



COMMITTEE OF THE WHOLE MINUTES
OCTOBER 21, 2019

CALL TO ORDER

Mayor Jim Holland called the Committee of the Whole meeting to order at 6:00 P.M. on Monday, October 21, 2019, at the Village Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

ROLL CALL

In attendance were Mayor Jim Holland, Village Clerk Gene Savaria, Trustees Adam Borrelli, John Clavio, Margaret Farina, and Keith Ogle. Staff in attendance included Village Administrator Rob Piscia, Asst. Administrator Jeff Cook, Police Chief John Burica, and Assistant Director of Development Services Zach Brown. Will County Board, District 2, Amanda Koch, Plan Commission Chair Maura Rigoni, and Teska Representative, Mike Hoffman were also present. Trustees Jessica Petrow and Dick Trevarthan were absent.

APPROVAL OF MINUTES (September 3, 2019)

Trustee Farina made a motion (#1), seconded by Trustee Clavio, to approve the minutes of the Committee of the Whole meeting of September 3, 2019, as presented. A voice vote was taken. All were in favor. The motion carried.

Trustee Borrelli arrived at 6:30 PM.

REVIEW OF DRAFT 2040 COMPREHENSIVE PLAN

Asst. Director of Development Services, Zach Brown provided an introduction to the Draft 2040 Comprehensive Plan and the process undertaken to date. Mr. Brown noted following discussion, feedback, and potential revisions by this committee, the Comprehensive Plan will proceed to the Plan Commission for a public hearing and subsequent adoption by the Village Board.

Mr. Brown then introduced Teska Associates representative and lead consultant on the project, Mike Hoffman. Mr. Hoffman gave a presentation on the key elements and findings of the plan and focused discussion on areas of substantive changes from the current plan. During the Committee of the Whole discussion:

- Trustees discussed downtown commercial opportunities, including supporting properties along the north side of Elwood Street between White Street and Smith Street as future mixed use development.
- Trustees discussed design guidelines to address both new construction and renovations within the downtown residential district, including the suggestion not to create laws.
- Trustees discussed future development of the Stuenkel & I-57 interchange area.
- Trustees discussed the proposed Route 30 corridor plan and the mixed-use environment. They discussed the variety of housing types depicted in the area, density, and future housing trends, including “missing middle” which focuses on a tier of housing formats (duplex, courtyard apartment, and townhomes) to attract the desired recreational and entertainment uses.
- Will County Board member Amanda Koch felt there was a lot of sacrifice of greenspace in this plan compared to the 2004 Comprehensive Plan.

OTHER BUSINESS

There were no other items for discussion.

PUBLIC COMMENTS

There were no comments from the public.

ADJOURNMENT

Hearing no further business, Trustee Farina made a motion (#2), seconded by Trustee Borrelli, to adjourn the Committee of the Whole meeting of Monday, October 21, 2019. A voice vote was taken. All were in favor. The motion carried. The meeting adjourned at 6:45 P.M.