



**MINUTES**  
**MEETING OF VILLAGE OF FRANKFORT**  
**PLAN COMMISSION / ZONING BOARD OF APPEALS**  
**JANUARY 24, 2019 – 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, Lisa Hogan, Maura Rigoni, Jessica Petrow, Alicia Hanlon and Chairman Don Schwarz

**Commissioners Absent:**

Gene Savaria

**Staff Present:**

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

**Elected Officials Present:**

Trustee Mike Stevens, Trustee John Clavio, Trustee Bob Kennedy, and Clerk Adam Borelli

**A. Approval of the Minutes from January 10, 2019.**

Commissioners requested the minutes be revised to reflect the afterhours events that The Learning Experience noted they would have on occasion.

**Motion (#1):** Approval of the minutes from January 10, 2019 as amended.

Motion by: Hogan

Seconded by: Farina

Approved: (5 to 0)

**B. Public Hearing Request: Kirsch Variances (Ref.#102)**

Public Hearing Request: Variances of front yard setback from 30 ft. to 13.4 ft., rear yard setback from 30 ft. to 15.1 ft., side yard setback from 10 ft. to 7.5 ft. (east), side yard setback from 10 ft. to 6ft. (west), first floor building materials, driveway setback from 4 ft. to .5 ft., and lot coverage from 20% to 30%, to permit the construction of a new single-family home on the property located at 213 Kansas Street.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicants, Mike and Sandra Kirsch were present and discussed their proposal.

During the Plan Commission discussion:

- Commissioner Farina requested for the applicants consider burying the new electrical service lines underground. The applicants noted that they intended to do so;
- Commissioners questioned the height of the home. Mr. Kirsch added that the home is 35 feet tall home with 37 foot chimney. The applicant added that the

home was moved back 3-4 feet further than originally planned in an effort to reduce the apparent bulk and scale of the home;

- Members questioned if the front porch was included in the setbacks. Mr. Brown added that the porch is included in the setback however noted that the main façade of the home maintained a setback ranging from 23' – 32';
  - Commissioners thanked the applicant for flipping the driveway from the west to the east side of the home citing the preference for non-auto dominated front facades that came from the visual preference survey;
  - Members discussed the size of the driveway near the entrance to the garage and questioned if the size could be reduced. Staff noted that Village ordinance requires a minimum 26' turning radius into a side loaded garage;
  - Members discussed the width of the driveway and questioned whether the size could be reduced. Mr. Brown noted that reducing the width of the driveway to provide an increased setback would result in a driveway of an unusable width;
  - The applicant added that the ±50' easement between the rear of the proposed home and the adjacent Old Plank Road Trail creates the appearance of a larger lot thus reducing the visual impact of the reduced rear yard setback and increased lot coverage;
  - Commissioners discussed the proposed building materials and suggested the applicant include stone on the chimney. The applicant agreed to investigate the inclusion of stone as requested;
  - Commissioners discussed the reduced size of the lot and the conflict between the Village's minimum home size and maximum lot coverage and setback requirements. Members noted the applicant's hardship and need for variance requests;
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- Members thanked the applicant for working with the Old Town HOA and the neighboring residents;
  - Commissioner Petrow added that she appreciated the creativity and care utilized in working with the small lot and developing a home design and site plan both fits with the existing streetscape and the objectives of the comprehensive plan;
  - Commissioner Hanlon discussed the choice to build a new home instead of restoring the existing home on the lot. The applicant noted that the existing home has no historical significance or redeeming characteristics and that it is structurally not fit to restore;
  - Commissioners questioned the Old Town HOA's split vote on the proposal. Mark Adams, representative from the Old Town Homeowner's Association



Architectural Review Committee added that the main point of disagreement was lot coverage and although there was a split vote the committee saw the true hardship with the challenging lot size;

**Motion (#2):** Recommend the Village Board approve a front yard setback variance from 30' to 13.4' to permit the construction of a new single family home on the property located at 213 Kansas Street in accordance with the reviewed plans and public testimony.

Motion by: Hogan  
Approved: (5 to 0)

Seconded by: Hanlon

**Motion (#3):** Recommend the Village Board approve a rear yard setback variance from 30' to 15.1' to permit the construction of a new single family home on the property located at 213 Kansas Street in accordance with the reviewed plans and public testimony.

Motion by: Hanlon  
Approved: (5 to 0)

Seconded by: Petrow

**Motion (#4):** Recommend the Village Board approve a side yard setback variance from 10' to 6' along the western property line to permit the construction of a new single family home on the property located at 213 Kansas Street in accordance with the reviewed plans and public testimony.

Motion by: Hanlon  
Approved: (5 to 0)

Seconded by: Petrow

**Motion (#5):** Recommend the Village Board approve side yard setback variance from 10' to 7.5' along the eastern property line to permit the construction of a new single family home on the property located at 213 Kansas Street in accordance with the reviewed plans and public testimony.

Motion by: Hanlon  
Approved: (5 to 0)

Seconded by: Petrow

**Motion (#6):** Recommend the Village Board approve a driveway setback variance from 4' to .5' to permit the construction of a new single family home on the property located at 213 Kansas Street in accordance with the reviewed plans and public testimony.

Motion by: Petrow  
Approved: (5 to 0)

Seconded by: Hanlon

**Motion (#7):** Recommend the Village Board approve a lot coverage variance from 20% to 30% to permit the construction of a new single family home on the property located at 213 Kansas Street in accordance with the reviewed plans and public testimony.

Motion by: Petrow  
Approved: (5 to 0)

Seconded by: Rigoni

**Motion (#8):** Recommend the Village Board approve a building materials variance to permit the use of composite siding in the construction of a new single family home on the property located at 213 Kansas Street in accordance with the reviewed plans and public testimony.

Motion by: Rigoni  
Approved: (5 to 0)

Seconded by: Hogan

**C. Public Hearing Request: O'Malley Builders Variance (Ref. #103)**

Public Hearing Request: Side yard setback variance from 15 ft. to 10 ft., to permit the construction of a single-family home, proposed at 20495 Abbey Drive.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant, Shawn O'Malley was present and further explained his proposal noting that there is a hardship due to the reduction in buildable area caused by the storm water management easement as well as a steep grade change from the front to the rear of the lot.

During the Plan Commission discussion:

- Commissioners discussed the request noting that the grade change and limited buildable area of the lot caused by the storm water management easement resulted in a clear hardship;
- Members discussed the difference in setbacks between the R1 and R2 zoning districts noting that increased side yard setbacks of 15' are required in the R1 district however R1 lots have the same minimum lot width as the R2 district at 100';
- Commissioners questioned if this was the last lot in the subdivision with the same issues. The applicant added that there is one remaining lot on the block with the same constraints;
- Chairman Schwarz questioned if the height of the basement at 11'-8" was a concern to the Building Department. Staff confirmed it was not.

**Motion (#9):** Recommend the Village Board approve a side-yard setback variance from 15' to 10' to permit the construction of a 3,246 square foot a single-family home



at 20495 Abbey Drive within the Abbey Woods subdivision in accordance with the reviewed plans and public testimony.

Motion by: Hogan

Seconded by: Hanlon

Approved: (5 to 0)

**D. Workshop: Corbett Variance**

Future Public Hearing Request: Side yard setback variance from 10 ft. to 5 ft. 11 in. to accommodate the construction of an addition to the existing home located at 22 Pacific Street.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicants, Kevin and Allison Corbett were present and further explained their proposal.

During the Plan Commission discussion:

- Mark Adams, representative from the Old Town Homeowners Association Architectural Review Committee noted that the association and applicant spent a great deal of time discussing options for the garage and they were happy with proposal as presented. Mr. Adams also added that the height of the home was also discussed and that the applicant revised the plans to lower the roof height in an effort to reduce the appearance of scale;
- Commissioners thanked the applicant for working with the HOA and for pursuing an addition instead of a tear down noting that if the home was torn down they could likely build an even larger home;
- Members questioned whether there was a plan to protect the tree near the driveway from damage during the construction process. Mrs. Corbett noted that she is a landscape architect and she would make every effort to protect the tree from damage;
- The applicant noted that they intended to finish the driveway expansion in pavers to match the existing driveway;
- Commissioners questioned the purpose for the 3<sup>rd</sup> car garage stall. Mrs. Corbett added that the existing garage opening is too low to fit their vehicles and that the extra space will be utilized for storage since the home does not have a basement;
- Members discussed the size of the garage addition and if it would fit one or two vehicles. Mr. Brown added that it could accommodate a single vehicle measuring approximately 25 ft. deep;
- Commissioner Hogan expressed concern regarding the depth of the garage and the encroachment of the setback. The applicants noted that large evergreen trees currently occupy the space where the garage is proposed thereby creating a similar feeling of encroachment;

- Commissioners thanked the applicant for the letters from the neighboring residents noting that the property owner to the west who is most directly impacted by the variance is supportive of it;
- Members noted that the homes on the subject block of Pacific Street are generally newer than those in the surrounding old town area and that the homes are improved with 2 and three car garages;
- Commissioners thanked the applicant for agreeing to a workshop prior to the public hearing;

**E. Plat of Vacation Approval: Aldi Inc**

Request: Plat of vacation approval to remove a portion of the blanket easement within the Frankfort Commons Shopping Center to accommodate the construction of a 3,286 sq. ft. addition to the existing Aldi store located at 20230 S. Lagrange Road.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request.

During the Plan Commission discussion:

- Members questioned if the proposed plat had been signed off on by all utility companies who have rights to the blanket easement. Staff noted that those signatures are forthcoming;
- Commissioners suggested approval be conditioned upon sign off by all applicable utility companies (Ameritech, Nicor, ComEd, and Media One Cable Company);

**Motion (#10):** Recommend the Village Board approve a Plat of Vacation to accommodate the construction of a 3,286 square foot addition to the existing Aldi grocery store located at 20230 S. LaGrange Road within the Frankfort Commons Shopping Center conditioned upon final engineering approval and sign off from all applicable utility companies.

Motion by: Hogan  
Approved: (5 to 0)

Seconded by: Hanlon

**F. Final Plat Approval: Pactiv, LLC**

Request: Final Plat of subdivision approval to consolidate two existing lots under common ownership into a single lot of record for the existing Pactiv facility, located at 437 Center Road.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant was present and further explained the proposal and noted that Pactiv is considering installing solar panels in the future to address power disruptions and offset energy costs.



During the Plan Commission discussion:

- Commissioner Hanlon questioned why the request was before the Commission with no details regarding the intended solar use. Staff clarified that approval of the plat would not constitute approval to install solar panels;
- Members questioned if the applicant intended to take advantage of the State lottery for solar power grants which the applicant confirmed;
- Staff confirmed that the consolidated parcel was consistent with ordinance requirements in the I2 zoning district;

**Motion (#11):** Recommend the Village Board approve the final plat for the Pactiv, LLC Subdivision in accordance with the reviewed plans and conditioned upon final engineering approval.

Motion by: Farina  
Approved: (5 to 0)

Seconded by: Hanlon

**G. Public Comments**

None

**H. Village Update**

Trustee Mike Stevens noted that the Village Board approved the special use permit for Pashco Automotive project.

**I. Other Business**

None

**J. Attendance Update**

Members present confirmed their availability for the next Plan Commission meeting to be held on February 14, 2019.

**Motion (#12):** Adjournment (8:10 PM)

Motion by: Rigoni  
Unanimously approved by voice vote.

Seconded by: Hanlon

Approved February 14, 2019

As Presented   X  

As Amended           

Donnell J. Schwarz /s/Donnell Schwarz, Chairman

[Signature] /s/ Secretary