MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
AUGUST 27, 2020 – VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET

Call to Order	Chair Rigoni called the meeting to order at 6:30 P.M.
Commissioners Present:	Kris Michuda, Will Markunas, Ken Guevara, Lisa Hogan, Dan Knieriem and Chair Maura Rigoni
Commissioners Absent:	Michael Leddin
Staff Present:	Director of Utilities Zach Brown and Utilities Executive Assistant Marina Zambrano
Elected Officials Present:	Liaison to the Village Board Trustee John C. Clavio, Trustee Margaret Farina, Trustee Jessica Petrow, Trustee Adam Borelli, Trustee Eugene Savaria and Village Clerk Brian Feehery.

Chair Rigoni swore in all those wishing to provide public testimony.

Staff informed the audience members of the 25-person capacity limitation per the governor's order.

A. Public Hearing Request: Gutschenritter Variance (Ref.#102)
Public Hearing Request: Accessory structure setback variance from 10 feet to 2.73 feet to permit the construction of a patio in the rear yard of the property located at 142 Walnut Street.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant, Steve Gutschenritter was present for discussion and noted he is installing pavers to construct the proposed patio with the same elevation as the existing sod and will be adding plantings to screen the patio from the neighboring resident to the south.

During the Plan Commission Discussion:

- Commissioner Michuda noted that she favors the use of pavers for the patio due to the reduced setbacks and potential drainage issues. The applicant noted that there is not an existing drainage issue and that the proposed pavers are semi permeable;

- Member Guevara thanked the applicant for the materials clarification and noted that he also favors pavers for the patio;

- Commissioner Knieriem questioned if the shed along the east side of the garage would remain. The applicant confirmed that it would be removed;

Motion (#1): Recommend the Village Board approve an accessory structure setback variance from 10 feet to 2.73 feet to permit the construction of a patio in the rear yard of the property located at 142 Walnut Street in accordance with the reviewed plans and public testimony.

Motion by: Hogan Seconded by: Knieriem
Approved: (6 to 0)

Staff noted that with the discussion regarding covid-19 capacity restrictions at the beginning of the meeting the Commission neglected to approve the minutes from the previous meeting.

B. Approval of the Minutes from August 13, 2020

Motion (#2): Approval of the minutes from August 13, 2020

Motion by: Guevara Seconded by: Rigoni
Approved: (4 to 2)
Abstain: (2) Hogan, Knieriem

C. Public Hearing: Needham Variance

Public Hearing Request: Building materials variance to permit the use of non-masonry materials in the construction of a new single-family home proposed at 318 Oak Street. Other Request: Final plat approval.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request noting the proposed non masonry materials in the downtown area is consistent with the downtown residential design guidelines. The project architect, Gabriel Garcia and owner, Tracey Needham were present for discussion.

During the Plan Commission Discussion:

- Commissioner Markunas noted that the proposed non masonry materials are consistent with the area and questioned whether the plans were changed following the workshop meeting. Mr. Garcia noted there were no changes made to the plans;

- Commissioner Michuda questioned the distance from the garage to the southern property line. Staff noted the distance is 33.8' which exceeds the ordinance requirement of 10';

- Stephanie Kush, neighboring resident at 324 Oak Street thanked the Plan Commissioners for all the work and due diligence to review all the proposals and addressing her concern regarding the proximity of the proposed home to her own;

- Commissioners discussed the proposed plat of subdivision noting that it was consistent with ordinance requirements for the R2 zoning district;

Motion (#3): Recommend the Village Board approve a building materials variance to permit the use of composite siding on the first floor of the new home proposed at 318 Oak Street in accordance with the reviewed plans and public testimony.

Motion by: Hogan Seconded by: Markunas
Approved: (6 to 0)

Motion (#4): Recommend the Village Board approve the final plat for the Needham Subdivision in accordance with the reviewed plans.

Motion by: Hogan Seconded by: Guevara
Approved: (6 to 0)

D. Public Hearing: Schwerha Variance

Public Hearing Request: Building materials variance to permit the use of non-masonry materials in the construction of a new single-family home proposed at 239 Utah Street.

Utilities Director, Zach Brown presented the staff report and provided an overview of the request noting the site plan was updated after the packets were distributed to include a driveway taper. A copy of the updated plan was distributed to each Commissioner. The property owners, Andy and Kim Schwerha and builder Steve Lecas were present for discussion.

During the Plan Commission Discussion:

- Steve Lecas noted that the owners considered renovating the home however the cost to do so was almost the same as constructing the new home as proposed;

- Mr. Lecas discussed the comparison to the home on Maple Street and noted that the proposed home was different because its porch does not span the entire width of the home;

- Mr. Lecas discussed the visibility of the garage noting that it was set back 33' from the front façade of the proposed home and 63' from the public right-of-way;

- Staff presented a sight line diagram noting that the garage would only be visible from northbound traffic on Maple Street at a distance of ±725 feet. Mr. Brown noted that the doors would be visible from the parking lot and open field on the adjacent Borg Warner property;

- Commissioner Guevara noted he appreciates the setback of the garage at 63' from the public right-of-way and also in meeting all the comprehensive plan guidelines;

- Commissioner Markunas noted he visited the site after the workshop and was pleased with setbacks and feels the proposed modern interpretation of an American Foursquare style design proposed fits in well in the downtown;

- Staff noted that an email was received by Resident Ed Galvin residing at 122 Walnut Street adding that he feels this home would fit well at the proposed location and that the proposed home meets the guidelines for the downtown area;

- Chair Rigoni thanked the staff for providing the visibility study for the garage, photographs and analysis of the building materials utilized on the adjacent homes, and height information for the comparison home on Maple Street;

Motion (#5): Recommend the Village Board approve a building materials variance to permit the use of composite siding on the first floor of the new home proposed at 239 Utah Street in accordance with the reviewed plans and public testimony.

Motion by: Hogan Seconded by: Knieriem
Approved: (6 to 0)

E. Public Comments
None

F. Village Board and Committee Update
Trustee Clavio noted the Village is moving forward with the sale of the property on 1 North White Street. Trustee Clavio also noted that the Village Board approved Hollie's Massage Special Use but denied the request for the Lockhart Variance. Trustee Farina noted that the board reviewed the proposal however felt that the Village should reconsider its standards for accessory structures prior to considering additional variances.

G. Other Business
Commissioner Knieriem questioned the status on the development on Laraway. Mr. Brown noted that the applicant was considering plan modifications.

H. Attendance Update

All members present confirmed their availability for the next Plan Commission meeting to be held on September 10, 2020.

Motion (#6): Adjournment (7:25 PM)

Motion by: Hogan Seconded by: Michuda

Unanimously approved by voice vote.

Approved September 24, 2020

As Presented ✓

As Amended _____

Maura A. Rigoni /s/Maura Rigoni, Chair

/s/ Secretary