



**MINUTES**  
**REGULAR MEETING OF VILLAGE OF FRANKFORT**  
**PLAN COMMISSION / ZONING BOARD OF APPEALS**  
**JULY 8, 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: Ken Chemers, Renae Goldie, Jim Matlock, Dave Schumpp, Bob Beeson, and Don Schwarz

Commissioners Absent: John Newton

Staff Present: Planning Supervisor Zach Brown and Planning Intern Tim Mulry

Elected Officials Present: Liaison to the Village Board Trustee Mike Stevens

**B. Approval of Minutes from June 24, 2010**

Motion (#1) to Approve the minutes from June 24, 2010

Motion by: Beeson      Seconded by: Chemers  
Approved (5 to 0)  
Abstain (1)

**C. Public Hearing – Lally Variance**

Applicant: Jim Lally

Location: 147 White Street

Request: Accessory Structure Setback from 10' to 6.5'

Planning Intern Mulry presented the staff report and provided an overview of the request. The applicant was present to answer Commissioners questions and provided no further comments.

**Motion (#2):** Close public hearing

Motion by: Schumpp      Seconded by: Matlock  
Approved (6 to 0)

During the Plan Commission discussion:

- Members acknowledged that accessory structure setback variances are common in the old town area citing several previous variance approvals.

- Commissioners acknowledged the letter of support provided by the property owners to the south and east.
- Staff informed Mr. Lally that construction of the proposed addition could not begin until the Village Board approved the requested variance.

**Motion (#3):** Approve accessory structure setback variance from 10' to 6.5' along the southern property line to permit the construction of a garage addition on the property located at 147 White Street in accordance with the reviewed plans and public testimony.

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

**D. Public Hearing– Lincoln-way Area Special Education District #843 – Household Skills Educational Facility**

Applicant: Lincoln-Way Area Special Education District #843  
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*), Final PUD Approval (*Phase 1*)

Planning Supervisor Brown presented the staff report and provided an overview of the request. Craig Englert, Ron Giles and Todd Abrams were present representing the applicant and discussion ensued.

- Staff requested the applicant modify the development plans to include tree preservation measures in accordance with landscape ordinance requirements. Applicants agreed to modify the plans as requested.
- Mr. Bob Svenningson, a nearby resident, was present and expressed concern for stormwater management, traffic and lighting. Upon review of the proposed plans, Mr. Svenningson's concerns were alleviated.

**Motion (#4):** Close the public hearing

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

During the Plan Commission discussion:

- Commissioners questioned the necessity of the additional parking spaces. Staff noted that the zoning ordinance requires parking for educational uses. The applicant noted that a portion of the parking lot is intended to accommodate future expansion.

- Commissioners inquired as to the proposed construction schedule for phases 1 and 2. The applicant indicated construction of phase 1 will begin this month and be completed by December 2010 with phase 2 construction commencing by 2012.
- Staff noted that final engineering approval was outstanding and recommended final engineering as a condition.
- The applicant indicated that they intend to construct alternative #1 as estimated costs came in lower than expected.
- Members acknowledged that the site plan was revised to meet the 25' green space requirement.
- Commissioners reviewed the proposed building materials and noted that the proposed hardiboard siding is consistent with the residential character of the area.

**Motion (#5):** Approve a special use for an indoor institutional use to permit the operation of a household skills educational facility on the property located at the southeast corner of Willow and Colorado in accordance with the reviewed plans and public testimony.

Motion by: Matlock    Seconded by: Schumpp  
Approved (6 to 0)

**Motion (#6):** Approve a special use for a planned unit development to permit the phased construction of a household skills educational facility, expansion and improvement of the existing northern parking area and construction of stormwater management facilities for the property located at the southeast corner of Willow and Colorado in accordance with the reviewed plans and public testimony.

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

**Motion (#7):** Approve the preliminary PUD Plan for the property located at the southeast corner of Willow and Colorado in accordance with the reviewed plans and public testimony.

Motion by: Chemers    Seconded by: Matlock  
Approved (6 to 0)

**Motion (#8):** Approve the Phase One Final PUD Plan for the property located at the southeast corner of Willow and Colorado in accordance with the reviewed plans and public testimony and conditioned upon final engineering and staff approval of a tree preservation plan consistent with landscape ordinance requirements.

Motion by: Chemers    Seconded by: Matlock  
Approved (6 to 0)

**E. Public Hearing – Lot 157 Butternut Creek Woods Special Exception**

Applicant: LaSalle 115 Holdings, LLC

Location: Lot 157 Butternut Creek Woods

Request: Special Exception for Reduced Lot Depth from 200' to 164.89'

Planning Supervisor Brown presented the staff report and provided an overview of the request. The applicant was not present.

**Motion (#9):** Close the Public Hearing

Motion by: Matlock    Seconded by: Schumpp  
Approved (6 to 0)

During the Plan Commission discussion:

- Members inquired into the possibility rezoning the property to R2 so as to meet minimum depth requirements.
- Staff noted that the reduction in lot depth would diminish the buildable area of the property.
- Staff indicated that aside from lot depth provisions, the property is consistent with ordinance requirements.
- Commissioners questioned if other properties in the area were affected by IDOT takings. Staff confirmed that the majority of the properties along Route 30 have had property taken.

**Motion (#10):** Approve a special exception to permit the reduction of required lot depth from 200' to 164.89' on the property located at Lot 157 Walnut Ridge Court.

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

**F. Other Business**

Staff updated Commissioners on the status of plan revisions for the Frankfort Commons 2 project, noting that signage continues to be a concern.

**G. Adjournment – 7:30 pm**

**Motion (#11) to Adjourn**

Motion by: Matlock      Seconded by: Chemers

Approved (6 to 0)

APPROVED July 22nd, 2010

As Presented      X

As Amended \_\_\_\_\_

/s/ Renae Goldie, Chair

/s/ Zach Brown, Secretary