



MINUTES

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

February 9, 2023 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

- Call to Order:** Chair Rigoni called the meeting to order at 6:30 PM
- Commissioners Present:** Chair Maura Rigoni, Brian James, Dan Knieriem, Will Markunas, Nichole Schaeffer, David Hogan, Jessica Jakubowski
- Commissioners Absent:** None
- Staff Present:** Director of Community and Economic Development Mike Schwarz, Planner Drew Duffin
- Elected Officials Present:** Trustee Adam Borrelli (arrived at 6:38 p.m.)

A. Approval of the Minutes from January 26th, 2023

Motion (#1): To approve the minutes from January 26th, 2023.

Motion by: Knieriem Seconded by: Schaeffer

Approved: (5-0, Commissioners Jakubowski and Hogan Abstained)

B. Public Hearing: 700 Birchwood Road – Markunas Residence (Ref. #104)

Chair Rigoni asked that the record reflect that Commissioner Markunas recused himself and left the Board Room at 6:37 p.m.

Chair Rigoni swore in members of the audience wishing to provide testimony.

Drew Duffin presented the staff report.

Chair Rigoni asked the applicant and project architect if they wanted to make additional comments.

The applicant, Jamie Markunas, approached the podium and thanked Drew Duffin for all his assistance. She stated that they had lived in the Village for 16 years and planned on staying for a long time.

The project architect, Gabe Garcia, approached the podium and stated that he had nothing to add to the staff report.

Chair Rigoni asked staff for clarification regarding the setback requirement. She wanted to know if the Zoning Ordinance made a distinction between a deck with a roof and one with no roof when determining encroachments into setbacks. There was a brief discussion about the setback requirement if the proposed addition was uncovered.

Chair Rigoni asked if there was anyone in the audience who wished to provide testimony about this application.

Jason Entwistle stated that he lives at 708 Birchwood Road, directly north of the subject property. He had no objection to the request.

James Lungaro stated that he lives at 701 Spruce Road, which is directly behind the subject property. He stated that the proposed addition would be a nice improvement to the home. He added that the builder does nice work and that he had no objection to the proposed variation.

Victoria Entwistle stated that she also lives at 708 Birchwood Road, to the north of the subject property. She stated that she agreed with previous comments and accepted the proposed variation. She asked whether the variation being requested applied to all homes in the area.

Chair Rigoni responded that the request for a variation only pertained to a specific property.

Motion (#2): Close the public hearing.

Motion by: James Seconded by: Schaeffer

Approved: (6-0)

Chair Rigoni asked the other members of the Plan Commission/Zoning Board of Appeals if they had any comments or questions.

Commissioner Hogan stated that his question was answered regarding the setback requirement.

Commissioner Knieriem asked the applicant and project architect if there would be a roof over the new deck.

Gabe Garcia responded yes.

Commissioner Knieriem asked the project architect if the furthest improvement on the property was the brick patio north of the proposed addition.

Gabe Garcia responded that it was.

Chair Rigoni asked for any further comments from the commission.

There were none.

Chair Rigoni asked staff that the changes that are not reflected on the plans that are in their packet be reflected in the minutes. In particular, that the addition would include a full brick veneer, where a thin brick veneer was noted in the plans given to the Plan Commission, and that two windows on the south side of the proposed addition were moved up from grade.

Motion (#3): Recommend to the Village Board to approve a variation from Article 6, Section B, Part 1 to reduce the minimum required rear yard setback from 30 feet to 23 feet for a proposed addition to a home in the R-2, Single Family Residential District located at 700 Birchwood Road (PIN: 19-09-21-120-014-0000), in accordance with the submitted plans as revised, public testimony, and Findings of Fact.

Motion by: Schaeffer

Seconded by: Jakubowski

Approved: (6-0)

Chair Rigoni asked that the record reflect that Commissioner Markunas returned to the room at 6:57 p.m.

C. Public Comments

Oscar Marroquin approached the podium and asked about the status of the proposed I-57 Corporate Park.

Chair Rigoni stated that this matter was discussed at the Committee-of-the-Whole meeting on December 14, 2022 and that no applications related to the proposal have yet come before the Plan Commission/Zoning Board of Appeals.

Mike Schwarz added that no applications related to the proposal have yet been filed with the Village. He added that any potential amendments to the existing annexation agreements which govern the use and development of the subject properties would require a public hearing before the Village Board. He also added that any proposed change in zoning or special use requests would require a public hearing before the Plan Commission/Zoning Board of Appeals. Any such public hearings would require proper legal notice. He invited the property owners to contact him or follow the Village meeting agendas to check the status of this matter.

D. Village Board & Committee Updates

Mike Schwarz noted that the Village Board approved the following items at their meeting on February 6th, 2023, which had previously appeared before the Plan Commission:

- Misty Creek Townhouse Development - Rezoning from Estate Residential (E-R) to Attached Single Family Residential (R-4): Northwest Corner of Laraway Road and 116th Avenue – Ordinance was approved.

E. Other Business

There was no other business.

F. Attendance Confirmation (February 23rd, 2023)

Chair Rigoni asked the members of the Plan Commission to notify staff if they know they would not be able to attend the February 23rd meeting.

Motion (#6): Adjournment 7:03 P.M.

Motion by: Jakubowski

Seconded by: Schaeffer

The motion was unanimously approved by voice vote.

Approved February 23rd, 2023

As Presented X As Amended

Maura A. Rigoni /s/ Maura Rigoni, Chair

Drew Duff /s/ Secretary