



MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
FEBRUARY 24, 2022–VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET

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

Commissioners Present: Chair Maura Rigoni, Dan Knieriem, Will Markunas, Nichole Schaeffer, David Hogan

Commissioners Absent: Ken Guevara

Staff Present: Director of Community and Economic Development
Mike Schwarz, Marina Zambrano

Elected Officials Present: None

Chair Rigoni noted that there were a number of members of the public in attendance.

A. Approval of the Minutes from February 10, 2022

Motion (#1): Approval of the minutes, as presented, from February 10, 2022

Motion by: Knieriem Seconded by: Markunas

Approved: (5 to 0)

B. Public Hearing: 240 Hickory Street – Kimsey Residence Remodel/Addition/Plat of Resubdivision

Director Schwarz presented a summary of the application which includes a request for a variation from Article 6, Section B, Part 2(g)(2) of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry siding on a proposed addition in the R-2 Single-Family Residential District located at 240 Hickory Street, Frankfort, Illinois. The application also includes a request for approval of the Kimsey Resubdivision, which is a consolidation of Lots 38 and 39 in the McDonald Subdivision for the purpose of removing the existing lot line which runs beneath the existing home and proposed addition (PIN: 19-09-28-224-014-0000).

Chair Rigoni asked if the applicant or their representative would like to add any comments.

Steve Lecas, of Gander Builders, the general contractor and representative for the applicant approached the podium and stated that he was impressed with the thoroughness of the staff report and did not have anything to add.

Chair Rigoni asked the Commissioners if they had any initial questions. Several Commissioners responded that they had some questions for the applicant or their representative.

Steve Lecas, of Gander Builders provided some background information about the project, adding that the Kimsey residence was handed down through the family and was built in the later 1890's or early 1900's. The house needs to be updated and does not currently have a functional floor plan. He added that the request for a variation is self-explanatory and the replacement materials for the exterior of the house will be better than the existing materials.

A Commission member asked what the proposed rear addition would look like. Mr. Lecas responded that the rear addition would look similar to and blend in with the existing house. He added that there are some foundation cracking issues that will also be repaired.

Chair Rigoni asked Mr. Lecas if the project includes replacing the exiting siding on the entire house or just installing new non-masonry materials on the proposed rear addition. Mr. Lecas responded that the project involves replacing the existing wood siding on all sides of the house with new Hardie® Board or similar fiber cement siding that looks like wood. He said that he actually prefers using fiber cement siding than cedar siding. Director Schwarz mentioned that when he spoke with Mr. Kimsey, he was still in the process of evaluating whether to use cedar siding or fiber cement board siding depending on the cost. Therefore, staff would ask the Commission if they would like to allow the applicant the option of installing either material should they approve the variation. Chair Rigoni responded that they have not typically approved two different materials but would defer to the desire of the Commission. There was consensus to allow either cedar siding or fiber cement board siding.

Chair Rigoni asked Mr. Lecas about the proposed color scheme. Mr. Lecas responded that the color will be similar to the existing gray color but will likely be a lighter shade.

Chair Rigoni asked the Commission if there were any other questions for staff or Mr. Lecas. There were none.

Chair Rigoni asked if there were any members of the public who would like to present testimony regarding this case.

Marcia Steward approached the podium and stated that she is a neighbor. She stated that she is excited to see that the proposed addition and re-siding work would respect the historical style and character of the existing house and she complimented the applicant and Mr. Lecas on the project.

Jerry Warning approached the podium and stated that he is a neighbor. He stated that he is all for the project and improving the existing house.

Commissioner Schaeffer stated that she also is a neighbor who lives two doors down from the property and she is excited about the project.

Commissioner Knieriem asked Mr. Lecas to clarify the ridgeline of the proposed rear addition relative to the existing house. There was some discussion based on the building elevations that were presented on the overhead screen and Commissioner video monitors. Mr. Lecas stated that the addition will project 12 feet out from the rear of the existing house which will allow for a second-floor master bedroom.

Chair Rigoni stated that it is nice to see an addition in this neighborhood as opposed to a teardown.

Chair Rigoni suggested that the motion for the variation request should incorporate the materials to be either cedar siding or fiber cement board siding. Director Schwarz responded that these two optional materials could be inserted in parentheses in the suggested motion that was included in the staff report.

Motion (#2): Motion to close the public hearing.

Motion by: Knieriem Seconded by: Schaeffer

Approved: (5 to 0)

Motion (#3): Motion to recommend that the Village Board approve a variation from Article 6, Section B, Part 2(g)(2) of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry siding (cedar or fiber cement siding) on a proposed rear addition in the R-2 Single-Family Residential District located at 240 Hickory Street in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Knieriem Seconded by: Schaeffer

Approved: (5 to 0)

Motion (#4): Motion to recommend that the Village Board approve the Kimsey Plat of Resubdivision, which is a consolidation of Lots 38 and 39 in the McDonald Subdivision, subject to any necessary technical revisions prior to recording.

Motion by: Knieriem Seconded by: Markunas

Approved: (5 to 0)

- C. Non-Public Hearing: 11388 and 11410 Vienna Way - Williams Plat of Resubdivision**
Request for approval of the Williams Plat of Resubdivision, which is a consolidation of Lots 57 and 58 in the Olde Stone Village Subdivision for the purpose of creating a larger lot for the construction of a new home (PINs: 19-09-31-401-026-0000 and 19-09-31-027-0000).

Director Schwarz presented a summary of the application.

Chair Rigoni asked if the applicant or their representative would like to add any comments.

Shannon Williams, representing the applicant Elizabeth Williams, approached the podium and stated that she was representing her mother-in-law on the application to

consolidate the two existing lots. She stated that the proposed house plans are ninety percent complete. There was an illness in the family that delayed the completion of the plans. She added that her and her husband desire to build a big enough home such that her inlaws will have separate living quarters. She estimates that the new house will be somewhere between 5,000 and 6,500 square feet.

Chair Rigoni asked the Commissioners if they had any initial questions. There were none.

Chair Rigoni stated that the proposed resubdivision to consolidate two existing lots is consistent with other past applications, including one such consolidation right across the street from the subject property.

Motion (#5): Motion to recommend that the Village Board approve the Williams Plat of Resubdivision, which is a consolidation of Lots 57 and 58 in the Olde Stone Village Subdivision, subject to any necessary technical revisions prior to recording.

Motion by: Markunas

Seconded by: Schaeffer

Approved: (5 to 0)

D. Workshop: 20522 Magnolia Court – Patrick and Samantha Major Residence

Future Public Hearing Request: Request for a variation from Article 6, Section B, Part 1(c) of the Village of Frankfort Zoning Ordinance to increase the maximum permitted lot coverage from 20% to 25% for the construction of a new single-family home in the R-2 Single-Family Residential District located at 20522 Magnolia Court (PIN: 19-09-14-304-025-0000).

Director Schwarz presented a summary of the application.

Chair Rigoni asked if the applicant or their representative would like to add any comments.

Patrick and Samantha Major, the applicants, approached the podium and provided a brief summary of the request. Samantha Major stated that they love the area and wanted to design their forever home. They have friends who live in the neighborhood. Patrick Major stated that he is a local business owner and is open to suggestions on any other items besides the request for a variation to increase the lot coverage five percent over the maximum that is permitted. He added that they are investing more than \$600,000 in this home and for this reason the request for twenty-five percent lot coverage should be okay.

Chair Rigoni stated that the plans that were submitted do not include a Plot Plan of the proposed house on a Plat of Survey so that the Commission can review all aspects of the proposed new home to make sure that additional variations are not necessary. Patrick Major responded that the proposed home would comply with all setback requirements. Director Schwarz stated that one drawing that was submitted with the house footprint looks to be plotted onto a Plat of Survey, but the lot lines are not labeled. Also, based on the side yard setback dimensions that are labeled on the drawing, the proposed house would not comply with the required 10-foot minimum

north side yard setback or the required combined total of 25 feet for both side yard setbacks.

Chair Rigoni opened the floor to other comments or questions from the Commission.

Commissioner Knieriem asked for clarification if the proposed covered porch on the rear of the house is included in the definition of lot overage. Patrick Major stated that he did not include that covered portion in his request. Commissioner Knieriem also asked if decks are included in lot coverage.

Patrick Major asked that we be transparent and asked why the Village had a maximum twenty-five percent lot coverage for one story homes and a maximum twenty-percent lot coverage for two story homes.

Commissioner Schaeffer also asked if decks are included in the definition of lot coverage.

Director Schwarz responded that decks are not included in the definition of lot coverage.

Chair Rigoni also explained the requirements for lot coverage.

Director Schwarz presented a page from the Zoning Ordinance on the overhead screen and Commissioner video monitors. He read the definition for “lot coverage” as follows:

Lot Coverage: That percentage of a lot which, when viewed directly from above, would be covered by primary and accessory structures, or any part thereof, excluding projecting roof areas. For purposes of calculating maximum lot coverage, structures shall not include swimming pools, open porches, patios, decks, outdoor tennis or basketball courts, or similar open accessory uses.

Director Schwarz added that he would confirm with the Director of Building Services on whether this particular covered porch would be excluded under the term “projecting roof” in the definition.

Commissioner Knieriem asked if the applicants purchased and now own the lot. Patrick Major responded yes.

Commissioner Knieriem stated that the size of the home suggests that it be reduced to comply with the twenty percent lot coverage requirement.

Commissioner Hogan asked Director Schwarz if there is any history of similar variation approvals. Director Schwarz responded that he searched the ordinances in the Village Clerk’s file for the term “lot coverage” and did not find any other variation requests pertaining to lot coverage. He added that he began conducting an analysis of other existing houses in the subdivision to check lot coverage, but it was a very time-consuming process, so his results were more of a spot check than a review of every single-family home in the Walnut Creek Phase Three Subdivision. He added that the Village’s Building Department only has single-family permit plans going back for the

past six years, so he had to use the square-footage data from the Frankfort Township Assessor's Property Search web page. He stated a few of the results from his list and noted that the homes that he analyzed did comply with the lot coverage requirement.

Commissioner Markunas commented that the applicants should be aware of the side yard setback requirements.

Commissioner Schaeffer stated that she echoes Commissioner Hogan's comments and that she is sticking to the required maximum twenty-percent lot coverage. She suggests that the applicant revise the plans, including the rear overhang in order to comply.

Patrick Major stated that they are only requesting a five percent increase.

Chair Rigoni stated that the Village's rules and high standards are what drew the applicants to Frankfort.

Patrick Major stated that if they had a larger lot, they would be okay.

Chair Rigoni stated that she does not support the variation request and further explained the standard lot coverage.

Commissioner Schaeffer stated that she is trying to be consistent and that there are a lot of variables in the applicant's design that can be adjusted and still build their dream home.

Commissioner Markunas stated that the Commission is a recommending body only guiding applicants to meet the standards.

E. Public Comments

Chair Rigoni noted that there were no members of the public remaining in attendance so there are no public comments.

F. Village Board & Committee Updates

Schwarz noted that the following matters that previously came before the PC/ZBA were approved by the Village Board at its meeting on February 21:

- Village of Frankfort Zoning Ordinance Amendment to Articles 5 and 12 – Indoor Recreation and Entertainment and Outdoor Recreation and Entertainment

G. Other Business

Chair Rigoni noted that there was no other business.

H. Attendance Confirmation (March 10, 2022)

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on March 10th.

Motion (#6): Adjournment 7:47 p.m.

Motion by: Markunas Seconded by: Knieriem

Unanimously approved by voice vote.

Approved March 10, 2022

As Presented X As Amended

Maura A. Rigoni /s/Maura Rigoni, Chair

Christopher Smith s/ Secretary