

VILLAGE OF
FRANKFORT
EST • 1855

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

**Thursday, June 24, 2021
6:30 P.M.**

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

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes (June 10, 2021)**
4. **Plat Approval: Fritz Residence – Plat of Dedication (North Avenue)**
Request: Approval of a plat of dedication for parcel 19-09-23-100-014-0000 – to dedicate a portion of North Avenue to the Village. (*Christopher Gruba*)
5. **Workshop: 11258 York Drive**
Future Public Hearing Request: Two (2) variations in the R-2 zoning district to permit the construction of a new pool cabana, located at 11258 York Drive. The variation would permit a 360 sq. ft. structure whereas 144 sq. ft. is the maximum size permitted. The variation would also permit a 17'6" or 26'7" tall structure whereas 15 ft. is the maximum height permitted. (*Janine Farrell*)
6. **Workshop: 10650 Yankee Ridge Drive**
Future Public Hearing Request: One (1) variation in the R-2 zoning district to permit the construction of a new pool cabana, located at 10650 Yankee Ridge Drive. The variation would permit a 288 sq. ft. structure whereas 144 sq. ft. is the maximum size permitted. (*Janine Farrell*)
7. **Workshop: 49 N. White Street**
Future Public Hearing Request: Three (3) variations in the R-2 zoning district to alter the existing detached garage to allow a roof height of 19', whereas 15' is permitted, and allow a new rear yard patio set back 4' from the rear property line and 4' from the side property line, whereas 10' is required in both instances. (*Janine Farrell*)
8. **Public Hearing Request: 20553 S. La Grange Road – Abri Credit Union Major PUD Change & Special Use (Ref. # 108) Tabled from May 13, 2021, May 27, 2021, and June 10, 2021**
Public Hearing Request: Special use to allow drive-up service windows associated with a permitted use as well as a Major PUD change to alter the existing PUD for the undeveloped property located along South La Grange Road, north of Abbey Drive and adjacent to the existing Dunkin' Donuts within the Vineyards of Frankfort commercial plaza. (*Christopher Gruba*)
9. **Workshop: 15 Ash Street – Frankfort Bowl**
Future Public Hearing Request: Special use for an outdoor tavern/bar associated with a bowling alley located at 15 Ash St. (*Christopher Gruba*)
10. **Public Comments**

11. Village Board & Committee Updates

12. Other Business

13. Attendance Confirmation

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.