

VILLAGE OF  
**FRANKFORT**  
EST • 1855

**MINUTES OF THE REGULAR FRANKFORT VILLAGE BOARD MEETING  
MAY 7, 2018**

Mayor Jim Holland called the regular meeting of the Frankfort Village Board to order on Monday, May 7, 2018, at 7:00 P.M.

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

**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.

A. Approval of Minutes

1. Regular Meeting (April 16, 2018)

B. Approval of Bills/Payroll - \$1,955,378.47/\$309,654.17

C. Plan Commission Report Summary

1. Freddy's Frozen Custard and Steakburgers: 9701 W. Lincoln Highway

- a. Major PUD Change - Ordinance

Accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3146) APPROVING A MAJOR PLANNED UNIT DEVELOPMENT (PUD) CHANGE FOR THE FRANKFORT CROSSINGS DEVELOPMENT LOCATED AT 9701 W. LINCOLN HIGHWAY, FRANKFORT, WILL & COOK COUNTIES, ILLINOIS (FREDDY'S FROZEN CUSTARD AND STEAKBURGERS – OUTLOT 2), to permit the construction of Freddy's Frozen Custard and Steakburgers on the Outlot 2 property, in accordance with the approved plans and public testimony and conditioned upon staff approval of a revised landscape plan and verification that the landscape garden wall is adequate to provide headlight screening from Route 30.

- b. Special Use Permits: Carry-Out Restaurant, Drive-Up Service Window, and Outdoor Seating – Ordinance

Accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3147) GRANTING THREE SPECIAL USE PERMITS TO CERTAIN PROPERTY LOCATED WITHIN THE FRANKFORT

CROSSINGS PLANNED UNIT DEVELOPMENT, FRANKFORT, WILL & COOK COUNTIES, ILLINOIS (FRANKFORT CROSSINGS OUTLOT 2 – FREDDY’S FROZEN CUSTARD AND STEAKBURGERS, 9701 W. LINCOLN HIGHWAY), granting three Special Use Permits for a carry-out restaurant, drive-up service window, and outdoor seating along the eastern façade for Freddy’s Frozen Custard and Steakburgers, located at 9701 W. Lincoln Highway, in accordance with the reviewed plans and public testimony.

2. Superior Towing, Inc. Special Use Permit: 10351 W. Laraway Road – Ordinance  
Accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3148) GRANTING A SPECIAL USE PERMIT FOR A TOWING SERVICE WITH STORAGE OF VEHICLES TO CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS (SUPERIOR TOWING, INC. – 10351 W. LARAWAY ROAD), granting a Special Use Permit for a towing service with vehicle storage to the property located at 10351 Laraway Road, in accordance with the reviewed plans and public testimony and conditioned upon storage of disabled vehicles not to exceed two weeks, modification of the existing monument sign to comply with ordinance requirements, and staff approval of additional landscape plantings.
3. Smithville Re-Subdivision – Final Plat Approval  
Accept the Plan Commission recommendation and approve the final plat for the Smithville Re-Subdivision for lots 56 and 57 within the Five Oaks Subdivision, prepared by M. Gingerich, Gereaux & Associates, dated 04.09.18.
4. AGA Properties Group, LLC Variances: 320 S. 95<sup>th</sup> Avenue – Ordinance  
Accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3149) GRANTING TWO VARIANCES TO CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS (AGA PROPERTIES GROUP, LLC – 320 S. 95<sup>th</sup> AVENUE), granting a building materials variance to permit the use of non-masonry materials on the first and second floor and granting an accessory structure height variance from 15 feet to 18 feet 8.25 inches to accommodate the construction of a new single-family residence and detached garage on the property, located at 320 S. 95<sup>th</sup> Avenue, in accordance with the reviewed plans and public testimony.
5. Szmurlo Accessory Structure Variances: 258 Nebraska Street – Ordinance  
Accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3150) GRANTING TWO VARIANCES FOR CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS (SZMURLO RESIDENCE – 258 NEBRASKA STREET), granting an accessory structure height variance from 10 feet to 3.8 feet and an accessory structure setback variance from 15 feet to 24 feet to accommodate the construction of a detached garage in the rear yard of the property located at 258 Nebraska Street, in accordance with the reviewed plans and public testimony and conditioned upon prohibiting the use of the garage as temporary or permanent dwelling.

6. Guild Side-Yard Setback Variance: 1014 N. Butternut Circle – Ordinance  
Accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (3151) GRANTING A SIDE-YARD SETBACK VARIANCE FOR CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS (GUILD RESIDENCE – 1014 N. BUTTERNUT CIRCLE), granting a side-yard setback variance from 15 feet to 13 feet to permit the construction of an addition to the rear of the existing home located at 1014 N. Butternut Circle, in accordance with the reviewed plans and public testimony.
7. Equanimity Massage and Wellness Special Use Permit: 20950 S. Frankfort Square Road, Unit A4 – Ordinance  
Accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3152) GRANTING A SPECIAL USE PERMIT FOR A MASSAGE ESTABLISHMENT TO CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS (EQUANIMITY MASSAGE AND WELLNESS - 20950 S. FRANKFORT SQUARE ROAD, UNIT A4), granting a Special Use Permit for a Massage Establishment to Equanimity Massage and Wellness, located at 20950 S. Frankfort Square Road, Suite A4, in accordance with the reviewed plans and public testimony and conditioned upon the door to Suite A4 remaining unlocked while in use.
8. The Cube Training Center Special Use Permit: 9216 Gulfstream Road, Unit A – Ordinance  
Accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3153) GRANTING A SPECIAL USE PERMIT FOR INDOOR RECREATION AND ENTERTAINMENT TO CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS (THE CUBE TRAINING CENTER – 9216 GULFSTREAM ROAD, UNIT A), granting a Special Use Permit for Indoor Recreation and Entertainment to The Cube Training Center, located in the I-1 Industrial District, 9216 Gulfstream Road, Unit A, in accordance with the reviewed plans and public testimony and conditioned upon compliance with all applicable building codes.
9. AGS, Inc.: East Point Industrial Park, Lots 26, 27, and 28 – Ordinance
  - a. Rezone from I-1 to I-2
  - b. Variance of Required Landscape Front Yard
  - c. Variance to Permit a Loading Area in the Front Yard  
Accept the Plan Commission recommendations, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3154) REZONING AND GRANTING TWO VARIANCES FOR CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (AGS, INC. – EAST POINT INDUSTRIAL PARK, LOTS 26, 27, and 28), rezoning Lots 26, 27, and 28 in the East Point Industrial Park from its current I-1 zoning classification to the I-2 classification and granting a variance of required landscaped front yard from 25 feet to 20 feet, conditioned upon final engineering approval and a variance to permit a loading area within the front yard, conditioned upon final engineering approval to accommodate the construction of a new 48,900 square foot

building within the East Point Industrial Park, Lots 26, 27, and 28, in accordance with the reviewed plans and public testimony.

d. Final Plat Approval

Accept the Plan Commission recommendation and approve the final plat for the AGS Subdivision, consolidating Lots 26, 27, and 28 in the East Point Industrial Park, prepared by Joseph A. Schudt & Associates, dated 03.22.18, and conditioned upon final engineering approval.

e. Plat of Vacation Approval

Accept the Plan Commission recommendation and approve the plat of vacation to vacate the 20 foot public utility and drainage easements between lots 26, 27, and 28 in the East Point Industrial Park, prepared by Joseph A. Schudt & Associates, dated 03.22.18, and conditioned upon final engineering approval.

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 presented 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. Trustee Heath commented on first floor masonry requirements and voiced her support of the building materials variance for the proposed home. Trustee Kennedy expressed his appreciation to members of the Plan Commission for their efforts with the review process of items brought before the Village Board. He thanked the proposed businesses and the Aiello family for their investment in Frankfort.

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

### **MAYOR'S REPORT**

- Mayor Holland entertained a motion from the floor to support motorcycle safety with a proclamation.

Trustee Ogle made a motion (#2), seconded by Trustee Kennedy, declaring May 2018 as "Motorcycle Awareness Month in the Village of Frankfort." A voice vote was taken. All were in favor. The motion carried.

- Mayor Holland announced the following upcoming Village events: Spring Country Market (Sundays, 10:00 AM – 2:00 PM); Cruisin' Frankfort (begins May 17, Thursdays, 5:00 PM – 8:00 PM); and the Memorial Day ceremony (Monday, May 28, 10:00 AM).

- Mayor Holland thanked Detectives Joe Sroka and Joe Mineo and other members of the Police Department who were instrumental in securing arrest warrants for two individuals who have conducted inappropriate activities in several Frankfort neighborhoods.

### **POLICE DEPARTMENT REPORT**

Chief Burica provided a brief report on the investigation mentioned by Mayor Holland, noting two individuals were allegedly illegally living at a residence in the Lighthouse Pointe subdivision. Attorney Mahoney reported his law office is working on an injunction to prohibit the conduct that has been occurring in the Lighthouse Pointe subdivision, noting Attorney Lamore is working with the residents and the homeowners association's attorney on the complaints.

Chief Burica extended condolences to Officer Lanz and his family on the passing of Alpha, retired Frankfort Police K-9. He reported a new officer, Jarret Tinman, has been hired and is currently attending academy. He cautioned residents to lock vehicle doors and to keep garage doors down to avoid being a victim of burglary or theft. Chief Burica reported the Frankfort Police Department participated in the Illinois Distracted Driver Awareness Week campaign and reminded residents that use of a hand-held phone while driving is prohibited.

### **VILLAGE ADMINISTRATOR'S REPORT**

Administrator Piscia thanked the Police Department and George Mahoney's office for their efforts relating to the issues in the Lighthouse Pointe subdivision. He requested residents to assist in watering efforts of the newly planted parkway trees to ensure their healthy growth and stability. Administrator Piscia reported ComEd will be conducting tree trimmings in the area for the next several weeks.

### **VILLAGE ATTORNEY'S REPORT**

Village Attorney George Mahoney had no additional report.

### **OTHER BUSINESS**

Clerk Borrelli mentioned that he was very excited about the Cube Training facility and feels there is a huge demand for hockey and ice time in the area.

Trustee Ogle encouraged residents to use caution on the roadways with the return of warmer weather and to keep an eye out for children playing and smaller vehicles. He commented on the New Lenox Plan Commission hearing held on May 1, concerning the High View Estates annexation and rezoning requests.

Trustee Stevens commented on the artificial ice surface proposed for the new Cube Training facility. He expressed his appreciation to new the businesses that are coming to Frankfort and welcomed them to the community.

Trustee Trevarthan offered comment relating to landscape maintenance along Route 30, voicing his pleasure of the elimination of weeds.

Trustee Heath asked Administrator Piscia about the work being performed on Colorado Avenue as part of the WWTP projects. Administrator Piscia reported the project consists of installing a force main from the West WWTP to the Regional WWTP, noting the road will remain open during construction.

Trustee Kennedy encouraged drivers to use caution around Old Plank Road Trail.

Trustee Clavio commented on his year one-year anniversary as an elected official, thanking citizens for the opportunity to serve the community as Trustee. He emphasized the importance of working together and mutually supporting each other to make our community great.

### **PUBLIC COMMENTS**

Tizo Landeros from Plank Trail Estates suggested that the Village revisit its process on handling complaints.

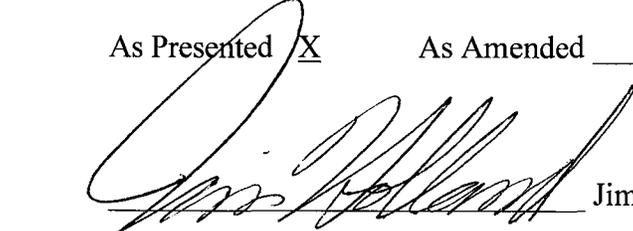
Brian Mazur from the Lighthouse Point HOA asked about increased regulations of rental properties.

### **ADJOURNMENT**

Hearing no further business, Trustee Trevarthan made a motion (#3), seconded by Trustee Heath, to adjourn the regular board meeting of Monday, May 7, 2018. A voice vote was taken. All were in favor. The motion carried. The meeting adjourned at 7:42 P.M.

Adam Borrelli  
Village Clerk

As Presented  As Amended

  
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Jim Holland, Village President

  
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Adam Borrelli, Village Clerk