

VILLAGE OF
FRANKFORT
EST • 1855

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

**Thursday, November 10, 2022
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 October 27, 2022**
- 4. Workshop: Drive-through Coffee Shop – Hickory Creek Market Place Subdivision**
Future Public Hearing 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)
- 5. Workshop: 15 Ash Street – Old Frankfort Mall, Proposed Building Addition**
Future Public Hearing Request: Several variance requests associated with a proposed building addition for building height, parking, loading, building setbacks and landscape setbacks, and Special Use Permit requests for restaurant use and outdoor dining associated with restaurant 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).
- 6. Public Comments**
- 7. Village Board & Committee Updates**
- 8. Other Business**
- 9. Attendance Confirmation (December 8, 2022)**
- 10. 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.