

VILLAGE OF
FRANKFORT
EST • 1855

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

**Thursday, April 28, 2022
6:30 P.M.**

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

- 1. Call to Order**
- 2. Swearing-in of New PC/ZBA Member Jessica Jakubowski**
- 3. Roll Call**
- 4. Approval of Minutes of April 14, 2022**
- 5. Public Hearing (Continued from April 14, 2022): Olde Stone Subdivision 1st Addition (Ref #108) TO BE TABLED AT REQUEST OF APPLICANT**
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.)
- 6. Public Hearing: 14 Hickory Street Unit 14B – Studio C/Frankfort Arts Association (Ref #105)**
Public Hearing Request: 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. Public Hearing: 21218 S. La Grange Road – StretchLab (Ref #106)**
Public Hearing Request: Special Use Permit for Indoor Recreation for a health/fitness club in the B-2 Community Business District, located at 21218 S. La Grange Road, Frankfort, Illinois (PIN: 19-09-21-407-007-0000).
- 8. Workshop: 19948 Lily Court – Gale Variance**
Future Public Hearing Request: To permit construction of a rear yard addition to a single-family home on Lot 29 in the La Porte Meadows Subdivision. The property is zoned R-2, which requires a 30' rear yard setback, whereas 17' 3" is proposed. (PIN: 19-09-15-205-019-0000)
- 9. Workshop: 9093 W. Fey Drive – Proposed Pickleball Building**
Future Public Hearing Request: Special Use Permit for indoor recreation use in the I-1 zone district.
- 10. Workshop: 11031 W. Lincoln Highway – Everbrook Academy Preschool/Daycare**
Future Public Hearing Request: Proposed Major Change to Planned Unit Development and a Special Use Permit for a daycare facility in the B4 Office District on Lot 1 in the New Lenox State Bank Subdivision (PIN 19-09-20-301-055-0000).
- 11. Public Comments**
- 12. Village Board & Committee Updates**
- 13. Other Business**

14. Attendance Confirmation (May 12, 2022)

15. 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.