

VILLAGE OF  
**FRANKFORT**  
EST • 1855

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

**Thursday, May 9, 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 April 25, 2024**
- 4. Public Hearing: Abbey Woods North (Ref #108) Public Hearing continued from April 25, 2024**  
Requests: Zoning Map Amendment (rezoning) from E-R (Estate Residential) to R-2 (Single-Family Residential) upon annexation, a variation from the Land Subdivision Regulations (§9.2-2 e) to permit a stub street to the west that does not extend to the boundary line and variations for lot width and depth in connection with a 25-lot single-family residential development on approximately 18 acres located south of W. St. Francis Road as an extension of Waterview Trail (PIN: 19-09-15-300-019-0000).
- 5. Public Hearing: 20825 S. La Grange Road – Planet Fitness (Ref #104)**  
Requests: (1) Special Use Permit for an Indoor Recreation Use for a fitness facility, and (2) Special Use Permit for extended hours of operation (24 hours per day/7 days per week) in the B-2 Community Business District (PIN: 19-09-22-100-051-0000).
- 6. Public Hearing: 19977 S. La Grange Road – Crepology Inc. (Ref #106)**  
Request: Special Use Permit for a carry-out restaurant in the B-3 General Business District (PIN: 19-09-15-101-006-0000).
- 7. Workshop: 890 Glenbarr Lane – Vandenberg Construction, LLC**  
Future Public Hearing Requests: Zoning Variations for a proposed one-story single-family home, including a reduction to the minimum required rear yard setback, a reduction to the minimum required lot area, a reduction to the required minimum lot width, and a reduction to the required minimum lot depth in the E-R Estate Residential District (PIN: 19-09-25-402-008-0000).
- 8. Public Comments**
- 9. Village Board & Committee Updates**
- 10. Other Business**
- 11. Attendance Confirmation (May 23, 2024)**
- 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.

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.