

- Members thanked the applicants for revising the home on lot 2 to include a masonry chimney;
 - Commissioners discussed the reduced front-yard setbacks noting that many of the homes in the old town area and on south Ash Street do not meet the 30' requirement of the R2 zoning district;
 - Members noted that the existing home on the subject property maintained a reduced setback from Ash Street;
 - Member Hogan thanked the applicant for reducing the lot coverage for the home proposed on lot 1 from the original plans and noted that the side loaded garage on Utah Street was preferred;
 - Chair Rigoni questioned the timing of the approvals of the two prior lot coverage variances on south Ash Street noting that the variance for 132 Ash Street occurred many years ago;
 - Chair Rigoni referenced the draft downtown residential design guidelines that suggest homes in the old town area not have an automobile dominated appearance to the streetscape and noted that that if the 3rd garage bay was removed from the proposed home a lot coverage variance would not be required;
 - Chair Rigoni noted that while the lot lines could be shifted so as to avoid the need for a lot coverage variance doing so would make lots 2 and 3 more non-conforming with respect to lot width and area and as such was concerning;
 - Commissioner Guevara noted that while lot 1 does exceed lot coverage requirements the proposed increase is not excessive and is in line with the character of the surrounding area. Mr. Guevara suggested that the Village have a bigger picture discussion on lot coverage throughout the entire downtown;
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- Staff noted that the Old Town Homowners Association recommended approval of the homes proposed on lots 2 and 3 and denial of the home for lot one based upon the requested lot coverage variance. Copies of the review letters were distributed for the Commission's consideration;
 - Jerry Warning of St. Peters Church expressed concern with the removal of the perpendicular parking spaces along the east side of Ash Street and the adequacy of the turn-around at the south end of Ash Street noting that the proposed changes will impact their daycare operation;
 - Chair Rigoni noted that the development plans including changes to Ash Street were approved previously and were not the subject of the discussion at this time. Ms. Rigoni suggested the concerns be discussed by the Traffic Advisory Committee should an issue arise;

- Adjacent resident Sue Christiansen expressed concern that Ash Street would be extended further to the south. Staff confirmed that no extension was proposed and provided Ms. Christensen a copy of the proposed site improvement plans;

Commissioners entered the following findings of fact:

First Floor Building Materials (lots 1-3)

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 architecture of the homes. If the home were required to meet the building material requirements of the zoning district, the style of architecture would be compromised.

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 surrounding neighborhood uses a variety of first floor building materials and the majority of the homes on the block do not meet the first floor masonry requirement.

Front Yard Setbacks (lots 1-3)

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;*

Relocating the homes to meet the front yard setback would result in a rear yard of substandard size for a traditional single-family lot and therefore compromise its resale value.

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

The existing home maintains a reduced front yard setback. The requested variance is intended to maintain the character of the area.

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

The majority of the homes on the block maintain a reduced front yard setback. The reduced setback was proposed to create a consistent streetscape appearance.

Lot Coverage (lot 1)

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;*

Reducing the size of the home to adhere to lot coverage requirements could result in a home of a square footage that is smaller than the current standards and thus reduce its resale value.

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

The subject property is substandard with respect to minimum lot area requirements. Were the subject property to meet minimum area requirements a variance would not be necessary.

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

Several properties on this block of Ash Street exceed lot coverage requirements and as such the proposed home will not alter the character of the area.

Motion (#2): Recommend the Village Board approve a building materials variance to permit the use of non-masonry materials in the construction of a single-family home on Lot 1 of the Ash Street Subdivision in accordance with the reviewed plans and public testimony:

Motion by: Hogan
Approved: (4 to 0)

Seconded by: Guevara

Motion (#3): Recommend the Village Board approve a front yard setback variance from 30' to 15.5' to permit the construction of a single-family home on Lot 1 of the Ash Street Subdivision in accordance with the reviewed plans and public testimony:

Motion by: Hogan
Approved: (4 to 0)

Seconded by: Guevara

Motion (#4): Recommend the Village Board approve a lot coverage variance from 20% to 21.19% to permit the construction of a single-family home on Lot 1 of the Ash Street Subdivision in accordance with the reviewed plans and public testimony:

Motion by: Knieriem
Approved: (3 to 1)

Seconded by: Guevara

Motion (#5): Recommend the Village Board approve a building materials variance to permit the use of non-masonry materials in the construction of a single-family home on Lot 2 of the Ash Street Subdivision in accordance with the reviewed plans and public testimony:

Motion by: Hogan
Approved: (4 to 0)

Seconded by: Guevara

Motion (#6): Recommend the Village Board approve a front yard setback variance from 30' to 15.5' to permit the construction of a single-family home on Lot 2 of the Ash Street Subdivision in accordance with the reviewed plans and public testimony:

Motion by: Guevara
Approved: (4 to 0)

Seconded by: Hogan

Motion (#7): Recommend the Village Board approve a building materials variance to permit the use of non-masonry materials in the construction of a single-family home on Lot 3 of the Ash Street Subdivision in accordance with the reviewed plans and public testimony:

Motion by: Hogan
Approved: (4 to 0)

Seconded by: Guevara

Motion (#8): Recommend the Village Board approve a front yard setback variance from 30' to 15.5' to permit the construction of a single-family home on Lot 3 of the Ash Street Subdivision in accordance with the reviewed plans and public testimony:

Motion by: Guevara
Approved: (4 to 0)

Seconded by: Hogan

C. Public Comments

None

D. Village Update

Trustee Clavio provided an update on the recent Village Board meeting noting the Board approved the 1.5 mile plat review for the LaGrange Gardens Subdivision in unincorporated Green Garden Township. Trustee Clavio noted that the Village Board recently received conflict of interest training and suggested Commissioners receive the same.

E. Other Business

Commissioners welcomed new Plan Commission member Dan Knieriem. Mr. Knieriem introduced himself and noted that he is excited to help make Frankfort an even better community.

F. Attendance Update

Members present confirmed their availability for the next Plan Commission meeting to be held on June 13, 2019 except Commissioner Guevara.

Motion (#9): Adjournment (7:07 PM)

Motion by: Hogan

Seconded by: Guevara

Unanimously approved by voice vote.

Approved June 13, 2019

As Presented ✓

As Amended _____

Maura A. Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary