



**MINUTES**  
**REGULAR MEETING OF VILLAGE OF FRANKFORT**  
**PLAN COMMISSION / ZONING BOARD OF APPEALS**  
**AUGUST 12, 2010 – 6:30 P.M. - FRANKFORT POLICE STATION**  
**20602 LINCOLN WAY LANE (LOWER LEVEL)**

**Call to Order**

Chair Renae Goldie called the meeting to order at 6:30 P.M.

**A. Roll Call**

Commissioners Present: Renae Goldie, Jim Matlock, Dave Schumpp, John Newton and Don Schwarz

Commissioners Absent: Ken Chemers, Bob Beeson

Staff Present: Director of Community Development Jeff Cook,  
Planning Supervisor Zach Brown and Planning Intern  
Tim Mulry

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

**B. Approval of Minutes from July 22, 2010**

Motion (#1) to Approve the minutes from July 22, 2010

Motion by: Matlock      Seconded by: Schwarz  
Approved (5 to 0)

**C. Public Hearing – Carroll/Watson Variance**

Applicant: Mary Carroll  
Location: 44 W Bowen Street  
Request: Accessory Structure Setback from 10' to 0'

Planning Intern Mulry presented the staff report and provided an overview of the request. The applicant was not present, however arrived after the vote.

**Motion (#2):** Close public hearing

Motion by: Schumpp      Seconded by: Matlock  
Approved (5 to 0)

During the Plan Commission discussion:

- Members acknowledged that accessory structure setback variances are common in the old town area citing several previous variance approvals.
- Commissioners noted the letters of support provided by neighboring property owners.
- Members acknowledged that the applicant would need to remove existing pavers or relocate construction of the shed to the corner side yard along Smith Street to meet setback requirements.

Staff presented the Standards of Variance and the commission entered the following Findings of Fact into the record;

Accessory Structure Setback

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;*

Sheds are common improvements on single-family residential properties. Meeting the required setback would compromise the layout of the yard with respect to paver placement and reduce the resale value of the property.

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

Relocating the shed to meet ordinance requirements would require removal of an existing paver walkway or construction of the shed in the corner side yard along Smith Street.

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

Many accessory structures in the area maintain reduced setbacks as they were constructed prior to the adoption of the current zoning ordinance.

**Motion (#3):** Approve accessory structure setback variance from 10' to 0' along the southern property line to permit the construction of a shed on the property located at 44 W Bowen Street in accordance with the reviewed plans and public testimony.

Motion by: Schwarz    Seconded by: Matlock  
Approved (5 to 0)

## **D. Concept Workshop**

Location: 1 N White St.

Request: Redevelopment Concept Discussion

Planning Supervisor Brown presented six different redevelopment concepts for consideration.

- Members questioned the possibility of realigning the Old Plank Road Trail, which Staff explained was an option.
- Commissioners expressed concern regarding potential traffic impacts and suggested the addition of a roundabout or other traffic calming measures.
- Commissioners expressed support for the inclusion of additional public open space and unique site amenities such as the interactive fountain depicted on concept #1.
- Commissioners questioned the possibility of basements noting the proximity of existing storm water control structures. Staff explained that detailed engineering review would be required with future plans.
- Commissioners expressed a preference for including mixed-use buildings along White Street so as to maximize retail and housing opportunities.
- Members noted the potential for using the public plazas and open spaces during fall fest and other community events.
- Members expressed a desire to include a recreation center, either public or private however acknowledged the potential for parking issues.
- Members suggested the inclusion of additional points of ingress/egress so as to minimize traffic congestion.
- Commissioners were supportive of including row houses fronting the Old Plank Road Trail noting that doing so would create a unique appearance.
- Members expressed the desire to maintain a physical and visual connection between Breidert Green and the Prairie Park.

## **E. Other Business**

Staff updated Commissioners on the Frankfort Commons 2 project

**F. Adjournment – 7:30 pm**

**Motion (#4) to Adjourn**

Motion by: Newton      Seconded by: Schumpp  
Approved (5 to 0)

APPROVED August 26, 2010

As Presented      X

As Amended \_\_\_\_\_

/s/ Renae Goldie, Chair

/s/ Tim Mulry, Secretary