



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

**Thursday, October 27, 2022  
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 October 13, 2022**
- 4. Public Hearing: Misty Creek (Ref #105)**  
Public Hearing Request: Rezoning from E-R to R-4 with a Special Use for a PUD for a 32-unit townhome development. Other Requests: Preliminary Plat of Subdivision, including Plat of Dedication for 116th Ave and Misty Creek Lane (PIN: 19-09-30-300-011-0000).
- 5. Public Hearing: 213 Nebraska Street – Plantz Residence (Ref #106)**  
Public Hearing Request: Remodeling of an existing single-family home for the property located at 213 Nebraska Street, zoned R-2, requiring 7 variances. Other: Plat of Subdivision.  
(PIN: 19-09-28-204-005-0000)
- 6. Public Hearing: 9500 W. Lincoln Highway – Tiny Tots Play Café (Ref #107)**  
Public Hearing Request: Special Use Permit for Indoor Recreation for a children’s indoor playroom business in the B-2 Community Business District, located at 9500 W. Lincoln Highway, Suites 5, 6, and 7, Frankfort, IL 60423 (PIN: 19-09-22-100-066-0000).
- 7. Workshop: 7654 W. Lincoln Highway - Circle K Redevelopment**  
Future Public Hearing Request: Proposed Annexation (via an Annexation Agreement); Zoning Map Amendment (Rezoning) from the default E-R to B-2 (currently Will County C-4); Special Use Permits for an automobile fueling station, accessory liquor sales, and extended hours of operation (24 hours); and Variations related to front and rear yard building setbacks, front landscape yard setback, plant quantities, signage, and cross-access.
- 8. Workshop: 7 N. White Street – Integrus Development Multi-Tenant Commercial Building**  
Future Public Hearing Request: Special Use for a restaurant, full service, with liquor sales (for Senso Sushi); Special Use for outdoor seating associated with a permitted restaurant (for Senso Sushi); Special Use for a restaurant, carry-out (for Nautical Bowls); Variations (if any); Preliminary and Final Plat of Subdivision to subdivide the overall property into two (2) lots.
- 9. Public Comments**
- 10. Village Board & Committee Updates**
- 11. Other Business**
- 12. Attendance Confirmation (November 10, 2022)**

### **13. 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.