



MINUTES
REGULAR MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
MARCH 27, 2014 – FRANKFORT POLICE STATION
20602 LINCOLN-WAY LANE

Call to Order

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

Commissioners Present: Don Schwarz, Bob Beeson, Dave Schumpp and Jim Matlock, Sue Anstett, Alicia Hanlon and Neil Nunamaker

Commissioners Absent: None

Staff Present: Assistant Director of Development Services Zachary Brown and Planner Dan Lee

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

A. Approval of Minutes from March 13, 2014

Motion (#1): Approve the minutes from March 13, 2014

Motion by: Matlock Seconded by: Beeson

Approved (4-0)

Abstain (3)

B. Public Hearing – Gander Builders Variance

Public Hearing Request: Building materials variance to permit the use of cedar and Hardie-board siding on the first floor of a new single-family home proposed at 204 Pacific Street.

Planner Lee presented the staff report and provided an overview of the request. He noted that the project was originally proposed as an addition with renovations to the façade however upon closer inspection of the existing foundation the applicant decided to raze the existing home and construct a new structure using the same site plan and architectural drawings originally proposed. The applicant, Steve Lecas of Gander Builders was present along with the homeowners, the Vlamis'. Mr. Lecas noted that rather than cedar as designated in the elevations, the shake siding on the front façade would also be constructed of Hardie-board siding.

Chair Schwarz opened floor for public comment. Richard Reynolds of 250 Hickory Street expressed his approval of the proposed elevations and support for the project but inquired about Hardie-board siding. Mr. Lecas explained that the material is a cement-based siding material that has become popular in recent years.

Commissioner Matlock questioned why the proposed knee-wall was not extended around the entire home. Mr. Lecas explained that doing so would be costly and that the applicants were attempting to stay within budget.

Commissioner Nunamaker questioned the likelihood of preserving the tree in the rear yard and what would become of the existing deck. Mr. Lecas stated that he intends to preserve the tree at the owner's request. He further explained that there is no plan to construct a new deck however he was currently working with landscaping companies for a more detailed site plan in the rear yard.

Commissioner Beeson questioned the square footage of the second floor. Mr. Lecas stated the entire home was to be approximately 2,640 square feet of living space.

Motion (#2): Close the public hearing

Motion by: Hanlon Seconded by: Beeson
Approved (6 to 0)

During the Plan Commission Discussion:

- Commissioners commended the applicants on the renderings of the proposed home.
- Commissioner Hanlon verified that the property owners present were the current residents of the home and intended to live their following completion of construction.

Motion (#3): Recommend the Village Board approve a building materials variance to permit the use of cedar and Hardie-board siding on the first floor of a new single-family home proposed at 204 Pacific Street.

Motion by: Matlock Seconded by: Beeson
Approved (6 to 0)

C. Committee Update:

None

D. Village Board Update:

Trustee Stevens announced that Frankfort had recently been named one of the top twelve suburbs to live in Chicago by Chicago Magazine. He also noted several items that were approved at the recent Village Board meeting.

E. Other Business:

Assistant Director Brown noted that groundwork had begun on the Village Hall expansion, and that staff was reviewing bids for a general contractor for the project.

F. Attendance Confirmation: All present Commissioners stated that they expected to be present at the next meeting.

Motion (#4): Adjournment: (6:50)

Motion by: Matlock Seconded by: Beeson
Unanimously approved by voice vote.

Approved April 10, 2014

As Presented _____

As Amended _____ X _____

/s/ Don Schwarz, Chair

/s/ Secretary