

VILLAGE OF
FRANKFORT
EST • 1855

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

**Thursday, July 27, 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 July 13, 2023**
- 4. Public Hearing: 213 Nebraska Street – Plantz Residence (Ref #107)**
Request: Proposed new single-family home for the property located at 213 Nebraska Street, zoned R-2, requiring 8 variances. (PIN: 19-09-28-204-005-0000)
- 5. Public Hearing Continued from 5/11/23: 7654 W. Lincoln Highway - Circle K Redevelopment (Ref #108) (CONTINUANCE OF PUBLIC HEARING TO 8/10/23 REQUESTED 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).
- 6. Public Hearing: 20 Elwood Street – Move Pilates Studio (Ref#109)**
Requests: (1) Special Use Permit for an Indoor Recreation Use for a Pilates Studio, and (2) Special Use Permit for extended hours of operation (opening at 5:00 a.m.) in the H-1 Historic District (PIN: 19-09-21-410-035-0000).
- 7. Public Hearing: 9975 W. Lincoln Highway Unit 3 – Veelii Spa (Ref#110)**
Requests: (1) Special Use Permit for a Massage Establishment in the B-2 Community Business District (PIN: 19-09-21-416-002-0000).
- 8. Public Comments**
- 9. Village Board & Committee Updates**
- 10. Other Business**
- 11. Attendance Confirmation (August 10, 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.