



**MINUTES  
REGULAR MEETING OF VILLAGE OF FRANKFORT  
PLAN COMMISSION / ZONING BOARD OF APPEALS  
JANUARY 11, 2018 – VILLAGE ADMINISTRATION BUILDING  
432 W. NEBRASKA STREET**

**Call to Order** Chair Don Schwarz called the meeting to order at 6:30 P.M.

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

Commissioners Absent: None

Staff Present: Building Department Supervisor Adam Nielsen and Administrative Assistant Marina Zambrano

Elected Officials Present: Trustee John Clavio

**A. Approval of Minutes from December 14, 2017**

**Motion (#1):** Approve the minutes as amended from December 14, 2017

Motion by: Hanlon

Seconded by: Savaria

Approved: (6 to 0)

**B. Public Hearing Request: Danse Integro Special Use (Ref. #102)**

Public Hearing Request: Special use for indoor recreation/entertainment to operate Danse Integro, a dance/theater studio, proposed at 750 Center Rd.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the request. The applicant, Simonetta L. Pacek, was present and further described the request.

- Commissioners discussed the proposed hours of operation and found them to be in compliance with Village requirements.
- Commissioners discussed parking requirements and found the proposed operation to be in compliance with Village requirements as the parking lot provided for the required parking stalls and additional, if needed.
- Commissioners discussed if recitals, competitions or large events will be held at this location. The applicant stated these types of events will not take place at this location as they tend to draw a large crowd. Performances take place normally at one of the Public schools and or Churches. Staff informed the Commissioners of the maximum occupancy for the unit being less than 50.

**Motion (#2):** Recommend the Village Board approve a special use for indoor recreation and entertainment to permit the operation of Danse Integro located at 750 Center Road in accordance with the reviewed plans and public testimony.

Motion by: Farina  
Approved: (6 to 0)

Seconded by: Petrow

**C. Workshop: Accessory Structure Zoning Regulations**

Discussion: Current regulations and approaches used by other communities.

Building Department Supervisor Adam Nielsen presented the staff report and provided an overview of the Village of Frankfort's current accessory structure requirements.

During the Workshop:

- Members discussed the current zoning ordinance regulating accessory structures to 144 square feet. Commissioners felt limiting sheds to 144 square feet was appropriate, but discussed other options, for different accessory structures (including sheds, pergolas, sports courts etc.).
- Commissioners requested the requirements for sports courts to be clearly defined and to possibly revise current requirements based on a percentage based scale of the maximum impervious coverage of the lot or the rear yard.
- Plan Commissioners discussed increasing the side yard and rear yard setbacks for sports courts to minimize any potential impacts with neighboring property owners.
- Commissioners discussed the importance of understanding what item they are restricting and the importance of considering possible impacts to neighboring property owners if the variance was approved. For example, members discussed limiting the use of outdoor lighting for sports court proposals and an increase in landscape screening.
- Plan Commission members asked staff to provide aerials of existing sports court approvals throughout the Village. Plan Commission members commented these aerials can provide information, including where the court is located and the percentage of the lot of which the court is constructed upon. Building Department Supervisor, Adam Nielsen, commented these aerials can be provided to further discussions.
- Members requested aerials of a standard full and half court sports court to be imposed on a 15,000 square foot lot, which is indicative of the minimum lot size within the R-2 District.
- Members requested to obtain a copy of the Village's Comprehensive Plan. Building Department Supervisor, Adam Nielsen, commented that copies will be provided.

**D. Public Comments**

An audience member commented they could not hear the workshop discussion and asked Plan Commission members to speak into the microphone. Chairman Don Schwarz apologized and some Plan Commission members invited the resident to sit closer.

**E. Village Update**

Trustee John Clavio provided an update on recent Village Board discussions.

**F. Other Business**

Adam Nielsen informed the Commission that Frankfort MMA withdrew their special use application and requested the item be tabled indefinitely.

**G. Attendance Update**

Members confirmed their availability for the next Plan Commission Meeting to be held on January 25, 2018.

**Motion (#3):** Adjournment (7:55 PM)

Motion by: Hogan                      Seconded by: Rigoni  
Unanimously approved by voice vote.

Approved January 11, 2018

As Presented                     

As Amended                     

 /s/Donnell Schwarz, Chairman

 /s/ Secretary