MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
SEPTEMBER 14, 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:	Margaret Farina, Lisa Hogan, Alicia Hanlon, Gene Savaria, Maura Rigoni and Don Schwarz
Commissioners Absent:	Jessica Petrow
Staff Present:	Building Department Supervisor Adam Nielsen and Administrative Assistant Marina Zambrano
Elected Officials Present:	Trustee Mike Stevens, Trustee Bob Kennedy and Trustee John Clavio

A. Approval of Minutes from August 24, 2017

Motion (#1): Approve the minutes as amended from August 24, 2017

Motion by: Hogan Seconded by: Rigoni
Approved: (5 to 0)

B. Public Hearing Request: Matela Variance (Ref. #104)
Public Hearing Request: Accessory structure variance to permit the construction of a 392 sq. ft. pergola on the property located at 22604 Limestone Court.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request.

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

Motion (#2): Close the Public Hearing

Motion by: Hogan Seconded by: Rigoni
Approved (5 to 0)

During the Plan Commission Discussion:

- Commissioners discussed the proposed architectural elevations and questioned what materials will be used in the construction. The applicant stated materials similar to the existing home will be utilized.

- Commissioners noted that an existing concrete patio was installed in the rear of the property. Commissioners questioned if the proposed structure will encompass the existing patio as it appears to be larger than the structure. The applicant commented that not all of the existing concrete patio will be encompassed by the proposed structure.

- Commissioners questioned staff if all other bulk requirements were met as part of this proposed structure. Staff informed the Commission that all other bulk requirements were met and the only variance required is in regards to the size of the structure.

- Commissioners noted the Zoning Ordinance requires accessory structures to be limited to 144 square feet.

Motion (#3): Recommend the Village Board approve an accessory structure area variance from 144 square feet to 392 square feet to permit the construction of a pergola in the rear yard of the property located at 22604 Limestone Court in accordance with the reviewed plans and public testimony.

Motion by: Hanlon Seconded by: Rigoni
Approved (4 to 1)
Ayes: Savaria, Hogan, Rigoni and Hanlon
Nays: Farina

C. Public Hearing Request: Novak Variance (Ref. #105)

Public Hearing Request: Accessory structure variance to permit the construction of a pergola and sports court on the property located at 8266 Karli Jean Court.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. The applicant, Rob Novak, further detailed his request and the reasoning behind the proposal. Neighboring property owners, located at 22869 S Lakeview Estates Boulevard, questioned if a fence was necessary as part of the proposal. Staff informed them that fences were not required for the proposed project. The neighbors identified a drainage problem located in between the two properties and requested staff review the existing drainage patterns of the subdivision. Staff informed the property owner that a site visit will be scheduled to discuss the proposed issue. The neighbor at 22857 S Lakeview Estates Boulevard questioned if lighting was proposed on the sports court. The applicant stated that lighting will not be a part of the project.

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

Motion (#4): Close the Public Hearing

Motion by: Hogan Seconded by: Farina
Approved (5 to 0)

During the Plan Commission Discussion:

- Commission members discussed the proposed sports court area and what sports will be played. The applicant stated many sports can be played on the proposed area, but was hoping to have a sports court that was similar to regulation size.

- Commission members discussed the size of the sports court and commented that it appeared to be quite large for the lot. The applicant commented that he was willing to reduce the size, but a smaller court area would not provide the playing surface that he was looking for.

- Commission members requested an engineering plan that identified the flow of storm water run-off with the proposed projects in place. Members commented the proposed projects may increase the flow of water directed to the rear property line. The applicant stated he would comply with the Commissioners request.

- Commissioners discussed the architectural elevations, regarding the proposed pergola. The applicant commented that pressure treated lumber wrapped in cedar will provide the base of the structure and the proposed roofing materials will be similar to the home.

- Commissioners discussed the size of the pergola. The applicant stated he proposed a larger pergola area because part of it would be utilized by an outdoor kitchen.

- Commissioners informed the applicant of zoning requirements which limit the size of accessory structures to 144 square feet. Commissioners felt the proposed size of 540 square feet was too large and the applicant should consider decreasing the size of the proposed structure.

Motion (#5): Commissioner Farina made a motion to not approve an accessory structure area variance of 144 square feet to 1,500 square feet to permit the construction of a sports court in the rear yard of the property located at 8266 Karli Jean Court in accordance with the reviewed plans and public testimony.

Motion by: Farina Seconded by: Rigoni
Approved (3 to 2)
Ayes: Savaria, Hanlon and Farina
Nays: Rigoni and Hogan

Motion (#6): Recommend the Village Board approve an accessory structure area variance of 144 square feet to 1,500 square feet to permit the construction of a sports court in the rear yard of the property located at 8266 Karli Jean Court in accordance with the reviewed plans and public testimony and conditioned upon no future illumination of the sports court area and engineering review of storm water run-off.

Motion by: Rigoni Seconded by: Hogan
Not Approved (2 to 3)
Ayes: Hogan and Rigoni
Nays: Savaria, Hanlon and Farina

Motion (#7): Recommend the Village Board approve an accessory structure area variance of 144 square feet to 540 square feet to permit the construction of a pergola in the rear yard of the property located at 8266 Karli Jean Court in accordance with the reviewed plans and public testimony and conditioned upon the height being limited to less than 15 feet and engineering review of storm water run-off.

Motion by: Hogan Seconded by: Savaria
Not Approved
Nays: Unanimous

D. Public Hearing Request: Chemers Variance (Ref. #106)

Public Hearing Request: Building materials variance to permit the use of the vinyl siding on the single family home located at 423 Nevada Court B.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request.

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

Motion (#8): Close the Public Hearing

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

During the Plan Commission Discussion:

- Plan Commission members discussed the use of vinyl in the R-2 District and commented it was a prohibited material. Staff informed the Commission an amendment was approved in 2014 allowing the use of vinyl siding with a minimal thickness of 0.046 inches and variance approval.

- Members discussed the surrounding homes within the subdivision and commented a majority of the homes were non-conforming to the building materials requirement adopted in the 2001 Zoning Ordinance. The applicant confirmed that neighboring structures utilized a mixture of vinyl and aluminum siding as they were constructed prior to the adoption of the current Zoning Ordinance.

- Members discussed the use of prohibited materials and questioned staff if the applicant were to replace his existing aluminum with aluminum, would a variance be necessary. Staff informed the Commission the variance would not be necessary.

Motion (#9): Recommend the Village Board approve a building materials variance to permit the use of vinyl siding on the home located at 423 Nevada Court B in accordance with the reviewed plans and public testimony.

Motion by: Hanlon Seconded by: Hogan
Approved (3 to 2)
Ayes: Rigoni, Hanlon and Farina
Nays: Savaria and Hogan

E. Public Hearing Request: O'Connell Variance (Ref. #107)

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 126 Center Road.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Applicant, Leah O'Connell, further commented on the architectural design of the home. Resident, Janice McCarthy, commented she felt the home was too large for the lot. Janice further commented that most of the homes on that block of Center Road are one story brick homes. Applicant, Leah O'Connell, commented the proposed home will provide increased setbacks along the side yard property lines when compared to the existing home.

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

Motion (#10): Close the Public Hearing

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

During the Plan Commission Discussion:

- Commissioners discussed the proposed demolition of the home and questioned why the home was being demolished. Staff informed the Commission the applicant stated tree roots have caused the existing foundation to fail and the homeowners perceive it to be unsafe.

- Commissioners discussed the proposed architectural elevations and questioned why the applicant did not choose a stone, brick or masonry material on the first floor as is required by the Zoning Ordinance. The applicant cited a desire to build a home with character appropriate for the downtown area.

- Commissioners discussed the bulk regulations of the R-2 District and questioned if any other variances were needed for the proposed project. Staff informed the Commission that no other variances were necessary as the applicant has met the bulk regulations set forth in the Zoning Ordinance.

Motion (#11): 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 126 Center Road in accordance with the reviewed plans and public testimony.

Motion by: Rigoni Seconded by: Hogan
Approved (3 to 2)
Approve: Savaria, Rigoni, Hogan
Nays: Farina and Hanlon

F. Public Hearing Request: Community Services Foundation Special Use
Public Hearing Request: Special use for an indoor civic, cultural, religious, or institutional use to operate Community Services Foundation, an advocacy training and resource center for persons with intellectual disabilities, proposed at 9545 Lincoln Highway.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request.

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

Motion (#12): Close the Public Hearing

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

During the Plan Commission Discussion:

- Commissioners discussed the exterior of the proposed training facility and questioned what improvements will be done. Executive Director, Mary Pat Ambrosino, stated new windows will be installed, landscaping maintenance will be provided, and parking lot resurfacing will take place.

- Commissioners discussed parking requirements for this proposal. Staff informed the Commission that five parking stalls are required per the Zoning Ordinance. Staff recommended Commissioners review the parking requirements as the applicant stated their parking needs are minimal. The applicant also stated that persons supported by the foundation will be transported by a passenger van.

Motion (#13): Recommend the Village Board approve a special use for an indoor civic, cultural, religious, or institutional use to permit the operation of an educational/training facility on the property located at 9545 W. Lincoln Highway in accordance with the reviewed plans and public testimony and conditioned upon staff parking and drop off and pick up only of persons supported by the foundation

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

G. Public Hearing Request: Multiple Parcel Rezoning (Ref. #109)

Public Hearing Request: Rezoning from ER to AG of multiple parcels totaling ±581 acres, one parcel generally located near 6900 W. Stuenkel Road, eleven parcels located in Section 7 of Monee Township, and one parcel located at the northeast corner of Ridgeland Ave. & Dralle Road.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request.

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

Motion (#14): Close the Public Hearing

Motion by: Rigoni Seconded by: Hogan
Approved (5 to 0)

During the Plan Commission Discussion:

- Commissioners discussed the proposed rezoning and questioned why the parcels were being rezoned from Estate Residential to Agricultural. Staff informed the Commission as part of the annexation agreement the parcels were to be rezoned to their county equivalent of agricultural use. Staff also commented each parcel is currently used in a manner consistent with agricultural use.

Motion (#15): Recommend the Village Board approve the rezoning of the thirteen (13) parcels that are the subject of this hearing, from ER to AG.

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

H. Public Comments

None

I. Village Update

Building Department Supervisor Adam Nielsen provided an update on recent committee discussions.

J. Other Business

None

K. Attendance Update

Plan Commission members in attendance confirmed their availability for the next Plan Commission Meeting to be held on September 28, 2017.

Motion (#16): Adjournment (9:15 PM)

Motion by: Farina Seconded by: Hogan
Unanimously approved by voice vote.

Approved September 28, 2017

As Presented ✓

As Amended _____

_____ /s/Donnell Schwarz, Chair

_____ /s/ Secretary