



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

**Thursday, April 22, 2021  
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 8, 2021)**
- 4. Public Hearing Request: 112 Center Road – Falkner Variance (TABLED UNTIL MAY 13, 2021)**
- 5. Workshop: 112 Center Road – Falkner Variance**  
Future Public Hearing Request: Two (2) variances in the R-2 zoning district to permit the construction of new rear yard detached garage, located at 112 Center Road. The variances would permit a 6.69’ side yard setback from the south and 2.6’ rear yard setback from the west, whereas 10’ is required in both instances.
- 6. Public Hearing Request: 41 N. White Street – Bulbrooke Variance (Ref. # 104)**  
Public Hearing Request: Variance for a new driveway to be set back 0.5’ from the south side property line, whereas 5’ is required, for the single-family home on the property located at 41 N. White Street.
- 7. Public Hearing Request: 20827 S. La Grange Road – Chef Klaus Bier Stube Special Use (Ref. # 108)**  
Public Hearing Request: Special use for outdoor seating associated with a permitted restaurant, along the west façade of the building for Chef Klaus Bier Stube, a full-service restaurant, located at 20827 La Grange Road.
- 8. Public Hearing Request: 22200 Wolf Road – Multack Eye Care Variances (Ref. # 105)**  
Public Hearing Request: Variance request for construction of a building addition on the south side of the building, set back 9’ 7” from the rear property line, whereas 30’ is required.
- 9. Public Hearing Request: 22265 S. 80<sup>th</sup> Ave – Chelsea Intermediate School Variance (Ref. # 106)**  
Public Hearing Request: Variance request for construction of a non-decorative, 8’ 4” tall masonry screenwall with PVC panel gate along the north façade, facing public right-of-way (W. Sauk Trail).
- 10. Public Hearing Request: 22791 S. Challenger – Graefen Development Special Use request (Ref. # 109)**  
Public Hearing Request: Special use for outdoor storage to permit the construction and operation of a building trades’ and contractor’s office with outdoor storage, located at 22791 S. Challenger Road. Other: Plat of resubdivision for Lots 10 and 21 within the Fey-Graefen Industrial Park Phase 1.
- 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.