



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
FEBRUARY 27, 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, Bob Beeson, Sue Anstett, Dave Schumpp,
Neil Nunamaker and Jim Matlock

Commissioners Absent: Alicia Hanlon

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 February 13, 2014

Motion (#1): Approve the minutes from February 13, 2014

Motion by: Matlock Seconded by: Anstett

Approved (5-0)

Present (1)

B. Workshop – 28 Kansas Street Variances

Public Hearing Request: Rear yard setback variance from 10 feet to 0 feet, interior side yard setback variances from 5 feet to 0 feet along the eastern and western property lines and a height variance from 35 feet to 40 feet to construct a two-story retail/office building located at 28 Kansas Street.

Assistant Director Brown provided a brief overview of the project, noting the subject property being located in the downtown east of Francesca's and west of Smokey Barque. He noted that variances had previously been approved for a separate proposal and compared them to the current request. Mr. Brown stated that while elevations were provided, architectural review would be conducted by the 1890's Committee in March and that the focus of the workshop was to review the requested variances. The applicant, Richard Wright, was present and offered to answer any questions from the Commission.

Commissioner Matlock questioned the materials of the façade. Mr. Wright stated that it would be a similar brick to Francesca's but would incorporate stone elements as well.

Commissioner Nunamaker questioned if the proposed building would be attached to the existing buildings. Mr. Wright stated they would be abutted but not attached.

Commissioners discussed the required variances and noted the similarity to the previous approval for the property and other developments in the downtown area.

Commissioners expressed their approval of the proposed architectural elevations. Chair Schwarz noted that the item would be brought back to the Plan Commission for a Public Hearing on March 13th.

C. Committee Update: None

D. Village Board Update: Trustee Stevens listed several items approved by the Village Board at the February 18th meeting, including bid approvals and the release of executive minutes from previous years.

E. Other Business: Mike Arcy of 22936 Sun River Drive was in attendance and expressed concern regarding an addition being constructed at 11875 Topanga Canyon that was previously approved by the Plan Commission for variances of lot coverage and rear yard setback. Mr. Arcy stated his disapproval with the project, citing his belief that his property value would significantly drop as a result. He further stated that the certified letter he received for the Public Hearing did not provide enough information on the project and had he known the extent of the proposed construction he would have objected previously.

Chair Schwarz noted that there were two public meetings where the item was discussed prior to approval. Mr. Arcy stated that he was out of town the day of the Plan Commission hearing.

Assistant Director Brown reminded the Commissioners of the project's details. He noted that the HOA had provided approval letter for the project. He further stated that staff would reach out to the HOA to ensure that the plans were consistent with their covenants and restrictions and agreed to help the Association enforce them if need be.

Assistant Director Brown informed the Commission that the Eisenbrandt property across from Mariano's was under contract and that preliminary plans for a retail shopping center were recently submitted to the Village. He also stated that Goodwill had submitted a site plan for their proposed location that depicted a drive-up window encroaching the required setbacks and that a PUD change and special use permit would be required to accommodate the requests. He concluded by noting a revised site plan had been submitted for Frankfort Commons II.

F. Attendance Confirmation: Commissioner Nunamker indicated he would not be in attendance at the March 13th Plan Commission meeting. All other Commissioners stated they would likely attend.

Motion (#3): Adjournment: (7:30)

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

Approved March 13, 2014

As Presented X

As Amended

/s/ Don Schwarz, Chair

/s/ Secretary