

**PLAN COMMISSION / ZONING BOARD OF APPEALS
AGENDA**

**Thursday, March 7, 2024
6:30 P.M.**

**Frankfort Village Hall
432 W. Nebraska Street (Board Room)**

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes of February 22, 2024**
- 4. Public Hearing: 219 Pacific – Lanigan Residence (Ref#106)**
Requests: Zoning Ordinance & Land Subdivision Regulations variations to permit use of non-masonry siding on first floor of a single-family home, reduced front yard Setback (Maple Street) from 30' to 22.6', reduced corner side yard setback (Pacific Street Street) from 30' to 24.9', increased maximum lot coverage from 20% to 28.9%, reduced lot width from 120' to 101.28' and reduced lot depth from 150' to 147.31', for the property located in the R-2 Single Family Residential District located at 219 Pacific Street. Other: Preliminary and Final Plat of Subdivision to establish a lot-of-record. (PIN: 19-09-28-223-023-0000)
- 5. Public Hearing: 20857 and 20859 S. La Grange Road – Bear Down Barbecue (Ref#107)**
Request: Special Use Permit for a full-service restaurant with liquor sales, for Bear Down Barbeque & Catering Company, located at 20857 and 20859 S. La Grange Road in the B-2 Community Business District (PIN: 19-09-22-100-051-0000).
- 6. Public Hearing: 19989 S. La Grange Road – Magic Massage (Ref#108)**
Request: Special Use Permit for a massage therapy establishment at 19989 S. La Grange Road in B-3 the General Business District (19-0915-101-006-0000).
- 7. Public Hearing: Lot B in Kean Avenue Estates – Blocker Residence (Ref#109)**
Requests: Zoning Ordinance variations to (1) permit use of non-masonry siding on first floor and second floor of a single-family home, and (2) to permit the use of metallic roofing shingles on the primary structure, for the property located in the R-2 Single Family Residential District located on the west side of 95th Avenue, north of Lawndale Court (PIN: 19-09-22-300-025-0000)
- 8. Workshop: 9426 Corsair Road – Triple Crown Training**
Future Public Hearing Request: Special Use Permit for indoor recreation for a baseball training facility at 9426 Corsair Road in the I-1 Limited Industrial District (PINs: 19-09-34-302-013-0000).
- 9. Public Comments**
- 10. Village Board & Committee Updates**
- 11. Other Business**
- 12. Attendance Confirmation (March 21, 2024)**
- 13. Adjournment**

All applicants are advised to be present when the meeting is called to order. Agenda items are generally reviewed in the order shown on the agenda, however, the Plan Commission/Zoning Board of Appeals reserves the right to amend the agenda and consider

items in a different order. The Commission may adjourn its meeting to another day prior to consideration of all agenda items. All persons interested in providing public testimony are encouraged to do so. If you wish to provide public testimony, please come forward to the podium and state your name for the record and address your comments and questions to the Chairperson.

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Community Development Department at (815) 469-2177, preferably no later than five days before the meeting.