



MINUTES
VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
SEPTEMBER 10, 2009 – 6:30 P.M. - FRANKFORT POLICE
STATION
20602 LINCOLN WAY LANE (LOWER LEVEL)

Call to Order

Pro Tem Chairman Dave Schumpp called the meeting to order at 6:30 P.M.

A. Roll Call

Commissioners Present: John Newton, Dave Schumpp, Bob Beeson, Ken Chemers, Jim Matlock, and Don Schwarz

Commissioners Absent: Renae Goldie

Staff Present: Senior Planner, Zachary Brown and Planning Tech, Tony Minette

Elected Officials Present: Liaison to the Village Board, Trustee Mike Stevens

B. Approval of Minutes from August 27, 2009

Motion (#1) to approve by: Schwarz Seconded by: Newton

Approved (6 to 0)

Abstain (0)

C. Public Hearings

Aetna Rezoning

Applicant: Aetna Development Corporation

Location: Lot 2 of the Heritage Bank Subdivision - SEC St. Francis and Lagrange Roads

Request: Rezoning from B4 to B2

Continued from 8/13/2009 Plan Commission / Zoning Board of Appeals meeting.

Motion (#1): Postpone the public hearing indefinitely.

Motion by: Newton Seconded by: Schwarz

Approved (6 to 0)

Fiorella Variance

Applicant: Salvatore Fiorella

Location: 22560 Home Ct. (Homestead Subdivision)

Request: Variance of maximum accessory structure area from 144 Sq. ft. to 289 sq. ft.

Legal notice published in the Frankfort Station on August 13, 2009.

Pro Tem Chairman Schumpp swore in all those wishing to provide testimony. Certified receipts for the registered letter were entered into the record.

Planning Tech Tony Minette presented the staff report and provided an overview of the request.

A letter from the property owner residing at 22528 Merritton Dr. was entered into the record.

The applicant was present and acknowledged he would answer any questions.

Eric Plourde of 22544 Merritton Dr. of the Misty Falls subdivision expressed concern for the noise that could be created by people in the cabana. Mr. Plourde confirmed that the size of the structure was not concerning to him.

No additional public testimony was offered.

Motion (#2): Close the public hearing
Motion by: Chemers Seconded by: Newton
Approved (6 to 0)

During the Plan Commission discussion:

- Commissioners questioned if illumination of the cabana was proposed. The applicant informed them that illumination will be limited to recessed can lighting in the cabana.
- Commissioners questioned if a bar would be constructed under the cabana. The applicant explained that a granite high top with a few bar stools would be installed once construction is complete.

Commissioners entered the following Findings of Fact into the record:

1. *That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;.*

Reducing the size of the cabana will limit the utility for recreational purposes, thereby reducing the value of the improvement.

2. *That the plight of the owner is due to unique circumstances;*

The applicant's property exceeds minimum lot requirements by 1,580 sq. ft. or approximately 10%.

3. *That the variation, if granted, will not alter the essential character of the locality.*

The structure is located in the rear yard and does not exceed the maximum height requirement. The structure lacks solid walls, which reduces its visual impact and bulk.

1. **Motion (#3):** Approve an accessory structure area variance from 144 sq. ft. 289 sq. ft. to permit the construction of 17' X 17' (289' sq. ft) Cabana , in accordance with the reviewed plans.

Motion by: Schwarz Seconded by: Newton
Approved (6 to 0)

D. Workshops – None

E. Other Business

Planner Brown informed Commissioners that several people attended the open house for the update to the Future Land Use Plan. He noted wide representation, including residents of Frankfort and Green Garden, land owners, developers, business owners, and public officials. Discussion ensued concerning the plan. Another open house is scheduled for Saturday September 12, 2009.

Motion (#4) to Adjourn
Motion by: Chemers Seconded by: Newton
Approved (6 to 0)

F. Adjournment – 7:10 pm

APPROVED October 1, 2009

As Presented X

As Amended

/s/ Renae Golding, Chair

/s/ Tony Minette, Secretary