



MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
SEPTEMBER 24, 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: Michael Leddin, Kris Michuda, Will Markunas, Ken Guevara, Lisa Hogan, Dan Knieriem and Chair Maura Rigoni

Commissioners Absent: None

Staff Present: Director of Utilities Zach Brown

Elected Officials Present: Liaison to the Village Board Trustee John C. Clavio, Trustee Adam Borelli, and Trustee Eugene Savaria.

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

A. Approval of the Minutes from August 27, 2020

Motion (#1): Approval of the minutes from August 27, 2020

Motion by: Michuda Seconded by: Knieriem
Approved: (6 to 0)
Abstain: Leddin

B. Workshop: Sleeman Variances

Future Public Hearing Request: Variances of first floor building materials to permit the use of non-masonry materials, lot coverage from 20% to 23.17%, and accessory structure setback from 10 feet to 5 feet (west) and 10 feet to 7.5 feet (south) to permit the construction of a single-family home and detached garage on the property located at 254 Oregon Street.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant, Jim Sleeman was present and offered to answer any questions.

During the Plan Commission Discussion:

- The applicant verified that composite siding would be utilized;
- Commissioners questioned the color of the proposed home and the new home to the west. The applicant indicated that they narrowed the color choice to light grey or light green and that the home to the west was dark blue;

- Commissioners expressed appreciation for the detached garage;
- Members discussed the previously approved design and lot coverage variance and noted that the new proposal was more in line with the downtown residential design guidelines;
- Chair Rigoni suggested the applicant reduce the lot coverage slightly to match or be less than the previously approved coverage of 23.15%;
- Mark Adams of the Old Town Homeowners Association noted that he loves the detached garage and requested the applicant pay special attention to grading noting that the proposed driveway is only 5' from the western property line;
- Mr. Adams noted snow removal may be difficult;
- Commissioners requested additional information regarding drainage and grading prior to the public hearing;
- Mark Baker, adjacent resident to the west questioned if a sidewalk would be installed and how many street trees would be provided. Staff noted that a sidewalk would be required and that street trees are required every 35';

C. Workshop: Weber Variances

Future Public Hearing Request: Variances for the first floor building materials to permit the use of non-masonry materials, and accessory structure height from 15 feet to 23 feet 4 ³/₄ inches to permit the construction of an addition to the existing home and a new detached garage on the property located at 21 Pacific Street.

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 applicants, Matt & Nicole Weber were present for discussion.

During the Plan Commission Discussion:

- The applicant confirmed that the second floor of the proposed garage would not be utilized for living space but rather for storage;
- The applicants indicated that they were not sure if the stone knee wall would wrap the entire home or just the front facade;
- Commissioners questioned the color of the proposed siding and the if a rendering would be provided. The applicant noted that they are still working to select the color palette;

- The applicant noted that the existing brick on the home would be removed as part of the project;
- Commissioner Knieriem suggested the use of a decorative chimney cap and questioned if the chimney on the east side of the home would remain. The applicants noted that the eastern chimney would be removed;
- The applicant noted that the increased garage height was intended so the roof pitch of the garage matches that of the proposed addition and to allow for walk up storage space;
- Mr. Weber noted that the boiler indicated on the plans was for radiant heating in the garage and that the slop sink would give him a place to wash his hands after working on small engines;
- Chair Rigoni noted that she wanted to better understand the hardship related to the garage height variance;
- Commissioners suggested the applicant relocate the outside staircase to the interior of the garage;
- Commissioners confirmed that exterior lighting would be a combination of can and coach lighting;
- The applicant suggested that Commissioners review the existing garage at 112 Oak Street;
- Members noted that the applicant discussed several proposed modifications to the plans and requested those changes be finalized prior to returning for a public hearing;

D. Public Comments

None

E. Village Board and Committee Update

Trustee Clavio noted that the Village Board approved the Gutschenritter, Needham and Scherwa variance requests, the Village's Comprehensive Annual Financial Report, and changes to the historic preservation ordinance and discussed the possible sale of the property located at 1 N. White Street. Trustee Clavio noted that three board members and the mayor are up for re-election.

F. Other Business

Staff noted that Chris Gruba accepted the Village's job offer for the senior planner position and that he would be starting on October 19th and that the Cedarhurst project construction had resumed.

G.Attendance Update

All Commissioners confirmed their attendance for the next meeting on October 8th.

Motion (#2): Adjournment (7:42 pm)

Motion by: Hogan

Seconded by: Guevara

Unanimously approved by voice vote.

Approved October 08, 2020

As Presented ✓

As Amended _____

Maura A. Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary