

VILLAGE OF
FRANKFORT
EST. 1855

**MINUTES OF THE REGULAR FRANKFORT VILLAGE BOARD MEETING
JULY 16, 2018**

Mayor Jim Holland called the regular meeting of the Frankfort Village Board to order on Monday, July 16, 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, Police Chief John Burica, Village Administrator Rob Piscia, and Asst. Village Administrator Jeff Cook.

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 (July 2, 2018)

B. Approval of Bills/Payroll - \$487,012.93/\$329,854.74

C. 1890's Theme Committee Report

1. Trail's Edge Brewing Low Interest Loan Program Grant: 20 Kansas Street - Resolution
Accept the recommendation of the 1890's Theme Committee and adopt A RESOLUTION (NO. 18-35) AUTHORIZING THE APPROVAL OF 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.

D. Departmental Operations Committee Report

1. 2018 Water Main Replacement Program – Resolution
Accept the recommendation of the Departmental Operations Committee and adopt A RESOLUTION (NO. 18-36) AWARDING THE CONTRACT FOR THE 2018 WATER MAIN REPLACEMENT PROGRAM TO AUSTIN TYLER CONSTRUCTION, INC., IN AN AMOUNT NOT TO EXCEED \$443,317.50.
2. 2018 Roadway Maintenance Program – Resolution
Accept the recommendation of the Departmental Operations Committee and adopt A RESOLUTION (NO. 18-37) AWARDING THE CONTRACT FOR THE 2018

ROADWAY MAINTENANCE PROGRAM TO P.T. FERRO CONSTRUCTION COMPANY, IN AN AMOUNT NOT TO EXCEED \$1,554,245.67.

E. ECONOMIC DEVELOPMENT COMMITTEE REPORT

1. T3IP New Construction Grant: 9401 W. Laraway Road – Resolution

Accept the recommendation of the Economic Development Committee and adopt A RESOLUTION (NO. 18-38) AUTHORIZING THE APPROVAL OF A TARGET INDUSTRY AND INDUSTRIAL INCENTIVE PROGRAM GRANT, IN THE AMOUNT OF \$14,600.00, TO ATG TRUST #L018-004, for the construction of a new 14,600 square foot industrial building at 9401 W. Laraway Road, within the I-2 General Industrial District.

F. LAND USE AND POLICY COMMITTEE REPORT

1. Small Wireless Facilities Deployment Act – Ordinance
(Waive 1st and 2nd Readings)

Accept the recommendation of the Land Use and Policy Committee, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3162) PROVIDING FOR THE REGULATION OF AND APPLICATION FOR SMALL WIRELESS FACILITIES FOR THE VILLAGE OF FRANKFORT.

G. Plan Commission Report Summary

1. Sweet Lulu Special Use: 9401 W. Laraway Road - Ordinance
(Waive 1st and 2nd Readings)

Accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3163) GRANTING A SPECIAL USE PERMIT FOR LIMITED RETAIL SALES IN ASSOCIATION WITH A WAREHOUSE USE TO CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS (SWEET LULU - 9401 W. LARAWAY ROAD), granting a Special Use Permit for limited retail sales in association with a warehouse use to permit the operation of Sweet Lulu, located at 9401 W. Laraway Road, in accordance with the reviewed plans and public testimony.

2. Aldi, Inc. Major PUD Change: 20230 S. LaGrange Road – Ordinance
(Waive 1st and 2nd Readings)

Accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3164) APPROVING A MAJOR PLANNED UNIT DEVELOPMENT (PUD) CHANGE TO THE FRANKFORT COMMONS SHOPPING CENTER, WILL & COOK COUNTIES, ILLINOIS (ALDI, INC. – 20230 S. LAGRANGE ROAD), to accommodate the construction of a 3,286 square foot addition to the existing Aldi store, located at 20230 S. LaGrange Road, in accordance with the reviewed plans and public testimony and conditioned upon staff approval of building materials samples to match the existing building and final engineering approval.

3. Tranquil Soul Yoga & Wellness Special Use: 20280-20290 S. LaGrange Road – Ordinance
(Waive 1st and 2nd Readings)

Accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3165) GRANTING A SPECIAL USE PERMIT FOR A

MASSAGE ESTABLISHMENT TO CERTAIN PROPERTY LOCATED WITHIN THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS (TRANQUIL SOUL YOGA & WELLNESS – 20280-20290 S. LAGRANGE ROAD), granting a Special Use Permit for a massage establishment to Tranquil Soul Yoga & Wellness, located at 20280-20290 S. LaGrange Road, in accordance with the reviewed plans and public testimony and conditioned upon compliance with the design and operational requirements for massage establishments as enumerated in the Village of Frankfort Zoning Ordinance.

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

Following a motion to approve, Trustees Clavio, Heath, Kennedy, Ogle, Stevens, and Trevarthan 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 Ogle offered additional comments pertaining to the Small Wireless Deployment Act, noting this new law mandates the Village allow installation of 5G devices within the public right-of-ways and voiced concern for the potential aesthetic impact the devices might impose.

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

SALE OF SURPLUS REAL ESTATE AND PURCHASE AND SALE AGREEMENT APPROVAL: PART OF 11 N. WHITE STREET AND PART OF 7 N. WHITE STREET – ORDINANCE

Trustee Clavio presented a brief overview of the Sale of Surplus Real Estate and Purchase and Sale Agreement Ordinance authorizing the execution of a purchase and sale agreement between the Village of Frankfort and SDW Investments, LLC, for the property commonly known as part of 11 N. White Street and part of 7 N. White Street.

Trustee Clavio made a motion (#2), seconded by Trustee Heath, to accept the recommendation of the Economic Development Committee, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3166) AUTHORIZING THE SALE OF SURPLUS REAL ESTATE AND THE EXECUTION OF A PURCHASE AND SALE AGREEMENT BETWEEN THE VILLAGE OF FRANKFORT AND SDW INVESTMENTS, LLC FOR THE PROPERTY COMMONLY KNOWN AS PART OF 11 NORTH WHITE STREET AND PART OF 7 NORTH WHITE STREET, for the contracted price of \$250,018.90, to be redeveloped with commercial uses as set forth in the agreement.

Following a motion to approve, Mayor Holland invited trustee and audience comment on the Sale of Surplus Real Estate Ordinance and Purchase and Sale Agreement between the Village of Frankfort and SDW Investments, LLC prior to a vote being taken.

No audience comments were forthcoming.

Trustee Stevens offered comment on the Economic Development Committee meeting held on July 11, 2018. He expressed both proposals reviewed at that meeting had merit and believes the proposal before the Village Board provides the best and most benefit to the community as it provides new office, retail, and restaurant uses for the downtown. He voiced his appreciation to SDW for preserving the Mech House and redeveloping the structure for commercial use as part of their proposal.

Trustee Heath commented that the Historic District has always been a key to the identity of Frankfort. She stated the Village purchased these parcels for redevelopment purposes to build up what would be in the best interest of the community as a whole and to create a vibrant, attractive downtown area. She voiced her support for the sale of this property, noting the proposed development offered good uses for the Village and will generate property and sales tax revenue. On a side note, Trustee Heath expressed support to preserve the area further east of the site as an open space.

Trustee Kennedy noted the Village Board considers all comments received from residents. He pointed out the Village purchased properties in the downtown for the purpose of redeveloping them and concluded stating “doing nothing” is not a viable economic strategy. He voiced his support for the project and felt it was the highest and best use of the property.

Mayor Holland stated he feels this project is very good for the people of Frankfort, noting it aligns with Village plans to increase the amount of commercial business in the downtown area to make it even more economically viable.

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

MAYOR’S REPORT

- Mayor Holland extended his congratulations to the Bluegrass Committee for another successful Bluegrass on the Green Festival. He thanked Steve Haberichter and the rest of the volunteers who contributed their time and energy to make the event an enjoyable experience.
- Mayor Holland announced the following upcoming events: Amateur Rib Cook-Off, Saturday, August 4; Frankfort’s Night Out Against Crime, Tuesday, August 7; and Movies on the Green, Tuesday, August 14.
- Mayor Holland announced the following ongoing events: Cruisin Frankfort, Thursdays through September 13; Fridays on the Green, Fridays through July 20; Concerts on the Green, Sundays through August 26; Country Market, Sundays through October 14.

POLICE DEPARTMENT REPORT

Chief Burica commented on the Bluegrass Festival, noting it was a peaceful, well-attended event. He invited residents to attend Frankfort’s Night Out Against Crime event, stating it is an enjoyable

way to meet and socialize with the department's police officers. He reported on the closure of Wolf Road between Route 30 and LaPorte for bridge repair, noting the road is expected to be closed until August 17. He reminded residents to lock their vehicles and put garage doors down in the evening.

VILLAGE ADMINISTRATOR'S REPORT

Administrator Piscia congratulated Steve Haberichter and the entire Bluegrass crew for another successful Bluegrass Festival. He noted applications for contestants to participate in the annual Amateur Rib Cook-Off are still available at the Village Administration office. Deadline for all entries is July 20. He reported the Village is currently conducting its annual inspection of parkway trees as part of the EAB Reforestation Project.

VILLAGE ATTORNEY'S REPORT

Village Attorney George Mahoney had no report.

OTHER BUSINESS

Trustee Ogle extended his congratulations to Steve Haberichter, the Bluegrass Festival Committee, and all the volunteers for their efforts in making the festival an enjoyable event.

Trustee Stevens congratulated Steve Haberichter and all the volunteers for another successful year. He expressed his heart-felt sympathy to the Nolan family for the loss of Ron Nolan, a long-time resident who was involved with Lincoln-Way Special Rec since its inception.

Trustee Trevarthan provided a few lawn care tips and he expressed his condolences to the Salvino family on the recent passing of Bob, a long-time personal friend and former trustee.

Trustee Heath expressed condolences to the family, friends, and business acquaintances of Brad Veerman, Director of the Laraway Communication Center, who unexpectedly passed away last week.

Trustee Kennedy thanked representatives of SDW Investments for reinvesting in their home town and he extended congratulations to Mahoney, Silverman & Cross on its 20th Year Anniversary. He thanked Attorney Mahoney for all his services he provides the residents of Frankfort.

Trustee Clavio expressed his admiration of Frankfort and all its wonderful events and festivals, and spoke about the importance of collectively working together. He asked Chief Burica to provide a report regarding the recent incident at Durbins.

Chief Burica reported first responders were dispatched to Durbins for a fire on Sunday evening and the incident is under investigation.

PUBLIC COMMENTS

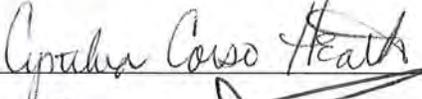
No public comments were received by the Village Board.

ADJOURNMENT

Hearing no further business, Trustee Trevarthan made a motion (#3), seconded by Trustee Stevens, to adjourn the regular board meeting of Monday, July 16, 2018. A voice vote was taken. All were in favor. The motion carried. The meeting adjourned at 7:47 P.M.

Adam Borrelli
Village Clerk

As Presented As Amended



Cynthia Corso Heath, Mayor Pro Tempore



Adam Borrelli, Village Clerk