

VILLAGE OF
FRANKFORT
EST • 1855

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

**Thursday, January 11, 2024
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 December 14, 2023**
- 4. Public Hearing: 20 S. White Street – Frankfort Arts Association (Ref#104)**
Request: Special Use Permit for Indoor Entertainment in the H-1 Historic District.
(PIN: 19-09-28-208-003-0000).
- 5. Public Hearing: 116 and 118 Kansas Street – Petite Patate (Ref#106)**
(CONTINUATION OF PUBLIC HEARING FROM 12/14/23)
Request: Special Use Permit for a full-service restaurant with liquor sales in the H-1 Historic District (PINs: 19-09-28-206-017-0000 and 19-09-28-206-016-0000).
- 6. Public Hearing: 116 and 118 Kansas Street – Kevin Kreger (Ref#108)**
(CONTINUATION OF PUBLIC HEARING FROM 12/14/23)
Request: Zoning Ordinance Variations to (1) reduce the required west interior side yard from 5 feet to 3 feet, (2) reduce the required east interior side yard from 5 feet to 1 feet, and (3) reduce the required rear yard from 10 feet to 6 feet, for a one-story rear building addition, and (4) to waive all required off-street parking; and a Special Use Permit for a Vacation Rental, in the H-1 Historic District (PINs: 19-09-28-206-016-0000 and 19-09-28-206-017-0000).
- 7. Public Hearing: 20500 S. La Grange Road – Pamela Montalbano Massage Therapy (Ref#107)**
Request: Special Use Permit for a massage establishment in the B-4 Office District (PIN:19-09-16-400-031-0000).
- 8. Non-Public Hearing: Voorn Lawndale Plat of Subdivision**
Request: Preliminary and Final Plat of the Voorn Lawndale Subdivision (PINs: 19-09-22-304-012-0000 and 19-09-22-304-013-0000).
- 9. Public Hearing: Village of Frankfort Zoning Ordinance Text Amendment – Accessory Structures**
Request: Consideration of proposed revisions to the Village of Frankfort Zoning Ordinance regarding accessory structures (Article 5, Section D).
- 10. Public Hearing: Village of Frankfort Zoning Ordinance Text Amendment – Parking Requirements**
Request: Consideration of proposed revisions to the Village of Frankfort Zoning Ordinance regarding off-street parking requirements (Article 7, Section B and Article 6, Section C, Part 3(g)).
- 11. Public Comments**
- 12. Village Board & Committee Updates**
- 13. Other Business**

14. Attendance Confirmation (January 25, 2024)

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.