



**MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
AUGUST 23, 2018 – VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET**

Call to Order Chair Don Schwarz called the meeting to order at 7:00 P.M.

Commissioners Present: Lisa Hogan, Margaret Farina, Maura Rigoni, Alicia Hanlon, Gene Savaria, Jessica Petrow and Don Schwarz

Commissioners Absent: None

Staff Present: Assistant Director of Development Services Zach Brown, and Utilities Administrative Assistant Marina Zambrano

Elected Officials Present: Plan Commission Liaison Trustee Mike Stevens and Trustee John Clavio

Chairman Schwarz swore in all those wishing to give public testimony.

A. Approval of the Minutes from August 9, 2018.

Motion (#1): Approval of the minutes from August 9, 2018 meeting.

Motion by: Rigoni
Approved: (6 to 0)

Seconded by: Hogan

B. Public Hearing Requests: Warfield Electric Major PUD Change (Ref. #102)

Public Hearing Request: Major planned unit development change to permit the construction of a new ±20,000 square foot warehouse on the property located at 1018 Lambrecht Road.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant was present and further described his request.

Ron Kirsch owner of the nearby business Kirsch Builders Supply was present and expressed his opinion that Lambrecht Road and Industry Ave were in poor condition, questioned the future development plans for the undeveloped landlocked parcel immediately west of the subject property, requested clarification on drainage, and asked if any other nearby property owners expressed concern with the proposal.

During the Plan Commission discussion:

- Commissioner Hanlon questioned whether the existing PUD ordinance contained any specific requirements or regulations that the Commission should be aware of. Staff confirmed that it did not;

- Commissioners discussed the proposed encroachment of the rear yard setback noting the unique shape of the property and that the proposed setback was greater than that of the building located immediately to the south;
- Commissioners noted that the proposed building is an improvement over the existing temporary structure it is replacing;
- Commissioners discussed the proposed building materials and lack of masonry noting that if the building were constructed as an addition to either of the existing structures no masonry would be required and that the building is located at the rear of the property and would not be visible from the public right-of-way;
- Citing the drainage concerns expressed by nearby property owner Ron Kirsch members suggested final engineering be included as a condition of approval;

Motion (#2): Recommend the Village Board approve a major PUD change to permit the construction of a ±20,000 sq. ft. warehouse in the northwest corner of Warfield Electric planned unit development located at 1018 Lambrecht Road in accordance with the reviewed plans and public testimony and conditioned upon final engineering approval.

Motion by: Hogan
Approved: (6 to 0)

Seconded by: Hanlon

C. Public Hearing Requests: Gander Builders Variance (Ref. #103)

Public Hearing Request: Variances of front yard setback from 30 feet to 20 feet and corner yard setback from 30 feet to 20 feet, to permit the construction of a single-family home located at 122 Walnut Street.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request noting that the architectural design had been modified from the previous proposal. Mr. Brown also added that the proposed plans were reviewed and approved by the Old Town Homeowners Association. The builder, Steve Lecas and property owners were present and further described the request. Mark Adams of the Old Town Homeowners association was present and thanked the applicants for working with the association and for revising the design to address their previous concerns.

During the Plan Commission discussion:

- Commissioner Petrow thanked the applicant for pursuing setback variances in an effort to better fit with the setbacks of the homes in the surrounding neighborhood, expressed her support for the revised architectural design, and noted that the proposed brick is consistent with the materials used on homes in the surrounding area;

- Members expressed support for the proposed setbacks noting that they are consistent with the setbacks of the previous home and would align with the setbacks of the surrounding homes;
- Commissioner Rigoni expressed concern with the proposed building materials noting that non-masonry materials are more common in the downtown area and that the use of masonry has an impact on the perceived bulk and scale of buildings;
- Staff noted that prior to the meeting the applicants revised their plans to remove a gable proposed on the southern façade to address comments on scale received from the Old Town Homeowners Association;
- Resident Mark Adams noted that there are several three story homes in the immediate area and that as such the proposed home would fit with the scale of the surrounding neighborhood;
- Commissioners thanked the applicant for working with the Old Town Homeowners Association and revising the plans to address their comments;
- Members questioned the square footage of the home as it related to the previously approved home. The applicant noted that the homes were nearly identical in size;

Commissioners were presented the following findings of fact:

Front Yard Setback

1. *That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;*

Relocating the home to meet the front yard setback would result in a rear yard of substandard size for a traditional single-family lot and therefore compromise its resale value.

2. *That the plight of the owner is due to unique circumstances;*

The property was platted prior to the adoption of current zoning regulations, and is of a nonconforming lot depth. If the proposed home were built on a lot with standard lot depth, the variance would not be required.

3. *That the variation, if granted, will not alter the essential character of the locality.*

The majority of the homes on the block maintain a reduced front yard setback including the home immediately to the north. The reduced setback was proposed to create a consistent streetscape appearance.

Corner Side Yard Setback

1. *That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;*

Relocating the home to meet the corner side yard setback would result in a rear yard of substandard size for a traditional single-family lot and therefore compromise its resale value.

2. *That the plight of the owner is due to unique circumstances;*

The previous home maintained a reduced corner side yard setback. Modifying the site plan to meet the required setback would substantially alter the established streetscape appearance.

3. *That the variation, if granted, will not alter the essential character of the locality.*

The majority of the homes on the block maintain a reduced corner side yard setback including the home immediately to the west. The reduced setback was proposed to create a consistent streetscape appearance.

Motion (#3): Recommend the Village Board approve a variance of the front yard setback requirement from 30' to 20' to permit the construction of a new single family home on the property located at 122 Walnut Street in accordance with the reviewed plans and public testimony.

Motion by: Farina
Approved: (6 to 0)

Seconded by: Rigoni

Motion (#4): Recommend the Village Board approve a variance of the corner side yard setback requirement from 30' to 20' to permit the construction of a new single family home on the property located at 122 Walnut Street in accordance with the reviewed plans and public testimony.

Motion by: Farina
Approved: (6 to 0)

Seconded by: Petrow

D. Public Comments

None

E. Village Update

Trustee Stevens noted that the Village Board approved the electric aggregation;

F. Other Business

Commissioner Farina expressed her appreciation for changing the start time of the meeting. Trustee Stevens added that the concerns raised at the prior meeting with respect to early garbage pickup in the downtown area are being investigated. Staff

added that a comprehensive plan community workshop meeting is tentatively scheduled for September 11th at 6:00 pm.

G. Attendance Update

Members present confirmed their availability for the next Plan Commission Meeting to be held on September 23, 2018 except Commissioner Savaria.

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Motion (#5): Adjournment (7:47 PM)

Motion by: Hanlon

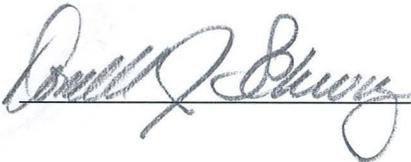
Seconded by: Rigoni

Unanimously approved by voice vote.

Approved September 13, 2018

As Presented _____

As Amended _____

 /s/Donnell Schwarz, Chairman

 /s/ Secretary