



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
FEBRUARY 9, 2017 – VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET

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

Commissioners Present: Alicia Hanlon, Sue Anstett, Maura Rigoni, Mike Collins,
Lisa Hogan, Jessica Petrow and Don Schwarz

Commissioners Absent: None

Staff Present: Director of Development Services Jeff Cook, Building
Supervisor Adam Nielsen, and Administrative Assistant
Marina Zambrano

Elected Officials Present: Liaison to the Village Board Trustee Mike Stevens,
Trustee Keith Ogle, Village Clerk Adam Borelli and
Mayor Jim Holland

A. Approval of Minutes from January 26, 2017

Motion (#1): Approve the minutes from January 26, 2017.

Motion by: Hogan
Approved (7 to 0)

Seconded by: Rigoni

B. Public Hearing – Simon Variance (Ref. #105)

Public Hearing Request: Building materials variance to permit the use of non-masonry materials on the first floor of a single-family home proposed at 21958 Princeton Circle.

Chair Don Schwarz swore in all those wishing to provide public testimony. Building Supervisor Adam Nielsen presented the staff report and provided an overview of the request. The applicant Steve Simon was in attendance and further discussed his proposal, noting he has made revisions to the East elevation of the home by adding additional masonry. Neighboring property owners were in attendance and offered comments during the Plan Commission discussion.

Chairman Don Schwarz asked for additional public comment. Resident, Gene Goga who resides at 21930 Heritage Drive stated that he supports the construction of the home and feels it would enhance their neighborhood.

Motion (#2): Close the Public Hearing

Motion by: Rigoni
Approved (6 to 0)

Seconded by: Petrow

During the Plan Commission Discussion:

- Commissioners discussed previous first floor masonry variances that have been approved in other subdivisions, such as Kensington, Olde Town, and Connecticut Hills. Commissioners commented that the majority of homes in the Heritage Knolls Subdivision comply with the first floor masonry requirements. Staff provided an exhibit identifying all homes that do not comply with the first floor masonry requirements, the date of construction for each, and noted the majority of non-compliant homes feature limited use of non-masonry materials on the first floor.
- Staff noted the applicant's proposal includes approximately 37% non-masonry materials on the first floor and the applicant indicated the use of non-masonry materials is necessary to achieve an architectural style and appearance. The applicant showed commissioners a photograph of a home he modeled the plan after.
- Commissioners expressed their appreciation to the applicant for incorporating additional stone on the side elevation. Plan Commission members noted that the architectural plans were submitted to the Heritage Knoll's Home Owner's Association and received a revised approval letter.
- Several Commissioners expressed concern for the divergence of materials from the established character of building materials in the area. Others noted a concern that a positive vote could increase the likelihood for similar applications in the future in other subdivision.
- Several members commented the proposed home was of a quality design and would clearly be appropriate to construct in certain areas of the village.
- Chairman Schwarz asked for additional input from the Commissioners as to how the applicant could modify the proposal to be more acceptable. Some members commented additional masonry would help, while others felt full first floor masonry was necessary at this location.

Motion (#3): Recommend the Village Board approve a building materials variance to permit the use of non-masonry materials on the first floor of the home located at 21958 Princeton Circle in accordance with the reviewed plans and public testimony.

Motion by: Collins

Seconded by: Hogan

Approved (4 to 3)

Nay (3) Collins, Anstett & Rigoni

Aye (4) Schwarz, Petrow, Hogan and Hanlon

C. Public Hearing- O'Malley Ash Street Subdivision Variances (Ref. #106)

Public Hearing Request: Variances of minimum lot width on lots 2 and 3 from 100 feet to 80 feet and 120 feet to 90 feet on lot 1, lot depth from 150 feet to 140 feet on lots 1-3, lot area from 15,000 square feet to 11,197 square feet on lots 2 and 3 and from 15,000 square feet to 12,597 square feet on lot 1, and first floor building materials to permit the creation of three-single family lots at the southwest corner of Utah and Ash Streets, and improved with homes utilizing non-masonry materials on the first floor. Other Requests: Preliminary plat approval.

Building Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Shawn O'Malley was present and described the proposal while stating that the vegetation will be mainly preserved possibly losing some trees on each lot due to the sanitary sewer line on the rear of the lots. The sewer line will connect to the existing line on Utah Street. The applicant went on to comment that the plans have been updated to show a 58' x 33' turnaround at the southern terminus of Ash Street per the requirements by the Frankfort Public Works Department. The proposed street light was also relocated between lots 2 and 3, per Public Works comments.

Chairman Don Schwarz asked for additional public comment and none were forthcoming.

Motion (#4): Close the Public Hearing

Motion by: Hanlon
Approved (6 to 0)

Seconded by: Petrow

During the Plan Commission Discussion:

- Commissioners discussed the existing vegetation along the rear of the lots and emphasized the plans clearly depict which trees will not be saved and which trees will be preserved. Shawn O'Malley added that a safety fence will be added to the trees to protect during construction. There are also large evergreens on the south side of lot 3 that will be preserved.
- Commissioners discussed the lot size variance and lot size coverage and commented that it is typical for the downtown area since they all vary greatly in dimensions. The three lots will maintain a width of 80' (lots 2 and 3) with the exception of lot 1, which maintains a width of 90'. The minimum single-family residential lot width permitted by ordinance is 100'. The proposed lots maintain a depth of 140' and the minimum single family lot depth permitted by ordinance is 150'.
- Members discussed the possibility of a side load garage on lot 1, the applicant commented that option was visited but felt that the driveway on Ash Street was better suited and provided an enhanced architectural appearance at the corner of Ash Street and Utah Street. Shawn O'Malley stated the plans were shared with the Old Town Home Owner's Association and did not receive any negative feedback on the proposal.

Access to the subdivision will be provided via the existing public right away on Ash Street.

- First floor building materials were discussed by the commissioners. Some expressed concerns with the three homes looking too similar, citing a preference for a mixture of building materials used in an effort to develop a unique architectural look. Applicant states the three homes will be unique and have a mixture of cedar shake, lap siding, and board and batten applications. Staff noted the proposed elevation complies with the village's anti-monotony standards.

Motion (#5): Recommend the Village Board approve a lot width variance from 100 feet to 80 feet for lots 2 and 3 of the proposed O'Malley Subdivision, located at 202 Ash Street in accordance with the reviewed plans and public testimony and conditioned upon construction of the home as depicted on the architectural plans prepared by William K. Olson Architects, dated 09.08.16.

Motion by: Petrow
Approved (6 to 0)

Seconded by: Hanlon

Motion (#6): Recommend the Village Board approve a lot width variance from 120 feet to 90 feet for lot 1 of the proposed O'Malley Subdivision, located at 202 Ash Street in accordance with the reviewed plans and public testimony and conditioned upon construction of the home as depicted on the architectural plans prepared by William K. Olson Architects, dated 09.08.16.

Motion by: Hogan
Approved (6 to 0)

Seconded by: Rigoni

Motion (#7): Recommend the Village Board approve a lot variance from 150 feet to 140 feet for lots 1-3 of the proposed O'Malley Subdivision, located at 202 Ash Street in accordance with the reviewed plans and public testimony and conditioned upon construction of the home as depicted on the architectural plans prepared by William K. Olson Architects, dated 09.08.16.

Motion by: Hogan
Approved (6 to 0)

Seconded by: Rigoni

Motion (#8): Recommend the Village Board approve a lot size variance from 15,000 square feet to 11,197 square feet for lots 2 and 3 of the proposed O'Malley Subdivision, located at 202 Ash Street in accordance with the reviewed plans and public testimony and conditioned upon construction of the home as depicted on the architectural plans prepared by William K. Olson Architects, dated 09.08.16, and limited to a maximum lot coverage of 20%.

Motion by: Anstett
Approved (6 to 0)

Seconded by: Hanlon

Motion (#9): Recommend the Village Board approve a lot size variance from 15,000 square feet to 12,597 square feet for lot 1 of the proposed O'Malley Subdivision, located at 202 Ash Street in accordance with the reviewed plans and public testimony and conditioned upon construction of the home as depicted on the architectural plans prepared by William K. Olson Architects, dated 09.08.16, and limited to a maximum lot coverage of 20%.

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

Motion (#10): Recommend the Village Board approve a first floor building materials variance to permit the use of cedar shake, board and batten, and lap siding in the construction of three (3) single family homes within the proposed O'Malley Subdivision located at 202 Ash Street in accordance with the reviewed plans and public testimony and conditioned upon constructing the home as depicted on the architectural plans prepared by William K. Olson Architects, dated 09.08.16.

Motion by: Hogan Seconded by: Anstett
Approved (6 to 0)

Motion (#11): Recommend the Village Board approve the preliminary plat of subdivision in accordance with the reviewed plans and public testimony and conditioned upon final engineering approval, and tree protection details to be provided with the final landscape plan.

Motion by: Collins Seconded by: Hogan
Approved (6 to 0)

D. Public Hearing Request: Iron Gate Estates Rezoning (Ref. #107)

Public Hearing Request: Rezoning from ER to R2 upon annexation in connection with a proposed 9-lot single-family subdivision for the property commonly known as the Archdiocese of Joliet property, located on the north side of Colorado Avenue, between Birchwood Road and Locust Street. Other Request: Preliminary Plat approval.

Building Supervisor Adam Nielsen presented the staff report and provided an overview of the request. The applicant Mike Ford was in attendance and further discussed his proposal, noting he has made revisions to the retaining wall and subdivision entrance. Several residents were in attendance and offered comments during the Plan Commission discussion concerning a case filed with the State of Illinois against Mike Ford dba Real Estate-Gold, expressed concern for assuring unforeseen circumstances would not arise that would cause the project to fail mid-development, and noted a project in Lake Geneva in which Mr. Ford failed to obtain approval. The development owner, Ron Varrick, was in attendance and spoke noting he is financing the project and plans to build his personal residence on one of the lots; Mr. Ford is not involved in the financing of the project.

Motion (#13): Recommend the Village Board approve a rezoning of the property from ER to R-2 upon annexation.

Motion By: Hogan
Approved (6 to 0)

Seconded by: Hanlon

Motion (#14): Recommend the Village Board approve the Preliminary Plat of Subdivision for Iron Gate Estates, in accordance with the reviewed plans and conditioned upon staff review of the proposed storm water basin seed mix, preservation areas platted as easements, modification of the landscape plan to detail transplantation requirements, preliminary engineering approval, dedication of right-of-way for Colorado Avenue, revision of the CCRs to a single fence standard, use of flagstone or similar outcroppings for the proposed retaining wall along lots 2-4, inclusion of a no fence / no access easement along Colorado Avenue for Lots 1, 12 and Outlot 11, consideration of increasing the north preservation easement up to 40' and provision of landscaping at 432 and 426 Colorado Avenue as appropriate.

Motion by: Rigoni
Approved (6 to 0)

Seconded by: Hanlon

E. Public Comments

No public comments were forthcoming.

F. Village Update

Trustee Stevens provided an update on recent Board action.

G. Other Business

None

H. Attendance Update

All Plan Commission members confirmed their attendance for the next Plan Commission Meeting to be held on February 23, 2017.

Motion (#15): Adjournment (8:51 PM)

Motion by: Rigoni
Unanimously approved by voice vote.

Seconded by: Hanlon

Approved February 23, 2017

As Presented 

As Amended _____

 /s/Don Schwarz, Chair

 /s/ Secretary