



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

**Thursday, June 8, 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 May 25, 2023**
- 4. Public Hearing (Continued from May 11, 2023): 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).
- 5. Public Hearing: 9232 Gulfstream Road, Unit C – 86 Degrees Auto Group LLC (Ref#109)**
Request: Special Use Permit for automobile sales in the I-1 Limited Industrial District (PIN: 19-09-34-326-015-1003).
- 6. Public Hearing: Sparks Drive-Through Coffee Shop – Hickory Creek Market Place Subdivision (Ref #104)**
Request: Proposed Major Change to the Hickory Creek Market Place Planned Unit Development, including several Zoning Ordinance and Municipal Code exceptions, for a proposed new commercial building and four (4) Special Use Permits for a carry-out restaurant, drive-up service windows associated with a permitted use, outdoor seating associated with a permitted restaurant, and extended hours of operation (opening earlier than 7:00 a.m.). (PIN: 19-09-15-101-002-0000)
- 7. Public Hearing: 15 Ash Street – Old Frankfort Mall, Proposed Building Addition (Ref#106)**
Request: Special Use for a Planned Unit Development, including zoning exceptions associated with a proposed building addition for building height, parking, loading, building setbacks and landscape setbacks, and Special Use Permit requests for restaurant use, ground level outdoor dining associated with restaurant, and rooftop outdoor seating, for property located at 15 Ash Street, Frankfort, Illinois. Other: Plat of Resubdivision to combine a portion of Lot 3 and all of Lot 4 in Bowen’s Subdivision of Blocks 1, 12 & 13 in the original Town of Frankfort (PIN: 19-09-28-208-003-0000).
- 8. Public Hearing: 15 Ash Street – Grounded Coffee (Ref#108)**
Request: Special Use Permit for outdoor seating associated with a permitted restaurant (Grounded Coffee), located at 15 Ash Street, Frankfort, IL 60423 (PIN: 19-09-28-208-003-0000).
- 9. Workshop: 240 Oak Street – Musard Residence Rear Addition**
Future Public Hearing Request: Variations from Article 6, Section B, Part 1 of the Zoning Ordinance to (1) reduce the required rear yard from 30 feet to 12 feet, 11 inches; and (2) to reduce the required total of the required side yards from 25 feet to 22 feet, 1 inches (for the new addition); Plat of Resubdivision to consolidate the two existing underlying lots of record which are under the same ownership pursuant to Article 10, Section L of the Zoning Ordinance (PIN 19-09-28-225-022-0000).

10. Public Comments

11. Village Board & Committee Updates

12. Other Business

13. Attendance Confirmation (June 22, 2023)

14. 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.