

- Parking requirements were discussed. The applicant noted that he will be the only employee initially however that he hoped to eventually add (2) two additional employees in 2020;
- Commissioners questioned the applicant on the number of customer vehicles expected at the shop at any given time. The applicant noted that he typically has 3-5 vehicles at the shop and expects to work on 3-6 vehicles per week. Mr. Gleason noted that all customer vehicles will be stored indoors until picked up by the customers;
- Commissioners confirmed that no mechanical repair will be conducted on site;
- Chair Rigoni noted that this type of use is often best suited for industrial areas as opposed to main commercial corridors;

Motion (#2): Recommend the Village Board approve a special use for automobile repair to permit the operation of Midwest Auto Shield located at 9270 Corsair Road, Units 8 and 17 in accordance with the reviewed plans and public testimony conditioned upon no mechanical repair being conducted on site and all customer vehicles being stored indoors.

Motion by: Michuda
Approved: (6 to 0)

Seconded by: Guevara

C. Public Hearing Request: The Brow Lounge Special Use (Ref. #103)

Public Hearing Request: Special use permit for massage services to permit the Brow Lounge to incorporate massage in their new location at 109 Ash Street.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request noting that current massage therapy licenses have been provided. The applicant Tracy Gomez was present and further described the request.

During the Plan Commission Discussion:

- Commissioners questioned whether all operational requirements of the zoning ordinance have been met. Staff noted that the proposed plans were reviewed and approved by the Building Department and found to be in compliance;
- Staff noted that the applicant was granted a special use permit for massage services in 2016 for their original location at 111. S Ash Street however noted that special use permits are not transferrable between properties;
- Members questioned the zoning of the property noting that it was previously occupied as a single family residence. Staff confirmed that the property is zoned H1 and that the previous residential use was considered an existing non-conformity;

- Commissioners congratulated the applicant on the new location and expressed appreciation for investing in the downtown area;
- Commissioners noted that the proposed condition regarding provision of massage services licenses mentioned in the staff report was no longer necessary as they were provided prior to the meeting;

Motion (#3): Recommend the Village Board approve a special use permit for a massage establishment for The Brow Lounge, located at 109 Ash Street in accordance with the reviewed plans and public testimony.

Motion by: Michuda
Approved: (6 to 0)

Seconded by: Knieriem

D. Public Hearing Request: The Waddling Duck Winery Special Use (Ref. #104)

Public Hearing Request: Modification of the Village of Frankfort Zoning Ordinance Article 5, Sections B & C to create a wine bar special use category and a special use permit for a wine bar to permit the operations of The Waddling Duck Winery at 21 S. White Street.

Assistant Director of Development Services, Zach Brown noted that following discussions at the December Land Use and Policy Committee meeting the applicant requested their project be tabled indefinitely while they consider revisions to their proposal.

Motion (#4): Table the public hearing for the Waddling Duck Winery special use indefinitely.

Motion by: Guevara
Approved: (6 to 0)

Seconded by: Knieriem

E. Workshop: Gander Builders Variances

Future Public Hearing Request: Front Yard setback variances from 30 feet to 25 feet and a building materials variance to permit the use of non-masonry materials on the first floor of a single-family home proposed at 117 Maple Street.

Assistant Director of Development Services, Zach Brown presented the staff report and provided an overview of the request. The applicants Steve and Jarett Lecas were present and further described the request noting that Gander Construction understands the historic roots in the downtown area and initially wanted to preserve the building however after a detailed analysis determined it would not be cost effective to save. Mr. Lecas noted that the front yard setback and building materials variances were suggested by Village staff in an effort to maintain a consistent streetscape appearance and in accordance with the recommendations of the Downtown Residential Design.

During the Plan Commission Discussion:

- Members questioned the applicant on the choice of architectural style. Mr. Lecas noted that he attended many of the 2040 Comprehensive Plan workshop meetings and took into account the recommendations of the design guidelines stating that the traditional farmhouse / gable-front-and-wing style embodies the character of the surrounding area and Frankfort's historic roots as a farming community;
- Commissioners discussed the proposed building materials variance and requested materials samples be provided prior to the public hearing. Some Commissioners suggested the incorporation of additional stone. Mr. Lecas noted that the foundation of the porch will be finished in stone to replicate an old farmhouse foundation;
- Mr. Lecas clarified that the metal roof on the porch would be finished in copper and the main home finished in cedar shake which although more expensive would enhance the materials palate of the home and increase visual interest;
- Some Commissioners felt the proposed white color was too stark and suggested the applicant explore other options. Mr. Leacs noted that the proposed white is not a "bright white" but will be more muted and agreed to bring a paint sample for consideration at the public hearing;
- Chair Rigoni questioned the color of the existing home. The applicant confirmed the existing home was white;
- Commissioner Knieriem questioned if there was commentary from the Old Town Home Owners Association on the proposal. Mark Adams of the Old Town Homeowners Association was present and noted the proposed home checked off many of the requirements of the design guidelines. Mr. Adams stated that the design guidelines reference valuing the aesthetic of the existing area and expressed concern that the proposed home was too modern and trendy and as such would not fit in the downtown area. Mr. Adams also noted that the guidelines suggest that the building materials should not detract from character of the area and suggested that the proposed white siding would do so;
- Commissioner Knieriem presented photographs of other farmhouse style homes and suggested the applicant consider the inclusion of additional design elements and details such as exposed rafters, a decorative cornice in the eaves, railings, natural wood columns, flower boxes, etc. Several commissioners agreed that additional design elements would enhance the appearance of the home;
- Several Commissioners noted that the design appeared too modern. Mr. Lecas noted that he is not proposing a modern farmhouse style but rather took care to design a home in a traditional farmhouse style noting that porch railings, shutters and black windows are all modern farmhouse design elements that were specifically excluded from his plans;

- Mr. Leacs recalled the extensive process in developing the downtown residential design guidelines and expressed his belief that the guidelines were intended to make the process more streamlined and easier for builders to understand what is desirable in new construction in the old town area. Mr. Lecas noted that it appears that the Village is moving backwards and that the process has become more difficult and subjective;
- Chair Rigoni cautioned against using a “Mr. Potato Head” approach to architectural design noting that Commissioners may not be happy with the end result;
- Commissioners noted that the requested front yard setback variance of 25’ is consistent with the existing homes in the area;
- The applicant noted that the height of the home was specifically lowered to ±28’ as opposed to the 35’ maximum permitted by ordinance in an effort to better fit in with the existing homes in the area;
- Members thanked the applicant for proposing a rear loaded garage design and expressed appreciation that no lot coverage variance is proposed;
- Members questioned the timeframe to begin construction. Mr. Lecas noted that he hopes to begin construction in spring of 2020;
- Staff noted that the guidelines are not intended to be prescriptive but rather allow flexibility in design;

F. Public Comments

None

G. Village Update

Trustee Clavio noted that the Village Board approved a Special Use for Classical Martial Arts Academy and F45 Training and that recent committee meeting discussions included proposals for Village owned properties at 11 N. White Street and 2 Smith Street and a new residential garbage can screening ordinance.

H. Other Business

Staff noted that the December 26th Plan Commission meeting would be canceled.

I. Attendance Update

All members to confirm with staff their availability for the next Plan Commission meeting to be held on January 9, 2020.

Motion (#5): Adjournment (8:15 PM)

Motion by: Michuda

Seconded by: Markunas

Unanimously approved by voice vote.

Approved January 9, 2020

As Presented X

As Amended _____

Maura A. Rigoni /s/Maura Rigoni, Chair

[Signature] /s/ Secretary