



**MINUTES**  
**REGULAR MEETING OF VILLAGE OF FRANKFORT**  
**PLAN COMMISSION / ZONING BOARD OF APPEALS**  
**MAY 8, 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, Alicia Hanlon, Sue Anstett 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 April 24, 2014**

**Motion (#1):** Approve the minutes from April 24, 2014

Commissioner Nunamaker noted the minutes stated that one of his questions during the Hannigan variance request was for the applicant when in actuality it was asked of one of the audience members. Staff noted that the minutes would be amended accordingly.

Motion by: Beeson      Seconded by: Matlock  
Approved (6 to 0)  
Abstain (1)

**B. Public Hearing – LeRose Variance**

Public Hearing Request: Accessory structure setback variance from 10 feet to 4.8 feet along the southern lot line of the property located at 10401 W Nebraska Street to permit the construction of an outdoor fireplace.

Planner Lee presented the staff report and provided an overview of the request. The applicants, Leonard and Ilene LeRose were present and Mr. LeRose addressed the Commission. Mr. LeRose explained that his property is irregular in that the rear of their home faces what is technically their side yard and that the proposed fireplace's location will provide a sense of privacy from neighboring properties. Mr. LeRose presented a letter to the Plan Commission from their neighbors to the south expressing their support for the proposal.

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

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

During the Plan Commission Discussion:

- Commissioner Beeson questioned if the fireplace would use wood or gas. Mr. LeRose stated it would be both.
- Commissioner Anstett verified that the picture of a fireplace provided in the staff report was an example of what they are proposing to install.
- Commissioner Hanlon noted that the applicant's options for locating the fireplace were limited due to their lot orientation and existing improvements and that she did not see a reasonable alternative to the proposal.
- Commissioner Nunamaker questioned the smoke that would be produced from the fireplace and how it could affect the neighboring residents. Mr. LeRose noted that the neighbors did provide the letter of support but stated that they did not discuss smoke. Mr. LeRose stating that should smoke blow over onto surrounding properties to the point where it is an issue, they would put out the fire out of courtesy. Assistant Director Brown noted that the design of the proposed fireplace and chimney would limit the smoke's direction more than other, open pit-oriented designs do.
- Commissioner Matlock questioned if the existing patio would be reconstructed in any way outside of what is proposed on the site plan. Mrs. LeRose stated that they may connect the fireplace to the patio but would not do anything that would further encroach the setback from the property line.

**Motion (#3):** Recommend the Village Board approve an accessory structure setback variance from 10 feet to 4.8 feet along the southern lot line of the property located at 10401 W Nebraska Street to permit the construction of an outdoor fireplace.

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

**C. Committee Update:** Assistant Director Brown stated that at the upcoming Land Use and Policy Committee building materials regulations would be discussed and encouraged all Plan Commissioners to attend.

**D. Village Board Update:**

Trustee Stevens provided an overview of the items approved at the past two Village Board meetings, including the 2014-2015 budget, disposal of vehicles and approval of special use permits for Russo Power, Aura Bella Salon and Day Spa and Choppers Hair Salon. He also noted that the car shows would begin on May 15<sup>th</sup>.

**E. Other Business:**

None

**F. Attendance Confirmation:** Commissioners Anstett and Nunamaker indicated they may not be in attendance at the next meeting.

**Motion (#4): Adjournment: (7:00)**

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

Approved May 22, 2014

As Presented      X  

As Amended    \_\_\_\_\_

/s/ Don Schwarz, Chair

/s/ Secretary