



**MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
MAY 13, 2021 – VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET**

Call to Order Chair Rigoni called the meeting to order at 6:33 P.M.

Commissioners Present: Will Markunas, Dan Knieriem, Lisa Hogan, and Chair Maura Rigoni

Commissioners Absent: Kris Michuda, and Ken Guevara

Staff Present: Senior Planner Christopher Gruba, Senior Planner Janine Farrell, Director of Community and Economic Development Michael Schwarz

Elected Officials Present: Mayor Keith Ogle

A. Approval of the Minutes from April 22, 2021

Motion (#1): Approval of the minutes from April 22, 2021.

Motion by: Hogan Seconded by: Markunas
Approved: (3 to 1)
Abstain: (1) Knieriem

Chair Rigoni swore in all those wishing to provide public testimony and introduced the meeting process for the public.

B. Workshop: 112 Center Road- Falkner Variance

Future Public Hearing Request: Three (3) 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 property line and 2.6' rear yard setback from the west property line, whereas 10' is required in both instances. A variance is also required to further exceed the maximum lot coverage of 20% in the R-2 zone district.

Senior Planner, Christopher Gruba, presented the staff report and provided an overview of the request noting the applicant is proposing a side-loaded, two-car garage which would replace the existing shed or one-car garage 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 encroaches further into the setbacks. Gruba noted that this workshop was tabled from last month and the renderings have changed slightly; the masonry on the proposed garage was removed. The images presented by Gruba showed a camper in the rear of

the property. Gruba noted that recreational vehicles and campers or trailers are required to meet the subject zoning district setbacks and be parked on a paved surface.

Chair Rigoni asked the applicant if he wished to speak.

The applicant stated that he desired to have a larger one-car garage or smaller two-car garage and maintain the side loading nature of the garage that is currently on the property. The applicant noted that there are a number of properties in the surrounding area which exceed the lot coverage limitation.

During the Plan Commission Discussion:

- Before discussing the individual variation requests, Commissioner Knierem had general questions and asked what was the proposed use of the garage. The applicant stated it was for personal storage of one vehicle belonging to elderly parents who are now residing at the property. Commissioner Knierem asked the applicant if the neighbors are aware of the requests. The applicant stated that the neighbors to the north and south are aware and were surprised by the regulations;
- Chair Rigoni asked the Commissioners to provide comments on the lot coverage variation first.
- Commissioner Knierem asked the applicant if he understood the lot was nonconforming. The applicant stated that he did. Commissioner Knierem asked why the garage would be side loading. The applicant stated that it was to maintain the existing side-loaded nature of the garage and it was easier to turn into the garage from the alley.
- Commissioner Markunas stated he struggled to find a hardship and also questioned the opposition to a front-loaded garage. The applicant stated that if the garage were front-loaded, it would be set back further into the rear yard and closer to the home. Markunas asked about the lot coverage calculation and Gruba clarified that driveways and sidewalks are not included for residential properties. Gruba also stated that the Zoning Ordinance requires a 10' separation from the detached garage to the house, if the garage were to be moved back further from the alley. Markunas expressed a desire to have the applicant explore rotating the garage to be front-loaded onto the alley.
- Commissioner Hogan asked the applicant if he wanted the driveway for the side-loaded garage and the applicant confirmed;
- Chair Rigoni was concerned about the amount of lot coverage since the parcel is not very small. Rigoni stated that there are two (2) two-car garages on the property and if there was not already an existing garage, then perhaps a hardship could be determined. Rigoni noted that she previously voted no to a lot coverage variation request in this area;

- Chair Rigoni asked the Commissioners to discuss the two setback variation requests.
- Commissioner Markunas had no comments.
- Commissioner Knierem confirmed with the applicant that the existing setbacks of the garage will not be altered.
- Commissioner Hogan had no comments.
- Chair Rigoni stated that she would feel more comfortable with the rear setback request if the access was coming from the alley directly, meaning a front-loaded garage. In regards to the side yard setback, Rigoni noted that this lot is narrower than the standard R-2.
- Gruba clarified for the Commissioners that the recreational vehicle or camper must meet the standard R-2 setback which is 30 ft. from the rear yard as opposed to 10 ft.
- Commissioner Markunas questioned what utilities would be servicing the garage and how many vehicles parked on the property. The applicant stated that only electrical would be run to the garage and one vehicle would be parked in each garage.
- Commissioner Knierem asked the applicant if he would consider turning the garage. The applicant stated yes, but he would have to take other items into consideration such as cost.
- Chair Rigoni stated that she would like to see the garage turned and reduced in size so the lot coverage variation would not be required.

C. Workshop: Olde Stone Village – 1st Addition

Future Public Hearing Request: Annexation, Rezoning, Final Plat of Re-subdivision to extend Vienna Way to create 16 additional single-family residential lots in the Olde Stone subdivision.

Senior Planner, Christopher Gruba, presented the staff report and provided an overview of the project. Olde Stone Subdivision was originally platted in 2005 and this is the first addition proposed to the western side. A proposal was brought forward in 2018 but did not proceed further. The proposed first addition would require annexation and rezoning. The plans have not been reviewed by the Village's engineering consultant, but the Fire District provided comments about the cul-de-sac to ensure that turn radius requirements were met. The applicant plans for the ability to remove the cul-de-sac in the future if the church property to the north is purchased and a road connection to Wolf Rd. is made. A cell tower is located on the parcel to the west of the subject properties and that a pedestrian easement between two of the proposed lots to this site should be considered. This would allow pedestrian access from this area of the subdivision to

116th Ave, but would require approval from Will County, which owns the cell tower parcel. Gruba noted that the Village's Public Works Department does not wish to own or maintain the proposed detention pond or portion of Jackson Creek on Outlots A & B. However, Public Works would maintain the stormwater inlets for the detention ponds.

Chair Rigoni asked the applicant if he wished to speak.

The applicant, Mark Berardelli, stated that since the 2018 proposal, the lot sizes have been increased to address the Commission's concerns. The applicant noted that due to cost, there was not a desire to build a bridge across Jackson Creek to access Wolf Rd. through the sensitive environmental area.

During the Plan Commission Discussion:

- Commissioner Hogan questioned the odd shape of the cul-de-sac but understood the purpose was to be able to remove and reclaim Outlot C for residential use in the future if the church property was acquired. The applicant stated they are in talks with the church to acquire the property, but the church has a process they must follow in order to sell the site;
- Gruba noted for the Commission that lots 8 and 9 would need to be altered slightly to meet the minimum lot width and depth requirements for R-2. The applicant acknowledged this adjustment needs to be made. The applicant also stated that pedestrian walkways could be added should the Village wish to have them on the site;
- Commissioner Hogan stated that ownership of the outlots needs to be addressed and should be the responsibility of the HOA. The applicant stated that they intend to mirror the existing HOA covenants and restrictions for Olde Stone Subdivision, but do not intend to merge the two HOAs.
- Chair Rigoni had concerns that there was not access to the detention pond if Outlot C is built upon in the future. Chair Rigoni wished to see additional information about the lot size comparisons from Olde Stone east and west with this new development. Chair Rigoni was also concerned that there is only one point of access which is not in conformance with the existing regulations. By adding this first addition and sixteen homes, the nonconformity is being increased. Chair Rigoni asked about temporary access for emergency vehicle access. Gruba stated that the Fire District did not express concerns about multiple points of access in their comments. The applicant stated that they would build a road across the church property to Wolf Rd. and eliminate the cul-de-sac if a recapture agreement is in place. Chair Rigoni stated that a recapture agreement would not be within the purview of the Commission, but the applicant should speak with the appropriate individuals at the Village.
- Commissioner Markunas noted that landscaping and engineering work needs to be completed for the plan. Commissioner Markunas asked about the portion of

land that fronts Wolf Rd. The applicant stated it is only how the parcel was configured.

- Commissioner Knierem asked why the proposal did not move forward in 2018. The applicant stated that there were issues with the land purchase moving slowly. The applicant confirmed that he was not the original developer of Olde Stone Subdivision, but only purchased a few lots. Commissioner Knierem asked how many vacant parcels exist in Olde Stone Subdivision. Gruba confirmed that there are approximately 30 undeveloped parcels currently for the east and west portions combined. Commissioner Knierem noted that the detention pond access needs to be addressed and desired to see public access to this area. The applicant stated that if the road is constructed through the church property to Wolf Rd., then the access to the pond would be resolved. The applicant read the portion of the church's annexation agreement requiring a future road connecting to Wolf Rd.

D. Plat Approval: Lots 143 & 144 Lighthouse Pointe Phase 2 – Gaddam Resubdivision

Senior Planner, Christopher Gruba, presented the staff report and provided an overview of the lot consolidation. The applicant is requesting to combine lots 143 and 144 to create a larger parcel in order to build a new single-family home. Gruba showed images of the surrounding area during the presentation and noted that this will proceed to the Village Board for final approval.

The Commission noted that the applicant was not present. Gruba stated that the applicant was notified of the meeting.

Chair Rigoni asked the Commissioners if there were questions.

During the Plan Commission Discussion:

- Commissioner Markunas stated that this larger consolidated lot would not be out of character with the area.
- Commissioner Hogan clarified that the image shown was of the neighboring home.
- Commissioners Hogan and Markunas questioned if any potential future variations would be needed for the new residence. Gruba stated that with the proposed site plan as shown, no variances would be required.
- Commissioner Knierem asked if this new residence would be out of scale with the surrounding area. Commissioner Markunas stated that the area is characterized by larger homes. Commissioner Hogan noted that the HOA would review the plans for the proposed home.

- Chair Rigoni asked if any easements would be lost through this consolidation. Gruba stated that the easements would not be impacted.
- Chair Rigoni noted that the Plat submitted was not properly titled and therefore clarified that the motion should read “approval of the Plat of Resubdivision of Lots 143 and 144 of Lighthouse Pointe Phase 2 to be known as Lot 1 in the Gaddam Resubdivision, conditioned upon approval of final engineering plans.”

Motion (#2): Recommend to the Village Board to approve the Plat of Resubdivision of Lots 143 and 144 of Lighthouse Pointe Phase 2 to be known as Lot 1 in the Gaddam Resubdivision conditioned upon final engineering approval.

Motion by: Hogan

Seconded by: Markunas

Approved: (4 to 0)

E. Public Hearing Request: 99 N. White Street – Michau/Bertrand Variance (TABLED UNTIL MAY 27, 2021)

Motion (#3): Table the public hearing to May 27, 2021.

Motion by: Markunas

Seconded by: Hogan

Approved: (4 to 0)

F. Public Hearing Request: 20553 S. La Grange Road – Abri Credit Union Major PUD Change & Special Use (Ref. # 108)

Chair Rigoni stated that the applicant requested that this case be tabled until May 27, 2021.

Motion (#4): Table the public hearing to May 27, 2021.

Motion by: Hogan

Seconded by: Knierem

Approved: (4 to 0)

G. Public Comments

There were no public comments.

H. Village Board and Committee Update

Chair Rigoni noted that she attended the Historic Preservation Commission meeting earlier that evening. The Certificate of Appropriateness for Bokay Flowers at 1 N. White Street was denied.

I. Other Business

Rigoni welcomed new staff members Mike Schwarz and Janine Farrell. Schwarz and Farrell introduced themselves and provided a brief history of their previous employment.

J. Attendance Update

All members present confirmed their availability for the next Plan Commission meeting to be held on May 27, 2021.

Motion (#5): Adjournment (7:59 PM)

Motion by: Markunas

Seconded by: Knierem

Unanimously approved by voice vote.

Approved May 27, 2021

As Presented X

As Amended _____

Maura A. Rigoni /s/Maura Rigoni, Chair

Janina Fawcett /s/ Secretary