

VILLAGE OF
FRANKFORT
EST • 1855

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

**Thursday, June 22, 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 June 8, 2023**
- 4. Preliminary/Final Development Plan: 15 Ash Street Building Addition**
Request: Preliminary/Final Development Plan for property located at 15 Ash Street, (PIN: 19-09-28-208-003-0000).
- 5. Final Development Plan and Preliminary/Final Plat of Subdivision: Misty Creek**
Request: Preliminary/Final Plat of Subdivision and Preliminary/Final Development Plan for Misty Creek, a 32-unit townhome development on approximately 9.7 acres located at the northwest corner of Laraway Road and 116th Avenue (PIN: 19-09-30-300-011-0000).
- 6. Public Hearing Continued from 5/11/23: 7654 W. Lincoln Highway - Circle K Redevelopment (Ref #108) (CONTINUANCE OF PUBLIC HEARING TO 7/27/23 REQUESTED BY APPLICANT)**
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 (PIN: 19-09-24-101-029).
- 7. Public Hearing: 20855 S. La Grange Road Suite 100 - Edge Music Academy (WITHDRAWN BY APPLICANT)**
Request: Special Use Permit for Indoor Entertainment to operate a music school at 20855 S. La Grange Road, Suite 100 in the B-2 Community Business District (PIN: 19-09-22-100-051-0000).
- 8. Public Hearing: 10677 Yankee Ridge Drive – Morgan Residence Pergola (Ref#109)**
Request: Variations from (1) from Article 5, Section D, Part 2(b)(1) of the Village of Frankfort Zoning Ordinance to permit the construction of a 288 square foot pergola, whereas 250 square feet is permitted, and (2) from Article 6, Section B, Part 1 of the Frankfort Zoning Ordinance, to allow an increase of the maximum impervious coverage from 40 percent to approximately 41 percent, in the R-2 Single-Family Residential District, for the property located at 240 Oak Street, Frankfort, Illinois (PIN: 19-09-20-452-013-0000).
- 9. Public Comments**
- 10. Village Board & Committee Updates**
- 11. Other Business**

12. Attendance Confirmation (July 13, 2023)

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.