

VILLAGE OF
FRANKFORT
EST • 1855

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

**Thursday, April 14, 2022
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 March 24, 2022**
- 4. Public Hearing (Continued from March 28, 2022): Olde Stone Subdivision 1st Addition (Ref #108)**
Public Hearing Request: Zoning Map Amendment (Rezoning) upon annexation from E-R (Estate Residential) to R-2 (Single Family Residential). Other: Plat of Annexation, Final Plat of Subdivision and Plat of Dedication to create a 15 buildable-lot addition to the Olde Stone Subdivision. (PINs: 19-09-31-400-013-0000, 19-09-31-400-016-0010, 19-09-31-400-016-0020). TO BE TABLED AT REQUEST OF APPLICANT
- 5. Workshop: 10677 Yankee Ridge Drive – Variation for Accessory Structure Area**
Future Public Hearing Request: Variation from Article 5, Section D, Part 2(b)(1) of the Zoning Ordinance to increase the allowable area of an accessory structure from 250 square feet to 288 square feet for a proposed pergola located at 10677 Yankee Ridge Drive, Frankfort, Illinois (PIN: 19-09-20-452-013-0000).
- 6. Workshop: 14 Hickory Street Unit 14B – Bokay Flowers/Frankfort Arts Association**
Future Public Hearing Request on April 28th: Special Use Permit for Indoor Entertainment for an art gallery with associated art classes and a rentable event space, in the H-1 Historic District, located at 14 Hickory Street, Unit 14B, Frankfort, Illinois (PIN: 19-09-28-205-010-0000).
- 7. Workshop: 15 Ash Street – Old Frankfort Mall, Proposed Building Addition**
Future Public Hearing Request: Several variance requests associated with a proposed building addition for building height, parking, loading, building setbacks and landscape setbacks and special use permit requests for restaurant use and outdoor dining associated with restaurant located at 15 Ash Street, Frankfort, Illinois. Other: Plat of Resubdivision to combine a portion of Lot 3 and all of Lot 4 in Bowen’s Subdivision of Blocks 1, 12 & 13 in the original Town of Frankfort (PIN: 19-09-28-208-003-0000).
- 8. Public Comments**
- 9. Village Board & Committee Updates**
- 10. Other Business**
- 11. Attendance Confirmation (April 28, 2022)**
- 12. 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.