



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
SEPTEMBER 23, 2010 - 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: Renae Goldie, Jim Matlock, Ken Chemers, Bob Beeson and John Newton

Commissioners Absent: Don Schwarz and Dave Schumpp

Staff Present: Planning Supervisor Zach Brown

Elected Officials Present: None

B. Approval of Minutes from September 9, 2010

Motion (#1) to Approve the minutes from September 9, 2010

Motion by: Chemers Seconded by: Matlock

Approved (3 to 0)

Abstain (2)

C. Public Hearing – Providence Bank Major PUD Change

Applicant: Providence Bank

Location: 20220 S. LaGrange Road

Request: Major PUD Change to permit modification of existing site amenities

Planning Supervisor Brown presented the staff report and provided an overview of the request. The applicant was present to answer Commissioners questions and noted that they had initially planned to preserve the fountains however found that damage caused by improper winterization made repairs cost prohibitive.

Motion (#2): Close public hearing

Motion by: Chemers Seconded by: Newton

Approved (5 to 0)

During the Plan Commission discussion:

- Commissioners noted that the fountains had not operated in several years and stated that conversion to landscape planters would improve the appearance of the property;
- Members requested the applicant clean the brick sides of the fountains so as to remove existing mineral deposit stains. The applicant agreed to the request;
- Staff noted that the applicant would need to work with the Utility Department to insure proper disconnection from the Village's water system. The applicants agreed to provide plans detailing the disconnection at time of building permit;
- Commissioners questioned if leaving the existing piping in the ground would cause future maintenance problems. The applicants noted that the piping is located several feet below concrete and asphalt and as such should pose no maintenance issues so long as the system is properly terminated within the building;
- Members acknowledged and commended the applicants for their ongoing landscape improvements;

Motion (#3): Approve a major PUD change to permit the modification of existing site amenities located on Lot #4 of the Frankfort Commons planned unit development in accordance with the reviewed plans and public testimony and conditioned upon cleaning the brick fountain walls.

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

D. Other Business

Staff provided an update on the redevelopment planning process for the One North White Street property addressing projected square footages, parking requirements, traffic control alternatives and open space creation. Mr. Brown presented a display board depicting the Commission's preferred site concept as well as images illustrating the quality of architecture and site amenities envisioned.

E. Adjournment – 7:15 pm

Motion (#4) to Adjourn

Motion by: Chemers Seconded by: Schwarz

Approved (5 to 0)

APPROVED October 14, 2010

As Presented X

As Amended _____

/s/ Renae Goldie, Chair

/s/ Zach Brown, Secretary