

- Members noted that the proposed improvements were in keeping with the draft residential design guidelines proposed as part of the Villages 2040 Comprehensive Plan which encourage the inclusion of covered porches and suggest setbacks be consistent with homes in the surrounding area;
- Commissioners discussed the proposed findings of fact;
- Member Hanlon requested clarification on the setbacks from the adjacent sidewalks;

Commissioners discussed the standards of variance and entered 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 existing home to meet the required front-yard setback is cost prohibitive.

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

The existing home maintains a reduced front yard setback;

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

The majority of the homes on Maple Street maintain reduced front yard setbacks and are improved with covered front porches. The construction of the proposed porch will result in 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 existing home to meet the required corner side-yard setback is cost prohibitive.

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

The existing home maintains a reduced corner side-yard setback;

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

All of the homes at the intersection of Maple and Oregon streets maintain reduced corner side-yard setbacks. The construction of the proposed porch will result in a consistent streetscape appearance.

Motion (#2): Recommend the Village Board approve a front-yard setback variance from 30' to 25.94' to permit the construction of a covered front porch on the eastern façade of the existing home located at 124 s. Maple Street in accordance with the reviewed plans and public testimony.

Motion by: Michuda
Approved: (4 to 0)

Seconded by: Hanlon

Motion (#3): Recommend the Village Board approve a corner side-yard setback variance from 30' to 15.55' to permit the construction of a cantilevered covered side entryway on the southern façade of the existing home located at 124 s. Maple Street in accordance with the reviewed plans and public testimony

Motion by: Hanlon
Approved: (4 to 0)

Seconded by: Knieriem

C. Public Comments

Frankfort Resident Pam Biesen noted that a tree in the parkway on Oak Street near Francesca's was dead / dying and should be removed or trimmed.

D. Village Update

Trustee Clavio noted that the Village Board approved the proposed revisions to the zoning ordinance and that committees recently discussed creating parking restrictions in the downtown area as well as goals and objectives for the Village owned properties in the downtown area.

E. Other Business

Staff provided an update on the 2040 Comprehensive Plan process.

F. Attendance Update

Members present, except Commissioner Knieriem confirmed their availability for the next Plan Commission meeting to be held on October 24, 2019.

Motion (#4): Adjournment (7:10 PM)

Motion by: Michuda

Seconded by: Hanlon

Unanimously approved by voice vote.

Approved October 24, 2019

As Presented X

As Amended

Maura G Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary