



**MINUTES**  
**REGULAR MEETING OF VILLAGE OF FRANKFORT**  
**PLAN COMMISSION / ZONING BOARD OF APPEALS**  
**JANUARY 28, 2010 – 6:30 P.M. - FRANKFORT POLICE STATION**  
**20602 LINCOLN WAY LANE (LOWER LEVEL)**

**Call to Order**

Chair Renae Goldie called the meeting to order at 6:30 P.M.

**A. Roll Call**

Commissioners Present: Dave Schumpp, Ken Chemers, Renae Goldie, John Newton, Bob Beeson and Don Schwarz

Commissioners Absent: Jim Matlock

Staff Present: Community Development Director Jeff Cook, Senior Planner Zach Brown, Planning Tech Tony Minette

Elected Officials Present: Mayor Jim Holland, Liaison to the Village Board, Trustee Mike Stevens and Trustee Todd Morgan

**B. Approval of Minutes** from January 14, 2009

Motion (#1) to approve by: Beeson      Seconded by: Chemers  
Approved (6 to 0)

**C. 1.5 Mile Review**

Applicant: Lyman Tieman  
Location: Southwest corner of Stuenkel Rd and 88<sup>th</sup> Ave  
Request: Rezoning of from A1 to E1

Senior planner Zach Brown presented the staff report and provided an overview of the request.

The applicant Lyman Tieman was present and clarified that the property owners did plan to dedicate a 50' right-of-way along 88<sup>th</sup> Avenue as was requested by the Township and the County.

Mr. Brown questioned drainage concerns noted by the Township Road Commissioner. Duane Linden, the project planner noted that no engineering plans or stormwater management facilities are proposed for the 5-acre lots but stated that they will address drainage issues when the remaining 89-acres are developed.

During the Plan Commission discussion:

- Commissioners questioned pre-annexation to the Village noting that an agreement could ensure future dedication of right-of-way and connection to Village utilities.
- The applicant noted that pre-annexation is not desired for the 5-acre lots but stated that the property owners would be open to discussing pre-annexation for the remaining 89-acres.
- Commissioners noted that the proposed zoning classification is consistent with the zoning of the surrounding properties and the future land use identified in the Village of Frankfort Comprehensive Plan.

**Motion (#2):** To recommend no objection to the proposed rezoning from A1 to E1 subject to dedication of 88<sup>th</sup> Avenue right-of-way pursuant to Township requirements.

Motion by: Schwarz    Seconded by: Beeson  
Approved (6 to 0)

#### **D. Workshops**

Location:    1 N. White Street

Subject:     Review of site characteristics and redevelopment opportunities

Senior planner Zach Brown provided a background on the property and identified hindrances and opportunities to consider in its' redevelopment.

Community Development director Jeff Cook encouraged Commissioners to discuss potential uses, densities, and conceptual site designs.

During the Plan Commission discussion:

- Commissioners discussed the natural gas pipeline that bisects the property noting that it limits site design alternatives. Director Cook noted that relocating the pipeline is not likely to be financially feasible;
- Members noted the depth of the property and discussed their preference for tree preservation at its far eastern end;
- Commissioners discussed uses of the property noting that commercial users would need to be destination oriented, suggesting a theater, banquet hall, restaurant, or water park use;
- Commissioners discussed residential opportunities noting that Rowhouses or Condos facing the trail could be desirable;
- Commissioners favored a site design in which buildings are located along White Street with parking in the rear;

- Members noted that the village owned property north of the Fox Lumber site and questioned its availability for redevelopment. Staff noted there is a deed restriction that could preclude changing its use however agreed to investigate the issue further. Commissioners requested staff provide a map depicting all village owed properties in the area;
- Commissioners discussed opportunities to address the pie shaped portion of the property towards the east. Some suggested trail relocation to improve the usefulness of the properties shape.
- Members discussed the eastern end of the property noting that existing vegetation provided opportunity for nature related uses/activities, while providing a natural buffer between existing residential and future development.

**E. Other Business**

Senior Planner Zach Brown informed the commission of forthcoming special exception requests relating to property takings by IDOT in preparation for Rt. 30 improvements.

**F. Adjournment – 8.15 pm**

**Motion (#2) to Adjourn**

Motion by: Newton      Seconded by: Schumpp

Approved (6 to 0)

APPROVED February 11, 2010

As Presented      X

As Amended

/s/ Renae Goldie, Chair

/s/ Tony Minette, Secretary