

VILLAGE OF  
**FRANKFORT**  
EST•1855

LAND USE AND POLICY COMMITTEE MINUTES  
JUNE 10, 2020

CALL TO ORDER

Trustee Ogle called the meeting of the Land Use and Policy Committee meeting to order at 6:47 P.M. on Wednesday, June 10, 2020, by remote video conference.

ROLL CALL

Land Use and Policy Committee members present included Mayor Jim Holland, Village Clerk Brian Feehery, Trustees Adam Borrelli, John Clavio, Margaret Farina, Keith Ogle, Jessica Petrow, and Gene Savaria; Michael DiMaggio, Cindy Heath, Katie Schubert, Don Schwarz, and Paul Slade. Staff in attendance included Village Administrator Rob Piscia, Asst. Administrator Jeff Cook, Police Chief John Burica, Deputy Chief Will Dowding, and Administrative Assistant Theresa Cork.

APPROVAL OF MINUTES (March 11, 2020)

Trustee Borrelli made a motion (#1), seconded by Trustee Petrow, to approve the minutes of the Land Use and Policy Committee meeting of March 11, 2020, as presented. The motion was unanimously approved.

RENT REDUCTION REQUEST: 1 N. WHITE STREET

Administrator Piscia reported the Village received a request for rent reduction from Corey Weaver, who leases the Village-owned building at 1 N. White Street for her business, My Sister's and Me Boutique. He reported the Village deferred her rent for April, May, and June of 2020 due to the COVID-19 pandemic. Administrator Piscia stated that he reached out to other landlords in the downtown business district, who indicated they have provided some rent relief to their tenants.

Committee members discussed the request and considered numerous rent relief/deferment options. Members looked at the monthly rent rates for 1 N. White Street in comparison to other businesses in the community. Committee members weighed the burden of the tenant versus landlord and its financial impact on the taxpayers of Frankfort. Members were sensitive to the financial impact of COVID-19 on small businesses and discussed loan program opportunities associated with the pandemic. Committee members also considered freezing the rent and several other modifications to the lease agreement.

Mayor Holland made a motion (#2), seconded by Trustee Savaria, to approve rent abatement for 2 ½ months for 1 N. White Street to coincide with the Governor’s Executive Order which forced “non-essential” businesses to close from March 21 thru May 28, 2020.

Committee members continued the discussion of rent abatement and renegotiating some of the terms of the lease agreement, including the tenant’s sole right to extend the term of the lease for one additional two year period; early termination relocation grant assistance of \$20,000; and language related to events of default. Members felt it was appropriate to amend Section 3.d of the amended lease agreement between the Village of Frankfort and My Sisters & Me to reduce the \$20,000 business grant by the amount of the rent abatement.

Following discussion, Trustee Clavio made a motion (#3), seconded by Trustee Savaria, to amend Mayor Holland’s motion to approve rent abatement for 2 ½ months and amend Section 3.d of the amended lease agreement as discussed. The motion to amend carried.

Committee members then voted on the amended motion to forward a recommendation to the Village Board to approve rent abatement for the month of March 2020 in the amount of \$1,157.50 and release tenant from lease payments, in full, for the months of April and May, 2020 (\$2,315.00 per month) and amend Section 3.d of the Lease Agreement as presented. The amended motion was unanimously approved.

#### OTHER BUSINESS

- *Al Fresco in Frankfort*

Mayor Holland reported the Village Board has received a number of requests to continue Al Fresco in Frankfort, noting the expanded outdoor dining was approved until our region enters Phase 4 of the Restore Illinois Plan. Members acknowledged restaurants and bars would be allowed to reopen in Phase 4, however capacity restrictions are unknown at this time. Overall, members were in favor of extending Al Fresco in Frankfort and felt a Committee of the Whole meeting was appropriate to allow the public an opportunity to comment on extending temporary outdoor seating. Members also discussed improving the aesthetics of the outdoor dining areas and code enforcement concerns relating to signage.

#### PUBLIC COMMENTS

Public comments were accepted in advance for this meeting through the Village’s “Contact Us” form, which was published on the agenda. No public comments were submitted for the meeting.

#### ADJOURNMENT

Hearing no further business, Trustee Farina made a motion (#4), seconded by Trustee Savaria, to adjourn the Land Use and Policy Committee video conference meeting of June 10, 2020, at 8:16 P.M. The motion was unanimously approved.