, VOF received 09.26.08

Chair Goldie swore in all who wished to testify. Receipts of the registered letters were entered into the record.

Sr. Planner Brown presented the staff report for the Bronson Square project noting it was reviewed at a workshop on August 14th. Mr. Brown noted that the applicant proposed to construct an 8-building multiple-use office/retail commercial center, and requested a special use for a PUD, special uses for two drive-up service windows and a special use for outdoor seating for a restaurant. Lots 1 and 2 would be rezoned from B4 to B2, and Lot 3 would remain B4.

Staff noted that at the workshop there was discussion regarding proposed variations from village ordinance including reduced parking stall and drive aisle dimensions, retaining walls and signage. Staff noted that the applicant had since revised the proposal to increase parking stall and drive aisle dimensions to meet ordinance requirements and stated that the applicant had prepared a revised signage proposal that differed from the proposal included in the Commissioners' packets and reviewed in the staff report. Mr. Brown informed the Commission that as the revised signage plan was provided at the beginning of the meeting, it was not reviewed by staff for consistency with ordinance requirements

Applicant representative Tom Ruane, engineer Rich Vane and architect Chuck Smith were present; and Mr. Brown turned the meeting over to Mr. Smith who gave a presentation explaining the modifications incorporated into the revised plans.

Mr. Smith explained that the dimensional deficiencies discussed at the workshop meeting were revised to meet ordinance requirements and that at the request of the Commission at the workshop meeting, the following changes were made to the plans: decorative lighting, bracketing and awnings were added to the rear of retail buildings A and B; stone bases were added to all bank drive-up support columns; a bypass lane was added to the bank drive-up; decorative parking lot light fixtures and pole bases were added; and four tree grate locations were identified. Mr. Smith noted that he did not address the Commission's request for increased use of stone on the office buildings, stating a preference for the original design; nor was the sign plan modified to reduce the size and number of monument signs.

At this time, Mr. Smith presented a modified signage proposal, which was different from the proposal included in the packet. The revised proposal included an additional monument sign for the restaurant along Laraway Road, representation of the bank on the corner monument sign, side-by-side tenant representation on the multi-tenant retail sign, the addition of the words, "Office Park" to the westernmost monument sign on Laraway Road, and the utilization of ground-mounted illumination for all monument signs with the exception of the multi-tenant retail sign, which would be internally illuminated with opaque panels.

Chair Goldie called for questions or comments from the audience. Neighbor Bruce Warner said he had considered the area residential and had concerns for the watershed. He questioned the traffic control on Pfeiffer and stated it was already difficult to make a left turn at Pfeiffer onto Laraway. He also expressed concern for restaurant cooking smells, hours of operation and trash collection

Mr. Ruane said the applicant, County and Village are coordinating intersection improvements and the County had approved a plan to reduce the speed limit on Laraway Road from 55 to 40 miles per hour. He said the development would include acceleration

and deceleration lanes, and a right-in/right-out access, Mr. Ruane noted there were no specific retail or restaurant tenants yet.

Discussion ensued of the modified plans. Member Matevich favored the architecture of the retail and bank buildings, but felt the office buildings should utilize more stone. Commissioners agreed with member Matevich and the applicant agreed to the requested revision.

Chair Goldie asked that HVAC areas be screened by plantings in back of the building and the applicant was agreeable. Mr. Smith said the trash enclosures would have cedar wooden doors. There was discussion of staining the southern-facing retaining walls visible to the public roadway, but the developer preferred to keep the gray tone with various textures in the wall lending different tones to the gray walls.

Commissioners discussed the revised signage proposal noting a concern for the number of monument signs. Mr. Smith presented a sign study prepared by Arete 3, Ltd., for a portion of Route 45 stating that the number of signs proposed was consistent with existing development patterns. After much discussion, Commissioners suggested the restaurant monument sign be removed and an additional tenant panel be added to the top of the multi-tenant retail sign. Staff noted the sign already exceeded ordinance requirements and an additional panel would increase both height and area of the sign; however Commissioners favored the revised design. Mr. Brown stated that Village ordinance does not allow for side-by-side tenant listings as proposed on the revised multi-tenant retail sign. Mr. Smith explained that signage is critical to attracting prospective tenants and feared that reducing the number of tenants represented on the sign would inhibit the applicant's ability to lease the buildings.

Commissioners requested the applicant modify the Pfeiffer Road sign to meet ordinance requirements for height and utilize an etched stone design to which the applicant agreed. In light of the increased monument signage, the Commission requested that the wall signage be removed from the western façade of the restaurant building and the eastern façade of Retail Building A. Members questioned the necessity of the bank tenant being identified on the corner monument sign suggesting that the two permitted wall signs would be adequate to identify the user.

Sr. Planner Brown informed the Commission that he was unable to identify the number and degree of variances contemplated in the revised signage proposal as there had been no formal review of the revised plans, and suggested the Commission table their vote to allow staff to present factual analysis of the proposal. The project representatives preferred the Commission vote on the project. Commissioners acknowledged that they did not fully comprehend the degree of variances contemplated; however in light of the revisions discussed, conditional approval would be appropriate.

Member Schwarz made the motion (#2), and seconded by member Matevich to close the public hearing. Ayes: Matevich, Beeson, Schwarz, Schumpp and Goldie. Nays: None. Motion carried.

Discussion began regarding several conditions outlined in the staff report. Following discussion and revision to some conditions, Sr. Planner Brown reviewed the list of conditions established by the Commission as follows:

1. Utilization of a decorative form liner in the construction of the concrete safety barriers.
2. Retaining wall stone for the Pfeiffer Road entrance to be consistent with the dry stacked stone depicted on sheet SP-5.
3. Frankfort Fire Protection District approval of site access and maneuverability
4. Restriction of the use of the office basements to archival storage and other ancillary uses that do not increase the demand for parking.
5. Modification of the site plan to identify the proposed location and quantity of the landscape planters and pedestrian benches.
6. Increasing the height of the stone knee wall on the four office buildings.
7. Manufactured stone to match the form liner pattern to be used on the support piers of the outdoor seating area from the surface of patio to the top of the pier.
8. Final landscaping approval.
9. Modification of the revised signage proposal prepared by Arete 3 Ltd., dated 10.07.08 to remove the restaurant monument sign.
10. Modification of the revised signage proposal prepared by Arete 3 Ltd., dated 10.07.08 to include an additional tenant panel on the multi-tenant sign for identification of the restaurant user.
11. Multi-tenant monument sign permitted at 9' in height.
12. All monument signs, with the exception of the multi-tenant sign shall be illuminated by ground mounted lighting only.
13. Reduction of the height of the Pfeiffer Road monument sign by 1'.
14. Modification of the Pfeiffer Road monument sign to utilize an etched stone design.
15. Removal of the wall sign from the eastern façade of retail building B.
16. Removal of the wall sign from the western façade of the restaurant building.
17. White wall signs to be used for all multi-tenant retail buildings.
18. Staff approval of a uniform sign plan.
19. Staff approval of CC&Rs including use restrictions for the office basements and sign criteria.
20. Final engineering.

Member Schumpp made the motion (#3), seconded by member Matevich to approve the preliminary plat for the Bronson Square development located at the northwest corner of Pfeiffer and Laraway Roads in accordance with the reviewed plans and conditioned upon final engineering approval. Ayes: Matevich, Schwarz, Beeson, Schumpp and Goldie. Nays: None. Motion carried.

A motion (#4), was made by member Schwarz and seconded by member Matevich to approve the final plat for the Bronson Square development located at the northwest corner of Pfeiffer and Laraway Roads in accordance with the reviewed plans and conditioned upon final engineering approval. Ayes: Schumpp, Matevich, Schwarz, Beeson and Goldie. Nays: None. Motion carried.

Motion (#5) was made by member Schwarz and seconded by member Matevich to approve a special use for a planned unit development for the Bronson Square development located at the northwest corner of Pfeiffer and Laraway Roads in accordance with the reviewed plans and conditioned upon items as enumerated in the staff report and modified per discussion. Ayes: Schwarz, Beeson, Schumpp, Matevich and Goldie. Nays: None. Motion carried.

Member Schwarz made the motion (#6), seconded by member Matevich to approve the rezoning of lots 1 and 2 of the Bronson Square development located at the northwest corner of Pfeiffer and Laraway Roads from B4 to B2 in accordance with the reviewed plans. Ayes: Matevich, Beeson, Schwarz, Schumpp and Goldie. Nays: None. Motion carried.

A motion (#7), was made by member Schwarz and seconded by member Matevich to approve a special use for outdoor seating for the Bronson Square development located at the northwest corner of Pfeiffer and Laraway Roads in accordance with the reviewed plans and conditioned upon manufactured stone to match the form line pattern to be used on the support piers of the outdoor seating area from the surface of the patio to the top of the piers. Ayes: Schwarz, Matevich, Beeson, Schumpp and Goldie. Nays: None. Motion carried.

Motion (#8) was made by member Schwarz and seconded by member Matevich to approve a special use for a drive-up for the bank building within the Bronson Square development located at the northwest corner of Pfeiffer and Laraway Roads in accordance with the reviewed plans. Ayes: Schwarz, Matevich, Schumpp, Beeson, and Goldie. Nays: None. Motion carried.

Member Schwarz made the motion (#9), seconded by member Matevich to approve a special use for a drive-up at the west end of retail building A within the Bronson Square development located at the northwest corner of Pfeiffer and Laraway Roads in accordance with the reviewed plans. Ayes: Schwarz, Beeson, Schumpp, Matevich and Goldie. Nays: None. Motion carried.

OTHER BUSINESS

Mr. Brown said the Architectural field trip is planned for Tuesday, October 14th and invited Commissioners to attend.

Staff reported repair work will begin on the exterior of Crown Centre to correct a moisture/mold problem.

ADJOURNMENT

Member Schumpp made the motion (#10), seconded by member Schwarz to adjourn the October 9, 2008 meeting of the Plan Commission at 9:00 p.m. Ayes: Unanimous voice vote. Nays: None. Motion carried.

APPROVED October 23, 2008

As Presented _____

As Amended _____X_____

_____/S/_____, Chair

_____/s/_____, Secretary