



- Members discussed signage requirements within the I-1 District. Although no sign permit requests have been submitted at this time the applicant's spouse, Amy Sidler, commented that no signage will be proposed on the exterior of the building, rather they will utilize a small vinyl graphic on the entrance to the unit that fits within the Village's sign requirements.
- Commissioners questioned if autograph signings will be held at this location, much like the applicant's previous location within the Trolley Barn. Staff commented that this question was posed to the applicant and found that no autograph signings will be held at this location, due to the small size of the retail area. The applicant also commented that since they have left the Trolley Barn location they have held autograph signings at other locations, outside of the Village.

**Motion (#3):** Recommend the Village Board approve a special use for limited retail sales to permit the operation of Sid's Graphs, located at 22829 S. Mustang Road, Unit B, in accordance with the reviewed plans and public testimony.

Motion by: Rigoni  
Approved (6 to 0)

Seconded by: Anstett

**C. Public Hearing Request: Bartolini Resubdivision Ref. #105)**

Public Hearing Request: Variances of lot width from 100 feet to 52 feet and lot area from 15,000 square feet to 8,712 square feet to accommodate the Resubdivision of the property located at 17 and 23 West Bowen Street. Additionally, the applicant requests variances for accessory structure height from 15 feet to 29 feet and to permit more than one detached garage on the proposed lot located at 23 West Bowen Street. Other Request: Final plat approval.

Building Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Project Manager, Steve Lecas, was present and commented that the variances and plat of re-subdivision are requested to accommodate his client's request. Staff asked the project manager to explain as to why the proposed structure could not be affixed to the existing residential structure, located at 23 W. Bowen Street. Steve Lecas commented that due to existing mechanical items, duct work, and electrical panels, affixing the garage to the existing home was not feasible. Staff also asked if the structure could be relocated to the rear of the property, where you would typically find this type of structure. Steve Lecas commented that due to extensive landscaping, fire pits, and an existing fence, such location was not desirable. The applicants, Dean and Cheryl Bartolini, were present and added that their desire to build the additional garage is to provide storage on their property. The applicants also commented the existing narrow driveway is a hindrance due to the number of vehicles the family owns. Several residents were present and expressed concerns regarding the requested variances and commented future variances would most likely be required to construct a home on lot 2 if approval of the re-subdivision were granted.

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

**Motion (#4):** Close the Public Hearing

Motion by: Hogan  
Approved (6 to 0)

Seconded by: Hanlon

During the Plan Commission Discussion:

- Commissioners discussed the proposed re-subdivision of the lots. Commissioners commented that this proposal would increase the size of the lot at 23 W. Bowen Street, but would inevitably create a sub-standard lot, located at 17 W. Bowen Street. Adjacent property owners complimented the applicants existing landscaping and offered their support of the proposed re-subdivision, while other property owners expressed their concern with the proposal and felt that if the re-subdivision was approved, any construction on the created lot would require multiple variances to pursue a construction permit.
- Commissioners noted the Village of Frankfort Zoning Ordinance restricts detached garages to a height of 15'. Members commented that the variance of accessory structure height was common in this area, but expressed concern for the allowance of more than one detached garage, on a single lot.
- The Village of Frankfort Zoning Ordinance allows for one detached garage on a lot. Commissioners commented these structures are typically located near the rear of the property. Steve Lecas commented this proposed structure would be situated much like a primary structure at the front of the lot. Commission members commented the additional garage may deter from the beauty of the existing home.
- Members discussed their preference to view unique proposals like this in a workshop format, rather than a public hearing setting.
- Members discussed looking at other options, including an alternative re-subdivision size and garage setbacks. Steve Lecas commented by keeping it as one lot does not allow increased density within the downtown area and additional setback was not possible due to existing investments in landscaping.
- Commissioners discussed the proposal to construct a 1,212 square foot concrete driveway to access the proposed garage that requires an additional curb cut on Bowen Street. The Village of Frankfort Zoning Ordinance allows for two curb cuts if proposed as a circular driveway and each side is limited to 14 feet in width. The applicants existing driveway is 12 feet wide and the proposed is over 26 feet. Commissioners commented the proposed driveway is too large and would need to be revised.
- Before any motions were made, Dean Bartolini stated he was withdrawing his proposal and variance requests. No further discussion occurred.

RESIDENT TO SOUTH IN FAVOR

**D. Public Comments**

Residents commented the variance requests and proposed re-subdivision for the property at 17 and 23 W. Bowen Street was a difficult scenario, but thanked the Plan Commission members for upholding Village standards.

**E. Village Update**

Trustee Stevens provided an update on recent Village Board and committee meetings.

**F. Other Business**

None

**G. Attendance Update**

All Plan Commission members in attendance confirmed their availability for the next Plan Commission Meeting to be held on April 27, 2017.

**Motion (#5):** Adjournment (8:00 PM)

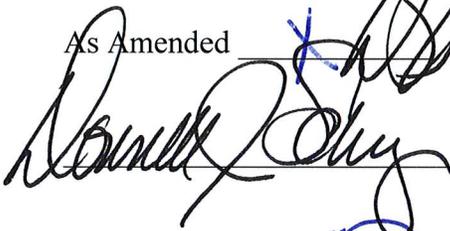
Motion by: Hanlon                      Seconded by: Hogan

**Unanimously approved by voice vote.**

Approved April 27, 2017

As Presented \_\_\_\_\_

As Amended  \_\_\_\_\_

 \_\_\_\_\_ /s/Don Schwarz, Chair

 \_\_\_\_\_ /s/ Secretary