



**MINUTES  
REGULAR MEETING OF VILLAGE OF FRANKFORT  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
DECEMBER 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, Alicia Hanlon, Gene Savaria, Jessica Petrow, Maura Rigoni, Lisa Hogan and Don Schwarz

Commissioners Absent: None

Staff Present: Building Department Supervisor Adam Nielsen and Administrative Assistant Marina Zambrano

Elected Officials Present: Trustee Mike Stevens, Trustee John Clavio, Trustee Bob Kennedy and Village Clerk Adam Borelli

**A. Approval of Minutes from November 9, 2017**

**Motion (#1):** Approve the minutes as amended from November 9, 2017

Motion by: Hogan

Seconded by: Rigoni

Approved: (6 to 0)

**B. Final Plat Approval: Halpin/ Ferro Resubdivision**

Request: Final plat approval to consolidate two existing lots into one 40,106 sq. ft. lot located at 11399 and 11387 W. Vienna Way, in the Olde Stone Village subdivision.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. The general contractor, Jim Sleeman, was present and further described the request.

- Commissioner Petrow inquired as to any future plans, regarding building on various lots within the Olde Stone Village Subdivision. Jim Sleeman stated there are no plans in for consideration at this time.

**Motion (#2):** Recommend the Village Board approve the Final Plat of Resubdivision for lots 55 and 56 in the Olde Stone Village Subdivision in accordance with the approved plans and public testimony.

Motion by: Hanlon

Seconded by: Rigoni

Approved: (6 to 0)

**C. Public Hearing Request: Frankfort MMA Special use (Ref. #102)**

Public Hearing Request: Special use for indoor recreation/entertainment to operate Frankfort MMA, a mixed martial arts and fitness training facility, proposed at 10317 Vans Drive, Suites B & C.

**Motion (#2):** Continue the MMA Public Hearing request to January 11, 2018.

Motion by: Hogan

Seconded by: Farina

Approved: (6 to 0)

**D. Workshop: Alexi Development Variances- 122 Walnut Street**

Future Public Hearing Request: Variances of front yard setback from 30 feet to 20.5 feet, corner side yard setback from 30 feet to 20.5 feet, rear yard setback from 30 feet to 25.3 feet, lot coverage from 20% to 20.5%, and first floor building materials to permit the construction of a new single family home proposed at 122 Walnut Street.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Applicant, Tony Vari, offered comments supporting the proposal. Marsha Steward, Downtown Home Owner's Association representative, was present and expressed her pleasure in regards to Tony Vari meeting with the association, discussing the project and providing revisions to the proposal. Resident, Stephanie Kush, made a presentation on the importance of preserving the historic character of Old Town.

During the Workshop:

- Plan Commission members discussed the number of variances. At the prior workshop on November 9, 2017, commissioners stated they would like to see the number of variances reduced. Members identified 5 variances associated with the current plans. Members questioned lot sizes and front yard setbacks in the downtown area. Staff advised the Commission that a majority of the properties in downtown are considered non-conforming in regards to today's standards.
- Plan Commission members discussed the lot coverage request. The Village of Frankfort Zoning Ordinance allows for a maximum lot coverage amount of 20% or in this case 2,426 square feet. The applicant's plans contemplate a lot coverage at 20.1%.
- Plan Commission members discussed the proposed front yard setback from Walnut Street. Commissioners commented the existing home's porch encroaches the front yard setback, but the proposed home has a foundation encroaching the front yard setback. The applicant commented the majority of homes in the area are non-conforming with respect to front yard setbacks.
- Plan Commission members discussed existing accessory structure setbacks from the alley on the western property line in between Oregon and Nebraska Street. Staff advised this information was not immediately available but can be reviewed and provided.

HOWEVER EXPRESSED CONCERN WITH THE ORIENTATION OF THE HOME

- Commissioners discussed the proposed building materials and found them to be similar to adjacent structures within the area. The Village of Frankfort Zoning Ordinance requires that all homes within the R2 zoning district be constructed with first floor masonry (brick, stone, etc.). The applicant proposes to construct the home with a mixture of James Hardie cement board siding, James Hardie composite shake and a masonry knee wall.
- Plan Commission members discussed the existing vegetation on the property. Staff advised the Commission that a tree survey was provided for review by staff and staff found that of the trees identified for removal, there were no preservation trees listed. Staff further commented this survey will be attached to the next staff report.
- Plan Commission members discussed the entrance of the home being located on Oregon Street, rather than Walnut Street. The applicant stated, because of the client's floor plan the frontage on Walnut Street would not provide adequate room to construct the proposed home. The applicant further commented there are other homes on Nebraska that do not face Nebraska Street. Plan Commission members requested staff provide aerials indicating corner lots at which way the front door is situated. Some members expressed concern for the impact to character of the existing streetscape if the variances were approved.

ADD NOTE  
ON WALNUT  
STREET

AND STREETScape

**E. Workshop: McLean Variances- 140 Walnut Street**

Future Public Hearing Request: Variances of lot coverage from 20% to 33%, side yard setback from 10 feet to 5 feet on the northern and southern side of the home, front yard setback from 30 feet to 15 feet, and first floor building materials, to permit the construction of a single family home located at 140 Walnut Street.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. Applicants, Keith and Gail McLean were present and offered comments supporting the proposal noting that they are building their retirement home while maximizing the square footage but are open to suggestions.

- Plan Commission Members discussed tree preservation on the property. The applicant confirmed a tree on the rear of the property will be preserved. Plan Commission members requested the applicant identify this tree on the plat of survey and submit it before the Public Hearing.
- Members discussed the proposed setbacks. The Village of Frankfort Zoning ordinance requires a minimum side yard setback of 10' for the property. The applicant's plans propose a 5' side yard setback on the north and south property lines. Plan Commission members expressed concern with the southern side yard setback and requested the applicant increase the setback from this property line from the proposed 5' to at least 10'. Staff commented the existing home was non-conforming in regards to the side yard setback requirement.
- Old Town Home Owner's Association representatives expressed their support for the proposed plan.

