



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
MAY 27, 2010 – 6:30 P.M. - FRANKFORT POLICE STATION
20602 LINCOLN WAY LANE (LOWER LEVEL)

Call to Order

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

A. Roll Call

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

Commissioners Absent: Don Schwarz and Jim Matlock

Staff Present: Senior Planner Zach Brown and Planning/GIS Tech Tony Minette

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

B. Approval of Minutes from May 13, 2010

Motion (#1) to Approve the minutes from May 13, 2010

Motion by: Chemers Seconded by: Beeson

Approved (5 to 0)

C. Public Hearing – Pieczynski

Applicant: Edward and Diane Pieczynski

Location: 749 Birchwood

Request: Lot Coverage variance from 25% to 27.5% to permit the construction of a gazebo in the rear yard of the property.

Senior Planner Brown presented the staff report and provided an overview of the request. The applicant was present and did not provide any further testimony.

- Bob Fisher of 764 Leslie Lane was in attendance and questioned if any grading was proposed noting existing drainage issues on his property. The applicant confirmed that no grading was proposed and staff agreed to inform the building department of the existing drainage issue.

Motion (#2): Close the Public Hearing

Motion by: Chemers Seconded by: Beeson

Approved (5 to 0)

During the Plan Commission discussion:

- Commissioners noted that the cul-de-sac bulb at the western end of the property significantly reduced the lot area and in turn the permitted lot coverage;
- Members noted that lot coverage variances are common in old parts of town citing a recent variance approval from 20% to 32% at 253 S. Hickory Street; and
- Commissioners questioned if the pool shown on the provided plat of survey remained. The applicant confirmed that the pool had been previously removed.

Motion (#3): Approve a lot coverage variance from 25% to 27.5% to permit the construction of a gazebo in the rear yard of the property located at 749 Birchwood in accordance with the reviewed plans and public testimony.

Motion by: Chemers Seconded by: Newton
Approved (5 to 0)

D. Workshop– Lincoln Way Special Education District #843

Applicant: Lincoln-Way Area Special Education District

Location: Southeast corner of Willow and Colorado

Request: Special Uses for a Planned Unit Development and Indoor Institutional Use, Preliminary PUD Approval (Phases 1 and 2), and Final PUD approval for phase 1.

Senior Planner Brown presented the staff report and provided an overview of the request. The applicant was present to answer Commissioners questions.

During the Plan Commission discussion:

- The applicant stated that the home will be used to teach life skills to special education students and that there will not be any overnight stays;
- The applicant confirmed that the house will be staffed by 2-3 teachers, have a maximum capacity of 5 – 10 student, and operate from 7a.m. to 4 p.m.;
- Commissioner Chemers questioned funding of the construction noting existing budget issues within the school districts. The applicant stated that the money has already been budgeted and that the school is a service that is severely needed in this area;
- Members discussed the proposed encroachment of the required 25’ green space and questioned why the required setback could not be met. The

applicants explained that meeting the required setback would limit the area for future building expansion as the property is encumbered by floodplain however agreed to relook at the issue;

- Commissioners requested that the transition between the new drive access and the existing circular drive be revised to create a more finished appearance. The applicant was amenable to the request;
- Members discussed the proposed use agreeing that it was consistent with surrounding area;
- The applicants noted that they had conducted a community meeting last week introducing the project to the surrounding residents and received positive feedback;
- Commissioner's requested the applicants provide a cut sheet for the proposed parking lot light fixtures so as to verify that they meet ordinance requirements for type of fixture and mounting height; and
- Members discussed the architectural elevations and building materials noting that they were consistent with the surrounding residential area.

E. Other Business

Senior Planner Brown informed Commissioners that he had met with representatives from the Majestic Pines Subdivision to discuss re-subdivision of the property to create 30 additional single family lots. Members expressed concern for the proposed request.

Chair Goldie noted that there are boulders in the drive aisle between the Berkeley Office complex and the Jameson's Pub property.

F. Adjournment – 8:00 pm

Motion (#4) to Adjourn

Motion by: Chemers Seconded by: Beeson
Approved (5 to 0)

APPROVED June 10, 2010

As Presented X

As Amended _____

/s/ Renae Goldie, Chair

/s/ Tony Minette, Secretary