

VILLAGE OF
FRANKFORT
EST • 1855

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

**Thursday, December 14, 2023
6:30 P.M.**

**Frankfort Village Hall
432 W. Nebraska Street (Board Room)**

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Hearing: 165 Industry Avenue, Unit C (Unit 3 on Plat of Survey) – CNC Lawncare (Ref#107)**
CONTINUATION OF PUBLIC HEARING FROM 10/26/23
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).
- 4. Public Hearing: 11240 W. Laraway Road – Sauna Guard Wellness Center (Ref#104)**
Request: Special Use Permit for a Massage Establishment in the B-2 Community Business District for the property located on the north side of Laraway Road, approximately 335 feet west of Wolf Road (PIN: 19-09-30-401-063-0000).
- 5. Public Hearing: 116 Kansas Street – Petite Patate (Ref#106)**
STAFF REQUEST TO OPEN AND CONTINUE PUBLIC HEARING UNTIL 1/11/24
Request: Special Use Permit for a full-service restaurant with liquor sales in the H-1 Historic District (PIN: 19-09-28-206-017-0000).
- 6. Public Hearing: 116 and 118 Kansas Street – Kevin Kreger (Ref#108)**
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 foot; and (3) reduce the required rear yard from 10 feet to 6 feet; for a proposed one-story rear building addition in the H-1 Historic District (PINs: 19-09-28-206-016-0000 and 19-09-28-206-017-0000).
- 7. Workshop: Village of Frankfort Zoning Ordinance Text Amendment – Parking Requirements**
Future Public Hearing Request: Consideration of proposed revisions to the Village of Frankfort Zoning Ordinance regarding off-street parking requirements (Article 7, Section B).
- 8. Approval of Minutes of October 26, 2023**
- 9. Public Comments**
- 10. Village Board & Committee Updates**
- 11. Other Business**
- 12. Attendance Confirmation (January 11, 2024)**
- 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.