

VILLAGE OF  
**FRANKFORT**  
EST • 1855

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

**Thursday, March 25, 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 (March 11, 2021)**

**4. Public Hearing Request: Brown Variances (Ref. #104)**

Public Hearing Request: Demolition of the existing single-family home and construction of a new single-family home within Downtown Frankfort, located at 143 Kansas Street, zoned R-2, requiring 8 variances, including driveway setback, a side yard detached garage setback, a rear yard detached garage setback, a front yard setback for the house, a side yard setback for the house, maximum lot coverage, impervious lot coverage and the use of non-masonry materials for the first floor.

**5. Public Hearing Request: Lighthouse Pointe Phase 3 Townhomes Major PUD Change (Ref. # 108)  
(Tabled until April 8, 2021)**

Public Hearing Request: Major Planned Unit Development Change to the Lighthouse Pointe Phase 3 Townhomes to revise the site plan regarding the lot layouts and revise the architectural designs for the development approved for 87 units. Other Request: Plat of resubdivision approval.

**6. Workshop: Captain Cook Special Use - 9500 W. Lincoln Highway, Suite 1  
(Request withdrawn by applicant on March 24, 2021)**

Future Public Hearing Request: Special Use to allow a carry-out restaurant in the B-2 zone district. (Am. Ord 2495, passed 8.4.08)

**7. Public Comments**

**8. Village Board & Committee Updates**

**9. Other Business**

**10. Attendance Confirmation**

**11. 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.