



LAND USE AND POLICY COMMITTEE MINUTES  
FEBRUARY 10, 2021

CALL TO ORDER

Chairman Keith Ogle called the meeting of the Land Use and Policy Committee to order at 7:23 P.M. on Wednesday, February 10, 2021, at the Village of Frankfort Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

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, Katie Schubert, and Don Schwarz. Staff in attendance included Village Administrator Rob Piscia, Police Chief John Burica, Supt. Terry Kestel, Utilities Director Zach Brown, and Administrative Assistant Theresa Cork. Also in attendance were Leah Freeman, Kristin Schoon, Bert Behnke, Dawn Camodeca, Larry Claypool, Tom Anderson, Jeff Heilman, Ken Riemen, Valerie Thelen, Ed Thelen, Chuck Ravetto and Sharon Ravetto. Members Cindy Heath and Paul Slade were absent.

APPROVAL OF MINUTES (January 20, 2021)

Trustee Clavio made a motion (#1), seconded by Trustee Savaria, to approve the minutes of the Land Use and Policy Committee meeting of January 20, 2021, as presented. The motion was unanimously approved.

KANSAS STREET TEMPORARY/SEASONAL CLOSURE – DISCUSSION CONTINUED

Administrator Piscia provided an overview of the previous discussion held during the January 20<sup>th</sup> Land Use & Policy Committee concerning the seasonal closure of Kansas Street. He reported John Cosgrove, owner of Trail's Edge Brewing, indicated that they are not interested in leasing the space on Kansas Street for additional outdoor dining for the 2021 season. He further reported Richard Wright, owner of 40 and 28 Kansas Street (Francesca's and Fat Rosie's) is not in favor of another street closure unless state enhanced mitigations are imposed on the restaurants. Administrator Piscia noted Scott Harris, owner of Francesca's Restaurant Group, indicated that Francesca's and Fat Rosie's are interested in renting the space for outside dining.

Administrator Piscia further reported staff researched different options to address lighting concerns discussed by the subcommittees. One concern involved lower-level lighting in areas on the way to the parking lots and the other was adding decorative lighting (string lights) to create cohesiveness for the entire downtown district. Administrative Piscia provided the following summary:

Streetlights for entire downtown district including Nebraska, White Street, Elwood, Ash, Oak and Hickory:

- \$5,000 per light to replace 93 existing lights with LED – Total Cost = \$511,500
- \$8,000 - \$10,000 to add new lights – Total cost would depend on total added

Decorative Lights for the area of Kansas Oak to Ash Street only:

- LED Color Change lighting and 14 poles - \$450,000 - \$500,000
- Commercial grade Edison drop lights and 10 poles - \$100,000 - \$125,000

Landscape Lighting

- Landscape lighting in the parkways and Breidert Green - \$20,000 - \$25,000
- String lights added to existing streetlight poles \$40 per pole

Administrator Piscia noted there had been discussions of using Kansas Street for uses other than the adjacent restaurateurs. He voiced concerns for this idea and noted COVID restrictions are still in place, including gatherings limited to 50 people. Leah Freeman, spokesperson for the business subcommittee, stated she did not support allowing other businesses to utilize the space other than the adjacent restaurants.

Administrator Piscia reported all regions of the state are currently subject to Phase 4 guidelines of the state’s “Restore Illinois” plan, which allows both indoor and outdoor dining with restaurant capacity determined by arranging seating at a minimum of 6 feet between tables and a 10-person party limit.

Committee members discussed the seasonal closure of Kansas Street and voiced appreciation for all the discussions and different perspectives shared in order to make an informed decision. Members acknowledged the public’s support of uses that provide outdoor dining opportunities and creating a “vibe” in the downtown district without adversely impacting residents or businesses. Committee members voiced wavering support for the seasonal closure of Kansas Street without all three restaurants expressing an interest in leasing the space and the building owners not supporting the street closure.

Following discussion, Chairman Ogle asked for a show of hands from committee members who supported the seasonal closure of Kansas Street at this time. No hands were raised. Members supported revisiting the temporary closure of Kansas Street in the future if enhanced COVID mitigations are imposed on our region. Members were also in favor of looking at additional decorative lighting options for Breidert Green as a way to enhance the community gathering atmosphere of the downtown. It was also suggested to look at the downtown comprehensively with the Village’s overall goals and the 2040 Comprehensive Plan.

OTHER BUSINESS

- *Cruisin’ Frankfort Event*

Administrator Piscia reported that the Village approached the Frankfort Car Club requesting “Cruisin’ Frankfort” to take place on Monday evenings rather than Thursdays following last month’s committee meeting discussion on the topic. Committee members felt changing the event

to Monday evenings would be an opportunity to provide a family-friendly event on a night typically with less activity than a Thursday evening and diminish some of the concerns expressed by the subcommittees. Administrator Piscia reported the Frankfort Car Club expressed willingness to change the night of the event.

Several members of the Frankfort Car Club were present, including Larry Claypool, Tom Anderson, Jeff Heilman, Chuck Ravetto and Sharon Ravetto. Mr. Ravetto noted that members of the Frankfort Car Club still need to vote on the matter of changing the night of Cruisin' Frankfort. Members asked about the footprint of the event for the 2021 season.

Administrator Piscia noted the Cruisin' Frankfort event will not take place until restrictions limiting social events are lifted but will serve as a placeholder on the Village's Calendar of Events. It was noted the footprint of the event would stay the same as the 2019 season, which includes utilizing the Breidert Green parking lot, Oak Street from Kanas to Elwood, and the Prairie Park parking lot.

- *Oak Street*

Mayor Holland asked staff to seek engineer opinion regarding converting Oak Street to a two-way street while retaining the existing mailbox and number of parking spaces.

- *Communication Plan*

Administrator Piscia reported that staff is working with a communication company for a professional services agreement to assist the Village with an overall strategy and communication plan.

## PUBLIC COMMENTS

There were no public comments.

## ADJOURNMENT

Hearing no further business, Trustee Borrelli made a motion (#2), seconded by Trustee Farina, to adjourn the Land Use and Policy Committee meeting of February 10, 2021, at 8:40 P.M. The motion was unanimously approved.