

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

**Thursday, April 27, 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 April 13, 2023**
- 4. Plat of Dedication for Pfeiffer Road Extension**
Request: Plat of Dedication for a public street and public utilities to the Village of Frankfort, to accommodate the proposed future extension of Pfeiffer Road, from its current terminus between the Lighthouse Pointe Phase Two and Lighthouse Point Phase Five Subdivisions, to the intersection of Lincoln Highway/U.S. Route 30 and Pfeiffer Road, with said dedication containing approximately 4.217 acres. (PINS: 19-09-22-200-004-0000, 19-09-200-006-0000, 19-09-23-100-002-0000)
- 5. Public Hearing: 7 N. White Street – Integrus Development Multi-Tenant Commercial Building (Ref. #107)**
Request: Special Use Permit for a restaurant, full-service, with liquor sales for Senso Sushi for the property located at 7 N. White Street (pending new address assignment of 3 N. White Street) (PIN: 19-09-22-305-035-0000).
- 6. Workshop: 20500 S. La Grange Road, Unit 6A – Sage Salon**
Future Public Hearing Request: Special Use Permit for Personal Services (Hair Salon) in the B-4 Office District (PIN: 19-09-16-400-031-0000).
- 7. Workshop: 165 Industry Avenue, Unit 3 – CNC Lawncare**
Future Public Hearing Request: One Special Use Permit for a Landscape Business and one Special Use Permit for Outdoor Storage of uncontained bulk materials in the I-2 General Industrial District (PINS: 19-09-34-103-009-1001, 19-09-34-902-000-0000, 19-09-34-100-071-0000).
- 8. Workshop: 10043 W. Lincoln Highway – Action Behavior Centers**
Future Public Hearing Request: Proposed Major Change to the President’s Row Planned Unit Development to create a fenced-in, outdoor Autistic Environmental Therapy area from five parking spaces next to the south entrance of the building in the B-4 Office District (PIN: 19-09-21-307-004-0000).
- 9. Workshop: 108 Walnut Street – Demolition and New Home Construction**
Future Public Hearing Request: Demolition and rebuild of single-family home for the property located at 108 Walnut Street, zoned R-2, requiring at least 6 variances. (PIN: 19-09-28-211-006-0000)
- 10. Public Comments**
- 11. Village Board & Committee Updates**
- 12. Other Business**

- A. Notification of a Minor Change to the Cedarhurst PUD for the property located at 21507 S. Wolf Road (PIN 19-09-20-301-063-0000)

13. Attendance Confirmation (May 11, 2023)

14. 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.