



MINUTES OF THE COMMITTEE OF THE WHOLE MEETING
OCTOBER 18, 2021

CALL TO ORDER

Mayor Keith Ogle called the Committee of the Whole meeting to order at 5:31 P.M. on Monday, October 18, 2021, at the Village Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

ROLL CALL

Clerk Schubert called the roll. In attendance were Mayor Keith Ogle, Clerk Katie Schubert, Trustees Adam Borrelli, Michael Leddin, Jessica Petrow, Dan Rossi, and Gene Savaria. Staff members in attendance were Asst. Village Administrator John Burica, Police Chief Leanne Chelepis, Finance Director Jenni Booth, Deputy Clerk Theresa Cork, Supt. Terry Kestel, Building Director Adam Nielsen, Director of Community and Economic Development Mike Schwarz, and Utilities Director Zach Brown. Also present were Marcia Steward, Dan Elliot, Jim and Chris Hammar, Dawn Shields, Dennis Haake, Van Columbaris, Deborah Hardwick, and Paul DiCosola. Trustee Margaret Farina was absent.

APPROVAL OF MINUTES (OCTOBER 4, 2021)

Trustee Petrow made a motion (#1), seconded by Trustee Savaria, to approve the minutes of the Committee of the Whole meeting of October 4, 2021. A voice vote was taken. All were in favor. The motion carried.

INTEGRUS DEVELOPMENT: 2 SMITH STREET

Director Schwarz reported staff received a proposal from developer Dan Elliot, Managing Partner with Integrus Development, for the Village-owned property at 2 Smith Street (former Fra-Milco property). Mr. Schwarz then introduced Dan Elliot who presented the proposal to the Village Board and answered questions about the development. The proposal included a preliminary site plan and building elevations depicting the proposed development of the property with a three-unit commercial building. Mr. Elliot stated that he plans to construct a $\pm 7,000$ /sq. ft. modern farmhouse style building that embodies the character of the surrounding area. The proposed mixed-use included a sushi restaurant, a home/interior goods business, and a children's dentistry. The proposal also included an outdoor dining area on the south side of the building with additional patio seating on the east (front) side of the building.

Mr. Elliot then went on to describe the proposed deal structure which included Integrus Development acquiring only the space necessary to construct the proposed building and patio area,

approximately 9,000/sq. ft. for \$5/sq. ft. The Village would retain ownership of the remainder of the parcel, approximately 23,000 sq. ft. and be responsible for improving into public parking. He also provided an anticipated timeline and closing contingencies which included the following:

- Execution of 3 tenant leases
- Securing of appropriate financing
- Approval and receipt of Village of Frankfort grant of \$50,000 via the low interest loan payment
- Approval & receipt of all necessary permits, entitlements, etc.
- VOF will be responsible for cost of subdividing desired subject property from larger parcel
- If the VOF desires, Integrus Development would be open to completing the necessary work needed to construct the parking lot for the VOF
- Waiver of all construction permitting fees
- Waiver of any tap in fees for water & sewer
- Waiver of any necessary recording fees (survey, title, etc.)
- Approval of any necessary liquor license needed for restaurant space
- If needed village approval to allow ownership the ability to advertise the space for lease on site
- Consideration for any additional existing development grants

Members discussed the redevelopment proposal for the property, including the Village's budget for economic development and the Illinois capital bill that allocates \$200,000 for downtown parking, noting the State money has not yet been funded. Members supported staff to continue working with the potential developer and prepare next steps the Village must take, as stipulated by state law, to formally announce the intention to sell surplus public real estate under certain basic terms. Mayor Ogle noted that the statutory process by which the Village must engage to sell real estate is lengthy and made available to all.

REBUILD DOWNTOWNS & MAIN STREETS CAPITAL GRANT PROGRAM (RDMS)

Director Schwarz provided a brief presentation regarding the Rebuild Downtowns & Main Streets Capital Grant Program (RDMS). He reported RDMS officially opened on September 10 and noted the deadline to apply is January 10, 2022. He stated that the purpose of RDMS is to provide capital grants to support economic recovery in commercial corridors and downtowns that have experienced disinvestment, particularly in communities hardest-hit by COVID-19. He noted RDMS is supported by state and federal funding sources with \$50M in funding available with typical grant awards ranging from \$250K-\$3M. He further noted local units of government and private businesses (profit or non-profit) are eligible entities for the grant program. Director Schwarz went on to explain the 100-pt grading scale and summarized allowable expenditures. He shared the following list of eligible projects:

- Roads, parking, and sidewalks
- Transit, pedestrian, or bicycle infrastructure
- Broadband infrastructure
- Water/Sewer infrastructure
- Public spaces, such as parks and plazas, including lighting and landscaping

- Mixed-use development or transit-oriented development

Committee members and staff then participated in a brainstorming session to identify potential projects for this grant opportunity. A few projects identified included water main improvements; demolition or rehabilitation of Village-owned properties to spur private investment; permanent or temporary conversion of one or more downtown streets to pedestrian-only or shared streets for expanded outdoor dining and special events; and revitalization of downtown, including proceeding with an RFP for engaging services of a design firm. Staff was asked to identify various projects that would potentially be eligible for this grant opportunity. Members also suggested for staff to forward the RDMS grant information to the Frankfort Chamber of Commerce to share with its members.

OTHER BUSINESS

- *Will County Reapportionment Map*

Mayor Ogle provided a brief update regarding the Will County Reapportionment Plan. He reported the Will County Board is scheduled to vote on the 11/2 Reapportionment Plan at its October 21st meeting at 9:30 A.M. He stated that Will County is currently divided into thirteen districts represented by two county board members each. The Village of Frankfort is currently represented by District 2. The proposed map separates the four communities in the Lincoln-Way area (Frankfort, Manhattan, New Lenox, and Mokena) and groups them with dissimilar communities. He encouraged residents to visit www.willcountyboard.com to make public comment or pose a question regarding the matter.

PUBLIC COMMENTS

Dan Butler, Frankfort Township Republican Precinct 25 Committeeman, shared additional details regarding the proposed Will County Reapportionment Map. He shared that the proposed map would divide Frankfort Township into three sections and stressed the importance for citizens to make public comments regarding the proposed map.

Resident Dawn Shields expressed concern regarding the one point of ingress/egress for the proposed development of 2 Smith Street. She asked members to consider restoring the downtown water tower as part of the RDMS grant program.

ADJOURNMENT

Hearing no further business, Trustee Savaria made a motion (#2), seconded by Trustee Borrelli, to adjourn the Committee of the Whole meeting of Monday, October 18, 2021. A voice vote was taken. All were in favor. The motion carried. The meeting adjourned at 6:41 P.M.