

VILLAGE OF
FRANKFORT
EST • 1855

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

**Thursday, March 24, 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 10, 2022**
- 4. Public Hearing: 247 Hickory Street – Quinlan Variance (Ref #105)**
Public Hearing Request: To permit construction of a new single-family home with a basement that is less than 80% of the area of the footprint of the house. Other: Plat of Resubdivision to combine underlying lots 45, 46 and half of 47 in the McDonald's Subdivision. (PIN: 19-09-28-225-006-0000) (*Christopher Gruba*)
- 5. Public Hearing: 19948 Lily Court – Gale Variance (Ref #106)**
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 14'3" is proposed. (PIN: 19-09-15-205-019-0000) (*Christopher Gruba*)
- 6. Public Hearing: 22660 S. Harlem Avenue – Gracepoint Ministries (Ref#107)**
Public Hearing Request: Zoning Map Amendment (Rezoning) from the AG Agricultural District and the R-2 Single-Family Residential District to the R-2 Single-Family Residential District; Special Use Permit for a Planned Unit Development to allow a religious retreat center, including certain exceptions. (PIN: 19-09-36-204-042-0000). (*Mike Schwarz*)
- 7. Public Hearing: 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.)
(*Christopher Gruba*)
- 8. Public Comments**
- 9. Village Board & Committee Updates**
- 10. Other Business**
- 11. Attendance Confirmation (April 14, 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.