

VILLAGE OF  
**FRANKFORT**  
EST. 1855

**MINUTES OF THE REGULAR FRANKFORT VILLAGE BOARD MEETING  
SEPTEMBER 4, 2018**

Mayor Jim Holland called the regular meeting of the Frankfort Village Board to order on Tuesday, September 4, 2018, at 7:00 P.M.

Administrator Rob Piscia called the roll. In attendance were Mayor Jim Holland, 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, Village Administrator Rob Piscia, and Assistant Village Administrator Jeff Cook. Clerk Adam Borrelli 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.

A. Approval of Minutes

1. Regular Meeting (August 20, 2018)

B. Approval of Bills/Payroll - \$905,844.57/\$326,202.14

C. Plan Commission Report Summary

1. Warfield Electric Major PUD Change: 1018 Lambrecht Road – Ordinance

Accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3168) APPROVING A MAJOR PUD CHANGE TO THE WARFIELD PLANNED UNIT DEVELOPMENT, WILL & COOK COUNTIES, ILLINOIS (WARFIELD ELECTRIC – 1018 LAMBRECHT ROAD AND 175 INDUSTRY AVENUE), to permit the construction of a ±20,000 square foot warehouse in the northwest corner of Warfield Planned Unit Development, located at 1018 Lambrecht Road, in accordance with the reviewed plans and public testimony and conditioned upon final engineering approval.

2. Gander Builders Front Yard Setback and Corner Side Yard Setback Variances: 122 Walnut Street – Ordinance

Accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3169) APPROVING TWO VARIANCES FOR CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (GALVIN RESIDENCE – 122 WALNUT STREET), granting a front yard setback variance from the 30-foot requirement to 20 feet

and a corner side yard setback variance from the 30-foot requirement to 20 feet, to permit the construction of a new single family residence on the property located at 122 Walnut Street, 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 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. Mayor Holland expressed his appreciation to the builder and the owners of the 122 Walnut Street property for working closely with the Old Town Homeowners Association before coming to the Village for approval for the new home. He also mentioned all new industrial buildings in our community help with property taxes for residential properties and the Village has a rather large area set aside for industrial properties for the future.

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

### **SDW INVESTMENTS, LLC - WHITE STREET REDEVELOPMENT PROJECT**

Trustee Stevens presented an overview of the White Street Redevelopment Project. He reported applicant, SDW Investments, LLC proposes to construct ±11,462 square foot mixed use commercial building on a portion of the 7 N. White Street property, convert the existing residential structure located at 11 N. White Street from residential to commercial use, and construct a new public parking lot around the converted home. The proposed mixed use building provides space for four tenants including two retail units along White Street totaling ±2,000 square feet, a ±4,006 square foot office at the northeast corner of the building which will be occupied by local accounting firm DeMarco, Sciacotta, Wilkens & Dunleavy, and a ±5,454 square foot restaurant located along the southern portion of the building adjacent to OPRT.

#### ***a. Rezoning from R2 to H1: 11 & 19 N. White Street – Ordinance***

A motion was made by Trustee Stevens (#2), seconded by Trustee Heath, to accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3170) REZONING CERTAIN PROPERTIES LOCATED AT 11 AND 19 N. WHITE STREET IN THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS, from R-2 Single Family Residential District to H-1 Historic District.

Mayor Holland invited trustee and audience comment prior to a vote being taken.

Trustee Heath mentioned the rezoning of the properties is consistent with the Village's long range plans for the downtown district.

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

***b. Special Use for Planned Unit Development: 7, 11, and 19 N. White Street – Ordinance***

A motion was made by Trustee Stevens (#3), seconded by Trustee Trevarthan, to accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3171) APPROVING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT (PUD) TO CERTAIN PROPERTIES LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (7, 11, AND 19 N. WHITE STREET), granting a Special Use Permit for a Planned United Development to permit the construction of a ±11,462 sq. ft. mixed use building on a portion of the 7 N. White Street property, conversion of the existing residential structure located at 11 N. White Street from residential to commercial use, and construction of a new public parking lot on 11 and 19 N. White Street, in accordance with the reviewed plans and public testimony and conditioned upon final engineering approval, prohibition of new commercial, industrial, or residential structures from being built upon the property formerly occupied by the Fox Lumber outdoor storage yard, modification of the loading area at the southeast corner of the new building to remove the ramp and bollards from the drive aisle and adjust the parking layout to permit traffic flow, and public parking lot on 11 & 19 N. White Street to be completed prior to issuance of any occupancy permits in the PUD.

Mayor Holland invited trustee and audience comment prior to a vote being taken.

Resident Kirk Nissen expressed concerns regarding the landscape plans to address headlight screening along the northern property line of 19 N. White Street, noting his preference was a fence which he felt would provide better privacy for the neighboring property. He also expressed concerns regarding street parking along White Street from Elwood to W. Bowen and requested consideration for those parking spaces to be eliminated, citing safety and lack of visibility as the main reasons.

Mayor Holland thanked Mr. Nissen for his comments, noting the Plan Commission recommended landscaping rather than a fence for the proposed development and the Board will keep his requests under advisement as the site develops.

Trustee Heath spoke about the importance of the proper planting materials to address headlight screening and privacy. She also voiced her pleasure of the PUD preserving the former Fox Lumber outdoor storage yard area as green space.

Trustee Trevarthan advised he recommended Cheyenne Privet, a very adaptable, dense hedge to help block headlights. It was noted this is the existing plant material that serves as a buffer between the existing parking lot and 11 N. White Street, which seems to be effective.

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

**c. *Special Use for Full Service Restaurant with Liquor Sales, Extended Hours of Operation, and Outdoor Seating: 7 N. White Street – Ordinance***

A motion was made by Trustee Stevens (#4), seconded by Trustee Heath, to accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3172) APPROVING THREE SPECIAL USE PERMITS TO CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (7 N. WHITE STREET), granting Special Use Permits for a full service restaurant with liquor sales to permit the operation of a ±5,454 square foot restaurant; extended hours of operation until 12:00 am on Thursday, Friday, and Saturday only in connection with the restaurant; and outdoor seating to permit a ±900 square foot outdoor seating area in connection with the restaurant and subject to a valid lease for use of the property, located at 7 N. White Street, all in accordance with the reviewed plans and public testimony.

Mayor Holland invited trustee and audience comment prior to a vote being taken.

Trustee Clavio clarified that this ordinance only provides the ability to have liquor sales at the establishment, not the actual liquor license, noting the liquor license will be reviewed by the Liquor Commissioner at a later date.

Trustee Ogle questioned the permitted hours of operation pertaining to the outdoor seating area for the restaurant.

Asst. Administrator Cook reported the outdoor seating area is designed to be the subject of a future lease with the Village, similar to the restaurants on Kansas Street. He noted hours could be addressed in the lease terms if warranted. Mayor Holland explained outdoor patio hours generally coincide with the establishment's hours with the exception of outdoor entertainment. He also noted the hours of operation for the outdoor seating area can be addressed as part of the liquor license.

Trustee Kennedy mentioned a few establishments which currently have outdoor seating until 1:00 AM and felt the extended hours of operation was warranted.

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

**d. *Special Use for Outdoor Seating: 11 N. White Street – Ordinance***

A motion was made by Trustee Stevens (#5), seconded by Trustee Heath, to accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (3173) APPROVING A SPECIAL USE PERMIT FOR OUTDOOR SEATING TO CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (11 N. WHITE STREET), granting a Special Use Permit for Outdoor Seating to permit the operation of a ±711 square foot outdoor seating area in connection with the converted commercial structure located at 11 N. White Street, in accordance with the reviewed plans and public testimony.

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

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

***e. Final Plat Approval – White Street Subdivision***

A motion was made by Trustee Stevens (#6), seconded by Trustee Heath, to accept the Plan Commission recommendation and approve the Final Plat for White Street Subdivision, prepared by Joseph A. Schudt & Associates, in accordance with the reviewed plans and conditioned upon final engineering approval.

Mayor Holland invited trustee and audience comment prior to a vote being taken.

Trustee Heath noted the developer is paying for the construction of the new parking lots however, the Village will retain ownership of the public parking lots.

Trustee Kennedy voiced his pleasure that the future property owners are local residents and business owners who are committed to the project and the community.

Mayor Holland reiterated some of the previous comments, pointing out this proposed development aligns with Village plans to increase commercial business in the downtown area. Further, he expressed appreciation of the investment by local residents in the community and believes this is a good development for the people of Frankfort.

Trustee Trevarthan voiced his support of the development, complimenting the design and materials of the multi-use building. He was impressed with the overall concept of the development and felt the multi-use building offered flexibility. He expressed pride in the project and applauded everyone involved for their efforts and considered it a big win for the Village.

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

**MAYOR'S REPORT**

- Mayor Holland reported on this year's Fall Festival, recognizing the Frankfort Chamber of Commerce, Chamber President Rich Rappold, Fall Fest Chairman Bob Peters, the Garden Chair Dean Vaundry, and all the volunteers who made the festival a successful event. He also gave a special shout out to the Public Works and Utilities crews for all their extra efforts.
- Mayor Holland announced the Village of Frankfort will begin its annual fall hydrant flushing on September 10 and continues through October 26; Cruisin' Frankfort will end its season on Thursday, September 13; and fall market hours will go into effect on September 9, from 9:00 AM to 1:00 PM, through October 14.

- Mayor Holland encouraged residents to attend the 10<sup>th</sup> Annual “Men Who Cook” fundraiser on September 22, 2018, from 6:00 PM to 9:00 PM at the Chicagoland Speedway in Joliet; and to participate in the annual OPRT 5K Run/Walk on Saturday, October 6.

### **POLICE DEPARTMENT REPORT**

Chief Burica commended the Fall Fest volunteers, police officers, and all those involved for their efforts and hard work in making Fall Fest a safe event. He reported the Frankfort Police Department was awarded a grant for a live scan fingerprint machine by the Illinois Criminal Justice Information Authority as well as a safety grant from Enbridge. Chief Burica announced the TRIAD Health Expo will be held on Wednesday, September 19, from 9:00 AM to 11:00 AM, at the Frankfort Founders Center, 140 Oak Street. He concluded by reminding residents to lock their doors and remove key fobs from their vehicles.

### **VILLAGE ADMINISTRATOR’S REPORT**

Administrator Piscia recognized Fall Fest Chair, Bob Peters and Chamber Executive Director, Marianne Melcher for going above and beyond serving their community. He described a situation in which they went the extra mile trying to push vehicles out of the mud following heavy rains over the Fall Fest weekend. He also thanked the Village Board, Village staff, the Police Department, and all the volunteers for their contributions in making Fall Fest a fine event. He reported the St. Francis Road Project is still experiencing delays due to conflicts involving a utility easement.

### **VILLAGE ATTORNEY’S REPORT**

Village Attorney Hannah Lamore had no report.

### **OTHER BUSINESS**

The entire Village Board expressed their appreciation to Village staff and all the volunteers for their efforts in making Fall Festival a wonderful event, and to the whole community for their patience and supportive efforts.

Trustee Clavio provided information on how to access Village Board agendas and minutes online at [www.villageoffrankfort.com/live/government/agendas/minutes](http://www.villageoffrankfort.com/live/government/agendas/minutes).

Trustee Kennedy complimented the Fall Fest entertainment and the parade. He thanked Mayor Holland, Administrator Piscia, and Village staff for their prompt attention to the storm sewer issues on Ash Street on Labor Day and for representing Frankfort as a quality, caring place.

Trustee Heath voiced her pride in Frankfort’s leadership, staff, residents, and all the tremendous volunteers, recognizing Fall Fest as a perfect example of why Frankfort is such a wonderful place to live.

Trustee Trevarthan marveled how organized the Fest is every year and voiced his disappointment in not being able to participate in the parade. He encouraged residents to apply a final round of fertilizer on their lawns in October.

Trustee Stevens mentioned Governor Rauner's visit to Frankfort on Labor Day and voiced his pleasure that the governor was able to experience Fall Fest. He thanked SDW Investments, LLC, acknowledging their investment and commitment to the community.

Trustee Ogle echoed the sentiments of Trustee Stevens, expressing his appreciation to SDW and Governor Rauner. He reported the Village of New Lenox hosted a "Your Light Still Shines" event in support of International Overdose Awareness Day on Thursday, August 30, which provided information about the heroin epidemic and free Narcan training, noting he would like to see this event held in Frankfort. Mayor Holland requested Chief Burica to look into hosting this event for Frankfort.

### **PUBLIC COMMENTS**

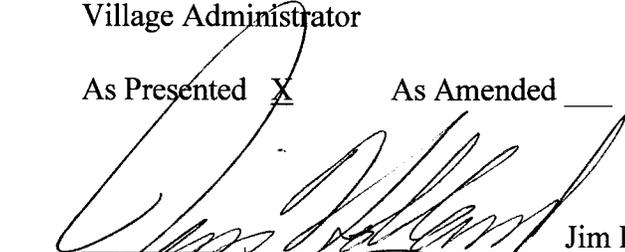
A representative from the Frankfort Goodwill Store addressed the Village Board and invited residents to attend "Community Day" a community recycling event, on September 13, at 8:00 AM, at the Frankfort Goodwill Store, 19917 S. LaGrange Road.

### **ADJOURNMENT**

Hearing no further business, Trustee Trevarthan made a motion (#7), seconded by Trustee Ogle, to adjourn the regular board meeting of Tuesday, September 4, 2018. A voice vote was taken. All were in favor. The motion carried. The meeting adjourned at 8:03 P.M.

Robert E. Piscia  
Village Administrator

As Presented  As Amended


Jim Holland, Village President

Robert E. Piscia, Village Administrator