



**MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
APRIL 25, 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, Maura Rigoni, Alicia Hanlon, Jessica Petrow, Lisa Hogan, Gene Savaria and Chairman Don Schwarz (Commissioner Rigoni arrived for agenda item #13)

Commissioners Absent: None

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

Elected Officials Present: Mayor Jim Holland, Trustee Mike Stevens, and Trustee Keith Ogle, Trustee John Clavio, and Clerk Adam Borelli.

A. Approval of the Minutes- Joint 1890's Theme Committee/ Plan Commission from April 6, 2019

Motion (#1): Approval of the minutes from April 6, 2019.

Motion by: Farina Seconded by: Petrow

Approved: (3 to 0)

Abstain: (2) Hanlon, Hogan

B. Approval of the Minutes from April 11, 2019

Motion (#2): Approval of the minutes from April 11, 2019

Motion by: Hanlon

Seconded by: Petrow

Approved: (5 to 0)

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

C. Public Hearing Request: Edson's II Auto and Heavy Body Repair Special Use (Table Indefinitely)

Public Hearing Request: Special use for an automotive body shop to permit the operation of Edson's II Auto and Heavy Body Repair, located at 9511 Corsair Road, Unit E.

Assistant Director of Development Services, Zach Brown noted the project was being tabled indefinitely due to ongoing legal discussions between the applicant and the unit owner regarding use of the outdoor storage area.

Motion (#3): Table the public hearing indefinitely.

Motion by: Hogan
Approved: (5 to 0)

Seconded by: Farina

D. Public Hearing Request: Larson Variance (Ref. #102)

Public Hearing Request: Corner side yard setback variance from 30 feet to 28.5 feet to permit the reconstruction and expansion of an enclosed porch on the rear of the existing home located at 136 S. Maple Street.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicants, Michael and Kimberly Larson were present and further explained the project noting that the proposal will bring the exterior appearance back in line with the original American Four-square style of the home, provide better functionality internally, and allow for the replacement of storm damaged siding.

During the Plan Commission discussion:

- Commissioners thanked the applicant for taking the original style of the home into consideration in development of their plans;
- Commissioners discussed the corner side yard setback variance request noting that all homes on the corner of Oregon and Maple Street maintain reduced corner side yard setbacks;
- Members noted that the proposed setback is the same as the existing home and such will not detract from the character of the area;
- Commissioners considered the standards of variance and entered 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;*

Shifting the northern façade to meet the required setback would create a conflict with an existing doorway into the home and thereby require substantial interior renovations which would compromise the historic character of the home's interior and reduce its resale value.

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

The existing home maintains a reduced corner side yard setback.

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

The homes located at the intersection of Maple and Oregon all maintain reduced corner side yard setbacks and as such the proposed addition will not alter the essential character of the area.

Motion (#4): Recommend the Village Board approve corner side-yard setback variance from 30' to 28.5' to permit the construction of an addition to the rear of the home located at 136 S. Maple Street in accordance with the reviewed plans and public testimony.

Motion by: Hogan
Approved: (5 to 0)

Seconded by: Hanlon

E. Public Hearing Request: Frankfort Circus Center Special Use (Ref. #103)

Public Hearing Request: Special use for indoor recreation and entertainment to permit the operation of Frankfort Circus Center, an indoor circus arts training facility proposed at 700 Center Road.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant, Thomas Smith and his daughter Jill Janosek were present and further explained the proposal.

During the Plan Commission discussion:

- Commissioners discussed ordinance requirements for parking and questioned if seven parking spaces would be adequate for the proposed operation. The applicant noted that they expect most of their students to be dropped off similar to their current business Down Home Guitars as such expected available parking to be adequate;
- Members questioned if there was ability to construct additional parking in the vicinity. Staff noted that the open area immediately south of the subject unit is utilized for storm water management purposes however stated that additional parking could be constructed along Layaway Road should Commissioners believe it to be necessary;
- Commissioners questioned if the applicant had plans to expand the facility in the future. The applicant noted that they had no immediate plans to expand however would consider parking needs if / when they decided to do so. Staff noted that any expansion would require additional special use review;
- Staff noted that given the unique design of the buildings (combination of retail/warehouse space) past tenants have primarily been retail service establishments and wholesale warehouse facilities that generate limited parking demands;

- Staff noted that shared parking opportunities are available throughout the site should it be necessary;
- Commissioner Farina noted that she does not see a concern with parking stating that she visits the gymnastics training facility in the development often and has not noticed a parking issue;
- Chairman, Don Schwarz suggested the applicant review site circulation given the expected drop-off/pick-up traffic pattern and determine if additional directional signage was necessary;

Motion (#5): Recommend the Village Board approve a special use for indoor recreation and entertainment to permit the operation of Frankfort Circus Center located at 700 Center Road in accordance with the reviewed plans and public testimony.

Motion by: Farina
Approved: (5 to 0)

Seconded by: Hogan

F. Public Hearing Request Timber View R.V. Center Special Use Modification (Ref. #104)

Public Hearing Request: Modification of the existing special use permit for outdoor storage for Russo Power Equipment (Ordinance #2902) to permit the expansion of the area in which RV trailers may be stored.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant, Richard A. Borsma and Don Beenes were present representing Timberview and further explained the proposal.

Adjacent resident Meghan Harper of Penny Court North was present and explained the gradual expansion of the RV storage area following the original approval. Ms. Harper discussed the current proposal and landscape screening noting that they seemed reasonable. Additional residents from Penny Court North and South noted that Russo Power Equipment had not maintained the landscaping they were required to install on the east side of Elsner Road as part of their special use permit and stated that much of the material is dead or missing. Residents requested Russo be required to replace the dead and missing material and suggested the area be enhanced even further.

During the Plan Commission discussion:

- Members requested clarification on the originally approved RV storage area vs. the area proposed for expansion;
- Commissioners discussed the approved landscaping plan for Russo noting that all dead or missing material should be replaced;
- Members questioned the responsible party for the maintenance of the Elsner Road landscaping. Mr. Brown noted that as the owner of the property Russo is ultimately responsible for the maintenance;

- Commissioners noted that the Village owned berm on the west side of the Elsner Road water tower access road is maintained in good condition and stated that Russo's landscaping should be maintained in a similar manner;
- Russo's property management representative, Linda Rose noted that the replacement of the dead trees and maintenance of the landscaping should take place within the next few weeks;
- Commissioners discussed the timing of the landscape planting/maintenance activities and suggested a condition be added requiring the installation and maintenance of all landscape plantings in accordance with the approved Russo Power landscape plan and installation of the new Timberview landscape plantings prior to the expansion of the RV storage area;
- Commissioner Farina questioned the ownership of the bollards at the entrance to the Elsner Road water tower site and suggested they be repaired. Staff noted that the bollards are owned by the Village and agreed to pass along the request to the Village's Utility Department;

Motion (#6): Recommend the Village Board approve the modification of special use ordinance #2902 to permit the expansion of the RV storage area in the rear of the property located at 21700 S. LaGrange Rd in accordance with the reviewed plans and public testimony conditioned upon installation and maintenance of all landscape plantings in accordance with the approved Russo Power landscape plan and installation of the new Timberview landscape plantings prior to the expansion of the RV storage area.

Motion by: Hanlon
Approved: (5 to 0)

Seconded by: Savaria

G. Public Comments

None

H. Village Update

Trustee Mike Stevens provided an update on the recent Village Board meeting noting the Malcheff Variance and 8795 Chilton Court Plat of abrogation were approved.

I. Other Business

Staff congratulated Margaret Farina and Jessica Petrow for being elected as Village Trustees and thanked them for their time as Plan Commission members. Trustee Stevens and staff thanked Don Schwarz for his many years of dedicated service as the Chairman of Plan Commission and congratulated him on his retirement. Trustee Stevens congratulated Trustee Clavio on his appointment as Village Board liaison to the Plan Commission pending approval at the May 6, 2019 Board meeting.

J. Attendance Update

Members present confirmed their availability for the next Plan Commission meeting to be held on May 9, 2019.

Motion (#7): Adjournment (7: 50 PM)

Motion by: Farina

Seconded by: Rigoni

Unanimously approved by voice vote.

Approved May 9, 2019

As Presented X

As Amended

Maura G. Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary