

VILLAGE OF
FRANKFORT
EST • 1855

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

**Thursday, May 11, 2023
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 April 27, 2023**
- 4. Public Hearing: 99 N. White Street – Quinlan/Aarts Residence (Ref #106)**
Requests: Variation to permit the use of non-masonry siding on the first floor of a single-family home (Zoning Ordinance, Article 6, Section B); Variation to reduce the minimum lot area for a property zoned R-2 District from 15,000 square feet to 13,439 square feet (Zoning Ordinance, Article 6, Section B, Part 1); Variation from Section 9.5-1 of the Village of Frankfort Land Subdivision Regulations to approve a Plat of Subdivision with a lot size which does not conform to the requirements of the Village of Frankfort Zoning Ordinance. Other: Preliminary and Final Plat of Subdivision to establish a lot of record and dedicate public right-of-way (PIN: 19-09-22-304-019-0000).
- 5. Public Hearing: 8563 Stone Creek – Maida Residence (Ref #107)**
Request: Variation to permit a 5' tall fence in the required front yard, whereas the maximum height is 4' (Zoning Ordinance Article 7, Section F), (PIN: 19-09-35-308-011-0000).
- 6. Public Hearing: 7654 W. Lincoln Highway - Circle K Redevelopment (Ref #108)**
Request: Zoning Map Amendment (Rezoning) from the default ER Estate Residential District to the B-2 Community Business District (currently Will County C-2 Local Commercial District and C-3 General Commercial District) upon annexation; Special Use Permits for (1) an automobile fueling station, (2) accessory liquor sales, and (3) extended hours of operation (24 hours, 7 days per week); and requests for variations related to the front and rear building setbacks, depth of a landscape transition yard (along Route 30), quantity of plant materials in the landscape transition yard (along Route 30), signage, and cross-access (PINS: 19-09-24-101-029).
- 7. Workshop: 742 Franklin Avenue – Raimondi Residence Corner Side Yard Variation**
Future Public Hearing Request: Variation to reduce the minimum required corner side yard from 30 feet to 14 feet for a proposed in-ground pool in the R-2 Single-Family Residential District (PIN 19-09-21-303-001-0000).
- 8. Public Comments**
- 9. Village Board & Committee Updates**
- 10. Other Business**
- 11. Attendance Confirmation (May 25, 2023)**
- 12. 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.