



MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
FEBRUARY 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: Alicia Hanlon, Will Markunas, Kris Michuda, Lisa Hogan and Chair Maura Rigoni

Commissioners Absent: Ken Guevara and Dan Knieriem

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

Elected Officials Present: Liaison to the Village Board Trustee John C. Clavio

A. Approval of the Minutes from February 13, 2020

Motion (#1): Approval of the minutes from February 13, 2020

Motion by: Hogan Seconded by: Markunas
Approved: (4 to 1)
Abstain: (1) Hanlon

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

B. Final Plat Approval: Savarino Re-subdivision

Request: Final Plat approval to consolidate Lots 16 and 17, within the Five Oaks Subdivision.

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

During the Plan Commission Discussion:

- Commissioners confirmed that no easements existed between the two properties that would preclude the construction of the home as proposed;
- Members questioned the status of HOA approval. The applicant indicated that HOA approval was forthcoming and would be provided prior to consideration by the Village Board;
- Commissioners noted that similar requests have been approved within the Five Oaks Subdivision previously;

Motion (#2): Recommend the Village Board approve the final plat for the Savarino Re-subdivision in accordance with the reviewed plans and conditioned upon approval of the Five Oaks Homeowner's Association.

Motion by: Hanlon
Approved: (5 to 0)

Seconded by: Hogan

C. Workshop: Trafton Variances

Future Public Hearing Request: Variances of accessory structure setback from 10 feet to 5 feet along the northern property line and 5 feet to 3 feet along the eastern property line, accessory structure height from 15 feet to 20 feet, and pavement setback from 5 feet to .5 feet to permit the construction of a detached garage on the property located at 115 W. Nebraska Street.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicants Richard and Julie Trafton were present and further described the requests noting that the height variance is due to the lack of a basement in the existing home and the need for additional storage space;

During the Plan Commission Discussion:

- Commissioners questioned the required setback between the existing home and the proposed garage. Staff noted a ten foot separation is required;
- Commissioners discussed drainage noting the proximity of the proposed garage to the properties to the north and east. The applicant indicated that a grading / drainage plan would be provided for review at the time of building permit submittal. Staff noted that grading plans are a requirement of the building permit process;
- Staff noted that the applicant originally proposed a 3' setback from the northern property line however increased the setback to 5' to avoid the fence belonging to the property owner to the north that was previously constructed on his property;
- Commissioners discussed the reduced lot dimension of the subject property and noted that similar setback variances were approved on the adjacent property to the east and elsewhere in the old town area;
- Commissioner Hanlon questioned the proposed lot coverage. Staff noted that lot coverage was not calculated as it is not regulated within the H1 zoning district. Member Hanlon noted the residential use of the subject property, recalled previous lot coverage variance requests beyond 20% that were denied by the Commission, and expressed her belief that lot coverage should be taken into consideration in reviewing the proposed improvements;

- Chair Rigoni noted that the applicant was not requesting a lot coverage variance and that the Commission cannot legally enforce a regulation that is not applicable in H1 zoning district;
- Members questioned if the applicant had explored other options that did not require setback variances. The applicant indicated that they explored other options however noted that meeting the setback requirements would require a substantial reduction in the size of the garage and that shifting the garage to meet setback requirements which would reduce the useable area of the rear yard;
- Commissioner Hanlon questioned if the proposed improvements were reviewed by the Old Town Homeowners Association. Staff noted that the plans were sent to the Old Town HOA as a courtesy however their review was not required as all improvements in the H1 zoning district are subject to the design review authority of the Historic Preservation Commission (HPC). Staff noted HPC review was scheduled for March 4th;
- Plan Commission members discussed the height variance and noted that the request is in line with other prior variance approvals including the garage on the adjacent property to the east which was approved at 27.5' in height;
- The applicant confirmed that the proposed garage was single-car and that the attic space would be utilized for storage;
- Chair Rigoni noted that previous garage height variances in the old town area included conditions that the garage not be utilized as living space and suggested similar conditions be added to the proposed request;
- Commissioners discussed the proposed driveway setback variance of .5 feet. The applicant noted that he planned to match the setback of the existing driveway;
- Commissioners noted that driveway setbacks were fairly common in the old town area and that a reduced setback of 3' was approved on the adjacent property to the east;
- Staff noted that the subject property is unique in that although H1 it is also in an area that is subject to the recently adopted downtown residential design guidelines;
- Staff noted that the applicant proposed to finish the home and new garage in vinyl siding and that while vinyl is prohibited in the R1, R2, R3, and R4 zoning districts the same prohibition does not apply in the H1 zoning district. Mr. Brown noted that the downtown residential design guidelines prohibit the use of vinyl siding;
- Commissioners discussed the proposed building materials and recommended the applicant modify the plans to utilize wood or composite siding;

- Member Hanlon questioned the lack of a building materials variance. Staff noted that the H1 district does not have the same masonry requirements as the R2 district, the predominant zoning of properties in the old town area;
- Chair Rigoni solicited comments from the audience;
- Debra Hardwick, owner of the property to the east expressed concern regarding drainage due to the reduced garage and driveway setbacks, the proposed vinyl siding material, and the color of the proposed siding. Ms. Hardwick shared her belief that the applicant was creating his own hardship and that as such variance approval was not appropriate;
- Ms. Hardwick noted that the proposed driveway setback should be increased to 3' to match the setback of the driveway approved on her property;
- Dawn Shields expressed concern that with a driveway setback of .5' car doors would impact the fence of the adjacent property owner to the east and questioned the size of the proposed garage door;
- Discussion ensued regarding the driveway setback. The applicant expressed a willingness to work with staff to transition the new driveway from the .5' setback of the existing to the 3' setback of the proposed garage. Commissioners encouraged the applicant to work with staff to increase the setback of the driveway where possible;
- Commissioner Hanlon expressed concern with the length of the proposed driveway and questioned if driveways of a similar length existed in the old town area. Staff noted that driveway length is not regulated by the zoning ordinance and that the downtown residential design guidelines encourage the construction of detached garages which often result in longer driveways;
- Johanna Mark, resident at 120 Nebraska Street noted that she has lived in the downtown area for many years and has adapted to all the changes. She feels that the proposal is an improvement to the downtown area. She noted that the lot size is difficult along with the long but narrow driveway;
- Deanna Creer, neighboring resident to the west expressed support for the project noting she has no concerns with the proposed vinyl siding. Ms. Creer expressed her opinion that the proposal was a better alternative than tearing down the home and rebuilding;

D. Public Comments

None

E. Village Board and Committee Update

Trustee Clavio noted that the Village Board appointed Brian Feehery to fill the vacant clerk position.

F. Other Business

Mr. Brown noted that the rezoning of the unincorporated property located at 20445 S LaGrange Road from A-1 to I-1 was denied by the Will County Board.

G. Attendance Update

All members present confirmed their availability for the next Plan Commission meeting to be held on March 12, 2020.

Motion (#4): Adjournment (8:05 PM)

Motion by: Hanlon

Seconded by: Hogan

Unanimously approved by voice vote.

Approved May 28, 2020

As Presented X

As Amended

Maura A. Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary