

VILLAGE OF  
**FRANKFORT**  
EST. 1855

**MINUTES OF THE REGULAR FRANKFORT VILLAGE BOARD MEETING  
JULY 6, 2021**

Mayor Keith Ogle called the regular meeting of the Frankfort Village Board to order on Tuesday, July 6, 2021, at 7:01 P.M.

Village Clerk Katie Schubert called the roll. In attendance were Mayor Keith Ogle, Clerk Katie Schubert, Trustees Adam Borrelli, Margaret Farina, Michael Leddin, Jessica Petrow, Daniel Rossi, and Gene Savaria. Also in attendance were Attorney George Mahoney, Attorney Hannah Lamore, Village Administrator Rob Piscia, and Police Chief John Burica.

**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.

Trustee Savaria made a motion (#1), seconded by Trustee Petrow, to remove docket item E.2, Abri Credit Union, from the Consent Agenda in order to discuss and vote on each item individually.

Clerk Schubert called the roll. Ayes: Trustees Borrelli, Farina, Leddin, Petrow, Rossi, and Savaria. Nays: None. The motion carried.

A. Approval of Minutes

1. Regular Meeting (June 21, 2021)

B. Approval of Bills/Payroll - \$647,885.71/\$413,510.99

C. Committee of the Whole Report

1. Police Department Replacement Vehicles Purchase Approval - Resolution

Accept the recommendation of the Committee of the Whole and adopt A RESOLUTION (NO. 21-25) AUTHORIZING THE EXECUTION OF A CONTRACT WITH CURRIE MOTORS OF FRANKFORT, for the purchase of four 2021 Ford Utility Police Interceptor AWD Hybrid vehicles, at a cost of \$45,451.00 each, for a total amount of \$181,804.00, which includes the vehicle base price, options, equipment, and installation of emergency equipment.

D. IEPA Loan Agreement: Project L173465 – Resolution

Adopt A RESOLUTION (NO. 21-26) ACCEPTING THE LOAN OFFER BY THE STATE OF ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND AUTHORIZING THE EXECUTION OF THE LOAN AGREEMENT FOR DRINKING WATER PROJECT:

L173465, in the amount of \$1,840,535.00, for the support of the efforts relating to the Village's Lead Service Line Replacement Program.

E. Plan Commission Report Summary

1. Gaddam Resubdivision Final Plat: Lots 143 & 144 – Approval

Accept the Plan Commission recommendation and approve the Plat of Resubdivision of Lots 143 & 144 in Lighthouse Pointe Phase Two, to be known as Lot 1 in the Gaddam Resubdivision, prepared by M. Gingerich Gereaux & Associates, dated June 17, 2021, in accordance with the reviewed plans and conditioned upon final engineering approval.

2. Abri Credit Union: Lot 3, The Vineyards of Frankfort – 20553 S. LaGrange Road

a. Major PUD Change – Removed From Consent Agenda

b. Special Use Permit for Drive-Up Service Facility – Removed From Consent Agenda

F. Village Administrator Employment Agreement – Approval

Approve the execution of an Employment Agreement between the Village of Frankfort and Village Administrator Robert Piscia.

G. Appointment of Assistant Village Administrator – Approval

Approve the appointment of John Burica as Assistant Village Administrator for the Village of Frankfort.

Trustee Petrow made a motion (#2), seconded by Trustee Rossi, to approve the Unanimous Consent Agenda as amended.

Following the motion to approve, Mayor Ogle, Trustees Farina, Petrow, Rossi, and Savaria presented a brief overview of the Consent Agenda docket items under consideration for approval.

Mayor Ogle invited trustee and audience comment on the consent agenda docket items prior to a vote being taken. No comments were forthcoming.

Clerk Schubert called the roll. Ayes: Mayor Ogle, Trustees Borrelli, Farina, Leddin, Petrow, Rossi, and Savaria. Nays: None. The motion carried. Mayor Ogle also cast an affirmative vote and voiced his confidence in Village leadership and staff.

**ABRI CREDIT UNION: LOT 3, VINEYARDS OF FRANKFORT – 20553 S. LAGRANGE ROAD**

Trustee Borrelli presented a brief overview of the items under consideration for approval for Abri Credit Union. He reported Abri Credit Union is under contract to purchase Lot 3 in the Vineyards of Frankfort retail center located at 20553 S. LaGrange Road. The applicant proposes to construct a new ±2,550 square foot stand-alone bank facility on the vacant outparcel and will feature a 3-lane drive-up component. To facilitate construction of the proposed bank project, the applicant requests the granting of a major PUD change and a special use permit for a drive-up service facility.

a. Major PUD Change – Ordinance  
(Waive 1<sup>st</sup> and 2<sup>nd</sup> Readings)

Trustee Borrelli made a motion (#3), seconded by Trustee Petrow, to accept the Plan Commission recommendation, waive the First and Second Readings, and PASS AN ORDINANCE (NO. 3305) GRANTING A MAJOR PLANNED UNIT DEVELOPMENT (PUD) CHANGE TO THE VINEYARDS OF FRANKFORT RETAIL CENTER (ABRI CREDIT UNION – 20553 S. LAGRANGE ROAD), to permit the operation of Abri Credit Union on Lot 3, in accordance with the reviewed plans and public testimony, conditioned on final engineering approval, that the rooftop mechanical equipment shall be appropriately screened from view, compliance with the Landscape Ordinance including additional trees along LaGrange Road, and upon the inclusion of pavement markings and directional signage for the one-way eastbound drive-aisle to be depicted on the plans and subject to staff review and approval.

b. Special Use Permit for Drive-Up Service Facility – Ordinance  
(Waive 1<sup>st</sup> and 2<sup>nd</sup> Readings)

Trustee Borrelli made a motion (#4), seconded by Trustee Petrow, to accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3306) GRANTING A SPECIAL USE PERMIT FOR A DRIVE-UP SERVICE FACILITY TO CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS, to permit the operation of Abri Credit Union on Lot 3 of The Vineyards of Frankfort, located at 20553 S. LaGrange Road, in accordance with the reviewed plans and public testimony, conditioned on final engineering approval, that the rooftop mechanical equipment shall be appropriately screened from view, compliance with the Landscape Ordinance including additional trees along LaGrange Road, and upon the inclusion of pavement markings and directional signage for the one-way eastbound drive-aisle to be depicted on the plans and subject to staff review and approval.

Mayor Ogle invited trustee and audience comment on the items prior to a vote being taken.

Dave Grobart and Brian Cedergren, attorney and CEO of Abri Credit Union, respectively, addressed the Village Board and provided a brief background of the project. Mr. Grobart stated Abri has worked diligently with Village staff on alternate site plans to accommodate the facility on the parcel and address traffic flow/access concerns. He shared that Abri Credit Union has been in its current location within the Vineyards of Frankfort retail center for over 20 years serving the community and is excited to have a new facility. Mr. Grobart noted the drive-through component of the facility is required to remain competitive with the other operations of banking and financial institutions in the area. He stated Abri has tried to work with the adjacent property owner to come to an understanding about the easement issues and believed they have come up with a plan that is fair for Abri, works for Dunkin' Donuts, and will allow both of them to prosper and succeed at that location, including off-site easement for employee parking.

Trustee Leddin asked if Abri gave any thought to placing the drive-through on the south side of the building. Mr. Cedergren explained they looked at numerous designs on how to situate the building

on this site and noted the Fire District expressed concerns of emergency vehicles not being able to make the turn radius.

Trustee Petrow thanked Abri representatives for clarifying the employee parking in the off-site easement and she recognized Plan Commission members for their efforts with the project.

Robert Huguelet, attorney representing Dunkin' Donuts, which is adjacent to the proposed new bank site, shared a few objections to the project relating to easement, traffic flow, and parking concerns. He felt this traffic will depreciate the value of the property. Mr. Huguelet respectfully requested Board members to not approve these changes and if they were inclined to approve, to add the condition that it be subject to legal review as well as engineering review.

Trustee Farina asked if there was interest to table the item and further discuss so the two parties could come to an agreement.

Mr. Grobart indicated the contract for the purchase of the property provides a contingency which expires on July 15 and the business might lose the property if it went beyond the deadline. He noted Abri has been trying to discuss the matter with the adjacent property owner for months but Dunkin' Donuts delayed raising objections until final approval.

Clerk Schubert called the roll for the approval of the Major PUD Change. Ayes: Trustees Borrelli, Farina, Leddin, Petrow, Rossi, and Savaria. Nays: None. The motion carried.

Clerk Schubert called the roll for the approval of the Special Use Permit for Drive-Up Service Facility. Ayes: Trustees Borrelli, Farina, Petrow, Rossi, and Savaria. Nays: Trustee Leddin. The motion carried.

## **MAYOR'S REPORT**

- Mayor Ogle announced the second of three Movie on the Green events is scheduled for Tuesday, July 13. The feature film is "Trolls World Tour" (PG) and will begin at dusk on Breidert Green.
- Mayor Ogle reported the Village is partnering with the Conservation Foundation to host "Lend a Hand to the Land," a restoration workday at Prairie Park on Saturday, July 24, from 9:00 A.M. to 11:00 A.M. He encouraged residents to participate in the clean-up efforts and to contact Event Coordinator Sue Lynchey for additional details.
- Mayor Ogle announced the Frankfort Park District is hosting its annual Short Run on a Long Day 5K Run/Walk event on Thursday, July 29, at Main Park.
- Mayor Ogle announced the annual Rib Cook-Off event is scheduled for Saturday, July 31, in downtown Frankfort.
- Mayor Ogle announced the Frankfort Police Department will host its annual "Night Out Against Crime" event on Tuesday, August 3, from 6:00 P.M. to 8:00 P.M. on Breidert Green.

- Mayor Ogle announced a listing of winners of the summer beautification awards for outstanding landscaping is available on the Village website. He congratulated and thanked all the residential and business award winners for their beautification efforts.
- Mayor Ogle announced the following weekly happenings in downtown Frankfort: Cruisin' Frankfort (every Monday, 5:00 P.M. - 8:00 P.M.); Frankfort Country Market (every Sunday, 9:00 A.M. – 1:00 P.M.); and Concerts on the Green (every Sunday, 6:30 P.M. – 8:00 P.M.).

### **BOARD COMMENTS**

The Village Board congratulated Administrator Piscia on his new contract and John Burica on his appointment as the new Assistant Village Administrator.

Trustee Petrow reported the Historic Preservation Commission (HPC) met last week and welcomed new commissioner, David Toepper. She further reported the HPC issued a Certificate of Appropriateness to 1 N. White Street (Bökay Flowers) and had a robust discussion around the plaques for historic landmark designations. She recognized staff members Michael Schwarz, Director of Community and Economic Development and Senior Planners Christopher Grupa and Janine Farrell for their experience managing historic preservation. Trustee Petrow noted the HPC was invited to attend some upcoming educational training and events with the guidance of staff.

Trustee Borrelli announced the Annual Frankfort Subdivision Charity Softball Challenge will take place on Sunday, August 1. He encouraged residents to contact Bridget Murphy at [bridgetm@cdw.com](mailto:bridgetm@cdw.com) or at [www.facebook.com/ffcharitysoftball](http://www.facebook.com/ffcharitysoftball) for more information. The event was set up to help raise money for a local, worthy organization or family in need.

Trustee Rossi commented on the fireworks display, thanking the Park District and other organizations who donated to the event.

### **POLICE DEPARTMENT REPORT**

Assistant Village Administrator Burica thanked the Board for the appointment and their support. He stated he is looking forward to the new challenges and the opportunity to continue serving the community in this new role. He also voiced his gratitude to his family for their support. 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 congratulated Fire Chief Bob Wilson on his upcoming retirement effective July 26, 2021. Chief Burica concluded by reminding residents to continue locking their vehicles, removing keys and key fobs, and closing their garage doors at night, #9PM Routine.

### **VILLAGE ADMINISTRATOR REPORT**

Administrator Piscia extended his congratulations to John Burica on his appointment as Assistant Village Administrator. He reported the Village of Frankfort's Street Resurfacing Program has

begun. He stated residents affected by the project have been notified by letter and the streets identified for this year's project are listed on the Village's website. He reported the trees damaged from the severe storm last year have been replaced and he asked for residents' help in caring for the young trees by watering them during hot weather. Administrator Piscia complimented the Board and staff for their foresight implementing the Village's Lead Service Line Replacement Program early in order to be in the best position to receive the IEPA loan with principal forgiveness. He concluded by thanking Mayor Ogle and board members for their continued support.

### **VILLAGE ATTORNEY'S REPORT**

Village Attorney Lamore had no report.

### **OTHER BUSINESS**

There were no other items for discussion.

### **PUBLIC COMMENT**

- *Hunter Woods Estates Subdivision*

Hunter Woods Estates resident, Richard Kartch, addressed the Village Board regarding exterior maintenance concerns of a neighboring property. He provided photos illustrating his concerns and asked about the status of the homeowners' petition he previously submitted regarding implementing renter standards.

Mayor Ogle thanked Mr. Kartch for his comments and noted renter regulations are currently under review by the Village attorney.

Mr. Kartch also voiced concerns regarding maintenance along Harlem Avenue from Route 30 to 191<sup>st</sup>, noting the overgrown and unsightly weeds. Administrator Piscia explained maintenance of the medians along that stretch of roadway is under the jurisdiction of Cook County. He indicated staff would reach out to Cook County and request maintenance of the overgrown medians along Harlem Avenue.

- *Prestwick Subdivision*

Resident Gregory Bird, on behalf of the Prestwick Homeowners Association, thanked the Board for meeting with them regarding the short-term rental issue. He stated they looked forward to a resolution of the issue and compliance of the homeowner of the subject property.

### **ADJOURNMENT TO EXECUTIVE SESSION**

Trustee Farina made a motion (#5), seconded by Trustee Petrow, to adjourn to Executive Session for the purpose of discussing purchase of real property - 5 ILCS 120/2(c)(5).

Clerk Schubert called the roll. Ayes: Trustees Borrelli, Farina, Leddin, Petrow, Rossi, and Savaria.  
Nays: None. The motion carried.

The Village Board adjourned to Executive Session at 7:51 P.M.

The Village Board came out of Executive Session at 8:19 P.M. and resumed the regular board meeting.

No action was taken as a result of Executive Session.

**OTHER BUSINESS**

The Board briefly discussed rezoning of properties within the Village. Staff was directed to look at rezoning of certain parcels as it pertains to the Village's 2040 Comprehensive Plan and present at a future meeting.

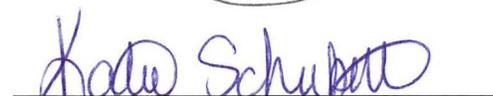
**ADJOURNMENT**

Hearing no further business, Trustee Farina made a motion (#6), seconded by Trustee Savaria, to adjourn the regular board meeting of Tuesday, July 6, 2021. A voice vote was taken. All were in favor. The motion carried. The meeting adjourned at 8:36 P.M.

Katie Schubert  
Village Clerk

As Presented  As Amended

 Keith Ogle, Village President

 Katie Schubert, Village Clerk