



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
FEBRUARY 13, 2014 – FRANKFORT POLICE STATION
20602 LINCOLN-WAY LANE

Call to Order

Chair Don Schwarz called the meeting to order at 6:30 P.M.

Commissioners Present: Don Schwarz, Alicia Hanlon, Bob Beeson, Sue Anstett, Dave Schumpp and Jim Matlock

Commissioners Absent: Neil Nunamaker

Staff Present: Assistant Director of Development Services Zachary Brown and Planner Dan Lee

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

A. Approval of Minutes from January 23, 2014

Motion (#1): Approve the minutes from January 9, 2014

Motion by: Beeson Seconded by: Hanlon
Approved (6-0)

B. Public Hearing – Currie Rezoning (Table until March 13, 2014)

Public Hearing Request: Rezoning from ER Estate Residential District to B2 Community Business District for the property located at the southeast corner of Route 30 and 94th Avenue to accommodate the existing commercial use of property by Currie Motors.

Assistant Director Brown provided a brief overview of the project history however explained that the item would be tabled until the March 13, 2014 meeting as notification of the public hearing did not reach the property owner in sufficient time due to their out of state residency.

Motion (#2): Table the Currie Rezoning Public Hearing until March 13, 2014

Motion by: Schumpp Seconded by: Anstett
Approved (5-0)

C. Concept Workshop – Riverside Medical Center

Public Hearing Request: Rezoning from ER Estate Residential District to B4 Office District upon annexation and a special use for a planned unit development for the ± 21 acre property located at the southwest corner of Route 45 and Steger Road.

Other Request: Final Plat Approval

Chair Schwarz noted that the item was a workshop hearing and as such no one would be sworn in and no vote for recommendation would be made.

Assistant Director Brown provided an overview of the proposed project, citing a previous concept workshop in November. He explained that Riverside has since submitted more detailed plans for a medical office as phase 1 of the development, stating that subsequent phases would also be subject to a public hearing. Mr. Brown cited the proposed plans' modern architecture, adequate parking, basic landscaping plan and conceptual signage. He further stated that a traffic study was provided for the commissioners at the meeting, and reminded them that the property would be annexed into the village as part of the project.

Jeff Reinke of Proteus Group then gave an architectural overview of the proposed plans. He stated that the 21,000 sq. ft. building would serve as a southern gateway to Frankfort and would be a unique, open experience for visitors. Mr. Reinke provided samples of brick and window materials, noting that the Prairie-style structure had a garden building feel and that sustainability and comfort was focused on during design. He explained that the proposed signage was preliminary and that it would likely be lit from either the ground or behind the letters.

Mr. Reinke cited the mobile technology entrance, noting that while Village ordinance prohibits it, he believed a solution was found in the garage entrance design on the proposed plans.

Rod Tonelli of Reuttiger, Tonelli & Associates, Inc explained the engineering and landscaping as related to the project. He noted the "inside out" nature of the building and his belief that the lake serves an amenity to both the interior and exterior. He stated that the landscaping plan was designed to fill an obligation to recognize that building/site as the community gateway. At this time plant materials were not specified however Mr. Tonelli noted they would be as the project moves forward and will blend off of traditional and natural/prairie.

In discussing infrastructure, Mr. Tonelli stated that the proposed entrance from Steger Rd would continue throughout the site and eventually connect to LaGrange Rd during a future phase though would not likely be a public road. Addressing concerns from the previous workshop, Mr. Tonelli noted that the northern entrance must line up with Firenze Drive per Village engineering design standards. He then cited the completed traffic study, noting that the expected 116-222 trips per day phase 1 would generate are insignificant to the current 3,500 (Steger Rd) and 5,600 (LaGrange Rd) daily trips. He noted that utilities are already accessible to the site after meeting with the Village's engineering consultants and that the project may help with future developments. Mr. Tonelli concluded by discussing lighting, noting the site plan designates centralized parking and as a result lighting will be contained within the site.

Chair Schwarz opened the meeting up for public comment.

Don Powell of 11071 Venezia Drive was present on behalf of the Vistana Homeowners Association. Mr. Powell questioned the Steger Rd entrance and why

other options were not considered. He expressed his concern with traffic from the facility going through Vistana and causing congestion, citing such experiences with existing conditions. Mr. Tonelli confirmed that the development would ultimately have two entrances.

Assistant Director Brown noted that based on usage, Riverside would likely have less traffic than the comparable Hedges Clinic located on Colorado Ave. Mr. further explained that there is a Village Traffic Advisory Board that can review the site once developed should any cut-through traffic issues arise. Mr. Tonelli hypothesized that the road improvements that will be made as a part of the project may improve driving in the area.

Mr. Tonelli noted that efforts had been made for representatives of Riverside to meet with the surrounding neighborhood though the weather has prevented scheduled meetings from occurring. Chair Schwarz commended staff on their efforts to keep residents and informed of the public process with Riverside, and called on commissioners for further discussion.

Commissioner Anstett questioned if the lights would be timed as well as the proposed hours of operation. Assistant Director Brown noted that past project approvals have set designated lighting timers and that the Village has standard hours of operation set for businesses and deviations from them would require special use permit approval.

Commissioner Schumpp noted that the expected 116-222 trips with the facility would occur throughout the day and not necessarily during rush hour. He then questioned where the construction traffic would go. Assistant Director Brown stated that such factors would be determined during engineering review.

Commissioner Schumpp stated he was content with parking as proposed but noted that more may need to be added later on. He noted the building height exceeded Village ordinance however noted that as a Planned Unit Development such deviations could be made. He did however express concern with the proposed signage, requested it be lowered in size to better match ordinance requirements. Assistant Director Brown state that the sign may be relocated while Mr. Tonelli noted that the proposed sign is designed as a way to identify the architecture.

Commissioner Hanlon reiterated Commissioner Schumpp's comments and questioned if the proposed B4 zoning would be consistent with future development. Assistant Director Brown indicated that since later phases may be used for senior living rezoning may be necessary at that point.

Commissioner Hanlon questioned what future uses for the remainder of the property may be outside of senior living. Mr. Reinke stated that market studies often determine such decisions and the development would expand based on what services are needed at the time. Phil Kambic, President and CEO of Riverside Health Care, stated that several physicians have shown interest in the site and that several of their current facilities have assisted living. Assistant Director Brown noted that assisted living would serve as a good transition from commercial/medical office to the residential subdivision to the west.

Commissioner Hanlon questioned the proposed mobile technology garage. Assistant Director Brown noted that a similar structure was proposed by Silver Cross and denied. Mr. Reinke noted that the most recent elevations show the garage as an extension of the building and was attractively designed to serve as a gateway. Mr. Reinke also discussed the trellises noting that landscaping will grow on them and that they will be viewed from patients in the building.

Commissioner Matlock inquired about plans for a stoplight at the intersection of Steger Road and LaGrange Road. Assistant Director Brown noted that LaGrange Road is under IDOT control and no immediate plans are in place while Mr. Tonelli added that usually such matters aren't addressed until traffic is a major concern in the area.

Commissioner Hanlon questioned the likeliness of being permitted access from LaGrange Rd. Mr. Tonelli explained the entrance will undoubtedly be granted with full access but was unsure of the timeframe.

Assistant Director Brown and Chair Schwarz encouraged those in attendance to provide their contact information to be updated on the process and any plan changes.

- D. Committee Update:** Trustee Stevens provided an overview of items approved and discussed at the previous Community Services and Departmental Operational Committees meetings. Topics of discussion Trustee Stevens mentioned included downtown landscaping bid approval, cell tower agreement amendments as well as discussion on interior architecture for the Village Hall expansion and future economic development in the community. He also discussed a grant/loan the board is considering for the development of a commercial building in the downtown area.
- E. Village Board Update:** Trustee Stevens noted that Plan Commission recommendations of the 254 Oregon St subdivision and changes to the zoning ordinance reflecting medical marijuana facilities were approved.
- F. Other Business:** Assistant Director Brown noted that Panera Bread, located at 11069 W Lincoln Hwy, has proposed to construct a drive-thru at their facility. Mark Burkland and Jason Berg were in attendance representing Panera Bread and gave a brief overview of their concept, noting that several locations have recently constructed drive-thrus. Commissioners had questions regarding access to the building but overall supported the concept. Assistant Director Brown noted that special use permits and Major PUD changes would be required for approval and Panera Bread would need to submit detailed plans to move forward with the process.
- G. Attendance Confirmation:** All commissioners expected to be present at the next meeting.

Motion (#3): Adjournment: (8:00)

Motion by: Matlock Seconded by: Beeson
Unanimously approved by voice vote.

Approved February 27, 2014

As Presented _____



As Amended _____



/s/ Don Schwarz, Chair



/s/ Secretary