



MINUTES

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

September 14, 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, Jessica Jakubowski, David Hogan
- Commissioners Absent:** Johnny Morris
- Staff Present:** Senior Planner Christopher Gruba, Planner Amanda Martinez
- Elected Officials Present:** None

A. Non-Public Hearing: Plat of Resubdivision of Lots 2 and 3 in Iron Gate Estates

Amanda Martinez presented the staff report.

Chair Schaeffer asked the applicant if they would like to add any additional information. The applicant did not have any additional information or comments to make.

Chair Schaeffer asked the Commissioners if they had any initial comments or concerns. Hearing none, Chair Schaeffer asked for a motion.

Motion (#2): Recommend the Village Board approve the proposed Plat of Resubdivision, which consolidates Lots 2 & 3 in Iron Gate Estates Subdivision, subject to staff approval of any necessary technical revisions prior to recording.

Motion by: Knieriem Seconded by: Markunas

Approved: (6-0)

B. Public Hearing: 108 Walnut Street – Ruzich Residence (Ref#104) Public Hearing continued from PC/ZBA meeting on September 7, 2023

Christopher Gruba presented the staff report.

Chair Schaeffer asked if the applicants would like to approach the podium.

Jim Sleeman, general contractor, and Gabe Garcia, architect, approached the podium. Jim added that they had reduced one foot from the back of the house since the previous workshop.

Commissioner Knieriem asked if the applicants received feedback from neighbors of the subject property.

Jim Sleeman responded that they had talked to about 8 of the surrounding neighbors and that the neighbors did not have any problems with the proposed plans.

Commissioner James asked staff if the new revisions were accounted into the calculation for the impervious lot coverage.

Christopher Gruba responded yes.

Jim Sleeman added that in this case the porch is also factored into the lot coverage calculation.

Chair Schaeffer suggested that the Commission go through and provide input on each variation.

Commissioners had discussion about the front yard setback and agreed that if the proposed home aligns with the other homes on Walnut Street, they do not see an issue with the variation request for the front yard setback.

Commissioners had discussion about the existing side yard setback and the proposed side yard setback and agreed that the proposed setback is better than the existing one and that they appreciate the applicant making a shift since the last workshop to accommodate the Fire District's feedback.

Commissioner Markunas stated that there was a request at the workshop this case was previously presented at to tie the proposed home's gutters into the storm drain.

Jim Sleeman responded that after the previous workshop, he called Terry Kestel, Superintendent of Public Works, and he was advised that there are no storm drains by the house to be able to tie the gutters into.

Chair Schaeffer stated that the storm sewers are located more to the east. She thanked the applicant for discussing the situation with Terry Kestel and asked staff if there have been any drainage issues in the area.

Christopher Gruba responded that he deferred to Public Works and was told there are not any drainage issues known to be common in the immediate area of the home.

Commissioner Knieriem stated that if the Village is confident that there are no drainage issues in the area, then he is willing to give it a pass, but he would hate to make a problem area worse.

Chair Schaeffer asked if the alley was paved or gravel.

Christopher Gruba responded that the alley is gravel.

Jim Sleeman added that two other lots have the alley paved, but the subject property and the adjacent property have the gravel part of the alley. He stated that he would want to pave the alley if he is allowed to do so.

Commissioner Knieriem suggested that the applicant ask public works first to see if the Village has a preference on the alley being paved or not.

Commissioner James asked if the garage is attached or not because per the design guidelines, the Village wants to see detached garages. He added that a detached garage would probably lead to two less variations that are being requested.

Jim Sleeman responded that the garage is being proposed as an attached garage as he is trying to keep it uniform with the other two houses nearby that he built with attached garages.

Commissioner Knieriem asked if the applicant would be willing to change the garage to be a detached garage.

Gabe Garcia stated that he would have to defer to the homeowners.

Jim Sleeman added that he would prefer to keep it as an attached garage to allow for the homeowners to have an extra parking space and to not have to ask for more variations on setbacks.

Chair Schaeffer asked if the Commissioners are fine with the proposed LP siding material.

Commissioner Jakubowski stated that she is fine with the material since it is consistent with newer homes in the area but would like to see a stone accent on the home.

Commissioner Knieriem agreed that he would like to see a stone accent on the home and suggested lining the porch, wrapping the columns, or having the front walkway be pavers.

Gabe Garcia responded that he is willing to add stone across the front porch, but that landscaping will cover up the stone.

Commissioner Knieriem asked if the applicant would consider adding cobble stone in the walkway and the porch.

Jim Sleeman responded yes, he is willing to put cobblestone in the walkway and porch.

Chair Schaeffer asked if the walkway and porch material should be a condition and asked if Commissioners desired stone anywhere else other than the walkway and porch.

Christopher Gruba responded that a condition to variation request #6 rather than tabling the project would be preferable.

Commissioner Jakubowski stated that she is fine with not having masonry in other places on the home since this is the applicant's design of their custom home.

Chair Schaeffer added that she is fine with the board and batten which breaks up the siding on the elevation.

Commissioners agreed that the proposed bump out, gabled roof, and metal awnings help take away from the boxiness of the home.

Motion (#3): Close the public hearing.

Motion by: Jakubowski Seconded by: James

Approved: (6-0)

Motion (#4): Recommend the Village Board approve the variation request to permit a front yard setback of 21.8' instead of 30', on the property located at 108 Walnut Street, in accordance with the reviewed plans, public testimony, and Findings of Fact, conditioned upon preserving the two existing trees within the right-of-way of Walnut Street.

Motion by: Markunas Seconded by: Hogan

Approved: (6-0)

Motion (#5): Recommend the Village Board approve the variation request to permit a 8.5' north side yard setback instead of 10', on the property located at 108 Walnut Street, in accordance with the reviewed plans, public testimony, and Findings of Fact.

Motion by: James Seconded by: Hogan

Approved: (6-0)

Motion (#6): Recommend the Village Board approve the variation request to permit a 4.9' south side yard setback instead of 10', on the property located at 108 Walnut Street, in accordance with the reviewed plans, public testimony, and Findings of Fact, and conditioned upon the A/C unit or any mechanical equipment to be located in the rear yard only.

Motion by: Jakubowski Seconded by: Markunas

Approved: (6-0)

Motion (#7): Recommend the Village Board approve the variation request to permit a lot coverage of 36.7%, instead of 20%, on the property located at 108 Walnut Street, in accordance with the reviewed plans, public testimony, and Findings of Fact.

Motion by: Jakubowski Seconded by: James

Approved: (5-1)

Motion (#8): Recommend the Village Board approve the variation request to permit an impervious lot coverage of 45.2%, instead of 40%, on the property located at 108 Walnut Street, in accordance with the reviewed plans, public testimony, and Findings of Fact.

Motion by: James Seconded by: Hogan

Approved: (4-2)

Motion (#9): Recommend the Village Board approve the variation request to permit non-masonry siding (LP Smart Siding) on the entire 1st floor of the building, instead of masonry, on the property located at 108 Walnut Street, in accordance with the reviewed plans, public testimony, and Findings of Fact, and conditioned upon a cobblestone walkway from the public sidewalk to the home and carried through the porch.

Motion by: Knieriem Seconded by: Markunas

Approved: (6-0)

C. Public Comments

There were no public comments.

D. Village Board & Committee Updates

There were no Village Board & Committee updates.

E. Other Business

There was no other business discussed.

F. Attendance Confirmation (September 28th, 2023)

Chair Schaeffer asked Commissioners to please let staff know if someone cannot attend the next meeting.

Motion (#10): Adjournment 7:45 P.M.

Motion by: Jakubowski Seconded by: Hogan

The motion was unanimously approved by voice vote (6-0).

Approved September 28th, 2023

As Presented _____ As Amended x

Nichie Schaeffer /s/ Nichie Schaeffer, Chair

Christopher Druza /s/ Secretary