

VILLAGE OF
FRANKFORT
EST. 1855

**MINUTES OF THE REGULAR FRANKFORT VILLAGE BOARD MEETING
AUGUST 7, 2017**

Mayor Jim Holland called the regular meeting of the Frankfort Village Board to order on Monday, August 7, 2017, at 7:00 P.M.

Village Clerk Adam Borrelli called the roll. In attendance were Mayor Jim Holland, Clerk Adam Borrelli, Trustees John Clavio, Cindy Heath, Keith Ogle, Mike Stevens, and Dick Trevarthan. Also in attendance were Attorney George Mahoney, Police Chief John Burica, and Interim Village Administrator Rob Piscia. Trustee Bob Kennedy was absent.

APPROVAL OF SPECIAL ORDERS – UNANIMOUS CONSENT AGENDA

All items on the Omnibus Agenda are considered to be routine in nature and are enacted in one motion. There is no separate discussion of these items unless a board member makes a request, in which event, the item will be removed from the Consent Agenda and will be considered separately.

Trustee Clavio requested items pertaining to Iron Gate Estates be removed from the unanimous consent agenda.

A. Approval of Minutes

1. Public Hearing Meeting (July 17, 2017)
2. Regular Meeting (July 17, 2017)

B. Approval of Bills/Payroll - \$765,058.94/\$337,767.06

C. Plan Commission Report Summary

1. Royal Salt Cave and Spa Special Use for Massage Services: 20881 S. LaGrange Road – Ordinance
Accept the Plan Commission recommendation, waive the First and Second Readings, and adopt AN ORDINANCE (NO. 3102) GRANTING A SPECIAL USE PERMIT FOR A MASSGE ESTABLISHMENT TO CERTAIN PROPERTY LOCATED IN THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (ROYAL SALT CAVE AND SPA – 20881 S. LAGRANGE ROAD), to accommodate the operation of Royal Salt Cave and Spa, in accordance with the reviewed plans and public testimony.
2. Yumz Gourmet Frozen Yogurt Special Use for Outdoor Seating: 19985 S. LaGrange Road – Ordinance
Accept the Plan Commission recommendation, waive the First and Second Readings, and adopt AN ORDINANCE (NO. 3103) GRANTING A SPECIAL USE PERMIT FOR OUTDOOR SEATING TO CERTAIN PROPERTY LOCATED IN THE VILLAGE OF

FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (YUMZ GOURMET FROZEN YOGURT – 19985 S. LAGRANGE ROAD), granting a Special Use Permit for outdoor seating to the property located at 19985 S. LaGrange Road, to accommodate the operation of Yumz Gourmet Frozen Yogurt, in accordance with the reviewed plans and public testimony.

Trustee Trevarthan made a motion (#1), seconded by Trustee Stevens, to approve the Unanimous Consent Agenda.

Following a motion to approve, Trustees Heath and Stevens provided a brief overview of the consent agenda docket items under consideration for approval.

Mayor Holland invited trustee and audience comment on the consent agenda items prior to a vote being taken. None were forthcoming.

Clerk Borrelli called the roll. Ayes: Trustees Clavio, Heath, Ogle, Stevens, and Trevarthan. Nays: None. The motion carried.

IRON GATE ESTATES: 445 W. COLORADO AVENUE

Trustee Clavio stated he requested removal of items pertaining to Iron Gate Estates due to concerns relating to the proposed Declaration of Covenants, Conditions and Restrictions that are attached to the Annexation Agreement. He remarked that he is in favor of the development, but feels it is in the best interest of the Village to have completed documents and proposals prepared for the Village Board consideration, rather than the board issuing conditional approvals. In support of his opinion, Trustee Clavio cited a concern for the resources needed to enforce the conditions.

Interim Administrator Piscia remarked that it is common for the Village Board to approve items with conditions in order to get projects started in a timely manner and it does fall upon staff to ensure conditions are fully addressed.

Discussion ensued regarding the duration of the review process for the project. Trustee Stevens noted that a number of items were brought up by the Plan Commission, which have been addressed. He further noted the annexation agreement is subject to staff approval of the covenants and restrictions and final legal review.

Mayor Holland invited Mr. Varek, developer of Iron Gate Estates, to address the Village Board prior to the motions. Mr. Varek echoed Trustee Clavio's concerns and assured the Board his interest is aligned with the Board's to complete the documents and remedy any outstanding comments.

Following discussion, Trustee Stevens provided a brief overview of the items under consideration for approval pertaining to Iron Gate Estates.

A. Execution of Annexation Agreement – Ordinance

Trustee Stevens made a motion (#2), seconded by Trustee Heath to accept the Land Use and Policy Committee recommendation, waive the First and Second Readings, and adopt AN ORDINANCE (NO. 3104) AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT BETWEEN THE VILLAGE OF FRANKFORT AND COLORADO ACRES, LLC, PETITIONER AND OWNER OF CERTAIN PROPERTY LOCATED IN FRANKFORT, UNINCORPORATED WILL COUNTY, ILLINOIS, (445 W. Colorado Avenue), for the ±8.84-acre property identified as PIN 19-09-21-100-011-0000, subject to staff approval of the covenants and restrictions and final legal review.

Mayor Holland invited trustee and audience comment prior to a vote being taken. None were forthcoming.

Clerk Borrelli called the roll. Ayes: Mayor Holland, Trustees Clavio, Heath, Ogle, Stevens, and Trevarthan. Nays: None. The motion carried.

B. Annexation Ordinance

Trustee Stevens made a motion (#3), seconded by Trustee Heath to accept the Land Use and Policy Committee recommendation, waive the First and Second Readings, and adopt AN ORDINANCE (NO. 3105) ANNEXING CERTAIN LAND INTO THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (IRON GATE ESTATES – PIN 19-09-21-100-011-0000), located at 445 W. Colorado Avenue, into the corporate limits of the Village of Frankfort.

Mayor Holland invited trustee and audience comment prior to a vote being taken. None were forthcoming.

Clerk Borrelli called the roll. Ayes: Trustees Clavio, Heath, Ogle, Stevens, and Trevarthan. Nays: None. The motion carried.

C. Rezone from E-R Estate Residential to R-2 Single Family Residential – Ordinance

Trustee Stevens made a motion (#4), seconded by Trustee Heath to accept the Plan Commission recommendation, waive the First and Second Readings, and adopt AN ORDINANCE (NO. 3106) REZONING CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (IRON GATE ESTATES SUBDIVISION – 445 W. COLORADO AVENUE), rezoning the ±8.84-acre property, located at 445 W. Colorado Avenue, from E-R Estate Residential District to R-2 Single Family Residential District.

Mayor Holland invited trustee and audience comment prior to a vote being taken. None were forthcoming.

Clerk Borrelli called the roll. Ayes: Trustees Clavio, Heath, Ogle, Stevens, and Trevarthan. Nays: None. The motion carried.

D. Preliminary Plat of Subdivision – Approval

Trustee Stevens made a motion (#5), seconded by Trustee Heath to accept the Plan Commission recommendation and approve the Preliminary Plat of Subdivision for Iron Gate Estates, prepared by DesignTex Engineering, Inc., dated October 20, 2016, in accordance with the reviewed plans and conditioned upon preservation areas platted as easements, preliminary engineering approval, revision of the CCRs to a single fence standard, use of flagstone outcroppings for the proposed wall along lots 2-4.

Mayor Holland invited trustee and audience comment prior to a vote being taken. None were forthcoming.

Clerk Borrelli called the roll. Ayes: Trustees Clavio, Heath, Ogle, Stevens, and Trevarthan. Nays: None. The motion carried.

E. Final Plat of Subdivision - Approval

Trustee Stevens made a motion (#6), seconded by Trustee Trevarthan to accept the Plan Commission recommendation and approve the Final Plat of Subdivision for Iron Gate Estates, prepared by DesignTex Engineering, Inc., dated July 19, 2017, in accordance with the reviewed plans and conditioned upon:

- Landscape agreement for 432 Colorado Avenue
- Final landscaping approval to include flagstone outcroppings on lots 2-4 and tree care guidelines for oversized tree plantings
- No removal of healthy trees larger than 4" diameter to accommodate fence installation within the tree preservation easement
- Final engineering approval

Mayor Holland invited trustee and audience comment prior to a vote being taken. Trustee Heath commented that she preferred to see some of the trees placed on the outside of the proposed fence within the tree preservation easement.

Clerk Borrelli called the roll. Ayes: Trustees Clavio, Heath, Ogle, Stevens, and Trevarthan. Nays: None. The motion carried.

MAYOR'S REPORT

- Mayor Holland entertained a motion from the floor to adopt an amendment to the Liquor Ordinance to authorize a decrease in the number of E-3 (Restaurant, prohibiting bar and carry-outs – beer and wine only) liquor licenses from three to two, to reflect the request from Noodles & Company to cancel their liquor license.

Trustee Trevarthan made a motion (#7), seconded by Trustee Ogle, to waive the First and Second Readings and adopt AN ORDINANCE (NO. 3107), AMENDING THE VILLAGE OF FRANKFORT CODE OF ORDINANCES, CHAPTER 113: INTOXICATING LIQUOR, to decrease the number of Class E-3 liquor licenses from three to two. A voice vote was taken. All were in favor. The motion carried.

- Sales tax revenue received in July for April sales was \$475,185.14, which is \$3,185 over budget and \$13,813 under last year's amount for the same time. Two income tax payments were received in July. The Village received \$238,331.10 for April collections and \$123,257.14 for May collections.
- Mayor Holland welcomed five new businesses to town.
- Mayor Holland announced the winners of the annual Amateur Rib Cook-Off, held on Saturday, August 5.
- In addition to the weekly summer events taking place in the Village, Mayor Holland announced the third and final "Movie on the Green," event ("ET," August 8).
- Mayor Holland reported application forms are available at the Village Administration Building or online at www.villageoffrankfort.com for residents interested in serving on the Plan Commission Board. The deadline to submit an application is Friday, August 11, 2017.

POLICE DEPARTMENT REPORT

Chief Burica congratulated Cadet Post #104 for their strong showing at the cadet state competitions and recognized Officers Bender, Sanders, and Thompson for their efforts as advisors to them, as well as the other officers who continue to help them. He thanked everyone who attended and for their support of Frankfort's annual "Night Out Against Crime" event. Chief Burica reminded residents to minimize the risk of becoming a victim of burglary by locking their car doors and removing keys from their vehicles, noting the recent rash of car burglaries in the southwest suburbs.

VILLAGE ADMINISTRATOR'S REPORT

Interim Administrator Piscia reminded residents to dispose of electronics properly and to visit www.willcountygreen.com for additional electronic recycling information.

Trustee Trevarthan mentioned that NuWay Disposal is working on a new residential electronics recycling program for Frankfort residents.

VILLAGE ATTORNEY'S REPORT

Village Attorney George Mahoney had no report.

OTHER BUSINESS

The Village Board welcomed Mayor Holland back following his recent trip overseas.

Village Clerk Borrelli expressed that it was a great time to be a resident of Frankfort with all the happenings around town. He thanked everyone who participated in the annual Frankfort

Subdivision Softball Challenge event, noting proceeds from the event benefitted the Immune Deficiency Foundation.

Trustee Ogle mentioned the recent increase in vehicular crimes in the Chicagoland area, noting offenders look for easy, quick access to valuable items and encouraged residents to lock their car doors. He noted property fraud is on the increase and encouraged residents to protect their investment in their homes by signing up for a property fraud alert, a free service offered by the Will County Recorder's office. He also mentioned that Will County 911 accepts text messages for anyone who needs help immediately, but cannot talk to a dispatcher.

Trustee Stevens expressed his appreciation to the Police Department for their efforts involving all the recent activities. He commented on another great weekend in Frankfort, mentioning the annual Rib Cook-off, Country Market, and the Concerts on the Green event.

Trustee Clavio encouraged residents to ensure their vehicles are truly locked, noting your keyless entry or smartphone may be unlocking your car door without you realizing it.

PUBLIC COMMENTS

No public comments were addressed to the Village Board.

ADJOURNMENT TO EXECUTIVE SESSION - PERSONNEL

Trustee Trevarthan made a motion (#8), seconded by Trustee Stevens, to adjourn to Executive Session for the purpose of discussing personnel.

Clerk Borrelli called the roll. Ayes: Trustees Clavio, Heath, Ogle, Stevens, and Trevarthan. Nays: None. The motion carried.

The Village Board adjourned to Executive Session at 7:57 P.M.

The Village Board came out of Executive Session at 8:50 P.M. and resumed the regular board meeting.

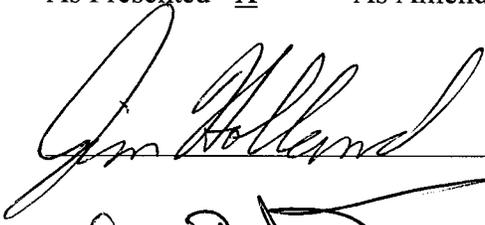
No action was taken as a result of Executive Session.

ADJOURNMENT

Hearing no further business, Trustee Trevarthan made a motion (#9), seconded by Trustee Heath, to adjourn the regular board meeting of Monday, August 7, 2017. A voice vote was taken. All were in favor. The motion carried. The meeting adjourned at 8:51 P.M.

Adam Borrelli
Village Clerk

As Presented As Amended



Jim Holland, Village President



Adam Borrelli, Village Clerk