

VILLAGE OF  
**FRANKFORT**  
EST • 1855

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

**Thursday, April 26, 2018  
6:30 P.M.**

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

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**1. Call to Order**

**2. Roll Call**

**3. Approval of Minutes (April 12, 2018)**

**4. Final Plat Approval: Smithville Re-subdivision**

Request: Final plat approval to consolidate Lots 56 & 57, within the Five Oaks Subdivision.

**5. Public Hearing Request: AGA Properties Group, LLC Variance (Ref. #102)  
(CONTINUED FROM APRIL 12, 2018)**

Public Hearing Request: Variance of Article 6, Section B, Part 4d of the Village of Frankfort Zoning Ordinance to permit the use of non-masonry building materials on the first and second floor, and a variance of maximum permitted garage height from 15 feet to 18 feet 8.25 inches to accommodate the construction of a new single-family home and detached garage on the property located at 320 95<sup>th</sup> Avenue.

**6. Public Hearing Request: Szmurlo Variances (Ref. # 103)  
(CONTINUED FROM APRIL 12, 2018)**

Public Hearing Request: Variances of maximum permitted garage height from 15 feet to 27 feet and accessory structure setback from 10 feet to 2.8 feet along the eastern property line to accommodate the construction of a detached garage in the rear yard of the property located at 258 W. Nebraska Street.

**7. Public Hearing Request: Guild Variance (Ref. #104)**

Public Hearing Request: Variance of side yard setback from 15 feet to 13 feet to permit the construction of an addition to the rear of the existing home located at 1014 N. Butternut Circle.

**8. Public Hearing Request: Equanimity Massage and Wellness Special Use (Ref. #105)**

Public Hearing Request: Special use for a massage establishment to operate Equanimity Massage and Wellness, located at 20950 S. Frankfort Square Road, Unit A-4.

**9. Public Hearing Request: Cube Training Center Special Use (Ref. #106)**

Public Hearing Request: Special use for indoor recreation and entertainment to permit the operation of Cube Training Center, an indoor hockey training facility, located at 9216 Gulfstream Road, Unit A.

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**10. Public Hearing Request: AGS, Inc. Rezoning & Variances (Ref. #107)**

Public Hearing Request: Rezoning from I1 to I2, variance of required landscape of front yard from 25 feet to 20 feet, and variance to permit a loading area in the front yard, to accommodate the construction of a new 48,900 sq. ft. building within the East Point Industrial Park. Other Request: Final plat approval.

**11. Public Comments**

**12. Village Board & Committee Updates**

**13. Other Business**

**14. Attendance Confirmation**

**15. 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.