



**MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
APRIL 22, 2021 – VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET**

Call to Order Chair Rigoni called the meeting to order at 6:30 P.M.

Commissioners Present: Will Markunas, Kris Michuda, Michael Leddin, Lisa Hogan, Ken Guevara, and Chair Maura Rigoni

Commissioners Absent: Dan Knieriem

Staff Present: Senior Planner Christopher Gruba, Utilities Director Zachary Brown, and Utilities Executive Assistant Marina Zambrano

Elected Officials Present: Trustee Keith Ogle, Trustee Margaret Farina and Trustee Jessica Petrow

A. Approval of the Minutes from April 08, 2021

Motion (#1): Approval of the minutes from April 8, 2021.

Motion by: Hogan Seconded by: Guevara
Approved: (5 to 1)
Abstain: (1) Markunas

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

B. Public Hearing Request: 112 Center Road- Falkner Variance (Tabled until May 13, 2021)

Public Hearing Request: Two (2) variances in the R-2 zoning district to permit the construction of new rear yard detached garage, located at 112 Center Road. The variances would permit a 6.69' side yard setback from the south and 2.6' rear yard setback from the west, whereas 10' is required in both instances.

Senior Planner, Christopher Gruba, noted that this item was intended to be reviewed as a workshop instead of a public hearing, but that the legal notices were accidentally sent to the newspaper for print. The Commission motioned to table the public hearing until May 13, 2021.

Motion (#2): Table the public hearing to May 13, 2021.

Motion by: Michuda Seconded by: Hogan

C. Workshop: 112 Center Road – Falkner Variance

Future Public Hearing Request: Two (2) variances in the R-2 zoning district to permit the construction of new rear yard detached garage, located at 112 Center Road. The variances would permit a 6.69' side yard setback from the south and 2.6' rear yard setback from the west, whereas 10' is required in both instances.

Senior Planner, Christopher Gruba presented the staff report and provided an overview of the request noting the applicant is proposing a side-loaded, 2-car garage which would replace the existing shed in the same location. Although the proposed garage would not encroach further into the required 10' side and rear setbacks, the footprint of the garage would be larger and this larger footprint area encroached into the setbacks. The applicant, Jeffrey Falkner, was not present for discussion. Mr. Gruba noted that a site plan had been provided, but that details of the garage were not provided, including materials, height and design. A photograph example of a garage was submitted to provide an approximate design. Mr. Gruba also noted that the proposed garage would also likely require a third variance for lot coverage. Residential lots in the R-2 zone district may not exceed a lot coverage of 20% for two-story homes. The existing property has a lot coverage of 23.5% and is considered existing, non-conforming. The proposed garage would increase the lot coverage to 26%, increasing the non-conformity and therefore requiring a third variance.

During the Plan Commission Discussion:

- Commissioner Guevara questioned the reasoning for the side-loaded garage and the need for a driveway that did not front-load onto the alley. Mr. Guevara suggested that the existing driveway to be removed to maintain green space in the rear yard;
- Commissioner Hogan expressed a concern with the proposed detached 2-car garage measuring 20' x 24' (480 square feet) and felt that a 1-car garage may be more appropriate, given the variances needed;
- Commissioner Michuda questioned what the plans are for the existing 2-car garage attached to the house; whether it will be converted into living space;
- Commissioner Michuda questioned staff if the brick on both sides of the garage door is required. Mr. Gruba noted that there appeared to be some masonry on the front of the garage in the photograph example that was provided. He noted that the Ordinance states that the garage architecture shall be similar and compatible to the primary structure. It is therefore recommended that some brick elements are included with the garage design;
- Commissioner Leddin noted the neighboring garages would not align with the proposed garage and questioned staff if the garage were moved closer to the home whether there would be any restrictions. Mr. Gruba noted if the garage were moved further away from the rear property line, it might then be placed

- closer than 10' from the house, which would require a variance;
- Commissioner Markunas questioned the primary use of the existing shed and suggested that the proposed side-loading driveway be removed. Mr. Markunas also questioned whether there were any drainage issues in the rear yard. Mr. Gruba noted that the site appeared to drain well, but that an engineered drawing illustrating drainage had not been submitted;
- Chair Rigoni expressed her concern that a side-loaded garage was proposed instead of a front-loaded garage, as the neighboring garages do along the alley;
- Commissioners expressed a desire to speak with the applicant directly regarding the variance requests.

D. Public Hearing Request: 41 N. White Street – Bulbrooke Variance (Ref. #104)

Public Hearing Request: Variance for a new driveway to be set back 0.5' from the south side property line, whereas 5' is required, for the single-family home on the property located at 41 N. White Street.

Senior Planner, Christopher Gruba, presented the staff report and provided an overview noting that the request is to expand a portion of the existing driveway as it approaches the rear yard garage. The existing driveway near the garage is located 0.5' from the side property line; the additional 16' long widened section would encroach into the required 5' side yard setback. Mr. Gruba noted that the adjacent homes to the north and south of the subject property have driveways that appear to be located exactly on the side property line or may even straddle side property lines. The applicants, Michael and Amy Bulbrooke, were present and noted the existing driveway was damaged during the construction and now would like to expand the driveway area since it has to be completely replaced.

During the Plan Commission Discussion:

- Chair Rigoni reiterated the driveway setbacks. The applicant is proposing a 22.7' wide driveway that would be set back 0.5' from the side property line at the nearest point. Chair Rigoni questioned the distance to White street after the driveway addition where it tapers to a 1 car driveway. Mr. Gruba noted that the driveway begins to widen approximately 30' back from the front property line based on a quick observation of the survey;
- Commissioners noted they see no issue with the setbacks with the proposal since the other driveways provide the same or similar setbacks.

Motion (#3): Recommend the Village Board approve a driveway setback variance to permit a 0.5' setback to the south side property line for the property located at 41 N. White Street, in accordance with the reviewed plans and public testimony.

Motion by: Guevara

Seconded by: Hogan

Approved: (6 to 0)

E. Public Hearing Request: 20827 S. La Grange Road – Chef Klaus Bier Stube Special Use (Ref. #108)

Public Hearing Request: Special use for outdoor seating associated with a permitted restaurant, along the west façade of the building for Chef Klaus Bier Stube, a full-service restaurant, located at 20827 La Grange Road.

Senior Planner, Christopher Gruba presented the staff report and provided an overview of the request noting Chef Klaus was allowed a temporary outdoor dining patio expansion for last year due to Covid-19. He noted that a permanent outdoor patio area would be constructed in the same location as the temporary fencing. The permanent patio area would be surrounded by a masonry wall, ranging in height from 43.25” to 52.25”, with planter boxes placed along the wall. Mr. Gruba noted that the existing lamp posts would remain in-place and that the surface of the patio would be a combination of the existing poured concrete and the proposed stone patio pavers. He also noted that the existing restroom facilities were able to accommodate the additional outdoor dining per the Building Department. Lastly, the existing sidewalk adjacent to the drive aisle would remain in-place, allowing pedestrians to walk along the entire length of the plaza, unimpeded. The applicant, Michael Ditschler, and Good to Grow designer, Kim Hiemenz, were present and noted the front entrance will remain at the same location without obstructions and ADA accessible.

During the Plan Commission Discussion:

- Commissioner Markunas questioned the applicant whether there would be any changes to the front entrance/exit renderings and if any improvements will be made to the sidewalk in front of the restaurant since some are in need of repairs. Ms. Hiemenz noted that no changes to the sidewalk were proposed;
- Commissioner Leddin noted that there seemed to be a lot of tables placed in the patio area and questioned the total occupancy. Ms. Hiemenz noted some of the tables are not depicted correctly where they will be placed. Some tables will remain under the awning and others will be distributed within the expanded patio area. The proposed outdoor dining patio would occupy the same space as the former temporary patio area, measuring approximately 83’ x 14’. The proposed patio would seat approximately 75-85 people;
- Commissioner Leddin noted that the sidewalks and curbs seemed uneven and in need of repairs and questioned the applicant whether repairs could be made in conjunction with the patio work. Mr. Ditschler noted the condition of the sidewalk was the responsibility of the owner, John Butera, but noted he would make some minor safety repairs to the sidewalk in front of the restaurant.
- Commissioner Michuda questioned the landscaping plantings that will be planted on the patio extension. Mr. Ditschler noted he would plant 5 rose bushes on either side of the entrance along with perennial flowers;
- Chair Rigoni questioned the applicant whether the brick pavers would

complement the other building materials proposed for the pillars. Mr. Hiemenz stated that the pavers were chosen to complement, but not match, the existing stone columns in front of the Butera grocery store.

- Hours of operation for the outdoor dining area were discussed. Commissioner Hogan questioned if there are any limitations for the outdoor dining. Zach Brown noted existing hours for indoor dining have approved extended hours on Friday and Saturday and the hours for the outdoor dining can be restricted if commissioners desired. Applicant noted the hours of operation for the outside dining;
- Commissioner Guevara questioned if there is only one entrance to the restaurant. The applicant noted there is only one entrance/exit;
- Commissioners discussed the need to repair the parking lot and sidewalks and questioned if the owner has been contacted to make the repairs. Mr. Brown noted if there is a safety hazard with the sidewalks or parking lot, the Village's code enforcement could discuss such issues with the owner, John Butera;
- Commissioner Leddin questioned if the two (2) existing lamp posts that will remain would provide sufficient light for the outdoor dining area and suggested to review and add more lighting if needed. Mr. Ditschler noted that he could add some soft lighting to the wall if needed;
- Chair Rigoni questioned the hours of operation for the outdoor dining expansion. Mr. Ditschler noted the outdoor patio hours will be Sunday – Thursday 11 am to 11 pm and Friday & Saturday 11 am to 12 am.

Motion (#4): Recommend the Village Board approve a special use permit to allow a permanent outdoor seating area associated with a permitted restaurant on the property located at 20827 S. La Grange Road, in accordance with the reviewed plans and public testimony and conditioned upon the hours of operation being Sunday – Thursday 11 am to 11 pm and Friday & Saturday 11 am to 12 am (midnight) and final review, inspection and approval by the Building Department.

Motion by: Hogan

Seconded by: Guevara

Approved: (6 to 0)

F. Public Hearing Request: 22200 Wolf Road – Multack Eye Care Variances (Ref. #105)

Public Hearing Request: Variance request for construction of a building addition on the south side of the building, set back 9' 7" from the rear property line, whereas 30' is required.

Senior Planner, Christopher Gruba, presented the staff report noting that this project was heard before the Plan Commission on February 25, 2021 as a workshop. Since then, the applicant has incorporated several recommendations from the workshop, as

illustrated on the revised site plan and landscape plan. Mr. Gruba noted that the former variance request for parking had been eliminated, due to decreasing the number of exam rooms inside the building and by adding a row of 11 parking spaces near the north end of the property. The new row of parking would require a retaining wall, which the applicant has stated will match the existing retaining wall along the west side of the property along the drive aisle. Details of the new retaining wall were not provided, although it is expected to be lower in height than the existing one. The applicant provided a revised landscape plan, illustrating additional landscaping between Walgreens and the proposed building addition, as well as additional trees near the new row of parking. The applicant, Sam Multack and representative, Noah Cahan, were present and noted that after the workshop they took the comments into consideration and revised the request.

During the Plan Commission Discussion:

- Commissioners thanked the applicant for applying the changes to the plans for the public hearing based on the workshop's outcome and for responding to the standards of variation as listed in the Zoning Ordinance;
- Commissioner Leddin questioned whether the building materials for the addition would match the existing building. Applicant, Sam Multack noted the architect will be incorporating matching colors & materials on the building addition.

Motion (#5): Recommend the Village Board approve a 9'7" rear yard building setback, whereas 30' is required for the property located at 22200 Wolf Road, in accordance with the reviewed plans and public testimony, conditioned on final engineering approval and that the exiting ATM be removed.

Motion by: Michuda

Seconded by: Hogan

Approved: (6 to 0)

G. Public Hearing Request: 22265 S. 80th Ave – Chelsea Intermediate School Variance (Ref. #106)

Public Hearing Request: Variance request for construction of a non-decorative, 8' 4" tall masonry screen wall with PVC panel gate along the north façade, facing public right-of-way (W. Sauk Trail).

Senior Planner, Christopher Gruba presented the staff report and provided an overview of the request noting that the proposed wall/fence will screen a new loading area and the existing chain link fence near the transformer will be removed from the property. The applicants, Michael Becker, Kate Ambrosini and Lindsay Taylor were present. Architect Michael Becker noted that the proposed screenwall and loading area were proposed because the interior layout of the school will be rearranged in advance of the planned future building expansion to the south. Mr. Gruba noted that the applicant would also add some evergreen landscaping near the proposed screenwall/loading area to further soften the appearance from W. Sauk Trail.

During the Plan Commission Discussion:

- Commissioner Guevara noted that it makes complete sense for the height of the wall/fence at 8' 4" tall to screen the loading area from W. Sauk Trail;
- Commissioners discussed the color for the proposed wall/fence. Mr. Becker noted that the color of the vertical PVC slat fencing will be "Sequoia" colored, built of a heavy-duty material and noted the color will complement the existing building materials;
- Mr. Becker noted in an effort to offset the visual appearance of the wall/fence from W. Sauk Trail, they are proposing to use a PVC plank panel material for the fencing, which imitates wood and is more residential in appearance as opposed to a metal gate they initially proposed. Commissioners expressed preference for the material proposed since the school is located in the residential area and feel it will blend in well;

Motion (#6): Recommend the Village Board approve non-decorative fencing facing W. Sauk Trail, in lieu of a required decorative fence, for the property located at 22265 S. 80th Ave, in accordance with the reviewed plans and public testimony.

Motion by: Michuda
Approved: (6 to 0)

Seconded by: Hogan

Motion (#7): Recommend the Village Board approve an 8' 4" wall/fence facing W. Sauk Trail, exceeding the maximum height permitted of 4', for the property located at 22265 S. 80th Ave, in accordance with the reviewed plans and public testimony.

Motion by: Markunas
Approved: (6 to 0)

Seconded by: Guevara

H. Public Hearing Request: 22791 S. Challenger – Graefen Development Special Use request (Ref. #109)

Public Hearing Request: Special Use for outdoor storage to permit the construction and operation of a building trades' and contractor's office with outdoor storage, located at 22791 S. Challenger Road. Other: Plat of resubdivision for Lots 10 and 21 Within the Fey-Graefen Industrial Park Phase 1.

Senior Planner, Christopher Gruba, presented the staff report and provided an overview of the request noting that the revised proposal provides a revised landscaping plan and additional parking spots that will be striped inside of the outdoor storage area. Mr. Gruba noted that the building elevations state "contrasting color block" along the front façade. He noted that the Zoning Ordinance permits split-face CMU block on the front and sides of buildings in the I-1 zone district only when architectural features, such as horizontal bands, are incorporated. Although the building elevations were not provided in color, Mr. Gruba noted that there should be at least 2 rows of architectural banding, in the form of different colored CMU block, along the front and sides of the building and that the banding not merely be painted, which tends to peel. The

applicant, Jeff Graefen was present for discussion.

During the Plan Commission Discussion:

- Commissioner Markunas noted there were two (2) concerns from the prior meeting; the landscaping plan and proper screening. Commissioner Markunas noted that he appreciated the applicant revising the proposal and taking the prior comments in consideration;
- Commissioner Rigoni expressed her appreciation to the applicant for removing two (2) variance requests from the prior proposal for the side yard building setback and required parking spots;
- Commissioner Markunas noted his initial concern with the drainage was discussed and resolved and sees no issue with the request;
- Commissioner Markunas questioned the type of building materials that will be stored outdoors of the proposal. Jeff Graefen noted they will store underground tubing;
- Chair Rigoni noted she is pleased with the applicant providing a landscaping plan for the proposal. Jeff Graefen noted after reviewing with staff he understands the need for the landscaping for screening but was having an issue since he feels not all the industrial park has proper screening and feels the Village's Public Works yard is not properly screened as well. After discussion, Mr. Graefen stated that he would plant four (4) evergreen trees within the front yard along Citation Road, in addition to the plantings illustrated on the revised landscape plan, at a size required per the Landscape Ordinance;
- Chair Rigoni questioned whether the rooftop mechanical units would be screened from view. Mr. Graefen responded in the affirmative;

Motion (#8): Recommend the Village Board approve a final plat for the Millennium project, consolidating lots 22791 S. Challenger road and 22790 S. Citation Road in the Fey-Graefen Subdivision, in accordance with the reviewed plans and public testimony, conditioned on final engineering approval.

Motion by: Michuda
Approved: (6 to 0)

Seconded by: Hogan

Motion (#9): Recommend the Village Board approve a Special Use Permit for outdoor storage in conjunction with a 12,209 square foot industrial building on the property located at 22791 S. Challenger, in accordance with the reviewed plans and public testimony, conditioned on final engineering approval, providing architectural banding on the front and sides of the building and screening the rooftop (or ground-mounted) mechanical units from view.

Motion by: Hogan
Approved: (6 to 0)

Seconded by: Guevara

I. Public Comments

Trustee Margaret Farina noted that the Will County Laraway Road Expansion Project is in Phase 1 and suggests for everyone to submit their comments.

J. Village Board and Committee Update

Trustee Margaret Farina noted Mayor Holland's last meeting occurred on April 19th and on May 3rd the new Mayor, Keith Ogle will be sworn in.

K. Other Business

Zach Brown noted the new Community Development Director, Michael Schwarz and the new Senior Planner, Janine Farrell will start employment with the Village on May 3rd. Mr. Brown also noted that this was his last Plan Commission meeting and thanked all the Plan Commission members for all their hard work and dedication.

Attendance Update

All members present confirmed their availability for the next Plan Commission meeting to be held on May 13, 2021.

Motion (#10): Adjournment (8:36 PM)

Motion by: Michuda

Seconded by: Markunas

Unanimously approved by voice vote.

Approved May 13, 2021

As Presented X

As Amended

Maura A. Rigoni /s/Maura Rigoni, Chair

Chris Brube /s/ Secretary