

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

**Thursday, February 8, 2024  
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 January 25, 2024**
- 4. 1.5 Mile Review: Will County Zoning Case #ZC-23-110 / S-23-064 (Dralle Sun, LLC)**  
Request: Special Use Permit for a commercial solar energy facility in the A-1 Agricultural District for property located on the north side of Dralle Road immediately west of I-57 (PIN: 21-14-08-300-008-0000).
- 5. 1.5 Mile Review: Will County Zoning Case #ZC-23-111 / S-23-065 (Dralle Sun 2, LLC)**  
Request: Special Use Permit for a commercial solar energy facility in the A-1 Agricultural District for property located on the south side of Dralle Road approximately 250 feet west of I-57, and commonly known as 6133 W. Dralle Road (PIN: 21-14-17-100-003-0000).
- 6. Workshop: 219 Pacific Street – Lanigan Residence**  
Future Public Hearing Request: Variations from various sections of the Village of Frankfort Zoning Ordinance and Land Subdivision Regulations regarding first floor building materials (masonry required, mostly non-masonry proposed), reduced front yard Setback (Maple Street), reduced corner side yard setback (Pacific Street Street), increased maximum lot coverage, reduced lot width, and reduced lot depth, for the property located in the R-2 Single Family Residential District located at 219 Pacific Street (PIN: 19-09-28-223-023-0000). A single-lot Plat of Subdivision to establish a lot-of-record is also proposed.
- 7. Public Comments**
- 8. Village Board & Committee Updates**
- 9. Other Business**
- 10. Attendance Confirmation (February 22, 2024)**
- 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.

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Community Development Department at (815) 469-2177, preferably no later than five days before the meeting.