

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

**Thursday, January 25, 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 January 11, 2024**
- 4. Public Hearing: Undeveloped land - Dunkin' Commercial Multi-Tenant Building (Ref# 108)**  
Request: Special Use Permit for a carry out restaurant; Special Use Permit for drive-up service windows associated with a permitted use; Special Use Permit for outdoor seating associated with a permitted restaurant; Special Use Permit for extended hours of operation (opening at 4:00 a.m.), and Variations from Section 151.041(B)(1)(h) and Section 151.041(B)(1)(i) of the Frankfort Municipal Code to allow a free-standing sign to exceed the maximum permitted area of 15 square feet, and the minimum height of the text on a free-standing sign to be less than 12 inches, for undeveloped property located on the east side of La Grange Road, approximately one quarter mile south of St. Francis Road (PIN: 19-09-15-301-034-0000).
- 5. Public Hearing: 39 and 49 E. Bowen Street - Chicago Title Land Trust Company Trust No. 8002380636 (Ref# 109)**  
Request: Variation from Article 6, Section B, Part 4(e) of the Village of Frankfort Zoning Ordinance to allow more than two (2) uninterrupted wall lengths of thirty-five (35) feet or greater along any façade of a primary structure, and to exceed the required maximum 35-foot length of an uninterrupted wall facing a public right-of-way, for the property located in the R-2 Single Family Residential District at 39 and 49 E. Bowen Street, Frankfort, Illinois (PIN: 19-09-22-304-012-0000 and 19-09-22-304-013-0000).
- 6. Workshop #2: Abbey Woods North**  
Future Public Hearing Request: Annexation, Rezoning, and Preliminary/Final Plat of Subdivision to create a proposed 26-lot single-family residential subdivision located on the south side of W. St. Francis Road, south of the intersection of W. St. Francis Road and Waterview Trail (PIN: 19-09-15-300-019-0000).
- 7. Workshop: 219 Pacific Street – Lanigan Residence**  
Future Public Hearing Request: Variations from various sections of the Village of Frankfort Zoning Ordinance and Land Subdivision Regulations regarding first floor building materials (masonry required, mostly non-masonry proposed), reduced front yard Setback (Maple Street), reduced corner side yard setback (Pacific Street Street), increased maximum lot coverage, reduced lot width, and reduced lot depth, for the property located in the R-2 Single Family Residential District located at 219 Pacific Street (PIN: 19-09-28-223-023-0000).
- 8. Public Comments**
- 9. Village Board & Committee Updates**
- 10. Other Business**
- 11. Attendance Confirmation (February 8, 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.