



**MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
FEBRUARY 14, 2019 – VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET**

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

Commissioners Present: Margaret Farina, Maura Rigoni, Jessica Petrow, Alicia Hanlon and Chairman Don Schwarz

Commissioners Absent: Gene Savaria and Lisa Hogan

Staff Present: Assistant Director of Development Services Zach Brown and Utilities Executive Assistant Marina Zambrano

Elected Officials Present: Mayor Jim Holland, Trustee Mike Stevens and Trustee John Clavio

Chair Schwarz swore in all those wishing to provide public testimony.

A. Approval of the Minutes from January 24, 2019.

Motion (#1): Approval of the minutes from January 24, 2019.

Motion by: Hanlon
Approved: (4 to 0)

Seconded by: Farina

B. Public Hearing Request: Corbett Variances (Ref.#102)

Public Hearing Request: Side yard setback variance from 10 ft. to 5 feet 11 inches to permit the construction of an addition to the existing home located at 22 Pacific Street.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicant, Kevin Corbett was present and further explained the request noting that the existing home lacks a basement and as such storage is limited.

During the Plan Commission discussion:

- Commissioners thanked the applicant for the effort to save the existing mature honey locust tree in front of the home near the proposed driveway noting that mature vegetation is one defining characteristic of the Old Town area;
- Members thanked the applicant for taking the extra steps in the process in contacting the surrounding property owners, working with the Old Town Homeowners Association, and attending a concept workshop meeting;
- Commissioners discussed the visual preference survey conducted as part of the ongoing comprehensive plan update process noting the preference for non-auto dominated front facades. Members noted that the proposed step back in the 3rd

garage bay and preservation of the existing tree will limit the visibility of the garage. Commissioners noted that the homes on this block of Pacific Street are newer than those in the surrounding area and that one home on the block is improved with an existing 3-car garage;

- Commissioners noted that the proposed garage will not be highly visible to southbound traffic on Oak Street or eastbound traffic on Pacific Street;
- The applicant added that they have three vehicles and one is always parked outside of the garage and believes that it is more visually pleasing to store the car inside;
- Member Hanlon questioned whether the depth of the garage could accommodate two vehicles. Mr. Corbett noted that at 25' deep the garage could accommodate one vehicle with room for some additional storage;
- Members discussed the height of the proposed addition noting that it helped soften the transition between the subject home and the ranch homes located on either side;
- Commissioners questioned if the neighbor directly to the west was contacted and if they supported the proposal. Mr. Corbett noted that the neighbor at 32 Pacific was contacted and approves of the proposed addition noting that letters from the surrounding property owners in support of the project were provided to staff;
- Member Rigoni thanked the applicant for pursuing the addition on the property instead of a tear down;
- Commissioner Petrow thanked the applicant for their care in developing the plans and their consideration of the process;

Motion (#2): Recommend the Village Board approve a side yard setback variance from ten feet to five feet eleven inches to accommodate the construction of an addition to the existing home located at 22 Pacific Street, in accordance with the reviewed plans and public testimony.

Motion by: Rigoni
Approved: (4 to 0)

Seconded by: Petrow

C. Public Hearing Request: McLean Variance (Ref. #103)

Public Hearing Request: Accessory structure setback variance from 10 ft. to 5 ft. to permit the construction of a deck on the rear of the existing home located at 140 Walnut Street.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The builder, Jim Sleeman was present and further explained the proposal.

During the Plan Commission discussion:

- Commissioners discussed the variance as an extension of the previously approved 5' setback and noted that the proposed deck has a lesser impact than the 2-story home;
- Members noted that at a minimum the applicant would need to construct a raised concrete stoop and railing at the northwest corner of the home which would have a similar impact as the proposed deck;
- Commissioners cited the reduced lot size as a hardship noting that the subject property is one of the smallest ever considered for new construction in the downtown area;
- Members noted that a portion of the proposed deck is already installed and expressed concern that in doing so the applicant circumvented the normal process. Staff noted that the Building Department allowed a portion of the work to commence prior to variance approval due to weather concerns;
- Commissioners noted that as a builder in town Mr. Sleeman should have known that a deck was needed and proposed the deck as part of the original development plans. Mr. Sleeman noted that he was hired to construct the home and was not involved in the plan development;
- Members questioned if the proposed deck had been approved by the Old Town Homeowners Association. Staff noted that the association was contacted and that they declined to review the deck noting that it is a simple accessory structure;
- Chairman Don Schwarz reiterated to Mr. Sleeman that the process should have been followed and that as a builder he should be aware of the requirements for doing business in town;

Motion (#3): Recommend the Village Board approve an accessory structure setback variance from 10' to 5' along the northern property line to permit the construction of a deck on the rear of the existing home located at 140 Walnut Street in accordance with the reviewed plans and public testimony.

Motion by: Petrow
Approved: (4 to 0)

Seconded by: Farina

D. Public Hearing Request: The Great American Bagel Special Use (Ref.#104)

Public Hearing Request: Special use for a carry-out restaurant to permit the operation of The Great American Bagel, a ± 1,000 sq. ft. carry-out restaurant, proposed at 9527 Corsair Road.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. Representative from Great American Bagel, Andrea Mankowski was present and further explained the proposal.

During the Plan Commission discussion:

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- Commissioners noted that they were happy to see the existing business expand in town and questioned if additional employees would be added. The applicant noted that their manufacturing capabilities at their current location would be expanded however no new employees would be hired;
- Commissioner Hanlon questioned access to the restaurant entrance from the rear parking lot and if the drive aisle was wide enough to accommodate two way traffic. Staff noted that the rear parking would likely be utilized by employees leaving the front spaces available for customers;
- Commissioners discussed the provided parking noting that between the front lot, rear lot, and on street parking there appeared to be ample parking for the proposed use. Staff noted that the existing facility has 11 parking stalls in front of the building while the proposed has 19;
- Commissioner Petrow noted that the new parking lot would be safer than the existing as there are no overhead doors or loading dock for semi-tractor trailers;
- Commissioners noted that many customers walk to the facility from the surrounding industrial businesses. Member Hanlon expressed safety concern with walking patrons since there are no sidewalks offered in the industrial park;
- Commissioner Rigoni questioned the hours of operation. The applicant noted that they would keep the same hours as the existing location however may also be open on Sunday;

Motion (#4): Recommend the Village Board approve a special use permit for a carryout restaurant to permit the operation of The Great American Bagel at 9527 Corsair Road in accordance with the reviewed plans and public testimony

Motion by: Farina
Approved: (4 to 0)

Seconded by: Hanlon

E. Public Comments

None

F. Village Update

Trustee Mike Stevens noted that the Village Board approved the Kirsch and O'Malley Builders Variances, Aldi Plat of Vacation, and Pactiv Final Plat.

G. Other Business

Member Farina suggested moving the time for the March 14th Plan Commission meeting from 6:30 pm to 7:00 pm due to a conflict with the Family School Partnership's "Around The World" event. No motion was taken.

H. Attendance Update

Members present confirmed their availability for the next Plan Commission meeting to be held on February 28, 2019.

Motion (#5): Adjournment (7:23 PM)

Motion by: Farina

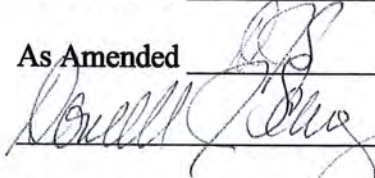
Seconded by: Rigoni


Unanimously approved by voice vote.

Approved February 28, 2019

As Presented _____

As Amended _____

 /s/Donnell Schwarz, Chairman

 /s/ Secretary