

VILLAGE OF
FRANKFORT
EST • 1855

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

**Thursday, August 12, 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 (July 22, 2021)**
- 4. Public Hearing Request: 10650 Yankee Ridge Drive (Ref. #104) Tabled from July 22, 2021**
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 255 sq. ft. structure whereas 144 sq. ft. is the maximum size permitted. The request was amended August 4, 2021 to reduce the size from the original variation request of 288 sq. ft. *(Janine Farrell)*
- 5. Public Hearing Request: 49 N. White Street (Ref. #105) Tabled from July 22, 2021**
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 to allow a new rear yard patio set back 4' from the rear property line (east) and 4' from the side property line (south), whereas 10' is required in both instances. *(Janine Farrell)*
- 6. Public Hearing Request: 11258 York Drive (Ref. #106)**
Public Hearing Request: One (1) variation in the R-2 zoning district to permit the construction of a new pool cabana, located at 11258 W. York Drive. The variation would permit a 240 sq. ft. structure whereas 144 sq. ft. is the maximum size permitted. *(Janine Farrell)*
- 7. Public Hearing Request: 10315 Vans Dr., Units C, D, E (Ref. #107)**
Public Hearing Request: Special use for indoor recreation and entertainment to operate Cheer City, a cheerleader training facility. *(Janine Farrell)*
TO BE TABLED UNTIL AUGUST 26, 2021 DUE TO APPLICANT ADDING UNIT B TO REQUEST.
- 8. Public Hearing Request: Village of Frankfort Zoning Ordinance Text Amendments**
Public Hearing Request: Consideration of proposed text amendments to the Village of Frankfort Zoning Ordinance to create a new use category (beer garden). The new use category would require text amendments to several sections of the Zoning Ordinance, including: Article 5, Section B, Table of Permitted and Special Uses, Article 5, Section C, Use Standards, Article 7, Section B, Off-Street Parking & Loading and Article 12, Section A, Part 2: Definitions. *(Christopher Gruba)*
TO BE TABLED UNTIL AUGUST 26, 2021 – TEXT AMENDMENT LANGUAGE STILL BEING DRAFTED.

9. Public Comments

10. Village Board & Committee Updates

11. Other Business

- A. Notification of minor PUD change approval for Jameson's Pub, 9545 W. St. Francis Rd./PIN 19-09-15-103-003-0000

12. Attendance Confirmation (August 26, 2021)

13. 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.