

VILLAGE OF
FRANKFORT
EST • 1855

1890's THEME COMMITTEE MINUTES
JULY 11, 2018

CALL TO ORDER

Chairwoman Marcia Steward called the 1890's Theme Committee meeting to order at 5:00 P.M. on Wednesday, July 11, 2018, at the Village of Frankfort Administration Building, located at 432 W. Nebraska Street, Frankfort, Illinois.

ROLL CALL

1890's Theme Committee members present included Chairwoman Marcia Steward, Trustees John Clavio, Cindy Heath, Bob Kennedy, Keith Ogle, Mike Stevens, and Dick Trevarthan; Tanya Benton, Bette Bulmer, Shannon Muehlnickel, and Don Olivieri. Staff in attendance included Village Administrator Rob Piscia, Asst. Village Administrator Jeff Cook, Police Chief John Burica, Asst. Director of Development Services Zach Brown, Development Services Intern Jacob Sodaro, Finance Director Jenni Booth, Building and Economic Development Manager Adam Nielsen, and Administrative Assistant Theresa Cork. Also in attendance were Deborah Hardwick, Tommy Ridings, Karl Landenberger, and Brittany Landenberger.

APPROVAL OF MINUTES (June 11, 2018)

Trustee Trevarthan made a motion (#1), seconded by Member Muehlnickel, to approve the minutes of the 1890's Theme Committee meeting of June 11, 2018. The motion was unanimously approved.

KERNEL SWEETOOTH SIGN PROPOSAL: 10 ELWOOD STREET - APPROVAL

Manager Nielsen presented a sign proposal request for Kernel Sweetooth for committee consideration and approval. Mr. Nielsen reported Kernel Sweetooth proposes to operate at 10 Elwood Street and requests approval to install two vinyl window signs, one on the front side of the building (Elwood Street) and one on the back side of the building (Braidert Green). He noted the sign proposal complies with the requirements of the H1 District.

Committee members briefly discussed the sign proposal request and questioned if Kernel Sweetooth proposes any wall sign or signage for the existing monument sign. Mr. Nielsen stated the sign proposal request is for the two vinyl signs only and any additional sign proposal requests from Kernel Sweetooth will need to return to committee for approval.

Member Bulmer made a motion (#2), seconded by Member Benton, to approve the proposed signage for Kernel Sweettooth, located at 10 Elwood Street, in accordance with the reviewed plans. The motion was unanimously approved.

Trustee Ogle and Member Olivieri arrived following the vote to approve the proposed signage for Kernel Sweettooth.

ICANDY REALTY SIGN PROPOSAL: 6 ELWOOD STREET – APPROVAL

Manager Nielsen reported applicant iCandy Realty proposes to operate at 6 Elwood Street and requests the following signage:

- Two vinyl name plates within existing wall signage space (removing and repurposing existing wall plates) one applied to the northern elevation; one applied to the eastern elevation;
 - Complies with the requirements of the H-1 District and the uniform sign plan.
- One vinyl window logo (applied to the eastern elevation); one vinyl window logo (applied to the doors on the northern elevation);
 - Complies with the requirements of the H-1 District, with the exception of a business located within a business, without having a secured distinct entrance is not eligible for a window sign.
- One double faced sign panel (applied to the existing monument sign);
 - Applicant proposes to utilize the same area as the former tenant, being Elwood Alehouse.

Applicants Karl and Brittany Landenberger were present to answer any questions from the committee members and provided a brief description of services offered by iCandy Realty and Design House by iCandy. Applicants provided three color scheme designs for the monument sign: 1) maroon on white; 2) black on white; and 3) maroon/grey on white. Applicants commented their preference was the proposed black on white logo. Committee members discussed the signage proposed and existing color scheme (white background, black and maroon lettering) of the monument signs for the Grainery Village Square. As a point of reference and as a matter of fairness, Member Steward voiced her preference to adhere to prior decisions by this committee for monument signage to be compatible and harmonious with the colors related to the building and the Grainery Tower. Committee members were supportive of Option 3, which incorporates the existing maroon color scheme.

Following discussion, Member Muehlnickel made a motion (#3), seconded by Member Olivieri to approve the proposed signage requests as presented and Option 3 (maroon/grey on white) for the existing monument sign for iCandy Realty, 6 Elwood Street, in accordance with the reviewed plans. The motion was unanimously approved.

TRAIL'S EDGE LOW INTEREST LOAN APPLICATION: 20 KANSAS STREET

Manager Nielsen presented a request for a façade improvement grant for Trail's Edge Brewing, formerly Smokey Barque, located at 20 Kansas Street, under the Village's Low Interest Loan Program. He reported the Village provides an incentive for property owners to improve their

buildings by offering a 3% buy-down of the interest paid on a commercial loan to encourage the rehabilitation, renovation, and reuse of existing commercial buildings within the established program area. He noted the program also provides funding to be awarded as a grant for those applicants who are not seeking a loan to pay for the improvements. Mr. Nielsen outlined the parameters of grant under the low interest loan program, noting the Village has awarded grants at a 10-year term in the past on a case by case basis. The applicant financed construction costs without the use of a commercial loan and requests approval of a grant in the amount of \$32,549.88, which equates to a 3% buy rate over a 10-year term.

Committee members briefly discussed the parameters of the low interest loan program. Following discussion, Member Muehlnickel made a motion (#4), seconded by Member Olivieri, to forward a recommendation to the Village Board to approve a grant under the Low Interest Loan Program at a 3% interest buy-down rate over a 10-year term, in the amount of \$32,549.88 to T & M Barque, LLC, for qualified façade improvements to the property located at 20 Kansas Street. The motion was unanimously approved.

OTHER BUSINESS

Member Steward reported the Village received the Grant Agreement for the CLG Grant, in the amount of \$7,000.20, for a “Historic Preservation Workshop.” Village staff will review and execute the grant agreement and additional information will be forthcoming.

PUBLIC COMMENTS

None.

ADJOURNMENT

Hearing no further business, Member Muehlnickel made a motion, (#5), seconded by Member Benton, to adjourn the 1890’s Theme Committee meeting of July 11, 2018, at 5:32 P.M. The motion was unanimously approved.