

VILLAGE OF  
**FRANKFORT**  
EST. 1855

ECONOMIC DEVELOPMENT COMMITTEE MINUTES  
JULY 11, 2018

CALL TO ORDER

Chairman John Clavio called the Economic Development Committee meeting to order at 6:03 P.M. on Wednesday, July 11, 2018, at the Village of Frankfort Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

ROLL CALL

Economic Development Committee members present included Chairman John Clavio, Trustees Cindy Heath, Bob Kennedy, Keith Ogle, Mike Stevens and Dick Trevarthan; Village Clerk Adam Borrelli, Terry Briese, and Taeya Spencer. Staff members in attendance were 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, Utilities Director Tony Minette, Building and Economic Development Manager Adam Nielsen, and Administrative Assistant Theresa Cork. Others in attendance included Architect Grant Currier, Kirk Nissen, Joe DeMarco, Rick Hassett, Greg Harper, John Sciacotta, Todd Morgan, Lisa Shepherd, Mike Cartolano, Nancy Cartolano, Alicia Hanlon, Gary Ross, Ruth Ann Ross, Marcia Steward, Mark Baker, Jessica Baker, Deborah Hardwick, Margaret Farina, Mark Adams, Pamela Biesen, and Plan Commission Chair Don Schwartz. Member Anitra Alexander was absent.

APPROVAL OF MINUTES (MAY 9, 2018)

Trustee Ogle made a motion (#1), seconded by Trustee Kennedy, to approve the Economic Development Committee minutes of May 9, 2018, as presented. The motion was unanimously approved.

T3IP NEW CONSTRUCTION GRANT REVIEW: 9401 W. LARAWAY ROAD – APPROVAL

Manager Nielsen reported Luis Sanchez, owner of Bravo Paving and LS Realty (ATG Trust #L018-004), recently constructed a new 14,600 square foot industrial building, located at 9401 W. Laraway Road. Mr. Sanchez requests grant funding under the Village's Target Industry and Industrial Incentive Program (T3IP), which provides for \$1/square foot for new industrial construction. Mr. Nielsen provided an overview of the grant funding eligibility parameters and project cost estimates, noting the project fell within the parameters of the T3IP guidelines and was eligible for a \$14,600 grant.

Following brief discussion, Trustee Kennedy made a motion (#2), seconded by Trustee Heath, to forward a recommendation to the Village Board authorizing approval of the incentive grant in the

amount of \$14,600 for construction of the industrial building, located at 9401 W. Laraway Road. The motion was unanimously approved.

### REDEVELOPMENT OF 7 & 11 NORTH WHITE STREET - DISCUSSION AND RECOMMENDATION

Asst. Administrator Cook briefed the committee on the proposed sale of Village-owned property generally located at 7 & 11 North White Street. He reported following the committee's recommendation on May 9, 2018, to enter into a purchase and sale agreement with SDW Investments, a proposal to redevelop the properties at 11 and 19 North White Street was submitted. As the two proposals overlapped regarding the use of 11 N. White Street, the Village Board extended the public review period and scheduled consideration of the competing offers and written public comments in July. Mr. Cook stated the purpose of this meeting was to review the proposals and public comments and make a recommendation as to what course of action is in the best interest of the Village.

Asst. Administrator Cook invited representatives of both redevelopment offers, SDW Investments, LLC and MPP Morgan Premier Properties/LaSalle St. Sec LLC, to make a presentation to the committee, detailing the merit of their proposal and purchase terms.

Architect and SDW representative Grant Currier presented renderings of a conceptual planning study for a new mixed use building for part of 7 and part of 11 N. White Street to committee and audience members for their review and consideration. The proposed redevelopment includes a proposed restaurant with outdoor dining space; two retail tenants; a professional office tenant; reconfiguration of the existing municipal parking lot and creation of an additional municipal parking lot; and renovation of the existing structure at 11 N. White Street (Mech House) for commercial use. DeMarco, Sciacotta, Wilkens, and Dunleavy, LLP plan to relocate their existing business to occupy ±4,000 SF of the new mixed use building. Mr. Currier pointed out the detailing of the proposed building referencing its architectural significance to the Historic District.

Todd Morgan presented renderings of his redevelopment proposal for 19 and 11 N. White Street to committee and audience members for their review and consideration. Mr. Morgan provided a history of his redevelopment proposal going back to 2016. In 2016, the proposal was to relocate and expand Bokay Flower, home décor and event studio business currently located at 131 Kansas Street, to a higher trafficked location. He stated Village staff directed him to submit alternative designs for the site eliminating the Mech House, upon which he presented new plans. He stated no action was taken on those plans due to extenuating circumstances. Mr. Morgan stated the plans presented now reflect his original design intent to preserve the Mech House, incorporating a 8,000 SF building consisting of 3,000 SF retail space facing White Street and a 5,000 SF event studio on the east end of the property, which includes preserving the Mech House.

Following presentations, Chairman Clavio opened the floor for committee discussion and invited audience comments. Committee members discussed the merits of the proposals and listened to additional comments from members of the public in attendance to determine if either contract proposal was in the best interests of the Village. Committee members felt both proposals had merit. Of particular concern was the limited use of the event studio, however a few audience

members voiced their preference for the architectural style of the proposed event studio. Appreciation for the preservation of the Mech House was expressed. Committee members felt economic development is the determining factor for their decision when considering which proposal provides the most benefit to the community. The main objective is to create a higher level of commerce and activity in the downtown district to help support existing businesses and generate revenue.

Following discussion, Trustee Kennedy made a motion (#3), seconded by Trustee Heath, to forward a recommendation to the Village Board to find SDW Investments, LLC's proposal in the best interest of the Village and authorize execution of a purchase and sale agreement with SDW Investments, LLC, subject to final legal review, for the property commonly known to be part of 7 North White Street and part of 11 North White Street. The motion was unanimously approved. Trustee Clavio abstained from voting.

#### OTHER BUSINESS

None.

#### PUBLIC COMMENTS

Mr. Morgan cited reasons he felt his project should receive further consideration and suggested both projects could co-exist.

#### ADJOURNMENT

Hearing no further discussion, Trustee Trevarthan made a motion (#4), seconded by Trustee Stevens, to adjourn the Economic Development Committee meeting of July 11, 2018, at 7:05 P.M. The motion was unanimously approved.