



**MINUTES**  
**REGULAR MEETING OF VILLAGE OF FRANKFORT**  
**PLAN COMMISSION / ZONING BOARD OF APPEALS**  
**OCTOBER 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: Lisa Hogan, Margaret Farina, Maura Rigoni, Alicia Hanlon, Gene Savaria, and Don Schwarz

Commissioners Absent: Jessica Petrow

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

Elected Officials Present: Trustee Mike Stevens and Trustee Bob Kennedy

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

**A. Approval of the Minutes from September 27, 2018.**

**Motion (#1):** Approval of the minutes from September 27, 2018.

Motion by: Hanlon  
Approved: (5 to 0)

Seconded by: Hogan

**B. Public Hearing Request: Molthan Variance (Ref.#102)**

Public Hearing Request: Variance of first floor building materials to permit the use of composite siding on the first floor of a new single-family home proposed at 139 White Street.

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

During the Plan Commission discussion:

- Commissioner Savaria discussed the building materials and color scheme and suggested the inclusion of additional stone to add contrast and break up the large expanses of siding. Mr. Savaria noted that many homes on this stretch of White Street have raised, exposed, stone foundations that provide additional interest;
- The applicant noted that he considered raising the foundation of the home however did not do so in an effort to accommodate an older demographic.

The applicant also added that the home recently constructed on Center Road has full siding to the ground;

- Members discussed possible locations to include additional stone however questioned the visibility of the stone given that the home will have an increased setback of  $\pm 50'$  and foundation landscape plantings;
- Commissioner Rigoni cautioned against randomly adding stone to the proposal noting that unless carefully considered it could detract from the overall design;
- Commissioners questioned the size of the proposed home. The applicant noted that the home is approximately 3,000 square feet;
- Member Hanlon expressed concern with respect to the size of the proposed home noting that while it meets all lot coverage and setback requirements it will seem out of scale with the rest of the homes on the block;
- Commissioner Hanlon discussed the Village's Comprehensive Plan which calls for the future extension of historic commercial zoning up White Street. Mr. Brown added that although the future H-1 zoning is called for by the plan it does not preclude continued residential use nor has the Village pursued a comprehensive commercial rezoning effort in the area;
- Commissioner Farina discussed the Old Town HOA approval letter citing a comment regarding the sizing of the columns. The applicant noted that the perspective rendering makes the columns look larger due to shadowing and that the architectural elevations are a more accurate representation of the proposal;
- Mark Adams representative from the Old Town HOA was present clarified the comment regarding the column size and noted that the Old Town Architectural Review Committee reviewed and approved the proposed home;

Commissioners were presented the following findings of fact:

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;*

The proposed building materials are consistent with the unique architectural style of the home. If the home were required to meet the building material requirements of the zoning district, the style of architecture would be compromised therefore reducing 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. As an infill project, the 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 majority of the homes along N. White Street do not comply with the first floor building materials requirements of the ordinance and as such the proposed home will not compromise the character of the surrounding area.

**Motion (#2):** Recommend the Village Board approve a building materials variance to permit the use of composite siding on the first floor of the home proposed at 139 N. White Street in accordance with the reviewed plans and public testimony.

Motion by: Hogan  
Approved: (5 to 0)

Seconded by: Rigoni

**C. Public Comments**

None

**D. Village Update**

Trustee Stevens provided an update noting that the Benoit and Southwest Town Mechanical variances were approved.

**E. Other Business**

Staff informed commissioners that there will not be a meeting on November 22, 2018 due to the Thanksgiving holiday and questioned Commissioners availability for the December 27<sup>th</sup> meeting noting that the second meeting in December is typically cancelled due to the Christmas holiday. Of the six commissioners in attendance three noted that they would not be in town on the 27<sup>th</sup> and suggested the meeting be cancelled.

**F. Attendance Update**

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

**Motion (#3):** Adjournment (7:18 PM)

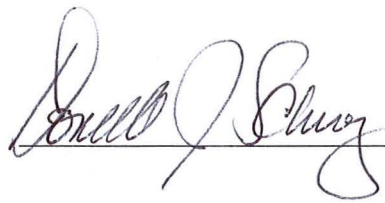
Motion by: Farina  
Unanimously approved by voice vote.

Seconded by: Rigoni

Approved October 25, 2018

As Presented 

As Amended \_\_\_\_\_

 /s/Donnell Schwarz, Chairman

 /s/ Secretary