

VILLAGE OF  
**FRANKFORT**  
EST • 1855

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

**Thursday, October 26, 2023  
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 of October 12, 2023**
- 4. Public Hearing: 165 Industry Avenue, Unit C (Unit 3 on Plat of Survey) – CNC Lawncare (Ref#107)**  
Requests: (1) Special Use Permit for a Landscape Business; and (2) Special Use Permit for Outdoor Storage of uncontained bulk materials in the I-2 General Industrial District (PINs: 19-09-34-103-009-1001, 19-09-34-902-000-0000, 19-09-34-100-071-0000).
- 5. Public Hearing: 21420 S. Harlem Avenue – Thrift Home & Restoration (The Bridge Teen Center) (Ref#108)**  
Requests: (1) Special Use Permit for a Planned Unit Development including certain zoning exceptions; and (2) Special Use Permit for indoor retail sales of goods, between 5,000 and 10,000 square feet, in the B-4 Office District, (3) Preliminary/Final PUD Development Plan, and (4) Preliminary and Final Plat of Resubdivision (PIN 19-09-24-401-022-0000).
- 6. Public Hearing: 601 Prestwick Drive – Prestwick Country Club Cart Barn (Ref#109)**  
Requests: Four (4) Zoning Ordinance variations which pertain to exceeding the maximum size of an accessory structure, exceeding the maximum height of an accessory structure, location of an accessory structure in a location other than a side or rear yard, and location of an accessory structure in front of the front façade of the primary structure, to construct a new accessory building (cart barn for the storage of golf carts) for the property located at 601 Prestwick Drive, Frankfort, IL 60423 (PIN: 19-09-25-102-009-0000).
- 7. Workshop: Village of Frankfort Zoning Ordinance Text Amendment – Accessory Structures**  
Future Public Hearing Request: Consideration of proposed revisions to the Village of Frankfort Zoning Ordinance regarding accessory structures (Article 5, Section D).
- 8. Public Comments**
- 9. Village Board & Committee Updates**
- 10. Other Business**
- 11. Attendance Confirmation (November 9, 2023)**
- 12. 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.