



**MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
MARCH 10, 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, Ken Guevara

Commissioners Absent: None

Staff Present: Director of Community and Economic Development
Mike Schwarz, Senior Planner, Christopher Gruba,
Director of Building Services, Adam Nielsen

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 24, 2022

Motion (#1): Approval of the minutes, as presented, from February 24, 2022

Motion by: Knieriem

Seconded by: Markunas

Approved: (5 to 0, Guevara abstain)

B. Workshop: 247 Hickory Street – Quinlan Residence Variation and Plat of Resubdivision

Gruba presented the staff report.

Chair Rigoni asked the applicants to come forward.

Arthur and Gail Quinlan approached the podium. Mr. Quinlan explained the need for the variation and gave examples of basement sizes in other houses in the neighborhood.

Chair Rigoni asked staff to provide some historical background on the current basement size requirement.

Adam Nielsen, Director of Building Services, explained that the requirement was established in 2013. He added that this is not a Building Code requirement. The Building Code only requires a basement or habitable room to be 70 square feet. He further clarified that if this were a two-story home, they would actually be over the 80% requirement.

Commissioner Schaeffer stated that her question about the history of the requirement was answered. She added that in full disclosure, she is a nearby neighbor and also lives on Hickory Street.

Chair Rigoni commented that a potential ordinance amendment would also address this matter.

Chris Gruba responded that this would be a fairly easy ordinance amendment. The subject application is currently scheduled and was published for a public hearing on March 24.

Commissioner Knieriem asked staff to explain Option 2 that was mentioned in the staff report presentation.

Chris Gruba showed the basement floorplan on the overhead screen and video monitors and explained that Option 2 involved shifting the wall between the basement and the crawl space to meet the requirement.

Chair Rigoni asked staff to be very clear for the public hearing regarding a one-story versus a two-story basement requirement.

C. Workshop: 23050 S. La Grange Road – Special Use Permits for outdoor storage of uncontained bulk materials and outdoor storage except uncontained bulk materials for a proposed landscape company

Gruba presented the staff report.

Chair Rigoni asked the applicant to come forward.

Rob Smith approached the podium. He explained that the bollard lights would be to illuminate the driveway which is presently very dark. He explained the need for the new building for truck and equipment storage. He further explained the need for the display area for customers to see what they do.

Chair Rigoni asked about the timeline of the Buildings A and B that are marked “future building”.

Rob Smith answered that Building A would be built now and the other buildings would be built in the future.

Chair Rigoni asked the Commissioners for comments.

Commissioner Knieriem asked the applicant how long ago he acquired the property.

Rob Smith responded in May or June of last year.

Commissioner Knieriem asked what is stored in the existing garage.

Rob Smith answered some vans.

Commissioner Knieriem stated that when he drives by there, he sees those vans outside.

Rob Smith responded that he did have to move them in order to store some plows. He needs to make room to store everything inside the building.

Commissioner Knieriem asked what is the status of the boarded up house.

Rob Smith stated that it caught on fire.

Commissioner Knieriem stated that every time he drives by there I smore and more stuff on the property.

Rob Smith stated that he can't work on the property at this time due to the engineering review which is underway. He added that some of the vehicles are there to work on the house. He added that he can't clean up the debris and dirt piles. He was told that he can't touch those piles.

Adam Nielsen, Director of Builder Services, stated that last response in not accurate. He explained that some work on the driveway was begun without a permit and that work was stopped.

Rob Smith stated that when he bought the property he thought that he was in the county.

Commissioner Knieriem commented that this corner is right across from a beautiful healthcare facility and is a gateway into the town.

Commissioner Knieriem stated that Mr. Smith's master plan does not show the driveway onto Laraway Road.

Rob Smith stated that this driveway was taken off the plan.

Commissioner Markunas asked about the storage bins of materials.

Rob Smith responded that these are for bulk materials.

Commissioner Markunas asked staff if any new bins were added would he need a permit?

Chris Gruba responded that any changes to the plan would require the applicant to come back before the Plan Commission/ZBA.

Commissioner Markunas asked if there is any additional fencing proposed along the property.

Rob Smith responded no. There is no need for it due to landscaping.

Commissioner Schaeffer asked Mr. Smith to clarify what he stated earlier about contaminated soil.

Rob Smith clarified that he was referring to the concrete piles but it is not contaminated.

Commissioner Schaeffer asked Mr. Smith what is his intention for the house.

Rob Smith responded that he found out that his contractor will be out there tomorrow but has not picked up a permit. Anyone from the Village can stop out there and stop the work.

Commissioner Schaeffer asked Mr. Smith about the bins – if he has any intention to have uncontained piles of materials.

Rob Smith replied no.

Several members stated that this could be made a condition.

Chair Rigoni asked Mr. Smith if the vehicles will be stored in the building.

Rob Smith responded yes.

There was some discussion about a condition that would specify what items may be included in the approval of the special use for outdoor storage. Chair Rigoni would like a very well-defined area for the storage of vehicles. Chair Rigoni stated that this is becoming more commercial than agricultural.

Chair Rigoni asked staff if there is need for any screening of outdoor storage.

Chris Gruba responded that there is no requirement in the Zoning Ordinance for screening of outdoor storage in the Agricultural District.

Chair Rigoni stated that this is one of her concerns. She asked a rhetorical question where in the Village do we have such outdoor storage so close to a residential area?

A discussion ensued between Chair Rigoni and Mr. Smith regarding finding the balance for allowing outdoor storage but protecting the adjacent residents.

Commissioner Hogan commented that he lives down the street from the property and has seen its evolution over the past 20 years. He added that previously the only concern was the tall weeds. Now it is the amount of materials and other things that are on the property. He staff asked if Riverside Medical Center was zoned Ag before it was developed. Gruba responded. Hogan added that the business on the other corner is a good example of a clean, well maintained property.

Commissioner Schaeffer asked Mr. Smith will have people come through the office.

Rob Smith responded yes.

Commissioner Hogan stated that another concern is the traffic pattern with school buses, etc. He asked Rob Smith if there would be a problem with being able to exit the site.

Rob Smith responded that this is the reason he wanted to construct a second driveway onto Laraway Road.

Commissioner Hogan asked when that work began.

Adam Nielsen responded that the work was stopped because it was being done without a permit.

Chair Rigoni suggested that Mr. Smith clean up the property before the public hearing.

Commissioner Guevara asked if there could be a fence on the plan. There was some discussion on whether or not there will be customers coming to the property and if they will have a place to park.

Rob Smith replied that he does not intend to invite customers to the property but if they want to stop and look at the display they can.

Commissioner Guevara asked about lighting – is there any plan to install more lighting?

Rob Smith responded that he had ComEd come out and install one light aimed at the driveway for his safety.

Commissioner Guevara asked if there will be any other site lighting.

Rob Smith responded no, just along the driveway.

Commissioner Markunas asked if future Building B will be in the future. Rob Smith responded yes. But he may not build future Building A. Can he explain this further?

Rob Smith stated that he will only have one van and two pickup trucks, so those would stay outside. He added that the only reason for removing the concrete foundations is for absorption.

Commissioner Markunas suggests that if the future Building A is not built it is very important to know what happens to the existing shed.

Chair Rigoni reiterated that the options should be spelled out clearly.

Commissioner Markunas stated that this any approvals will be based on the submitted plans and no deviation will be allowed.

Chris Gruba stated that the landscape plan should specify the species, size, location, etc.

Chair Rigoni asked Chris Gruba to provide the applicant with an example of a landscape plan.

Chair Rigoni asked Chris Gruba if this would be a change in use that would trigger IDOT review. She added that she didn't need to know now, but wanted staff to look into this before we get too far along.

Chair Rigoni commented that the new building façade facing east should have some additional materials. She asked Mr. Smith for clarification on which building elevation in the packet is facing east.

Rob Smith responded the image at the top right in the packet.

Chair Rigoni summarized the issues:

- The PC/ZBA needs to know what is being built now and what is proposed for the future.
- Landscape plan, screening of bins.
- How to make the new building more commercial looking than just a pole barn.

- Generally cleaning up the property.

Chair Rigoni asked Mr. Smith to work with staff.

D. Workshop: Misty Creek Townhomes – Northwest Corner of Laraway Road and 116th Avenue – Zoning Map Amendment (Rezoning); Special Use Permit for PUD; Preliminary and Final Plat of Subdivision

Chris Gruba presented the staff report.

Chair Rigoni asked the applicant to come forward.

Mike Flaherty, the applicant, approached the podium. He explained why they decided to pursue townhomes. The property is not viable for commercial development. He stated that they sat down with the school district this morning and they want cash-in-lieu of land and were happy with the project. He stated that there is a berm easement agreement in place that if the school builds the berm, the developer will landscape the berm. He stated that the County wants three southbound traffic movements at the Laraway and 116th Avenue intersection. The developer will donate an additional 8 feet along 116th Avenue to accommodate the County's intersection plan.

Mike Flaherty explained the desired roadway geometry and stated that the goal is to avoid cut-through traffic.

Mike Flaherty stated that they measured the existing sidewalk on Laraway and it is 6 feet wide but it is overgrown so it looks to be less than 6 feet.

Chair Rigoni asked Gruba what option they should be looking at.

Chris Gruba responded Option 1.

Chair Rigoni stated that with Option 1 there would be a need for an exception on the 30-foot corner side yard setback.

Chair Rigoni asked the members to start with commenting on the deviation from the Comprehensive Plan.

Commissioner Schaeffer stated that she is in favor of the deviation.

Commissioner Markunas stated that being a parent of a student at Hickory Creek, he thinks it fits better as residential than commercial. He likes the fact that parents could walk their students to school.

Commissioner Knieriem stated that he agrees that residential is more appropriate.

Chair Rigoni stated that residential is more appropriate.

Commissioner Hogan stated that he agrees with residential. He suggested that there be a wiffleball field instead of a dog park.

Commissioner Guevara stated that from a traffic standpoint residential makes more sense. He asked if there have been any sales interest over the years.

Mike Flaherty stated that there was just one inquiry several years ago.

Commissioner Guevara asked about the landscaping.

Commissioner Guevara asked about the west yard setback.

Mike Flaherty responded it would be 32 feet.

Chair Rigoni asked if there will be a berm along 116th Street.

Mike Flaherty responded that they can add it to the plan.

Commissioner Schaeffer asked what some units are skewed.

Mike Flaherty responded that slight turns among the building orientation creates more visual interest.

Commissioner Schaffer asked if the path around the park will be continuous.

Mike Flaherty responded yes.

Commissioner Markunas stated he has no other comments.

Commissioner Knieriem asked if there will be turn lanes along 116th Avenue.

Mike Flaherty responded yes, these will eventually be added on Laraway.

Commissioner Knieriem stated that he likes the idea of a dog park but questions the location. Is it better suited to the back side?

Mike Flaherty responded that this is a good question. Their thought was to make it available to the public.

Chair Rigoni stated that the Village likes to avoid having fences on prominent corners. Knieriem stated that the dog park should be set back in the area where townhome units #23 and #24 are located.

Chair Rigoni stated that this could be a very popular dog park.

There was some discussion about relocating the dog park to the northwest corner of the site, in the location of townhome units 4, 5, and 6, where it would be primarily used by the townhome residents.

Schaeffer asked if this would be a 55 and over community.

Mike Flaherty responded no.

Chair Rigoni asked if they could discuss the architecture.

The architect approached the podium.

Chair Rigoni asked the other members if there should be any variety in colors.

The architect stated that there will be some subtle architectural distinctions between units, possibly the trim color.

Schaeffer agreed that she desired to see some variation in color.

Knieriem asked if they could provide some material and color samples.

There was some discussion about whether there would need to be any on-street parking restrictions.

There was consensus that Option 1 is the preferred street layout to slow traffic.

Chair Rigoni recognized a resident to approach the podium.

Jack Johnson, a nearby resident, cited a PUD requirement that 30 percent of the units shall be side load garages.

Chris Gruba added that he should have mentioned that.

Jack Johnson stated that he thinks it is getting a little dense for the area. He also has concerns about the view of all the garage doors. He also has a concern that the view of the rear of so many big flat roofs from 116th Street is not desirable, even above the berm.

There was a question about the 3-unit building elevations.

Chris Gruba stated it is not in the packet but will be added for the public hearing.

Commissioner Schaeffer stated that there will be landscaped berms along both Laraway Road and 116th Street but what will they look like?

Chair Rigoni stated that the berms will be similar to those they are along the existing nearby developments.

Jack Johnson, asked about the setback exceptions.

Chair Rigoni responded that the interior setbacks will comply with R-4 requirements, but there is a need for an exception on one unit due to the 8-foot dedication along 116th Avenue.

Jack Johnson added that the sunrooms will bring the buildings closer to the rear lot lines to the point that they are very close and too dense. He added that there will not be very much private green space on each lot and where will the stormwater go?

Chair Rigoni stated that the engineering review will address this.

Jack Johnson asked if there will be a path in the middle of the townhomes to the school property.

Chair Rigoni stated she would not support that. There was consensus from the other members not to have such a connection.

There was some discussion about whether or not street signs could be added to state “local traffic only”.

Chris Gruba responded this would be a question for the Department of Public Works.

Jack Johnson commented that this project seems to be needing numerous exceptions and that is not the intent of the PUD regulations.

Knieriem asked Mr. Johnson if he was interested in being on the PC/ZBA since he brought up some very valid points.

Rita Starkey, a nearby resident, approached the podium and stated her concern about the location of the proposed dog park. She will have more comments on the next agenda item.

Chair Rigoni summarized the issues to be considered:

- Landscape Plan
- Architecture
- Dog Park location

Commissioner Knieriem asked Mr. Flaherty what his timeframe is for the project.

Mr. Flaherty responded that he hoped to break ground yet this year.

Mike Schwarz stated that when this matter is presented for the public hearing and staff provides suggested motions, it would be appropriate for the first motion to be a recommendation from the PC/ZBA to the Village Board to amend the Comprehensive Plan as there seems to be consensus to do so, and this would be consistent with past practice for such deviations.

Workshop: 8531 W. Lincoln Highway – Special Use Permit for an assisted living facility (Oasis Senior Living)

Chris Gruba presented the staff report.

Chair Rigoni asked the applicant to come forward.

Tom Carrol of Geotech Inc., on behalf of Oasis Senior Living, stated that he did not have anything to add to the staff report, as it was very thorough.

Commissioner Knieriem asked Mr. Carrol if the driveway around the building was required by the Fire Department.

Tom Carrol responded yes.

Commissioner Knieriem asked if there would be any fencing along Route 30.

Tom Carrol responded no.

Commissioner Knieriem asked if fellow commissioners agreed.

Chair Rigoni asked if the applicant could explain who the residents are and to explain their needs.

Tanir Knan, the applicant, responded that the residents don't generally go outside nor do they drive. They would have two caregivers for every 15 residents, a chef, etc. He stated that the west wing is all memory care.

Commissioner Knieriem asked if there will be a turn lane off of Route 30.

Tom Carrol stated no. They would need to go to IDOT for such approval.

Commissioner Markunas stated that it would be a good idea to make the building and site appear to blend with the residential area of Windy Hill.

Commissioner Markunas asked how many trees will be removed and have many do they need to provide.

Chair Rigoni restated that question.

Chris Gruba responded by stating the requirement in the staff report.

Commissioner Markunas asked why the building is set back so far from Route 30.

Tom Carroll responded that there is a 130-foot setback requirement from Route 30.

Chair Rigoni stated that she feels that there should be a 25-foot setback for the delivery area from the residential because it is an incompatible use.

There was some discussion about the rear elevation of the proposed building and whether it would have windows facing south.

Commissioner Schaeffer asked if the storm sewer exists.

Chris Gruba showed the sewer atlas and confirmed that it does exist.

Commissioner Schaeffer asked where the deliveries would occur.

Tom Carrol responded that they would occur in the back at the south doors.

Commissioner Schaeffer asked what door the deliveries go to.

Tanir Knan responded into the middle door on the south side of the building.

Commissioner Hogan asked how many residents there would be (78) in order to compare to the deliveries of a typical restaurant.

Chair Rigioni stated that she would like a better understanding of the tree removal as it provides significant screening. She wishes that there could be a more creative site design to preserve more of the trees.

Commissioner Knieriem stated that he sees some trees along the property line that might be looked at to be saved.

Tom Carrol responded that they will take a closer look at these but site grading may require their removal.

Commissioner Hogan stated that the existing trees provide a benefit to both the existing residents and the new residents of the facility.

Commissioner Guevara echoes the comments about tree preservation and new landscaping to see how these offset each other.

Commissioner Guevara asked where the trash enclosure is located.

Tom Carrol stated it is at the southwest corner of the building.

Chair Rigoni asked if there is a reason it is there any not on the west side to be away from the residents.

Tom Carrol stated that they can look at relocating the trash enclosure further from the adjacent residences.

Chair Rigoni asked for comments on the architecture.

Commissioner Guevara stated that the elevation facing Route 30 should be prominent with more brick.

Tom Carrol stated that the applicant was going for a residential look.

Chair Rigoni asked staff to provide a color rendering of the building in the packet for the public hearing. She added that she would like to have more brick on the large wall expanse on Sheet 8.1. She stated that they should either differentiate from the architecture of Windy Hill or go closer to it, but not be somewhere in the middle.

Commissioner Hogan asked staff what the parking requirement is.

Chris Gruba responded.

Chair Rigoni asked the applicant how many visitor cars visit on average.

Tanir Knan responded that typically there are only about 10 visitor cars per day.

Rita Starkey, a nearby resident, approached the podium and stated that she conducted a

demographic study of the area and there are 27 assisted living facilities. She asked what will happen in the future when this facility is no longer needed. She stated that this will not be a quiet little place. She does not want brick. Everything should be stone like Windy Hill. Her windows face this site and the lights will destroy her view. She doesn't want to see this vacant building in 15 years. She doesn't know if this is the right plan for the area. The loss of trees is a concern. Only a few buildings in Windy Hill face this property. She is not against assisted living, but do the demographics. She stated it should be aesthetically pleasing.

Terry Colins, President of the Windy Hill Homeowners Association, asked staff who owns the land.

Chris Gruba responded that he does not know but can find out.

Terry Colins stated that the same owner owns the other side of the street as well. Maybe they could buy that parcel. He stated that he is just making a suggestion. Leave the trees along the edge so people don't see the building.

Chair Rigoni summarized the issues:

- It would be helpful to know more about the Windy Hill architecture.
- Need for decorative fencing similar to what exists in Windy Hill today.

Chris Gruba asked the Commission if they would prefer another workshop.

There was consensus to have another workshop.

Chair Rigoni asked Tom Carroll if they could stake the property so that the Commission and residents could visualize how close the property line is to the townhomes.

Tom Carroll responded that they can do this and then will let staff know when it has been staked.

E. Workshop: 22660 S. Harlem Avenue – Zoning Map Amendment (Rezoning) and Special Use Permit for a PUD (Gracepoint Ministries)

Mike Schwarz presented the staff report.

He noted that the applicants were seeking to use the existing 22.6-acre property as a religious retreat center, which would require rezoning the property from E-R to R-2 and a special use permit for a PUD. He noted that the existing property is under one tax parcel, but has "split zoning", in which most of the property is zoned E-R with a smaller, southern portion zoned R-2 adjacent to Crystal Brook Subdivision. He noted that the Future Land Use Map within the Comprehensive Plan designates the property as "Single-Family Detached Residential", as well as the areas to the west and south of the subject property. The areas to the north and east of the subject property are Forest Preserve lands and are designated as "Environmental Conservation" on the Future Land Use Map. The driveway entrance to the property is gated. The applicant has

purchased the property and is registered as a 501C3 non-profit organization. Schwarz noted that a PUD requires is a special use within every zone district except for the A-G zone district, in which it is not permitted. As such, a rezoning to R-2 would be required to allow the proposed PUD, creating an avenue to use the property as a religious retreat center as proposed. As part of the PUD, an exception would be required to allow 0' of road frontage. The parcel is currently accessed via a recorded access easement that extends across the Forest Preserve property to Harlem Avenue. The applicant submitted a site plan illustrating a proposed parking lot containing 46 parking spaces, including ADA handicap accessible spaces. The Frankfort Fire Protection District has been working with the applicant and they are aware that the use of the property as proposed will trigger life-safety codes for the house, guest house and gym, requiring the installation of fire suppression systems.

The applicant, Joong “Jonathan” Lee, and his attorney Richard Kavanagh approached the podium. Mr. Lee noted that the property would be used by ministers throughout the area and country to use for rest and relaxation. It would not be open to the public. The occupancy of the property would vary throughout the year. Approximately three-four times per year, events may be held in which up to 150 people may visit the site.

Commissioner Hogan asked if there would be staff on-site that would maintain the property.

Mr. Lee responded that he and his wife would reside at the site half of the time, and another couple would reside the other half of the time. Mr. Lee noted that he would personally make repairs and needed when necessary or call in contractors to perform maintenance when needed.

Commissioner Hogan asked that what the uses of the property would be when the site is fully operational.

Mr. Lee responded that on Saturdays, approximately 10-20 people would visit the site from the Chicagoland area and stay for a night or two. On Sunday evenings after the ministers' workday, approximately 20-40 people would spend the evening together.

Commissioner Hogan asked about the non-profit status of the organization.

Mike Schwarz noted that the property would be tax-exempt. Mr. Lee stated that the organization does have property in other parts of the country and even though they are tax-exempt, they continue to pay taxes to their jurisdiction.

Commissioner Markunas asked if Mr. Lee intended to pay taxes in Frankfort. Mr. Lee responded yes.

Chair Rigoni asked if someone would be on the property every day, but not necessarily at all times of the day. Mr. Lee responded yes, the property will typically be visited or occupied daily. Chair Rigoni noted that her primary concern was parking. She noted that the construction of a parking lot for 46 spaces would be helpful but wondered if it was enough considering that the property could be used by up to 150 people at times.

Mr. Lee responded that most of the people during the 150-person occupancy days

would travel to the site in small groups via minivans and that 46 parking spaces is actually more than they need. He added that typically these small groups of people arrive on Friday night and stay through the weekend, typically leaving on Sunday.

Chair Rigoni asked if the Cook County Department of Transportation and Highways needs to review the change in use.

Mike Schwarz responded that he will look into this prior to the public hearing.

Chair Rigoni asked why the property would be rezoned from E-R/R-2 to entirely R-2, instead of entirely E-R. She thought that the E-R zone district would be more appropriate because of the size of the property.

Mike Schwarz noted that he would examine that further. Schwarz noted that the R-2 zoned portion of the property is not currently part of the Crystal Brook subdivision, as it was purchased by the previous property owner as an additional buffer and consolidated into a single lot, but that portion of the property could potentially be subdivided and sold off as individual lots in the future, as they were originally part of the Crystal Brook Subdivision.

Chair Rigoni noted that the applicant should be aware that as Crystal Brook Subdivision develops, a road will likely be constructed that abuts the subject property.

Commissioner Shaeffer questioned whether there was any need for storm drains due to the construction of the parking lot.

Mr. Kavanagh responded that the parking lot would likely sheet flow off the lot, but that he would ask the engineer, Brian Hertz, to examine this.

Commissioner Markunas asked what the building existed north of the house. Mr. Lee responded that it was actually a very large dog house.

Commissioner Knieriem stated that he is generally supportive of the proposed use.

Chair Rigoni asked staff to review the parking plan that was submitted this afternoon for parking demand.

Chair Rigoni asked to clarify that the property would not be used as a typical church with worship services.

Mr. Lee confirmed that it would not be used for church and worship services.

Mike Schwarz noted that the applicant requested that the proposal be placed on the Plan Commission/Zoning Board of Appeals agenda for March 24th as a public hearing and that a Legal Notice of the public hearing has been advertised in the newspaper.

F. Public Comments

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

G. Village Board & Committee Updates

Schwarz noted that the following matters that previously came before the PC/ZBA were acted upon by the Village Board at its meeting on March 7:

- The Zoning Ordinance text amendment for accessory structures was passed by the Village Board.
- A variance and Plat of Resubdivision for 240 Hickory Street (Kimsey Residence) was passed by the Village Board.
- A Plat of Resubdivision for Lots 57 and 58 within the Olde Stone Subdivision (Williams Residence) was approved by the Village Board.
- A variance to permit a sports court exceeding 144 square feet at 7403 Mayfield Drive was denied by the Village Board.
- A variance to permit a sports court exceeding 144 square feet at 22960 Hankins Court was approved (McCarthy Residence) by the Village Board. A variance to permit a sports court located less than 10' from the side property line was denied by the Village Board.

H. Other Business

Chair Rigoni noted that there was no other business.

I. Attendance Confirmation (March 24, 2022)

Chair Rigoni asked the Commissioners to notify staff if they will not be in attendance on March 24th.

Motion (#6): Adjournment 11:05 p.m.

Motion by: Schaeffer Seconded by: Knieriem

Unanimously approved by voice vote.

Approved March 24, 2022

As Presented X As Amended

Maura A. Rigoni /s/Maura Rigoni, Chair

Christopher Dink s/ Secretary