



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
SEPTEMBER 13, 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: Lisa Hogan, Margaret Farina, Maura Rigoni, Alicia Hanlon, Jessica Petrow and Don Schwarz

Commissioners Absent: Gene Savaria

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

Elected Officials Present: Plan Commission Liaison Trustee Mike Stevens and Trustee John Clavio

Chairman Schwarz swore in all those wishing to give public testimony.

A. Approval of the Minutes from August 23, 2018.

Commissioners noted Section G of the minutes should be revised to reflect the date of September 13th not the 23rd as written.

Motion (#1): Approval of the minutes from August 23, 2018 meeting as amended.

Motion by: Hogan
Approved: (5 to 0)

Seconded by: Petrow

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B. Public Hearing Requests: Benoit Variances (Ref. #102)

Public Hearing Request: Rear yard setback variance from 40 feet to 20 feet and a building materials variance to permit the use of siding on the first floor of a proposed three-car attached garage addition to the existing home located at 1005 Prestwick Drive.

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

During the Plan Commission discussion:

- Commissioner Petrow questioned whether HOA approval was obtained and whether their conditions are being met. The applicant stated that the HOA had approved his project and that he would comply with the conditions of their approval;

- Commissioner Hanlon questioned whether shifting the garage to the north to meet the setback was explored. The applicant noted doing so would conflict with existing windows within the living area in the home. The applicant noted that he preferred that the southern façade of the garage addition align with the southern façade of the home as proposed;
- Commissioner Hanlon questioned the lack of masonry and if the applicant had explored the inclusion of masonry elements to match the stone work in the central portion of the front façade of the existing home;
- The applicant noted that he attempted to locate a stone material to match the existing masonry on the home however given the age of the home he was unable to find an exact match. The applicant further stated that both he and his architect did not see an area where adding masonry would look appropriate given that the balance of the home is finished in siding;
- Commissioner Farina added that she will like to see masonry added to the garage especially below the window area on the east side;
- Commissioners Hogan and Rigoni discussed the use of stone and noted that adding stone to the eastern portion of the front façade could make it appear unbalanced as there is no stone on the western portion of the front facade;
- Commissioner Hanlon questioned whether cedar siding meets the Village building material standards. Mr. Brown added that cedar siding and other composite siding products are permitted building materials;
- Commissioners noted that the HOA approval letter required removal of the detached screen room at the rear of the property. The applicant indicated that he was amenable to the request;
- Art Reichert from the Prestwick Country Club was present and requested confirmation that the screen room would be removed and questioned if the applicant had issues with golf balls damaging his property. The applicant confirmed that the screen room would be removed and noted that he does not have problems with damage from golf balls;
- The applicant noted that through the process of the variance application he discovered that a dead tree that he believed was on his property was actually on country club property. Arthur Reichert, added that he will request the club remove the dead tree;
- Members discussed the necessity of adding a condition that the applicant conform to the conditions contained in the HOA approval letter. After discussion Commissioners agreed that adding a condition was unnecessary;

Commissioners were presented the following findings of fact:

Building Materials

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;*

Many of the homes in the Prestwick Subdivision are non-conforming with respect to the Village's masonry requirements. Requiring compliance would result in a home whose design is inconsistent with that of the surrounding area and thereby compromise its resale value.

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

The property is subject to building regulations designed to address new development in new subdivision. The current material requirements conflict with the development pattern in the area.

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

The surrounding homes are constructed of a variety of building materials including siding and as such the proposed variance will not alter the essential character of the area.

Rear 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;*

Attached garages are common improvements on single-family residential properties. Requiring compliance with the rear yard setback regulations would result in a garage depth that is not functional to house a typical vehicle thereby reducing the resale value of the property;

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

The shape of the subject property is unique due to the adjacent golf course. Were the rear lot line parallel to the front lot line as is typical in residential development a setback variance would not be required.

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

Many homes in the Prestwick subdivision maintain reduced rear yard setbacks as they were constructed under the permit authority of the County and subsequently annexed into the Village and as such the proposed setback encroachment will not alter the character of the area.

- Commissioners were supportive of the proposed lot consolidation noting that it was consistent with other developments within the East Point Industrial Park;

Motion (#4): Recommend the Village Board approve a special use for outdoor storage to permit the construction of a ±6,475 square foot outdoor storage area in the rear yard of lots 4 and 5 in the East Point Industrial Park in accordance with the reviewed plans and public testimony.

Motion by: Hanlon
Approved: (5 to 0)

Seconded by: Farina

Motion (#5): Recommend the Village Board approve the final plat for the Southwest Town Resubdivision consolidating lots 4 and 5 in the East Point Industrial Park in accordance with the reviewed plans and conditioned upon final engineering approval.

Motion by: Hogan
Approved: (5 to 0)

Seconded by: Farina

D. Public Comments

None

E. Village Update

Trustee Stevens provided a recent Village Board update

F. Other Business

Staff noted that a tentative date of November 27th has been set for the next Comprehensive Plan Community Workshop which will focus on the Route 30 sub-areas of the plan. Staff noted that survey #3 was posted to www.yourfrankfort.com and encouraged Commissioners to take the survey. Commissioners expressed concern for property maintenance issues at the Iron Gate subdivision and at the former Simply Smoking restaurant located along Route 30.

G. Attendance Update


Members present confirmed their availability for the next Plan Commission Meeting to be held on September 27, 2018.

Motion (#6): Adjournment (7:20 PM)


Motion by: Rigoni
Unanimously approved by voice vote.

Seconded by: Hogan

Approved September 27, 2018

As Presented  _____

As Amended _____

 /s/Donnell Schwarz, Chairman

 /s/ Secretary