



MINUTES

MEETING OF VILLAGE OF FRANKFORT PLAN COMMISSION / ZONING BOARD OF APPEALS

October 26, 2023 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

- Call to Order:** Chair Schaeffer called the meeting to order at 6:30 PM
- Commissioners Present:** Nichole Schaeffer (Chair), Will Markunas, Dan Knieriem, Brian James, Johnny Morris
- Commissioners Absent:** David Hogan, Jessica Jakubowski
- Staff Present:** Planning & Economic Development Director Mike Schwarz,
Senior Planner Christopher Gruba
- Elected Officials Present:** None

A. Approval of the Minutes from October 12th, 2023

Chair Schaeffer asked for questions or comments regarding the minutes. There were none.

Motion (#1): To approve the minutes from October 12th, 2023, as presented.

Motion by: James

Seconded by: Markunas

Approved: (5-0)

B. Public Hearing: 165 Industry Avenue, Unit C (Unit 3 on Plat of Survey) – CNC Lawncare

Chair Schaeffer asked any members of the audience wishing to speak on public hearing items this evening to raise their right hands. She swore in members of the audience.

Chair Schaeffer read the agenda for 165 Industry Avenue, Unit C – CNC Lawncare.

Mike Schwarz presented the staff report.

Chair Schaeffer asked the applicant if they wished to add anything. The applicant, Chad Uthe, said he did not.

Commissioner James asked the applicant if he was currently operating the business and if so, for how long. Mr. Uthe replied that he has been operating the business on the property since about August 2020.

Chair Schaeffer asked the Commission if the proposed uses were reasonable. She noted that the outside needs to be tidied up.

Commissioner Markunas asked whether the concrete storage bins would be relocated to where they are illustrated on the plans. Mr. Uthe responded yes. Commissioner Markunas asked if there would be no other storage of materials on the property. Mr. Uthe responded that that was correct. Commissioner Markunas asked how the land around the storage bins would be graded. Mr. Uthe replied that there would be compacted stone.

Commissioner Knieriem asked the applicant if the owner of the property was present. Mr. Uthe responded that he was not. Commissioner Knieriem said that he was surprised by that because a lot of the discussion and requests would largely affect him as the owner. Commissioner Knieriem asked the applicant if the owner was aware of the meeting. Mr. Uthe responded that he didn't think that the owner was informed. Mr. Uthe said that the owner was not opposed to combining the two parcels as proposed. Commissioner Knieriem asked the applicant if he brought potential clients to the property. Mr. Uthe replied no. Commissioner Knieriem asked the applicant if he was proud of the appearance of the property. Mr. Uthe responded that he was not, but that he is in the process of cleaning up the property. Commissioner Knieriem said that since the business has been operating for three years that that was a lot of time to make progress on the cleanup. He noted that there are cars on the property that don't have windows or wheels. Mr. Uthe responded that he does not own those cars, but that he will get them removed. Commissioner Knieriem asked who owns the vehicles. Mr. Uthe responded that it was someone that he knows. Commissioner Knieriem said that the appearance of the property has gotten worse since the last time the project came before the PC/ZBA and that it doesn't meet Frankfort's standards. Commissioner Knieriem asked about water and drainage on the site. He noted that dirt is being moved on the site and asked if the applicant was trying to expand the size of the lot. Mr. Uthe responded that they brought in piles of aggregate in order to prevent water from reaching the culverts. Commissioner Knieriem asked if the drains weren't working. Mr. Uthe replied that the existing piles of aggregate were not allowing water to move.

Commissioner Markunas asked who would be responsible for improving the property. Mr. Uthe said the he would be responsible, not the owner. Commissioner Markunas asked the applicant if he was coordinating the lot consolidation as well. Mr. Uthe said that the owner would be handling the lot consolidation.

Mr. Morris said that he would have wanted the owner to be present at the public hearing. Commissioner James agreed and added that support from the owner will be imperative

once the project reaches the Village Board. He suggested tabling the public hearing until a later date when the owner could attend.

Chair Schaeffer said that the conditions of approval are predicated on whether the owner will consolidate the parcels and that it would be best to consolidate the parcels. Otherwise, if the parcels change ownership in the future, the parcel with road frontage could restrict access to the parcel without frontage.

Chair Schaeffer asked if the applicant was granted a business license. Mike Schwarz replied no. Mr. Uthe said that he had applied for a business license. Mike Schwarz added that if the property were granted a Special Use Permit, that it would run with the land, even if the property ownership changed hands, as long as the property were operated in about the same way.

Chair Schaeffer said that requesting that the business operations be tidy was not an unreasonable request and that they should consider paving the site. Commissioner Markunas said that any junk vehicles should be removed as soon as possible. He added that it would be difficult to vote on the public hearing requests without the owner present. Chair Schaeffer recommended that the applicant elect to table the public hearing until a future meeting when the owner could be present, but that this decision to table was his. Mr. Uthe requested that the public hearing be tabled until November 9th.

Adjacent property owner, Ron Kirsch, approached the podium. He said that he owns the building to the west at 155 Industry. He said that he's witnessed the property change and change ownership since 1977. He noted that there are concrete blocks that have been pushed over, which are a safety hazard. He said that the fence is damaged between the subject property and the mini-storage warehouse property, which should be removed and replaced. He said that burning of materials also occasionally happens on the subject property, and odors and smoke sometimes blow onto his property. He had asked the manager of the property to cease burning materials on site, but their response was that burning occurs after business hours or on weekends. He said that the gutters are coming off the roof of the subject property and that he would like to see proper stormwater drainage because it does lead to occasional flooding on his property.

Motion (#2): To keep open and continue the public hearing until November 9th, 2023.

Motion by: Morris

Seconded by: James

Approved: (5-0)

C. Public Hearing: 21420 S. Harlem Avenue – Thrift Home & Restoration (The Bridge Teen Center)

Mike Schwarz presented the staff report.

The applicant, Rob Steinmetz, along wife Priscilla Steinmetz, Executive Director of The Bridge Teen Center, and the Project Architect Patrick McCarty, signed in at the podium.

Chair Schaeffer thanked the applicant for incorporating the Commission's comments from the last meeting. She asked if the building would be wood-sided. The applicant responded yes, and that it would not be a wood composite, but stained cedar that tends to be weather and insect resistant. She asked what style of gates would be used on the trash enclosure. The applicant responded that the trash enclosure would be constructed of brick to match the building and be 6' tall. He said that it would have a wood cedar gate.

Chair Schaeffer asked the Commission if anyone had comments regarding Condition #1, regarding cleanup of the drop-off area at the end of the business day. There were no objections.

Chair Schaeffer asked for comments regarding Condition #2, regarding the turnoff of parking lot lights after hours. Commissioner Morris asked the applicant if he had had any conversations with the HOA about this.

The Georgetown HOA president, Jenny Bulthuis, approached the podium. She said that lighting was one of the HOA's main concerns. She said that she's also concerned about the lighting in the cupolas and asked if those could be turned off after hours as well. The applicant responded that yes, the cupola internal lighting would be turned off at the same time as the parking lot lights, after business hours. The architect did note that the lights within the cupolas would have more of soft glow and not shine like a rotating beacon. He added that all of the light lumens were well under the maximum brightness permitted by code. Commissioner Morris said that there should be some lighting on the site for security. The architect noted that the building would still have lights at entrances and have cameras and a security system. Chair Schaeffer asked if the parking lot lights and cupola lighting would turn off within 1 hour after closing. The architect responded yes. She asked about the intent of the building lights. The architect replied that they would be building-mounted lights like on a house.

Chair Schaeffer asked the Commission if anyone had any concerns about the several non-conforming aspects of the site. There were none.

Commissioner Markunas asked the architect why the freestanding sign would be set back at 10' from the front property line instead of the required 25'. The architect replied that a 25' setback would force a location of the ground sign within the existing private drive aisle.

The topic of a multi-use path along Harlem Avenue was raised. Commissioner Knieriem said that Harlem Avenue is not a heavily biked road and that a bike path would be rather foolish. He also said that there's not a lot of existing businesses in this area to serve as destinations. He suggested that the installation of the path could be delayed until the area

became more developed. Commissioner Markunas said that it may be best to request construction of the sidewalk or provide a cash-in-lieu donation. Commissioner James said that connections to the Old Plank Road Trail are more important than connections to Harlem Avenue.

Chair Schaeffer raised the topic of non-conforming height of the existing light poles. She preferred that the light poles remained as-is, instead cutting them shorter to comply with the code.

Chair Schaeffer raised the topic of phasing landscaping. She said that it made sense to allow the landscaping to be installed in phases, but that there should be a timeframe in which to do so. Mike Schwarz read staff's recommended language for landscaping phasing. He noted that the landscaping could be installed within 3 years of the date of Village Board approval or within 1 year of development of Lot 2, whichever comes first. Commissioner Knieriem suggested that landscaping on Lot 2 should be postponed until it's developed. Commissioner Markunas said that if the requirement for the landscape berm along the west property line were waived, then the entirety of the landscaping along the west property line adjacent to the Georgetown subdivision should be installed immediately. He was not as concerned about installing landscaping along the north and south property lines.

Jenny Bulthuis said that she thought that a berm was going to be installed along the west property line. Mike Schwarz noted that the Village's engineering consultant may view the installation of a berm as a challenge for drainage, since there are required overland flow routes for drainage as well as existing and new underground utilities. Chair Schaeffer asked if the code requires a berm. Mike Schwarz replied that a berm was required, but could be waived by the PC/ZBA. Commissioner Markunas said that the landscape berm should be installed immediately, without delay.

Georgetown resident, Joe Feminis, approached the podium. He said that he completely backs the overall project, but would like it to be done right. He said that the previous owner of the subject property began installation of the berm but didn't finish. He said that when there are heavy rains, the backyards of the abutting residential properties flood. In spite of this, he would prefer the installation of a berm, as it would help the most for insulation from noise and lighting. He said that his house would be located near the proposed dumpster corral and would like as much screening as possible.

Mr. Feminis asked if the project were approved, whether the Special Use Permits would be permanent. Mike Schwarz responded yes and that any development on the other parcels would need to return to the PC/ZBA for approval through a Major Change to a PUD.

Georgetown resident, Sharon Jackson, approached the podium. She said that she serves on the HOA board. She asked why the development would occur concurrently. Mike

Schwarz responded that the Village ordinance allows for phasing. She said that she'd prefer that landscaping be installed around the entire site instead of a berm. She noted that a sidewalk along Harlem Avenue would be nice, since some people walk to Walgreen's. She asked that if the ground sign were installed as proposed, if it would interfere with the future installation of a sidewalk along Harlem Avenue. Mike Schwarz responded no, because the sidewalk would be placed within the right-of-way. Ms. Jackson said that she did not like that the ground sign was slightly oversized and instead it should be reduced to meet code.

Chair Schaeffer asked the applicant if they wished to further elaborate on the project or business model. Pricella Steinmetz approached the podium and provided a brief explanation. Chair Schaeffer asked about the types of products for sale. Ms. Steinmetz said that products include mostly upscale home goods like furniture and that it would not look like a thrift store nor would it sell clothing.

Mike Schwarz noted that the sign area on the ground sign only would be able to exceed the maximum area allowed under the Sign Regulations if an ordinance modification was granted as part of the proposed PUD. Commissioner Markunas said that he did not object to a slightly larger ground sign. Commissioner James said that he'd prefer that all of the landscaping along the west property line be installed immediately. Chair Schaeffer expressed that she was not in favor of a berm along the west property line since it may negatively impact the existing utilities. Commissioner Knieriem suggested a compromise, perhaps by installing landscaping along the west property line immediately where there are gaps in the landscaping. Chair Schaeffer suggested that the installation should be installed within 1 year instead of 3 years. She also noted that a cash-in-lieu donation should be made instead of installing the sidewalk along Harlem Avenue. Commissioner James recommended to the applicant that they bring material samples to the future Village Board meeting. Commissioner Morris excused himself at 8:46 pm and arrived back at 8:48 pm.

Chair Schaeffer asked if any other members of the public wished to speak. There were none.

Motion (#3): To close the public hearing.

Motion by: James

Seconded by: Markunas

Approved: (5-0)

Motion (#4): Recommend to the Village Board approval of a Special Use Permit for indoor retail sales of goods, between 5,000 and 10,000 square feet in the B-4 Office District, for the subject property located at 21420 S. Harlem Avenue, in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned on final engineering approval, and additionally subject to the following conditions:

1. The donation drop-off area shall be cleaned at the end of business each day so that no items are stored overnight or when the retail store is closed.
2. Parking lot lights and cupola lights shall be connected to a shutoff timer which automatically turns off the lights no later than one hour after the close of business each night.

Motion by: Markunas

Seconded by: Morris

Approved: (5-0)

Motion (#5): Recommend to the Village Board approval of a Special Use Permit for a Planned Unit Development in the B-4 Office District, for the subject property located at 21420 S. Harlem Avenue, with the following Village ordinance modifications/exceptions:

1. Continuation of the existing site-related non-conformities as noted in this staff report.
2. Reduction of the required minimum setback of a freestanding sign from 25 feet to 10 feet [Municipal Code Section 151.041(B)(1)(b)].
3. Increase of the required maximum area of a freestanding sign for a single-tenant commercial building which has a total building size of 0 to 9,999 square feet, from 15 square feet to 18 square feet [Municipal Code Section 151 .041(h)].
4. An exception to allow a waiver of the required multi-use bike path along the frontage of the property along Harlem Avenue as generally depicted on Figure 3.2 (Frankfort Trail Inventory Map) in the Your Frankfort Your Future 2040 Comprehensive Plan [Article 3, Section F, Part 6(c) of the Zoning Ordinance, and Section 7.2-4 of the Land Subdivision Regulations]. Staff is suggesting a condition that would delay the construction or cash-in-lieu payment for the path until such time that within one year of the adjacent undeveloped property to the north being developed and issued a Certificate of Occupancy, that the path or sidewalk shall be installed along the frontage of the subject property.
5. An exception to allow continuation of the non-conforming parking lot light fixture height (increase from 20 feet to 25 feet).
6. A modification to allow delayed installation of the required transition yard landscaping along the west and south property lines adjacent to those residential lots which have extensive rear yard landscaping that currently provide a visual screen, said delay would be for a period of one (1) year from the date of Village Board approval of this Special Use Permit or within one (1) year of Village approval of future development on the proposed Lot 2, whichever occurs first;

in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned on final engineering approval, and additionally subject to the following conditions:

1. Construction or a cash-in-lieu payment to the Village for the required multi-use bike path along the frontage of the property along Harlem Avenue as generally depicted on Figure 3.2 (Frankfort Trail Inventory Map) in the Your Frankfort Your Future 2040 Comprehensive Plan, shall be the responsibility of the property owner at such time that within one year of the adjacent undeveloped property to the north (PINs 19-09-24-401-004-0000 and 19-09-24-401-029-0000) being developed and issued a Certificate of Occupancy, that the path or sidewalk shall be installed along the frontage of the subject property.
2. The Landscape Plan shall be revised to comply with the required parking lot screening prior to Village Board consideration of this Special Use Permit.

Motion by: James

Seconded by: Morris

Approved: (4-1, Markunas voted no due to Condition #6)

Motion (#6): Recommend to the Village Board approval of the Preliminary and Final PUD Development Plan for the subject property located at 21420 S. Harlem Avenue, in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned on final engineering approval; and additionally subject to the following conditions:

1. Construction or a cash-in-lieu payment to the Village for the required multi-use bike path along the frontage of the property along Harlem Avenue as generally depicted on Figure 3.2 (Frankfort Trail Inventory Map) in the Your Frankfort Your Future 2040 Comprehensive Plan, shall be the responsibility of the property owner at such time that within one year of the adjacent undeveloped property to the north (PINs 19-09-24-401-004-0000 and 19-09-24-401-029-0000) being developed and issued a Certificate of Occupancy, that the path or sidewalk shall be installed along the frontage of the subject property.
2. The Landscape Plan shall be revised to comply with the required parking lot screening prior to Village Board consideration of this Special Use Permit.

Motion by: Markunas

Seconded by: James

Approved: (5-0)

Motion (#7): Recommend to the Village Board approval of the Preliminary and Plat of Resubdivision for “The Bridge Re-Subdivision”, for the subject property located at 21420 S. Harlem Avenue, subject to any necessary technical revisions prior to recording.

Motion by: James

Seconded by: Morris

Approved: (5-0)

D. Public Hearing: 601 Prestwick Drive – Prestwick Country Club Cart Barn

Commissioner Markunas recused himself from the meeting and left the Board Room at 8:55 p.m.

Chris Gruba presented the staff report.

Steven Weiss, the Project Architect, signed in at the podium. He summarized the need for the four requested variations and presented the proposed exterior materials products board.

Chair Schaeffer asked about the trees that were cut down as shown on the presentation photos. She asked if these trees were located on country club property.

Steven Weiss responded yes that the trees were located on country club property, but they were invasive Mulberry trees.

Chair Schaeffer asked if these removed trees were located within the footprint of the proposed new cart barn or if these were removed for maintenance purposes.

Steven Weiss responded that these trees were removed for maintenance purposes. He added that a Landscape Plan will be submitted to the Village soon for the area around the clubhouse.

Commissioner James stated that there is a mess of wood pallets and other materials as shown in the presentation photos. The way that the site looks today is not great. Please keep it clean moving forward.

Steven Weiss stated that there is a small portable shed that is being relocated elsewhere on the site. He admits that this area of the property has not been well maintained.

Commissioner Morris stated that it is an eyesore.

Commissioner Knieriem suggested that maybe the PC/ZBA would condition the variations on the cleanup of the site.

Gary Guild approached the podium and stated that he is the House Liaison and a member of the Prestwick Country Club. He stated that the area has been cleaned up this week.

Commissioner Knieriem stated that the site was not clean today when he visited.

Commissioner Morris asked about the timing of the construction.

Steven Weiss stated that construction of the proposed new cart barn would begin in November if the variations were approved by the Village Board. Seventy new golf carts will be delivered by April 1st, 2024. The clubhouse expansion and renovation will begin next winter. He expects that the project will be completed by mid-2024.

Commissioner James asked if there will be electric golf carts.

Steven Weiss replied yes, these will be new electric golf carts powered by lithium-ion batteries.

Chair Schaeffer asked where the small portable shed is moving.

Steven Weiss replied that this is a storage shed for range balls and is moving closer to the water tower. The shed is 120 square feet, 10' x 12'.

Chair Schaeffer reminded Steven Weiss to make sure that the new shed location will allow for compliance with the required setbacks per the Zoning Ordinance.

Chair Schaeffer stated that the next topic to discuss is the proposed exterior building materials. She would like to see a stone wainscot to tie in with the clubhouse. She asked if the clubhouse expansion will match the existing building.

Steven Weiss replied yes it will match. He added that the proposed new cart barn frames the site, and he doesn't want it to compete architecturally with the clubhouse but still wants it to be consistent with the existing colors. The design team and applicant looked at stone or brick material for the wainscot base, but in his opinion, the cart barn should be more in the background. At some point, the country club has a plan to improve the existing clubhouse and add a porte cochère covered entry to the building.

Commissioner Knieriem stated that he agrees with Chair Schaeffer. There should be a better material on the wainscot for both aesthetics and durability. The cart barn needs some element to tie it in with the clubhouse.

Commissioner Morris asked Steven Weiss if they are open to brick or stone on the base.

Commissioner James stated that he is okay with Hardie Board® siding. He asked if golf carts hit the side of the building, how will the proposed wainscot material hold up over time.

Steven Weiss responded that if they did change the wainscot material it would be more of a stone or masonry veneer and not actual brick or stone material. Also, there is a curb to stop golf carts from hitting the side of the cart barn.

Commissioner Knieriem stated that the PC/ZBA has established a precedent for requiring full dimension brick or stone not veneer products.

Steven Weiss replied that if that is the case, they would seek an exterior materials variation. They would also need to add a brick ledge around the foundation. He presented a sample of a potential brick fiber cement material for the wainscot base. He stated that the other option would be a Nichiha® brand fiber and cement formed stone veneer material. Such a product would meet the visual requirement.

Chair Schaffer asked staff if exterior building materials are an issue in the E-R Estate Residential District.

Chris Gruba replied that there is no definitive exterior materials requirement for accessory structures, but it has been Village practice to require that the materials match the primary structure.

Chair Schaeffer asked the other commission members if they are open to a veneer material that looks like stone.

Commissioner Knieriem stated yes, he could support that. He asked what the gutters are tied into.

Steven Weiss replied that the new gutters will splash on grade onto the parking lot, but that the site drains along the west side of the cart barn toward the center of the country club property.

Commissioner Schaeffer asked about the drainage impact on the neighboring residential property to the west.

Steven Weiss replied that the property to the west is higher in elevation.

Chris Gruba clarified that a minimum of four favorable votes are necessary for a favorable recommendation to the Village Board for each of the variation requests.

Steven Weiss stated that he was surprised that only one wall sign would be permitted on the golf cart building.

Chris Gruba explained the allowable signage in the E-R Estate Residential District. Only one wall sign is permitted.

Chair Schaeffer asked if there were any alternatives to the proposed wall signage that better reflects the country club than the bagpiper logo.

Steven Weiss responded that his guess is that the country club would leave the walls blank rather than install another type of sign.

Commissioner James stated that he has no problem with the proposed bagpiper logo for the sign.

Commissioner Morris stated that he has no problem with the proposed bagpiper logo for the sign.

Commissioner Knieriem stated that he has no problem with the proposed bagpiper logo for the sign.

Chair Schaeffer asked Steven Weiss if the applicant would be amendable to compliance with the Sign Regulations by having only one wall sign.

Steven Weiss replied yes.

Gary Guild, seated in the audience, asked if they could request a second sign later.

Chris Gruba replied yes, which could be part of the future clubhouse addition project, processed as a new PUD.

Chair Schaeffer stated that she appreciates the roof dormers but noticed that there are none on the west side.

Steven Weiss responded that these were omitted from the west side of the roof on purpose to downplay the impact to the neighbor.

Chair Schaeffer stated that if she owned that house, she would prefer to see those roof dormers. She asked other commission members for their thoughts.

Commissioner James stated that additional roof dormers were not needed.

Commissioner Morris stated that additional roof dormers were not needed.

Commissioner Knieriem stated that additional roof dormers were not needed.

Chair Schaeffer asked if there were any other questions or comments from the other commission members regarding the building elevations. There were no other questions or comments.

Chair Schaeffer stated that the next topic to discuss is trees. She stated that for the record she is in favor of trees that are a minimum of 6 feet in height, planted 15 feet apart.

Steven Weiss responded that rather than planting a row of trees, they would be looking to plant natural looking clusters of trees. He added that definitely there will be some landscaping there.

Chris Gruba stated that the PC/ZBA could add a condition that a Landscape Plan be provided for staff review prior to Village Board consideration of the four variation requests.

Steven Weiss stated that the applicant could live with a condition that a Landscape Plan be submitted to the PC/ZBA within a year.

Commissioner James asked if there will be any exterior lighting on the new cart barn building.

Steven Weiss replied that there will be small sconce lights above each door for area lighting. These will be on the north, south and east elevations, but not on the west elevation.

Commissioner Morris asked if the bagpiper logo sign would be illuminated.

Steven Weiss replied no.

Commissioner Knieriem asked if the new cart barn building would have a sprinkler system.

Steven Weiss replied yes. There will be a dry fire suppression system due to the golf carts being powered by batteries.

Chair Scaheffer asked if there will be a new water service to the building.

Steven Weiss replied yes, there will be a new 6-inch water service line to serve the building.

Chair Schaeffer explained that cleaning up the site should be added as a condition of approval as well as a requirement that the applicant shall within one year of Village Board

approval submit a Landscape Plan for staff review. The latter condition would be added to the motion for the third Variation listed in the staff report.

Steven Weiss asked staff to display another building rendering that was submitted showing a stone wainscot base.

Chris Gruba located the other rendering and displayed it on the video screen and computer monitors in the Board Room.

Commissioner Knieriem stated that he likes this rendering better as the wainscot better matches the clubhouse building.

Commissioner Morris stated that he agrees.

Chair Schaffer stated that she likes the darker stone color per the material sample that was distributed earlier in the meeting.

Commissioner James stated that he personally would prefer to steer away from a gray color.

Steven Weiss stated that there is an existing dark brown color on the existing clubhouse building between some of the windows, which they could try to match on the wainscot base for the new cart barn building.

Chair Schaeffer asked if there were any other questions or comments from the applicant or the public before she entertains motions. There were no other questions or comments.

Motion (#8): To close the public hearing.

Motion by: Knieriem

Seconded by: Morris

Approved: (4-0)

Motion (#9): Recommend to the Village Board to approve a variation request for size from the permitted 144 square feet to 4,320 square feet per Article 5, Section D, Part 2(b) of the Zoning Ordinance, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval.

Motion by: James

Seconded by: Morris

Approved: (4-0)

Motion (#10): Recommend to the Village Board to approve a variation request for height from the permitted 15' to 21' per Article 5, Section D, Part 2(c) of the Zoning Ordinance,

in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval.

Motion by: James

Seconded by: Morris

Approved: (4-0)

Motion (#11): Recommend to the Village Board to approve a variation request to permit an accessory structure within a front yard, whereas only sides and rear yards are permitted per Article 5, Section D, Part 2(a) of the Zoning Ordinance, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval, and subject to the following conditions:

1. The existing stumps and wood pallets shall be cleared during construction of the proposed building.
2. A Landscape Plan for the area around the cart barn shall be submitted for staff review and approval and required plantings shall be installed within one year of Village Board approval.

Motion by: James

Seconded by: Morris

Approved: (4-0)

Motion (#12): Recommend to the Village Board to approve a variation request to permit an accessory structure in front of the primary structure Article 5, Section D, Part 2(a) of the Zoning Ordinance, in accordance with the reviewed plans, findings of fact, and public testimony, conditioned on final engineering approval, and subject to the following condition:

1. The building elevations shall be revised to reflect a charcoal color stone veneer wainscot on all four sides.

Motion by: James

Seconded by: Morris

Approved: (4-0)

Commissioner Markunas returned to the Board Room at 9:51 p.m.

E. Workshop: Village of Frankfort Zoning Ordinance Text Amendment

Chris Gruba presented the staff report.

Chair Schaeffer stated that the 1.7% limitation seems to be the sweet spot. She added that the text cleanups make sense.

Commissioner Markunas stated that the 1.7% limitation fits and will save staff time and effort with future variation requests.

Chris Gruba stated that the next step is a public hearing on the proposed text amendments prior to Village Board consideration.

Commissioner James stated that the 1,000 square-foot maximum may be too generous. Some discussion ensued regarding the dimensions of a hypothetical square accessory building which is 1,000 square feet.

After some discussion, it was the consensus of the Commission to modify the proposed text amendment to include a maximum of 500 square feet.

F. Public Comments

There were no public comments.

G. Village Board & Committee Updates

Mike Schwarz stated that several items that previously came before the Plan Commission/Zoning Board of Appeals were approved by the Village Board at its meeting on October 16th, 2023. The Preliminary and Final Plat of Re-Subdivision of Lots 2 and 3 in Iron Gate Estates was approved. The Special Use Permit for Indoor Recreation for 4Ever Yoga and Pilates at 83 and 87 Bankview Drive was approved.

H. Other Business

There was no other business discussed.

I. Attendance Confirmation (November 9th, 2023)

Chair Schaeffer asked Commissioners to please let staff know if someone cannot attend the next meeting. Commissioner Knieriem and Chair Schaeffer indicated that they are not able to attend the next meeting on November 9th.

Motion (#9): Adjournment 10:13 P.M.

The motion was unanimously approved by voice vote (5-0).

Approved December 14th, 2023

As Presented As Amended

 /s/ Nicole Schaeffer, Chair

 /s/ Secretary