

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

**Thursday, April 13, 2023
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 23, 2023**
 - 4. Plat of Resubdivision and Minor Change to a PUD: Resubdivision of Lots 26-1 and 26-2 in the 1st Resubdivision of Lighthouse Pointe Phase 3.**
Request: Plat of Resubdivision and Minor Change to a PUD to allow a resubdivision of Lots 26-1 and 26-2 in the 1st Resubdivision of Lighthouse Pointe Phase 3, located on the west side of Pfeiffer Road at the terminus of Buffington Breakwater Drive. (PINs: 19-09-15-401-140-0000, 19-09-15-401-141-0000).
 - 5. Public Hearing: 7 N. White Street – Integrus Development Multi-Tenant Commercial Building (Ref. #107)**
Request: Major Change to a Planned Unit Development, a variation to waive all required on-site parking and Special Use Permits for a full-service restaurant in a 2,800 square foot space (Senso Sushi), a carry-out restaurant for a 1,900 square foot tenant space (Rustic Knead), a carry-out restaurant for a 1,100 square foot tenant space (Nautical Bowls) and outdoor seating associated with a permitted restaurant, for the property located at 7 N. White Street (PIN: 19-09-22-305-035-0000). Other Requests: Preliminary and Final Plat of Subdivision to subdivide the overall property into two (2) lots, including a dedication of 33' of right-of-way along White Street.
 - 6. Workshop: 20855 S. La Grange Road - Edge Music Academy**
Request: Special Use Permit for Indoor Entertainment to operate a music school (Edge Music Academy) at 20855 S. La Grange Road, Suite 100 (PIN: 19-09-22-100-051-0000).
 - 7. Workshop: 99 N. White Street – Quinlan/Aarts Residence**
Request: Preliminary and Final Plat of Subdivision to establish a lot of record and dedicate public right-of-way; Variation to permit the use of non-masonry siding on the first floor of a single-family home; Variation to reduce the minimum lot area for a property zoned R-2 District from 15,000 square feet to 13,439 square feet (PIN: 19-09-22-304-019-0000)
 - 8. Public Comments**
 - 9. Village Board & Committee Updates**
 - 10. Other Business**

2022 Year End Review
 - 11. Attendance Confirmation (April 27, 2023)**
 - 12. Adjournment**
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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.