

VILLAGE OF
FRANKFORT
EST • 1855

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

SPECIAL MEETING

**Thursday, September 7, 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 August 24, 2023**
- 4. Public Hearing: Sparks Drive-Through Coffee Shop – Hickory Creek Market Place Subdivision (Ref #106)**
Requests: 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).
- 5. Public Hearing: 108 Walnut Street – Ruzich Residence (Ref#104)**
Requests: Six (6) zoning variations to construct a new single-family residence, pertaining to a reduced front yard setback, reduced side yard setbacks, increased lot coverage, increased impervious lot coverage and first-floor building materials (PIN: 19-09-28-211-006-0000).
- 6. Public Hearing: 7654 W. Lincoln Highway - Circle K Redevelopment (Ref #108)**
(CONTINUATION OF PUBLIC HEARING FROM 5/11/23, 6/22/23, 7/27/23 AND 8/10/23)
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); 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; Preliminary and Final Plat of Subdivision to establish a lot of record (PINS: 19-09-24-101-029).
- 7. Workshop: 21420 S. Harlem Avenue – Thrift Home & Restoration (The Bridge Teen Center)**
Future Public Hearing Requests: (1) Special Use Permit for a Planned Unit Development including certain zoning exceptions; and (2) Special Use Permit for indoor retail sales of goods, between 5,000 and 10,000 square feet, in the B-4 Office District, and a Preliminary and Final Plat of Resubdivision (PIN 19-09-24-401-022-0000).
- 8. Public Comments**
- 9. Village Board & Committee Updates**
- 10. Other Business**
- 11. Attendance Confirmation (September 14, 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.