



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
APRIL 10, 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, Dave Schumpp and Jim Matlock, Alicia Hanlon and Neil Nunamaker

Commissioners Absent: Sue Anstett

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

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

A. Approval of Minutes from March 27, 2014

Motion (#1): Approve the minutes from March 27, 2014

Planner Lee noted one error from a vote that did not reflect the correct number of Commissioners present at the meeting. Chair Schwarz made a motion to approve the minutes as amended.

Motion by: Nunamaker Seconded by: Hanlon
Approved (6 to 0)

B. Public Hearing – Russo Power Equipment Special Uses

Public Hearing Request: Special use permits for large equipment sales / service and outdoor storage to permit the operation of Russo Power Equipment located at 21660 and 21700 S. LaGrange Road, Frankfort, IL.

Planner Lee presented the staff report and provided an overview of the request. He noted several improvements that Russo was proposing to make to the property. He further noted several conditions staff was recommending for approval of the two permits, including fencing repairs, painting facades not depicted in the proposed elevations, modifying the proposed elevations to incorporate architectural asphalt shingles, staff approval of a revised landscaping plan, limiting the items of outdoor storage and removing existing lightpoles, above ground fuel take and an asphalt drive from the site. Eric Adams, President of Russo Power, was present at the meeting. He gave an overview of the business and explained Russo's plans to convert the building into a showroom, parts room and office space and provided samples of the proposed materials for the elevations. He noted that the space exceeds their needs at the time but indicated they hope to grow into it.

Chair Schwarz opened the floor for public comment. Megan Harper of 10402 Penny Court N, directly west of the property, expressed her appreciation of the proposed landscaping and fencing along the western property line, noting that Elsner Road was the entrance to their neighborhood and that the improvements would make the area more welcoming.

Motion (#2): Close the public hearing

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

During the Plan Commission Discussion:

- Commissioner Beeson questioned the removal of the fuel tanks, noting that there were multiple on the site. Mr. Adams stated that all would be removed.
- Commissioner Hanlon questioned the RV parking proposed on the site plan. Mr. Adams stated that the owners of Timber View RV, located directly to the south, had approached him regarding using some of their space for vehicle storage. He estimated about twenty five RVs would be placed on the site but was uncertain if the arrangement would occur. Planner Lee noted that the two business fall under the same special use category for which Timber View had previously been approved.
- Commissioners questioned the type of equipment Russo planned to store onsite. Mr. Adams stated that they do not sell heavy or construction-related equipment, with the largest equipment being lawn tractors.
- Commissioner Nunamaker questioned their description of being a “landscape supplier”, and if that description included chemicals, mulch, stone and fertilizer. Mr. Adams stated they do sell packaged materials however do not store any materials in bulk. He noted that the landscape supplier refers to smaller landscaping equipment such as shovels.
- Commissioners verified that the tanks, asphalt connection to Elsner Road and light poles would be removed. Assistant Director Brown noted that they had been issued a demolition permit for the site and that such work had already begun. Staff noted that removal of the items was also recommended as a condition of approval.
- Trustee Stevens questioned if equipment repairs will be done at the proposed location. Mr. Adams stated that there will be service/maintenance but all repairs would be done indoors.
- Commissioners discussed the outdoor storage request. Mr. Adams confirmed that uncontained and bulk material would not be stored and at the time outdoor storage was limited to crated and palletized materials. Assistant Director Brown noted that by conditioning the storage to those materials, any future changes to the outdoor storage component would require further Village review through a public process.

- Planner Lee noted that Russo Power was recently recommended to receive grant funding from the Village as part of the Target Industry and Industrial Incentive Program.

Motion (#3): Recommend the Village Board approve a special use permit for large equipment sales and service to permit the operation of Russo Power Equipment on the properties located at located at 21660 and 21700 S. La Grange Rd in accordance with the reviewed plans and public testimony and conditioned upon the items enumerated in the staff report.

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

Motion (#4): Recommend the Village Board approve a special use permit for outdoor storage to permit the operation of Russo Power Equipment on the properties located at located at 21660 and 21700 S. La Grange Rd in accordance with the reviewed plans and public testimony and conditioned upon and conditioned upon the items enumerated in the staff report.

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

C. Committee Update:

Planner Lee provided an overview of the items approved and the joint Departmental Operations / Economic Development Committee meeting, which included a T3IP grant for Russo Power Equipment, disposal of police vehicles and a Route 30 lawn mowing contract. Trustee Stevens provided updates on the Country Market and Community Services Committee meetings, noting that representatives from various Village events met to discuss the coming year. He also noted that there had been discussion to change the village logo from “incorporated in 1879” (INC 1979) to “established in 1855”.

D. Village Board Update:

Trustee Stevens announced that Construction Solutions of Illinois had been approved as the general contractor for the Village Hall expansion project. He also noted that the 28 Kansas Street and 204 Pacific Street projects were approved following Plan Commission recommendation. He concluded by stating Student Government Day was recently held, and that Earth Day would be held the coming Saturday.

E. Other Business:

Assistant Director Brown noted that the Village’s 2010 Comprehensive Plan Update was to be included as a case study in a University of Illinois-Chicago professor’s book on comprehensive planning.

- F. Attendance Confirmation:** All present Commissioners stated that they expected to be present at the next meeting.

Motion (#4): Adjournment: (7:30)

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

Approved April 24, 2014

As Presented _____X_____

As Amended _____

/s/ Don Schwarz, Chair

/s/ Secretary