

**VILLAGE OF FRANKFORT – REGULAR MEETING
AGENDA**

**Monday, November 15, 2021
7:00 P.M.**

**Village Administration Building
Village Board Room
432 W. Nebraska Street, Frankfort, IL**

1. Call to Order & Roll Call
2. Pledge of Allegiance

3. Unanimous Consent Agenda

All items on the Consent Agenda are considered to be routine in nature and will be enacted in one motion. There will be no separate discussion of these items unless a board member so requests, in which event, the item will be removed from the Consent Agenda and will be considered separately.

Motion: *Motion to approve the Consent Agenda as presented.*

A. Approval of Minutes

1. Regular Meeting (November 1, 2021)

B. Approval of Bills/Payroll

C. Committee of the Whole Report

1. Traffic Code Ordinance Amendment, Chapter 71: Traffic Control Schedules – No Parking on Sauk Trail between Ash Street and Center Road (Waive 1st and 2nd Readings)
2. Vehicle Replacement Purchase Approval – Resolution
3. Disposal of Surplus Vehicles – Ordinance (Waive 1st and 2nd Readings)

D. Plan Commission Report Summary

1. Mays Residence Accessory Structure Variance: 7403 Mayfield Drive - Ordinance (Waive 1st and 2nd Readings)
2. Special Use for Massage Establishment: 20550 S. LaGrange Road, Suite 230 - Ordinance (Waive 1st and 2nd Readings)
3. Village of Frankfort Zoning Ordinance Amendment: Articles 7 and 12 - Truck Terminal (Waive 1st and 2nd Readings)

4. Plan Commission Report Summary *Tabled from November 1, 2021*

- A. Zoning Map Amendment (Rezoning) from I-1/Limited Industrial to R-4/Attached Single Family Residential: 300 S. Maple Street – Ordinance (Waive 1st and 2nd Readings)

5. Mayor’s Report

“Small Business Saturday” Proclamation

6. Board Comments

7. Village Administrator’s Report

8. Police Department Report

9. Attorney’s Report

10. Other Business

11. Public Comments

12. Adjournment

VILLAGE OF
FRANKFORT
EST. 1855

**MINUTES OF THE REGULAR FRANKFORT VILLAGE BOARD MEETING
NOVEMBER 1, 2021**

Mayor Keith Ogle called the regular meeting of the Frankfort Village Board to order on Monday, November 1, 2021, at 7:02 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, Asst. Village Administrator John Burica, and Police Chief Leanne Chelepis.

LINCOLN-WAY MARCHING BAND - PROCLAMATION

Mayor Ogle presented the Lincoln-Way Marching Band with a proclamation celebrating their outstanding competition season and upcoming performance in the Macy's Thanksgiving Day Parade on November 25, 2021, in New York City. Five drum majors of the Lincoln-Way Marching Band introduced themselves and accepted the proclamation on behalf of the band. Mayor Ogle expressed his pride in the band, acknowledging their dedication and hard work. He wished them great success in their upcoming competition on November 15 and performance in the Macy's Thanksgiving Day Parade.

RECOGNITION OF NEW FIRE CHIEF AND DEPUTY CHIEF

Mayor Ogle recognized Fire Chief Sean Fierce and Deputy Chief Paul Kinsella on their recent appointments, and he shared their educational and professional background since joining the Frankfort Fire Protection District. Mayor Ogle and members of the Village Board congratulated Fire Chief Fierce and Deputy Chief Kinsella on their appointments and wished them continued success.

Fire Chief Fierce and Deputy Chief Kinsella expressed their appreciation for the recognition and the opportunity to continue to serve the residents of Frankfort.

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.

- A. Approval of Minutes
 - 1. Public Meeting (October 18, 2021)

B. Approval of Bills/Payroll - \$768,033.00/\$406,323.84

Trustee Petrow made a motion (#1), seconded by Trustee Farina, to approve the Unanimous Consent Agenda.

Trustee Savaria presented a brief overview of the consent agenda docket items under consideration for approval.

Mayor Ogle invited trustee comment on the consent agenda docket items prior to a vote being taken. Trustee Petrow commented on a few of the items on the bill list and acknowledged staff's efforts to shop local.

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

PLAN COMMISSION REPORT SUMMARY

A. Zoning Map Amendment (Rezoning) from I-1/Limited Industrial to R-4/Attached Single Family Residential: 300 S. Maple Street – Ordinance

Trustee Borrelli presented a brief overview of the proposed Zoning Map Amendment. He reported the Village of Frankfort initiated an application for Zoning Map Amendment (rezoning) of the property located at 300 S. Maple Street from I-1/Limited Industrial to R-4/Attached Single Family Residential District given its adoption of Your Future Your Frankfort 2040 Comprehensive Plan. The Plan outlines a number of goals and contains a Future Land Use Map. One of the properties identified on the Future Land Use Map is the subject site, which identifies the parcel as single-family attached residential. The report of BorgWarner appeared by a representative of the company and its attorney before the Plan Commission/Zoning Board of Appeals and submitted a letter in opposition to the rezoning.

At the October 14, 2021 Plan Commission Public Hearing on the rezoning request for the property, the Commissioners forwarded a unanimous (4-0) recommendation to the Village Board to approve a Zoning Map Amendment for the property from I-1 to R-4.

Trustee Borrelli made a motion (#2), seconded by Trustee Petrow, to accept the Plan Commission recommendation, find and determine it is in the best interest of the residents of the Village for the Subject Property to be rezoned, waive the First and Second Readings, and pass an Ordinance rezoning the property located at 300 S. Maple Street from I-1/Limited Industrial with a Special Use for a Planned Unit Development to R-4/Attached Single Family Residential District, in accordance with the reports, minutes and Findings of Fact of the Plan Commission/Zoning Board of Appeals, and all other relevant factors.

Attorney Mahoney stated that this is a unique statutory procedure before the Village Board this evening. It allows for the owner of the property, which is the subject of the petition to rezone, to file a written protest against the proposed rezoning. He noted the Village received a written protest

via certified mail from the property owner this morning objecting to the rezoning. He explained the ordinance approving the proposed Zoning Map Amendment must be approved by an affirmative vote of two-thirds of the then sitting trustees. He noted the Mayor is excluded statutorily from the vote. The ordinance must be passed by a vote of four affirmative votes from the trustees with the Mayor not voting.

Mayor Ogle invited comment on the item prior to a vote being taken.

Rod Carter, attorney representing BorgWarner, approached the podium and spoke before the Village Board. He stated BorgWarner filed the objection opposing the proposed rezoning request. He then shared several reasons why BorgWarner feels that the Village does not meet the standards in the ordinance to rezone the property and further believes the Village is liable for the property's diminished value under R-4/Attached Single Family Residential zoning. He stated BorgWarner remains willing to curtail uses under the I-1 District with the Village and that the Village has authority to regulate uses in the I-1 zone. Attorney Carter concluded by strongly encouraging the trustees to vote against the rezoning of the property.

Resident Mark Baker stated that he spoke with multiple neighbors about this issue and the vast majority preferred not having an industrial complex in the downtown area. He pointed out that the property is surrounded by residential and park uses, and voiced his support to rezone the property.

Resident Dan Butler expressed concerns regarding potential tax revenue loss with the proposed zoning change and encouraged the parties to negotiate an agreement.

Trustee Rossi noted that the Village Board received new documents today from the property owner and suggested tabling the item to allow trustees more time to look at the information.

Trustee Rossi made a motion (3), seconded by Trustee Farina, to lay the question on the table until the next Village Board meeting on November 15, 2021.

Attorney Mahoney noted the motion to table goes to a vote with no debate.

Clerk Schubert called the roll. Ayes: Trustees Farina, Leddin, and Rossi. Nays: Trustees Borrelli, Petrow, and Savaria. Aye: Mayor Ogle. The motion carried.

Mayor Ogle asked staff to work with the BorgWarner attorney and representatives to discuss curtailing uses for light industrial for the subject property.

MAYOR'S REPORT

- Mayor Ogle reported the Illinois Secretary of State has certified to the Village of Frankfort that its total population from the 2020 Decennial Census is 20,296 residents.
- Mayor Ogle announced the Hickory Creek Middle School will host its annual Veterans Day concert on Thursday, November 11, at 6:00 P.M.

- Mayor Ogle reported the Village Administration offices will be closed on Thursday, November 11, in observance of Veterans Day.
- Mayor Ogle applauded Frankfort businesses who were recognized in the Southland's Best 2021, The Times Media Company's inaugural poll of reader favorites in and around the Southland area.
- Mayor Ogle commented on the Frankfort Police Department's annual Safety Trunk or Treat event that took place on Saturday, October 30. He thanked the community for their support, and he acknowledged Chief Chelepis and Sgt. Lanz for their efforts with the event.
- Mayor Ogle reported the Village is accepting donations of leftover Halloween candy until Friday, November 5. The candy will be distributed to the Manteno Veterans Home and the Will County Children's Advocacy Center.

BOARD COMMENTS

The Village Board congratulated the Lincoln-Way Marching Band on its outstanding competition season and upcoming performance in the 2021 Mac's Thanksgiving Day Parade. The Lincoln-Way East Football team was also acknowledged for winning their first-round playoff game. Board members congratulated Fire Chief Fierce and Deputy Chief Kinsella on their appointments and stated they looked forward to continuing to work with them in the future. Members thanked the men and women of the military for their service in honor of Veterans Day, recognizing Trustee Savaria for his service in the Air Force. Members extended happy birthday wishes to Mayor Ogle and Trustee Petrow's daughter. Mayor Ogle was recognized for his appearance at Grand Prairie Elementary School and visiting with 2nd graders about local government. Members commented on the great community involvement in the Safety Trunk or Treat event and the Police Department securing a tobacco enforcement grant.

VILLAGE ADMINISTRATOR REPORT

Administrator Piscia extended his congratulations to Fire Chief Fierce and Deputy Chief Kinsella and to the Lincoln-Way Marching Band. He reminded residents that the Village's leaf collection program has begun and will continue through November 29, noting the Village will conduct one final branch pickup on November 29. He also reminded residents daylight saving time will end on Sunday, November 7 and to set clocks back one hour. He wished Mayor Ogle and Trustee Petrow's daughter a happy birthday and expressed his appreciation to Trustee Savaria and all veterans for their service in honor of Veterans Day.

POLICE DEPARTMENT REPORT

Chief Chelepis congratulated Chief Fierce and Deputy Chief Kinsella on their appointments. She thanked the many businesses, civics, and organizations for their participation in the annual Safety Trunk or Treat event. She congratulated Navarro Farm on winning the People's Choice Award and Hope Church for winning the Chief's Choice Award at the event. She reported the Village is updating its outdoor warning sirens to a system that has more accurate activations and is equipped

with multiple fail safes. She encouraged residents to stay informed with free community alerts and crime prevention updates by subscribing to the Frankfort NIXLE website or text “FRANKFORT” to 888-777. Chief Chelepis thanked veterans for their service and wished Mayor Ogle and Trustee Petrow’s daughter a happy birthday.

VILLAGE ATTORNEY’S REPORT

Village Attorney Lamore had no report.

OTHER BUSINESS

Trustee Farina suggested for the Village to explore televising Plan Commission/Zoning Board of Appeals and advisory committee meetings.

PUBLIC COMMENT

Resident Dan Butler voiced his appreciation of the Village Board’s transparency of items that come before them. He shared information regarding the reapportionment map being discussed and voted on by the Will County Board at its Tuesday, November 2, 2021 at 1:00 P.M.

ADJOURNMENT

Hearing no further business, Trustee Borrelli made a motion (#4), seconded by Trustee Farina, to adjourn the regular board meeting on Monday, November 1, 2021. A voice vote was taken. All were in favor. The motion carried. The meeting adjourned at 7:47 P.M.

Katie Schubert
Village Clerk

As Presented As Amended

Keith Ogle, Village President

Katie Schubert, Village Clerk

Schedule of Bills

FUND RECAP:

FUND	DESCRIPTION	NOVEMBER 15, 2021 DISBURSEMENTS
01	GENERAL CORPORATE FUND	557,621.44
23	MOTOR FUEL TAX FUND	2,184.51
31	CAPITAL DEVELOPMENT FUND	1,776,265.49
62	SEWER & WATER OPER. & MAINT.	129,070.72
68	SEWER & WATER EXTENSION FUND	212,409.89
TOTAL ALL FUNDS		2,677,552.05

DRAFT

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
ADVANCED MIDWEST RADIOLO	WORK COMP-GC	32.00	WORKERS' COMPENSATION	01.421.4141		151149954		957 00278
ADVANTAGE PAVING INC	.5 PRKG LOT PAVING-524	20,747.50	BUILDING - IMPROVEMENTS	68.491.5121		21517-1		957 00252
	.5 PRKG LOT PAVING-524	20,747.50	BUILDING - IMPROVEMENTS	68.492.5121		21517-1		957 00253
		41,495.00	*VENDOR TOTAL					
AFFORDABLE CONCRETE RAIS	SDWLK RPR-8551 HIGH STN	150.00	R&M - SIDEWALKS	01.411.220		96499324		957 00001
AVIS	MANAGED SERV-SERVER-DEC	70.72	SOFTWARE SUPPORT	01.412.4753		73644		957 00067
	MANAGED SERV-SERVER-DEC	70.73	SOFTWARE SUPPORT	01.413.4753		73644		957 00067
	MANAGED SERV-SERVER-DEC	70.73	SOFTWARE SUPPORT	01.411.4753		73644		957 00067
	MANAGED SERV-SERVER-DEC	70.73	SOFTWARE SUPPORT	01.442.4753		73644		957 00067
	MANAGED SERV-SERVER-DEC	70.73	SOFTWARE SUPPORT	01.461.4753		73644		957 00067
	MANAGED SERV-SERVER-DEC	70.68	SOFTWARE SUPPORT	62.491.4753		73644		957 00067
	MANAGED SERV-SERVER-DEC	70.68	SOFTWARE SUPP	62.492.4753		73644		957 00067
	MANAGED SERV-USER-DEC	121.50	SOFTWARE SUPPORT	01.412.4753		73644		957 00068
	MANAGED SERV-USER-DEC	27.00	SOFTWARE SUPPORT	01.413.4753		73644		957 00068
	MANAGED SERV-USER-DEC	63.00	SOFTWARE SUPPORT	01.442.4753		73644		957 00068
	MANAGED SERV-USER-DEC	27.00	SOFTWARE SUPPORT	01.461.4753		73644		957 00068
	MANAGED SERV-USER-DEC	54.00	SOFTWARE S. PORT	01.441.4753		73644		957 00068
	MANAGED SERV-USER-DEC	85.50	SOFTWARE SUPPORT	62.491.4753		73644		957 00068
	MANAGED SERV-USER-DEC	72.00	SOFTWARE SUPPORT	62.492.4753		73644		957 00068
	DATA BACKUP-DEC 21	143.54	SOFTWARE SUPPORT	01.412.4753		73645		957 00069
	DATA BACKUP-DEC 21	143.61	SOFTWARE SUPPORT	01.413.4753		73645		957 00069
	DATA BACKUP-DEC 21	143.61	SOFTWARE SUPPORT	01.441.4753		73645		957 00069
	DATA BACKUP-DEC 21	143.61	SOFTWARE SUPPORT	01.442.4753		73645		957 00069
	DATA BACKUP-DEC 21	143.61	SOFTWARE SUPPORT	01.461.4753		73645		957 00069
	DATA BACKUP-DEC 21	143.61	SOFTWARE SUPPORT	62.491.4753		73645		957 00069
	DATA BACKUP-DEC 21	143.51	SOFTWARE SUPPORT	62.492.4753		73645		957 00069
	MANAGED SERV/ENDPT-DEC	378.00	SOFTWARE SUPPORT	01.421.4753		73646		957 00121
	MONTHLY SUPPORT-OCTOBER	152.65	SOFTWARE SUPPORT	01.412.4753		73694		957 00120
	MONTHLY SUPPORT-OCTOBER	152.72	SOFTWARE SUPPORT	01.413.4753		73694		957 00120
	MONTHLY SUPPORT-OCTOBER	152.72	SOFTWARE SUPPORT	01.441.4753		73694		957 00120
	MONTHLY SUPPORT-OCTOBER	152.72	SOFTWARE SUPPORT	01.442.4753		73694		957 00120
	MONTHLY SUPPORT-OCTOBER	152.72	SOFTWARE SUPPORT	01.461.4753		73694		957 00120
	MONTHLY SUPPORT-OCTOBER	152.61	SOFTWARE SUPPORT	62.491.4753		73694		957 00120
	MONTHLY SUPPORT-OCTOBER	152.61	SOFTWARE SUPPORT	62.492.4753		73694		957 00120
	REMOTE SUP-COMPUTER RPRS	1,187.50	R&M - OFFICE EQUIPMENT	01.421.4242		73695		957 00265
		4,584.25	*VENDOR TOTAL					
ALL SEASONS DISTRIBUTORS	22601 STANFORD DR L232	1,000.00	POOL DEPOSIT	01.000.2322		B217829		957 00294
AMAZON	AUX ADAPTER-BR GRN SOUND	12.98	CABLE PROGRAMMING	01.411.4557	063309	AMAZON MRKTPLC		965 00010

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
ARTISTIC ENGRAVING	SGT STAR-LANZ	509.04	UNIFORMS	01.421.4781		17591		957 00266
ASEMOTA/JOHNSON	8508 DUNGARVAN RD L9	1,000.00	LANDSCAPE DEPOSIT	01.000.2321		B206724		957 00002
	8508 DUNGARVAN RD L9	500.00	CONTRACTOR DEPOSIT	01.000.2323		B206724		957 00003
		1,500.00	*VENDOR TOTAL					
ASFPM	ASFPM RENEWAL-TK	50.00	EDUCATIONAL TRAINING	01.411.551		IL-09-00507		957 00275
AT&T DATA	IPAD DATA PLAN	70.50	TELEPHONE	01.441.4441	063309	AT&T DATA		965 00008
	IPAD DATA PLAN	19.99	TELEPHONE	01.441.4441	063309	AT&T DATA		965 00013
	.5 IPAD DATA PLAN	52.45	TELEPHONE	62.491.4441	063309	AT&T DATA		965 00019
	.5 IPAD DATA PLAN	52.45	TELEPHONE	62.492.4441	063309	AT&T DATA		965 00020
		195.39	*VENDOR TOTAL					
AVENU INSIGHTS & ANALYTI	HOSTING/TECH SPRT-OCT 21	1,353.10	SOFTWARE SUPPORT	01.413.4753		030202		957 00004
	HOSTING/TECH SPRT-OCT 21	676.54	SOFTWARE SUPPORT	62.491.4753		030202		957 00004
	HOSTING/TECH SPRT-OCT 21	676.54	SOFTWARE SUPPORT	62.492.4753		030202		957 00004
		2,706.18	*VENDOR TOTAL					
AWWA.ORG	WATER AUDITS-LOSS CNTRL	141.84	MAINTENANCE	62.492.4541	063309	AWWA.ORG		965 00001
BARCODES INC	POWER SUPPLY-SQUAD PRNTR	706.56	EQUIPMENT & ACCESSORIES	01.421.4791		6702801		957 00006
	USB FOR SQUAD PRINTER	50.70	EQUIPMENT & ACCESSORIES	01.421.4791		6702898		957 00005
		757.26	*VENDOR TOTAL					
BILL'S LAWN MAINTENANCE	MNCPL MOWING 10/11	4,365.00	R&M - LAWN MOWING	01.441.4215		172019		957 00009
	MNCPL MOWING 10/11	667.50	R&M - BUILDINGS	62.492.4211		172020		957 00181
	MNCPL MOWING 10/11	667.50	R&M - SITE IMPROVEMENTS	62.491.4211		172020		957 00181
	MNCPL MOWING 10/18	667.50	R&M - BUILDINGS	62.492.4211		172022		957 00180
	MNCPL MOWING 10/18	667.50	R&M - SITE IMPROVEMENTS	62.491.4211		172022		957 00180
	521B ABERDEEN	50.00	R&M - WEEDS	01.442.4235		180349		957 00008
		7,085.00	*VENDOR TOTAL					
BRANIFF COMMUNICATIONS,	WARNING SIGNAL MNTNC	5,000.00	R&M - EQUIPMENT	01.428.4241		33725		957 00122
CARROLL CONSTRUCTION SUP	SAFETY GLOVES	5.00	SAFETY SUPPLIES	01.441.4762		FR092379		957 00010
	CEMENT	192.31	R&M - STORM SYSTEM	01.441.4232		FR092592		957 00011
		197.31	*VENDOR TOTAL					

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P	ID	LINE
CERTIFIED LABORATORIES	HERBICIDE	1,277.97	R&M - BUILDINGS	62.492.4211		7430146			957	00182
	WIPES	517.96	OPERATING SUPPLIES	62.492.4761		7430146			957	00183
	RETURNED HERICIDE	1,226.00CR	R&M - BUILDINGS	62.492.4211		7532809			957	00184
		569.93	*VENDOR TOTAL							
CGIRESULTS.COM	2021 APA STATE CONF	275.00	EDUCATIONAL TRAINING	01.461.551	063309	CGIRESULTS.COM			965	00018
CHICAGO TRIBUNE	RULES/REGULATIONS	40.50	ELIGIBILITY/PROMOTION	01.422.4431		CTC44191303			957	00295
	7403 MAYFIELD DR-VAR	31.50	PUBLISHING	01.461.4431		CTC44191303			957	00296
	TREASURES REPORT	882.00	PUBLISHING	01.411.4431		CTC44191303			957	00297
	20550 S LAGRANGE-SUP	33.00	PUBLISHING	01.461.4431		CTC44191303			957	00298
	TEXT AMENDMENT	40.50	PUBLISHING	01.461.4431		CTC44191303			957	00299
	FILTER MEDIA-WELL 10	51.00	PUBLISHING	62.492.4431		CTC44191303			957	00300
		1,078.50	*VENDOR TOTAL							
CINTAS CORPORATION #344	MATS-VH 10/26	117.11	R&M - BLDG/SITE IMPROVEMENT	01.441.4211		4099812677			957	00012
	MATS-VH 11/2	117.11	R&M - BLDG/SITE IMPROVEMENT	01.441.4211		4100483584			957	00013
		234.22	*VENDOR TOTAL							
CLARKE ENVIRONMENTAL MOS	MOSQUITO CONTROL-9/10	7,630.00	PEST CONTROL	01.441.4672		1018400			957	00276
CNG	BI-ANNUAL PHONE SUPPORT	256.65	SOFTWARE SUPPORT	01.412.4753		93559			957	00014
	BI-ANNUAL PHONE SUPPORT	256.78	SOFTWARE SUPPORT	01.413.4753		93559			957	00014
	BI-ANNUAL PHONE SUPPORT	256.78	SOFTWARE SUPPORT	01.441.4753		93559			957	00014
	BI-ANNUAL PHONE SUPPORT	256.65	SOFTWARE SUPPORT	01.442.4753		93559			957	00014
	BI-ANNUAL PHONE SUPPORT	256.65	SOFTWARE SUPPORT	01.461.4753		93559			957	00014
	BI-ANNUAL PHONE SUPPORT	256.60	SOFTWARE SUPPORT	62.491.4753		93559			957	00014
	BI-ANNUAL PHONE SUPPORT	256.60	SOFTWARE SUPPORT	62.492.4753		93559			957	00014
		1,796.97	*VENDOR TOTAL							
COBAN TECHNOLOGIES INC	DVR ACCESSORIES	375.00	EQUIPMENT & ACCESSORIES	01.421.4791		43906			957	00268
	DVR SOFTWARE	165.00	COMPUTER SOFTWARE	01.421.4752		43907			957	00267
		540.00	*VENDOR TOTAL							
COMCAST CABLE	8847 LINCOLN HWY-INTERNET	163.35	TELEPHONE	62.492.4441		87712014903490			957	00255
	524 CENTER RD-INTERNET	98.85	TELEPHONE	01.441.4441		87712014903658			957	00254
	524 CENTER RD-INTERNET	49.42	TELEPHONE	62.491.4441		87712014903658			957	00254
	524 CENTER RD-INTERNET	49.42	TELEPHONE	62.492.4441		87712014903658			957	00254
		361.04	*VENDOR TOTAL							
COMMONWEALTH EDISON CO	STREETLIGHTS	6,259.44	STREET LIGHTING	01.441.4632		0273016112			957	00019

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
COMMONWEALTH EDISON CO								
	1 S WHITE-SPCL EVT CNTR	28.34	ELECTRICITY	01.441.4611		1539157073		957 00018
	1025 LAMBRECHT DR-WELL 5	59.27	ELECTRICITY	62.492.4611		1553034022		957 00258
	11 S WHITE ST	162.07	ELECTRICITY	01.441.4611		2892084063		957 00016
	460 OHIO RD-WPS	3,664.91	ELECTRICITY	62.491.4611		4359088050		957 00257
	23031 80TH-WELL 13/14	3,242.41	ELECTRICITY	62.492.4611		5043020207		957 00256
	1 N WHITE ST-PRKG LOT	185.83	ELECTRICITY	01.441.4611		8043142005		957 00017
	11 N WHITE ST	15.53	ELECTRICITY	01.441.4611		9097788012		957 00015
		13,617.80	*VENDOR TOTAL					
COMPLETE EQUITY MARKETS								
	U/C INC PREMIUM 2022	549.46	UNEMPLOYMENT COMPENSATIO	01.412.4151		UC 2022		957 00190
	U/C INC PREMIUM 2022	357.42	UNEMPLOYMENT COMPENSATIO	01.413.4151		UC 2022		957 00191
	U/C INC PREMIUM 2022	752.54	UNEMPLOYMENT COMPENSATIO	01.442.4151		UC 2022		957 00192
	U/C INC PREMIUM 2022	467.81	UNEMPLOYMENT COMPENSATIO	01.461.4151		UC 2022		957 00193
	U/C INC PREMIUM 2022	5,845.98	UNEMPLOYMENT COMPENSATIO	01.421.4151		UC 2022		957 00194
	U/C INC PREMIUM 2022	1,750.09	UNEMPLOYMENT COMPENSATIO	01.441.4151		UC 2022		957 00195
	U/C INC PREMIUM 2022	1,009.67	UNEMPLOYMENT COMPENSATIO	02.491.4151		UC 2022		957 00196
	U/C INC PREMIUM 2022	1,750.10	UNEMPLOYMENT COMPENSATIO	62.492.4151		UC 2022		957 00197
		12,483.07	*VENDOR TOTAL					
CONSTELLATION NEWENERGY								
	20538 LAGRANGE-LIFT ST	19,477.93	ELECTRICITY	62.491.4611		707605-1		957 00261
	20248 GRACELAND-W 15/16	4,697.15	ELECTRICITY	62.492.4611		707605-10		957 00205
	22656 LAGRANGE-LIFT ST	1,159.18	ELECTRICITY	62.491.4611		707605-11		957 00189
	9209 GULFSTREAM-LIFT ST	74.88	ELECTRICITY	62.491.4611		707605-14		957 00185
	21841 S ELSNER-TOWER	29.54	ELECTRICITY	62.492.4611		707605-17		957 00206
	IRNWD/CHARMAINE-LIFT ST	102.09	ELECTRICITY	62.491.4611		707605-18		957 00201
	730 TANGLEWOOD-WELL 4	3,466.72	ELECTRICITY	62.492.4611		707605-2		957 00187
	STNBRIDGE/BASSWOOD-LIFT	32.14	ELECTRICITY	62.491.4611		707605-24		957 00202
	234 BLACKTHORN-WELL 6	50.00	ELECTRICITY	62.492.4611		707605-25		957 00260
	21501 HARLEM-LIFT ST	259.00	ELECTRICITY	62.491.4611		707605-26		957 00259
	20327 LAGRANGE-H/CK PUMP	3,700.90	ELECTRICITY	62.491.4611		707605-3		957 00204
	601 PRESTWICK-WELL 17	1,558.93	ELECTRICITY	62.492.4611		707605-4		957 00203
	1015 LAMBRECHT-WELL 5	460.68	ELECTRICITY	62.492.4611		707605-5		957 00186
	1040 S BUTTERNUT-LIFT ST	57.45	ELECTRICITY	62.491.4611		707605-8		957 00188
		35,127.72	*VENDOR TOTAL					
CORE & MAIN LP								
	TUBES/COUPLINGS	1,798.92	R&M - WATER LINES	62.492.4261		P840965		957 00200
	6" VALVES/MEGALUG ASSEMB	1,656.00	R&M - WATER LINES	62.492.4261		P861151		957 00199
	COUPLINGS	1,406.73	R&M - WATER LINES	62.492.4261		P869445		957 00198
		4,861.65	*VENDOR TOTAL					
COUNTY OF WILL								
	BLDG REPAY-OCTOBER	188.16	POLICE COMM. CENTER	01.421.4411		BLDG REPAY-OCT		957 00270
	DISPATCH SERV-OCTOBER	34,851.45	POLICE COMM. CENTER	01.421.4411		OCT2021-001		957 00269
		35,039.61	*VENDOR TOTAL					

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
CURRIE MOTORS								
	TURN/STROBE LIGHT-PD	406.21	R&M - VEHICLES	01.421.4243		129051		957 00024
	BLADES	275.07	R&M - VEHICLES	01.441.4243		129234		957 00022
	BLADES	117.99	R&M - VEHICLES	01.421.4243		129234		957 00023
	LUGNUT COVER-SQ18	56.35	R&M - VEHICLES	01.421.4243		129357		957 00021
	4WD LOCK-ST12	155.35	R&M - VEHICLES	01.441.4243		129452		957 00020
		1,010.97	*VENDOR TOTAL					
DIXON ENGINEERING INC								
	LINC HWY STNDPPE ANTENNA	1,350.00	CONSULTANT PLAN REVIEW	F 01.442.4391		21-8515		957 00123
	ELSNER VERIZON	1,350.00	CONSULTANT PLAN REVIEW	F 01.442.4391		21-8765		957 00208
	GRACELAND T-MOBILE	1,550.00	CONSULTANT PLAN REVIEW	F 01.442.4391		21-8766		957 00207
	LAMBRECHT VERIZON	1,250.00	CONSULTANT PLAN REVIEW	F 01.442.4391		21-8767		957 00209
	LW STANDPIPE VERIZON	1,350.00	CONSULTANT PLAN REVIEW	F 01.442.4391		21-8768		957 00210
		6,850.00	*VENDOR TOTAL					
DONALD E MORRIS ARCHITEC								
	PLAN REVIEWS-SEPT 2021	1,450.00	CONSULTANT PLAN REVIEW	F 01.442.4391		09-21		957 00157
DORNER COMPANY								
	VALVE-WELL 10 BSTR PUMP	1,019.55	R&M - WELLS	62.492.4262		159405		957 00211
EVOQUA WATER TECHNOLOGIE								
	WIPERS-CLARIFIERS	814.20	R&M TREATMENT PLANT	62.491.4229		905117974		957 00212
EXCEL ELECTRIC INC								
	RPR STLGHT-DUNLAP REEF	771.00	R&M - STREET LIGHTS	01.441.4236		125895		957 00025
	VH PRKG LOT LIGHTS RPR	309.60	R&M - STREET LIGHTS	01.441.4236		125897		957 00027
	RPR STLGHT-HGH STN/PINE	262.00	R&M - STREET LIGHTS	01.441.4236		125899		957 00026
	RPR STLGHT-11884 ELISE	1,634.45	R&M - STREET LIGHTS	01.441.4236		125922		957 00028
		2,977.05	*VENDOR TOTAL					
FACEBOOK								
	FB BOOST TO OPRT 5K POST	20.00	EVENTS	01.412.4534	063309	FACEBOOK		965 00004
FLOWER COTTAGE/THE								
	FUNERAL FLOWERS-DOWDING	100.00	COMMUNITY RELATIONS	01.411.4531		4569		957 00125
	FUNERAL FLOWERS-DOWDING	85.00	EMPLOYEE RELATIONS	01.421.4532		4570		957 00124
		185.00	*VENDOR TOTAL					
FRANKFORT CHAMBER								
	CHAMBER ANNUAL MEETING	240.00	COMMUNITY RELATIONS	01.411.4531	063309	FF CHAMBER		965 00006
FRANKFORT FIRE PROT. DIS								
	CONTRIB 8/1/21-10/31/21	6,505.84	FRFT FIRE PROT DIST CONT	01.000.2180		8/1-10/31/2021		957 00119
FRANKFORT PARK DISTRICT								
	CONTRIB 8/1/21-10/31/21	17,135.14	FRANKFORT PARK DIST. CON	01.000.2178		8/1-10/31/2021		957 00117

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VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
FRANKFORT POST OFFICE	POSTAGE FOR METER 10/15	1,000.00	POSTAGE	01.412.4433		46457362		949 00003
FRANKFORT PUBLIC LIBRARY	CONTRIB 8/1/21-10/31/21	15,571.29	FKFT. LIBRARY DIST. CONT	01.000.2176		8/1-10/31/2021		957 00116
FRANKFORT SCHOOL DIST. 1	CONTRIB 8/1/21-10/31/21	112,696.35	FKFT G.S. DIST.157C CONT	01.000.172		8/1-10/31/2021		957 00112
FRANKFORT SQ PARK DISTRI	CONTRIB 8/1/21-10/31/21	14,270.71	FRANKFORT SQ PARK DISTRI	01.000.2179		8/1-10/31/2021		957 00118
FULLER'S CAR WASH OF MOK	CAR WASHES-OCTOBER	24.00	R&M - VEHICLES	01.421.4243		210		957 00271
GALLAGHER MATERIALS CORP	3.16TN COLD PATCH	391.84	R&M - PATCHING MIX	1.441.4230		22066		957 00029
GALLS LLC	PANTS-313	191.50	UNIFORMS	01.421.4781		19487204		957 00126
	SHIRTS-308	147.51	UNIFORMS	01.421.4781		19487243		957 00127
		339.01	*VENDOR TOTAL					
GASVODA & ASSOCIATES, IN	FILTER RPRS-WELL 4/15&16	3,973.10	R&M - WELLS	62.492.4262		2102050		957 00213
GLAZIER/RACHELLE	FNL RFND-22985 TOSCANA	247.25	CUSTOMER ACCOUNTS RECEIV	62.000.1311		107-6042-00-02		957 00030
GORDON ELECTRIC SUPPLY I	BULBS	829.00	R&M - STREET LIGHTS	01.441.4236		S2213957.001		957 00031
GOVERNMENT FINANCE	GFOA A/P WEBINAR-JB	85.00	EDUCATIONAL TRAINING	01.413.4551	063309	GOVERNMENT FIN		965 00007
	GFOA DUES-JB/RP	340.00	DUES	01.413.4511	063309	GOVERNMENT FIN		965 00009
		425.00	*VENDOR TOTAL					
GOVERNMENT INSURANCE NET	HEALTH INS PREM-NOV 2021	116,675.45	HLTH/DNTL/VSN/LIFE INS P	01.000.2163	040026	NOVEMBER 2021		949 00001
	HEALTH INS PREM-NOV 2021	26,415.11	HLTH/DNTL/VSN/LIFE INS P	62.000.2163	040026	NOVEMBER 2021		949 00002
		143,090.56	*VENDOR TOTAL					
GRAINGER	PAPER TOWELS/SAFETY GLVS	213.51	OPERATING SUPPLIES	62.492.4761		9096860086		957 00032
	VALVES/NIPPLES-WELL 10	160.38	R&M - WELLS	62.492.4262		9102580264		957 00214
		373.89	*VENDOR TOTAL					
GREEN GLEN NURSERY INC	REPLACEMENT TREES	2,310.00	PARKWAY TREES	31.477.5181		40134B2		957 00035

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VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
GREEN GLEN NURSERY INC	REPLACEMENT TREES	2,035.00	PARKWAY TREES	31.477.5181		40134B3		957 00034
	REPLACEMENT TREES	2,400.00	PARKWAY TREES	31.477.5181		40134B4		957 00036
	REPLACEMENT TREES	2,550.00	PARKWAY TREES	31.477.5181		40134B5		957 00033
		9,295.00	*VENDOR TOTAL					
HACK/KEVIN	SAFETY WORK BOOTS-KH	175.00	R&M - UNIFORMS	01.441.251		WORK BOOTS-KH		957 00037
HAMPTON INN	HOTEL-2021 APA IL CONF	145.60	EDUCATIONAL TRAINING	01.461.411	063309	HAMPTON INN		965 00015
HAWKINS INC	CL2 VACUUM REG-WELLS	4,400.00	EQUIPMENT & ACCESSORIES	62.492.4791		6048242		957 00215
HERITAGE FS INC.	DIESEL	1,964.87	GASOLINE/OIL	01.441.4731		35008883		957 00038
	DIESEL	544.11	GASOLINE/OIL	62.492.4731		35008883		957 00038
	DIESEL	513.88	GASOLINE/OIL	62.491.4731		35008883		957 00038
		3,022.86	*VENDOR TOTAL					
HI VIZ INC	STOP/SPEED LIMIT SIGNS	520.00	R&M - STREETS/SIGNS	01.441.4233		10104		957 00039
HOME DEPOT #6919	TOILET SEAL/BUCKET/VALVE	115.41	R&M - BLDG SITE IMPROVEM	01.441.4211		0973426		957 00042
	SAFETY GLOVES	33.90	SAFETY SUPPLIES	01.441.4762		2973351		957 00040
	PAINT	34.86	R&M - VEHICLES	01.441.4243		4972977		957 00044
	SPRINGS/BOLTS/PAINT	78.75	R&M - VEHICLES	01.441.4243		5972947		957 00043
	PRIMER PAINT	29.94	R&M - VEHICLES	01.441.4243		6360056		957 00047
	KNIFE/DRILL BITS/BLADES	54.00	OPERATING SUPPLIES	01.441.4761		7973229		957 00041
	SAFETY GLOVES	14.00	SAFETY SUPPLIES	01.441.4762		9360070		957 00046
	CEDAR PLANKS/DOWELS/GLUE	262.01	R&M - STREETS/SIGNS	01.441.4233		9360072		957 00045
		624.20	*VENDOR TOTAL					
HOMER TREE CARE INC	TREE RMVL-PRAIRIE PARK	2,500.00	R&M - PRAIRIE PARK	01.441.4218		46974		957 00048
	TREE RMVL-PRAIRIE PARK	2,500.00	R&M - PRAIRIE PARK	01.441.4218		46975		957 00049
		5,000.00	*VENDOR TOTAL					
HR GREEN INC	RRA/ERP	1,865.50	ENGINEER FEES	68.492.4351		147735		957 00216
ICMA ONLINE	ICMA WEBINAR-RP	149.00	EDUCATIONAL TRAINING	01.412.4551	063309	ICMA ONLINE		965 00005
	BRANDING WEBINAR-RP	149.00	EDUCATIONAL TRAINING	01.412.4551	063309	ICMA ONLINE		965 00014
		298.00	*VENDOR TOTAL					
IL ARBORIST ASSOCIATION	IAA CONFERENCE-CM	320.00	EDUCATIONAL TRAINING	01.441.4551	063309	IL ARBORIST		965 00022

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VENDOR NAME DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
IL ASSOC. OF CHIEFS OF P 2021 DUES-RP	135.00	DUES	01.412.4511		9635		957 00050
IL AWWA REGULATORY UPDATE-ZB	92.00	EDUCATIONAL TRAINING	62.492.4551	063309	IL AWWA		965 00011
ILLINOIS CENTRAL RAILROA LOCUST ST BY BORG WARNER	250.62	PROPERTY LEASE	62.492.4663		9500230322		957 00051
INTERSTATE BATTERY SYSTE BATTERY-ST97	259.90	R&M - VEHICLES	01.441.4243		10074054		957 00053
BATTERY-PD	144.95	R&M - VEHICLES	01.421.4243		10074054		957 00054
BATTERY-ST17	289.90	R&M - VEHICLES	01.441.4243		10074075		957 00052
	694.75	*VENDOR TOTAL					
JEWEL FOOD STORES #3052 VEND MACH/BRK RM SUPPLY	75.45	OFFICE SUPPLIES	01.412.4751		661348		957 00070
JEWEL OSCO DONUTS-SAFETY MEETING	35.61	MEETING EXPENS	01.41.4541	063309	JEWEL-OSCO		965 00002
JOHNSON CONTROLS SECURIT 1 N WHITE ST-FINAL BILL	50.07	R&M - (SITE PROPEM	01.441.4211		35621117		957 00158
JONES/JENNIFER 22897 PERTH CT L107	1,000.00	LANDSCAPE DEPOSIT	01.000.2321		B207138		957 00288
22897 PERTH CT L107	500.00	CONTRACTOR DEPOSIT	01.000.2323		B207138		957 00289
	1,500.00	*VENDOR TOTAL					
KAMAN FLUID POWER NOZZLE	11.00	OPERATING SUPPLIES	62.492.4761		J15660-001		957 00277
KIRKMAN/BLAKE 22919 PERTH CT L106	1,000.00	LANDSCAPE DEPOSIT	01.000.2321		B217530		957 00286
22919 PERTH CT L106	500.00	CONTRACTOR DEPOSIT	01.000.2323		B217530		957 00287
	1,500.00	*VENDOR TOTAL					
KOURETAS/KONSTANTINOS FNL RFND-22654 FRONTIER	90.72	CUSTOMER ACCOUNTS RECEIV	62.000.1311		302-1896-00-02		957 00262
KUSTOM SIGNALS INC 2 RADARS-NEW SQUADS	2,516.00	EQUIPMENT & ACCESSORIES	01.421.4791		588934		957 00272
L-W HIGH SCHOOL DIST 210 CONTRIB 8/1/21-10/31/21	39,949.35	L-W H.S. DIST.210 CONTRI	01.000.2171		8/1-10/31/2021		957 00111
LANDSCAPE SUPPLY INC RESTOR-562 ABERDEEN	300.00	R&M - WATER LINES	62.492.4261		2021-168		957 00217
RESTOR-10 GOLFVIEW LN	1,458.00	R&M - WATER LINES	62.492.4261		2021-169		957 00218

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VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
LANDSCAPE SUPPLY INC								
	RESTOR-20706 WOODLAWN CT	259.00	R&M - WATER LINES	62.492.4261		2021-170		957 00219
	RESTOR-7746/7758 CVENTRY	1,443.42	R&M - WATER LINES	62.492.4261		2021-171		957 00220
	RESTOR-894 ST ANDREWS WY	1,148.00	R&M - WATER LINES	62.492.4261		2021-172		957 00221
		4,608.42	*VENDOR TOTAL					
LAWSON PRODUCTS INC								
	TIRE PATCH	4.70	R&M - VEHICLES	01.441.4243		9308916687		957 00055
	TIRE PATCH	1.56	R&M - VEHICLES	01.461.4243		9308916687		957 00056
	TIRE PATCH	4.70	R&M - VEHICLES	62.491.4243		9308916687		957 00057
	TIRE PATCH	4.71	R&M - VEHICLES	01.421.4243		9308916687		957 00058
	TIRE PATCH	18.86	R&M - VEHICLES	1.441.4243		9308920683		957 00059
	TIRE PATCH	6.28	R&M - VEHICLES	01.461.4243		9308920683		957 00060
	TIRE PATCH	18.86	R&M - VEHICLES	01.421.4243		9308920683		957 00061
	.5 TIRE PATCH	9.43	R&M - VEHICLES	62.491.4243		9308920683		957 00062
	.5 TIRE PATCH	9.43	R&M - VEHICLES	62.492.4243		9308920683		957 00063
	PTO PIN/GRINDING WHEEL	72.56	R&M - VEHICLES	01.441.4243		9308930034		957 00222
	.5 PTO PIN/GRINDING WHL	36.28	R&M - VEHICLES	62.491.4243		9308930034		957 00223
	.5 PTO PIN/GRINDING WHL	36.28	R&M - VEHICLE	62.492.4243		9308930034		957 00224
		223.65	*VENDOR TOTAL					
LEXISNEXIS RISK DATA MNG								
	MONTHLY SUPPORT-OCT	75.00	SOFTWARE SUPPORT	01.421.4753		20211031		957 00128
LOCAL PRINTING & DESIGN								
	WORK PANTS-JC/EL/JCAM	319.92	R&M - UNIFORMS	62.492.4251		11895		957 00065
	500 DOOR HANGERS-PW	175.00	JANITORIAL SUPPLIES	01.441.4741		11896		957 00064
	1000 STOP CARDS	85.00	OPERATING SUPPLIES	01.421.4761		11927		957 00273
		579.92	*VENDOR TOTAL					
MACE IRON WORKS, INC.								
	METAL-ST ANDREWS ST SIGN	15.00	R&M - STREETS/SIGNS	01.441.4233		79979		957 00066
MAGEE/DEBRA								
	20665 GRAND HAVEN DR L78	1,000.00	LANDSCAPE DEPOSIT	01.000.2321		B207328		957 00284
	20665 GRAND HAVEN DR L78	500.00	CONTRACTOR DEPOSIT	01.000.2323		B207328		957 00285
		1,500.00	*VENDOR TOTAL					
MAHONEY, SILVERMAN & CRO								
	TRAFFIC	5,205.83	ATTORNEY FEES	01.421.4321		57390/182		957 00304
	GENERAL	1,803.75	ATTORNEY FEES	01.411.4321		57390/264		957 00305
	MEETINGS	1,218.75	ATTORNEY FEES	01.411.4321		57390/265		957 00306
	DANDINO DEMOLITION	177.50	ATTORNEY FEES	01.411.4321		57390/482		957 00307
	2 SMITH ST	146.25	ATTORNEY FEES	01.411.4321		57390/528		957 00308
	SOUTHERN CHARM	536.25	ATTORNEY FEES	01.442.4321		57390/600		957 00309
	SALE OF 1 N WHITE ST	243.75	ATTORNEY FEES	01.411.4321		57390/608		957 00310
	JOHNNY MAGYK-BEY	243.75	ATTORNEY FEES	01.421.4321		57390/609		957 00311
	BORG WARNER	17,221.00	ATTORNEY FEES	01.411.4321		57390/617		957 00312
	111 LINDEN LN	105.03	ATTORNEY FEES	01.411.4321		57390/619		957 00313

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VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
MAHONEY, SILVERMAN & CRO	709 TANGLEWOOD	292.50	ATTORNEY FEES	01.442.4321		57390/620		957 00314
		27,194.36	*VENDOR TOTAL					
MAIL CHIMP	MAILCHIMP MONTHLY	22.30	COMMUNITY RELATIONS	01.411.4531	063309	MAILCHIMP		965 00012
MARTIN WHALEN OFFICE SOL	XER/XWC5330 COPIER SUPRT	106.54	R&M - OFFICE EQUIPMENT	01.411.4242		3078847		957 00129
MASTER AUTOMOTIVE SUPPLY	LUBE	6.74	R&M - VEHICLES	01.441.4243		15030-108980		957 00076
	FILTER-LEAF MACHINE	15.51	R&M - VEHICLES	01.441.4243		15030-109162		957 00079
	AIR FILTER-LEAF MACHINE	35.06	R&M - VEHICLES	01.441.4243		15030-109381		957 00075
	WIRE MILD-LEAF BOX	34.49	R&M - VEHICLES	01.441.4243		15030-109393		957 00074
	AXLE-ST12	255.45	R&M - VEHICLES	01.441.4243		15030-109551		957 00078
	BRAKE PADS-ST12	383.08	R&M - VEHICLES	01.441.4243		15030-109556		957 00077
	HUB/BEARING-SQ11	165.23	R&M - VEHICLES	01.421.4243		15030-109611		957 00082
	FUEL-LEAF MACHINE	115.28	R&M - VEHICLES	01.441.4243		15030-109654		957 00080
	WASHER FLUID	35.40	R&M - VEHICLES	01.421.4243		15030-109678		957 00084
	WASHER FLUID	17.70	R&M - VEHICLES	01.441.4243		15030-109678		957 00085
	.5 WASHER FLUID	8.85	R&M - VEHICLES	62.491.4243		15030-109678		957 00086
	.5 WASHER FLUID	8.85	R&M - VEHICLES	62.492.4243		15030-109678		957 00087
	BEARING ASSEMBLY-ST12	454.84	R&M - VEHICLES	01.441.4243		15030-109710		957 00083
	SPARK PLUGS/GASKET-SQ21	139.15	R&M - VEHICLES	01.421.4243		15030-109836		957 00081
	HOSE	106.43	R&M - VEHICLES	01.421.4243		15030-109840		957 00071
	BRAKE PADS/ROTOR	366.20	R&M - VEHICLES	01.421.4243		15030-109981		957 00073
	BATTERY-A10	109.31	R&M - VEHICLES	01.441.4243		15030-109985		957 00072
	BRAKES/DRUMS-W4	180.28	R&M - VEHICLES	62.492.4243		15030-110049		957 00228
	GASKET/FUEL DAMPER-W4	88.94	R&M - VEHICLES	62.492.4243		15030-110096		957 00227
	FUEL INJECTOR-W4	374.00	R&M - VEHICLES	62.492.4243		15030-110197		957 00225
	FUEL PUMP-W4	183.00	R&M - VEHICLES	62.492.4243		15030-110275		957 00226
		3,085.00	*VENDOR TOTAL					
MATTHUIS TRUCKING INC	22.93TN CM10 RDMX DLVRY	507.10	R&M - STREETS/SIGNS	01.441.4233		2596		957 00088
MCCOLLAM/RYAN	22556 BLARNEY RD L25	1,000.00	LANDSCAPE DEPOSIT	01.000.2321		B207164		957 00089
	22556 BLARNEY RD L25	500.00	CONTRACTOR DEPOSIT	01.000.2323		B207164		957 00090
		1,500.00	*VENDOR TOTAL					
MCTMAHON CUSTOM BUILDERS	22846 MUNICH CT L68	1,000.00	LANDSCAPE DEPOSIT	01.000.2321		B217552		957 00290
	22846 MUNICH CT L68	500.00	CONTRACTOR DEPOSIT	01.000.2323		B217552		957 00291
		1,500.00	*VENDOR TOTAL					
MEADE ELECTRIC COMPANY,	TRAF SGNL MNTNC-LARAWAY	700.00	R&M - TRAFFIC LIGHTS	01.441.4234		698002		957 00091

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
MEDEMA/KYLE E	SAFETY WORK BOOTS-KM	124.19	R&M - UNIFORMS	01.441.4251		WORK BOOTS-KM		957 00092
MUNICIPAL WELL & PUMP	DRILLING-TEST WELL 18	25,170.10	WELLS/IRON REMOVAL	68.492.5164		18574		957 00229
NORTHERN TOOL & EQUIPMEN	SAND BLASTING CABINET	299.98	R&M - VEHICLES	01.441.4243		48765906		957 00093
O'BRIEN/AMANDA	8231 KATIE LN L334	1,000.00	LANDSCAPE DEPOSIT	01.000.2171		B207255		957 00292
	8231 KATIE LN L334	500.00	CONTRACTOR DEPOSIT	1.000.232		B207255		957 00293
		1,500.00	*VENDOR TOTAL					
OFFICE DEPOT	WEBCAM	38.99	OFFICE SUPPLIES	01.461.4751		203953080001		957 00095
	FOLDERS	26.97	OFFICE SUPPLIES	01.442.4751		203954115001		957 00094
		65.96	*VENDOR TOTAL					
OFFICE DEPOT INC	DESK PADS/TAPE/LABELS	123.42	OFFICE SUPPLIES	01.421.4751		202344658001		957 00132
	ENTERED STAMP	10.19	OFFICE SUPPLIES	01.421.4751		202437000001		957 00130
	STENO PADS	5.98	OFFICE SUPPLIES	01.421.4751		202437002001		957 00131
		139.59	*VENDOR TOTAL					
ORKIN PEST CONTROL	LASR LAIR-24 ELWOOD	87.50	PEST CONTROL	01.441.4672		217845726		957 00097
	GRAINERY-24 ELWOOD	70.00	PEST CONTROL	01.441.4672		219909226		957 00096
		157.50	*VENDOR TOTAL					
P. T. FERRO CONSTRUCTION	ELM ST RECONSTRUCTION	124,829.00	R&M - STREETS	31.477.4233		47045		957 00098
	2021 ROAD MNTNC #3	1,596,162.60	R&M - STREETS	31.477.4233		47046 C-6724/3		957 00099
		1,720,992.03	*VENDOR TOTAL					
PARK HARDWARE #16759	PAIL/FLOW PISTOL/TIE DWN	78.96	OPERATING SUPPLIES	01.441.4761		6143		957 00106
	ROPE-FOUNTAIN RMVL	19.99	OPERATING SUPPLIES	01.441.4761		6158		957 00107
	PAINT-STREET SIGNS	56.89	R&M - STREETS/SIGNS	01.441.4233		6159		957 00104
	COUPLERS/BLOW GUN/BAIT	70.45	OPERATING SUPPLIES	01.441.4761		6172		957 00108
	EXT POLE/BRUSH DECK	44.96	OPERATING SUPPLIES	01.441.4761		6176		957 00100
	MURATIC ACID/GLOVES/CLNR	68.92	OPERATING SUPPLIES	01.441.4761		6177		957 00101
	MURATIC ACID/GLOVES	55.96	OPERATING SUPPLIES	01.441.4761		6178		957 00102
	PLUGS-ELECTRIC CHASE-OAK	7.98	R&M - PUBLIC GROUNDS	01.441.4216		6181		957 00103
	NOZZLE/MENDER	39.15	OPERATING SUPPLIES	01.441.4761		6195		957 00105
		443.26	*VENDOR TOTAL					
PEOTONE CUSD #207U	CONTRIB 8/1/21-10/31/21	28,722.18	PEOTONE CUSD #207U	01.000.2174		8/1-10/31/2021		957 00114

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
PEOTONE PUBLIC LIBRARY D	CONTRIB 8/1/21-10/31/21	400.00	PEOTONE PUBLIC LIBRARY D	01.000.2175		8/1-10/31/2021		957 00115
PHYSICIANS IMMEDIATE CAR	PRE-EMPTY DRUG TEST-IB	45.00	SAFETY & WELL EMPLOYEE	01.412.4134		4236962		957 00263
POMP'S TIRE SERVICE INC	TIRES-ST2	695.64	R&M - VEHICLES	01.441.243		410893375		957 00109
POTTER/SCOTT A	FALL 21 TUITION-SP	1,294.00	EDUCATIONAL TRAINING	01.421.4761		TUITION REIMB		957 00133
RAMIRO GUZMAN LANDSCAPIN	HARLEM AV MEDIAN MNTNC	1,250.00	R&M - LAWN MOWING	01.441.4215		7956		957 00135
	RT30 MOWING-OCTOBER	5,915.36	R&M - LAWN MOWING	01.441.4215		7970		957 00110
	RT30 BED MNTNC-OCTOBER	1,473.36	R&M - LAWN MOWING	01.441.4215		7971		957 00134
		8,638.72	*VENDOR TOTAL					
RED WING BUSINESS ADVANT	WORK BOOTS-BK	175.00	SAFETY SUPPLIE	62.92.4762		20211030007865		957 00136
REISS/BRANDON	22469 MALLOW DR L62	500.00	CONTRACT DEPOS	01.000.2323		B195782		957 00139
	22469 MALLOW DR L62	1,000.00	POOL DEPOS	01.000.2322		B217428		957 00137
	22469 MALLOW DR L62	1,000.00	LANDSCAPE DEPOSIT	01.000.2321		B217428		957 00138
		2,500.00	*VENDOR TOTAL					
RIDGE FENCE SUPPLY	PLOW DMG FENCE-44 W BOWN	902.00	R&M - STREETS/SIGNS	01.441.4233		129725		957 00264
RIMAGE CORP	RIBBONS-L3 VIDEO SYSTEM	194.00	OPERATING SUPPLIES	01.421.4761	063309	RIMAGE CORP		965 00003
ROBINSON ENGINEERING LTD	BRIDGE INSPECTIONS	888.00	BRIDGE INSPECTIONS	01.441.4352		21080117		957 00147
	ELM ST RECONSTRUCTION	2,334.50	R&M - STREETS	31.477.4233		21080216		957 00151
	ST FRANCIS RD-#46	1,565.22	ENGINEER FEES	23.486.4351		21090341		957 00152
	ST FRANCIS RD-#47 FNL	619.29	ENGINEER FEES	23.486.4351		21090455		957 00150
	LIGHTHOUSE PT-PHASE 3	552.00	ENGINEER FEES	01.461.4351		21100247		957 00149
	CHELSEA SCHOOL ADDITION	2,413.50	ENGINEER FEES	01.461.4351		21100248		957 00146
	OLD STONE VIL-1ST ADD	1,479.00	ENGINEER FEES	01.461.4351		21100249		957 00145
	HOMESTEAD COMM-SW WOLF	319.50	ENGINEER FEES	01.461.4351		21100250		957 00148
	ELM ST RECONSTRUCTION	10,873.50	R&M - STREETS	31.477.4233		21100251		957 00140
	GATEWAY III	4,333.50	ENGINEER FEES	01.461.4351		21100252		957 00142
	ELSNER RD TEST WELL/WTP	42,000.00	WELLS/IRON REMOVAL	68.492.5164		21100253		957 00230
	2021 ROADWAY MNTNC PROG	26,584.22	R&M - STREETS	31.477.4233		21100254		957 00141
	9350 LARAWAY RD-SVNA EXP	1,711.50	ENGINEER FEES	01.461.4351		21100255		957 00143
	314 NEBRASKA-2 LOT SUB	2,090.00	ENGINEER FEES	01.461.4351		21100256		957 00144
	LEAD SERV LINE RPLC PROJ	3,000.00	WATER LINES - TRANSMISSI	68.492.5163		21100446		957 00231
		100,763.73	*VENDOR TOTAL					

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM INVOICE	PO#	F/P ID LINE
RUNTECH	BDR/DVD-SG VIDEOS	54.45	OFFICE SUPPLIES	01.421.4751	063309 RUNTECH		965 00016
RUSH TRUCK CENTER OF IL	FILTERS	234.93	R&M - VEHICLES	01.441.4243	3025009833		957 00153
RUSSO'S POWER EQUIPMENT	SEED MIX/STRAW BLANKETS	185.97	R&M - STORM SYSTEM	01.441.4232	SPI10870032		957 00156
	4 RAKES	124.96	OPERATING SUPPLIES	01.441.4761	SPI10886579		957 00155
	SEED/MULCH	130.96	R&M - TREES & WEEDS	01.441.4235	SPI10893582		957 00154
		441.89	*VENDOR TOTAL				
S & S MECHANICAL SERV-AT	RPLC FURNACE MOTOR-PD	675.40	R&M - BLDG/SITE IMPROV	01.441.4211	11497		957 00159
	HVAC SERV-WELL 13/14	1,093.90	R&M - WELLS	62.492.4262	11517		957 00234
	HEATER MNTNC-WELL 13/14	690.00	R&M - WELLS	62.492.4262	11520		957 00160
	BLOWER SERV-WELL 13/14	150.00	R&M - WELLS	62.492.4262	11521		957 00232
	HVAC MNTNC-WELL 10	920.00	R&M - WELLS	62.492.4262	11543		957 00233
		3,529.30	*VENDOR TOTAL				
SALINAS PIZZA	STAFF LUNCH	153.18	EMPLOYEE RELATIONS	01.412.4532	063309 SALINAS PIZZA		965 00017
SAUNORIS' NURSERY	2YD TOP SOIL	74.00	R&M - TREES & WEEDS	01.441.4235	672865		957 00162
	4YD TOP SOIL-22535 CNTR	148.00	R&M - STORM SYSTEM	01.441.4232	672980		957 00163
	4YD TOP SOIL	148.00	R&M - TREES & WEEDS	01.441.4235	673382		957 00161
	2YD TOP SOIL-LKVV TREES	74.00	R&M - TREES & WEEDS	01.441.4235	673486		957 00164
		444.00	*VENDOR TOTAL				
SCHAEFFER'S	OIL	236.70	GASOLINE/OIL	01.441.4731	4527104396		957 00165
	OIL	473.88	GASOLINE/OIL	01.421.4731	4527104396		957 00165
	OIL	177.70	GASOLINE/OIL	62.492.4731	4527104396		957 00165
	OIL	177.70	GASOLINE/OIL	62.491.4731	4527104396		957 00165
	OIL	118.47	GASOLINE/OIL	01.442.4731	4527104396		957 00165
		1,184.70	*VENDOR TOTAL				
SCHILLING	6X6 POST	14.01	R&M - STREETS/SIGNS	01.441.4233	K00963/2		957 00166
SHAUGHNESSY/KEVIN W	POLYGRAPH-NEW HIRES	1,150.00	ELIGIBILITY/PROMOTION	01.422.4135	21/10-30		957 00167
SHERWIN-WILLIAMS	PAINT-LAKEVIEW POST	48.76	R&M - STREETS/SIGNS	01.441.4233	9508-2		957 00168
STANDARD EQUIPMENT COMPA	AIR FILTER CLEANER	197.40	R&M - VEHICLES	01.441.4243	P32389		957 00169

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
STAPLES ADVANTAGE								
	COFFEE	68.37	OFFICE SUPPLIES	01.412.4751		8064021911		957 00170
	TONER	114.19	OFFICE SUPPLIES	01.441.4751		8064021911		957 00171
	APPT BOOKS/FOLDERS/PENS	104.93	OFFICE SUPPLIES	01.412.4751		8064114109		957 00279
	APPT BOOKS/LABELS	63.45	OFFICE SUPPLIES	01.442.4751		8064114109		957 00280
	2022 MONTHLY PLANNER	41.38	OFFICE SUPPLIES	01.413.4751		8064114109		957 00281
	.5 2022 APPT BOOK/TONER	71.59	OFFICE SUPPLIES	62.491.4751		8064114109		957 00282
	.5 2022 APPT BOOK/TONER	71.59	OFFICE SUPPLIES	62.492.4751		8064114109		957 00283
		535.50	*VENDOR TOTAL					
STRAND ASSOCIATES INC								
	OLD PLANK TRL PAVEMENT	6,186.24	BIKE PATHS	01.477.5200		0176362		957 00172
SUBURBAN LABORATORIES IN								
	SAMPLE TESTING-RGNL	625.00	SAMPLE TESTING	62.491.4641		195657		957 00173
	SAMPLE TESTING-RGNL	100.00	SAMPLE TESTING	62.491.4641		196307		957 00235
		725.00	*VENDOR TOTAL					
SUMMIT HILL SCHOOL DIST.								
	CONTRIB 8/1/21-10/31/21	15,390.25	SUMMIT HILL G. DIST. CON	01.000.2173		8/1-10/31/2021		957 00113
SURVEY MONKEY								
	SURVEY MONKEY RENEWAL	384.00	DUES	01.412.4511	063309	SURVEY MONKEY		965 00024
SYNAGRO								
	SLUDGE REMOVAL-RGNL	7,425.00	SLUDGE REMOVAL	62.491.4642		25553		957 00274
TEMPLE								
	NATIONAL MINORITY UPDATE	195.00	TRAVEL/PROMOTION	01.422.4135	063309	TEMPLE		965 00021
TESTAMERICA LABORATORIES								
	SAMPLE TESTING-RGNL	25.00	SAMPLE TESTING	62.491.4641		5000047568		957 00174
UMBRIACO/FRANCESCO								
	22472 MALLOW DR	1,000.00	LANDSCAPE DEPOSIT	01.000.2321		B206922		957 00301
	22472 MALLOW DR	2,000.00	CONTRACTOR DEPOSIT	01.000.2323		B206922 FNLGRD		957 00303
	22472 MALLOW DR	500.00	CONTRACTOR DEPOSIT	01.000.2323		B206922 TREES		957 00302
		3,500.00	*VENDOR TOTAL					
USA BLUE BOOK								
	RETURN FILTER ELEMENT	247.95CR	R&M - TREATMENT PLANT	62.491.4229		757075		957 00240
	NOZZLES-CLEAN UP	314.95	OPERATING SUPPLIES	62.492.4761		768420		957 00237
	LAB SUPPLIES-RGNL	661.41	LABORATORY SUPPLIES	62.491.4712		771787		957 00236
	2 RPZ-432 NBR SKA FILL ST	2,259.90	EQUIPMENT & ACCESSORIES	62.492.4791		772906		957 00239
	FILTER ELEMENT-RGNL	273.31	R&M - TREATMENT PLANT	62.491.4229		773309		957 00238
		3,261.62	*VENDOR TOTAL					
VCNA PRAIRIE LLC								
	22.93TN CM10 STONE	168.54	R&M - STREETS/SIGNS	01.441.4233		890259804		957 00177

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P	ID	LINE
VERIZON WIRELESS										
	CELLPHONE-BLDG	77.94	TELEPHONE	01.442.4441		9890581127			957	00241
	IWIN CHARGES	532.14	SOFTWARE SUPPORT	01.421.4753		9890581127			957	00242
	CELLPHONE-PW	62.54	TELEPHONE	01.441.4441		9890581127			957	00243
	CELLPHONE-SWR	164.21	TELEPHONE	62.491.4441		9890581127			957	00244
	CELLPHONE-WTR	164.21	TELEPHONE	62.492.4441		9890581127			957	00245
		1,001.04	*VENDOR TOTAL							
VISU-SEWER OF ILLINOIS L										
	2021 SAN SWR TV INSPECT	98,879.29	SEWER SYSTEM IMPROVEMENT	68.01.1182		9220C			957	00246
VISUALGOV SOLUTIONS LLC										
	.5 ONLINE ECHECK/CC FEES	6,346.28	ADMIN/BANKING FEES	62.491.4371		JS-4697			957	00175
	.5 ONLINE ECHECK/CC FEES	6,346.28	ADMIN/BANKING FEES	62.492.4371		JS-4697			957	00176
		12,692.56	*VENDOR TOTAL							
WAREHOUSE DIRECT INC										
	BULLETIN BOARD-FRNT OFC	131.60	OFFICE SUPPLIES	01.421.4751		5092799-0			957	00178
WHISPERING PINES REINDEE										
	REINDEER ON GREEN 12/11	958.50	EVENTS	01.412.4534		REINDEER 12/11			957	00179
YIFTEE EGIFT										
	OPRT 5K PRIZES	107.00	EVENTS	01.412.4534	063309	YIFTEE EGIFT			965	00023
1ST AYD CORPORATION										
	HAND CLEANER/CAR WASH	195.76	R&M - VEHICLES	01.441.4243		PSI487160			957	00247
	HAND CLEANER/CAR WASH	195.76	R&M - VEHICLES	01.421.4243		PSI487160			957	00248
	HAND CLEANER/CAR WASH	65.25	R&M - VEHICLES	01.461.4243		PSI487160			957	00249
	.5 HAND CLEANER/CAR WASH	97.85	R&M - VEHICLES	62.491.4243		PSI487160			957	00250
	.5 HAND CLEANER/CAR WASH	97.85	R&M - VEHICLES	62.492.4243		PSI487160			957	00251
		652.10	*VENDOR TOTAL							

Schedule of Bills

VENDOR NAME	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID	LINE
DESCRIPTION								
REPORT TOTALS:	2,677,552.05							

RECORDS PRINTED - 000382

DRAFT

Payroll Expense Approval

11/12/2021 Payroll

	2020 Gross Wage Avg	Gross Wages	Pension	457	Medicare	SS
General Fund	<i>48,165.28</i>	60,193.64	6,334.04	665.00	843.26	3,190.12
Police Fund	<i>140,972.34</i>	172,575.08	44,828.45	1,800.00	2,426.15	10,374.00
Utility Fund	<i>57,457.12</i>	59,563.93	6,427.51	800.00	833.62	3,564.51
Streets	<i>46,687.51</i>	46,667.43	5,086.48	700.00	14.14	2,754.20
Total	<i>293,282.24</i>	339,000.08	62,676.48	3,965.00	4,741.17	19,882.83

Grand Total

430,271.56

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November 15, 2021

Unanimous Consent Agenda

C. COMMITTEE OF THE WHOLE REPORT

1. TRAFFIC CODE ORDINANCE AMENDMENT, CHAPTER 71: TRAFFIC CONTROL SCHEDULES

At its November 1, 2021 meeting, the Committee of the Whole considered a recommendation from the Traffic Advisory Committee to establish no parking on the north side of Sauk Trail between Ash Street and Center Road. The roadway is 25 feet in width at several points which is less than the recommended width of 28 feet for a two-lane roadway with parallel street parking on one side. In addition, traffic has increased on the roadway due to a new traffic pattern for St. Peter's Preschool and the parking restrictions will help control the safe movement of vehicular traffic.

It was the consensus of the Committee (Farina/Borrelli) to forward a recommendation to the Village Board to approve an amendment to the Traffic Code establishing the parking restriction on Sauk Trail as presented.

Motion: Accept the recommendation of the Committee of the Whole, waive the First and Second Readings, and pass an Ordinance amending the Village of Frankfort Code of Ordinances, Title VII: Traffic Code, Chapter 71, Traffic Control Schedules, to reflect the posting of "No Parking" signage on north side of Sauk Trail between Ash Street and Center Road.

2. VEHICLE REPLACEMENT PURCHASE APPROVAL – RESOLUTION

The Committee of the Whole also considered a request for the purchase of a new 2022 Ford Explorer for the administrative fleet through the Suburban Purchasing Cooperative Program. The cost of the vehicle would not exceed \$42,000.00.

It was the consensus of the Committee (Savaria/Farina) to forward a recommendation to the Village Board to approve the vehicle purchase as presented.

Motion: Accept the recommendation of the Committee of the Whole and adopt a Resolution authorizing the execution of a contract with Currie Motors of Frankfort for the purchase of a 2022 Ford Explorer, in an amount not to exceed \$42,000.00.

3. DISPOSAL OF SURPLUS VEHICLES - ORDINANCE

At its November 10, 2020 meeting, the Operations Committee reviewed a request from the Utilities Department to dispose of a 2005 and 2007 Ford F-350 upon receipt and commissioning of replacement vehicles. The replacement vehicles have been received and the 2005 Ford F-350 is no longer useful in the daily operations of the Village. Staff requests the vehicle be sent to auction. The 2007 Ford F-350 is currently being repurposed at the Police Department for snow removal.

It was the consensus of the Committee (Clavio/Savaria) to forward a recommendation to the Village Board approving the disposal of the surplus vehicle at public auction.

At its November 1, 2021 meeting, the Committee of the Whole reviewed a request to dispose of a 2002 International 4900 dump truck assigned to the Public Works fleet. The vehicle is no longer useful in the daily operations of the Village and staff requests the vehicle be sent to auction.

It was the consensus of the Committee (Petrow/Rossi) to forward a recommendation to the Village approving the disposal of the surplus vehicle at public auction.

Motion: *Accept the recommendations of the Operations Committee and the Committee of the Whole, waive the First and Second Readings, and pass an Ordinance authorizing the sale of certain surplus property owned by the Village of Frankfort, Will and Cook Counties, Illinois.*

DRAFT

ORDINANCE NO. 33XX

**AN ORDINANCE AMENDING THE VILLAGE OF FRANKFORT
CODE OF ORDINANCES, TITLE VII: TRAFFIC CODE,
CHAPTER 71: TRAFFIC CONTROL SCHEDULES**

WHEREAS, the Village of Frankfort periodically conducts traffic investigations, studies and surveys to regulate, warn or guide traffic on various streets or roadways; and

WHEREAS, such studies, surveys and investigations are used to determine the placement of stop and yield signs, as well as other traffic related signs, to control and regulate the safe movement and operation of vehicular traffic in the Village; and

WHEREAS, Chapter 11 of the Illinois Motor Vehicle Code authorizes municipalities to regulate such vehicular movement and place signs and other devices controlling such movement; and

WHEREAS, at a meeting held on October 20, 2021, the Traffic Advisory Committee recommended that the north side of Sauk Trail between Ash Street and Center Road be marked no parking; and

WHEREAS, at its November 1, 2021 meeting, the Committee of the Whole forwarded a recommendation to the Board of Trustees for the installation of “No Parking” signs on Sauk Trail in support of the Traffic Advisory Committee recommendation; and

WHEREAS, the President and Board of Trustees of the Village of Frankfort have determined it is in the best interest of the health, safety and welfare of the residents of the Village of Frankfort to modify the Traffic Code Ordinance as enumerated in Section 1 of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS AS FOLLOWS:

SECTION 1. CHAPTER 71, SCHEDULE VI: NO PARKING SIGNS

That Title VII, Traffic Code, Chapter 71, Traffic Control Schedules, Schedule VI of the Village of Frankfort Code of Ordinances, is hereby amended to establish and post “No Parking” signage:

Sauk Trail: Post “No Parking” signs on the north side of Sauk Trail between
Ash Street and Center Road

SECTION 2. SEVERABILITY

If any provision of this Ordinance or application thereof to any person or circumstances is

ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 3. REPEAL OF CONFLICTING PROVISIONS

All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

SECTION 4. EFFECTIVE DATE

The Ordinance shall take effect after its passage, approval, and publication in pamphlet form, as provided by law.

PASSED this __ day of ____, 2021; with __ members voting AYE; __ members voting NAY; and __ members absent; the Village President not voting; with __ members abstaining and said vote being:

ADAM BORRELLI	___	MARGARET M. FARINA	___
MICHAEL LEDDIN	___	JESSICA PETROW	___
DANIEL ROSSI	___	EUGENE SAVARIA	___

KATIE SCHUBERT
VILLAGE CLERK

APPROVED this __ day of ____, 2021.

KEITH OGLE
VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT
VILLAGE CLERK



Keith Ogle
Village President

VILLAGE OF
FRANKFORT
EST • 1855



Leanne Chelepis
Chief of Police

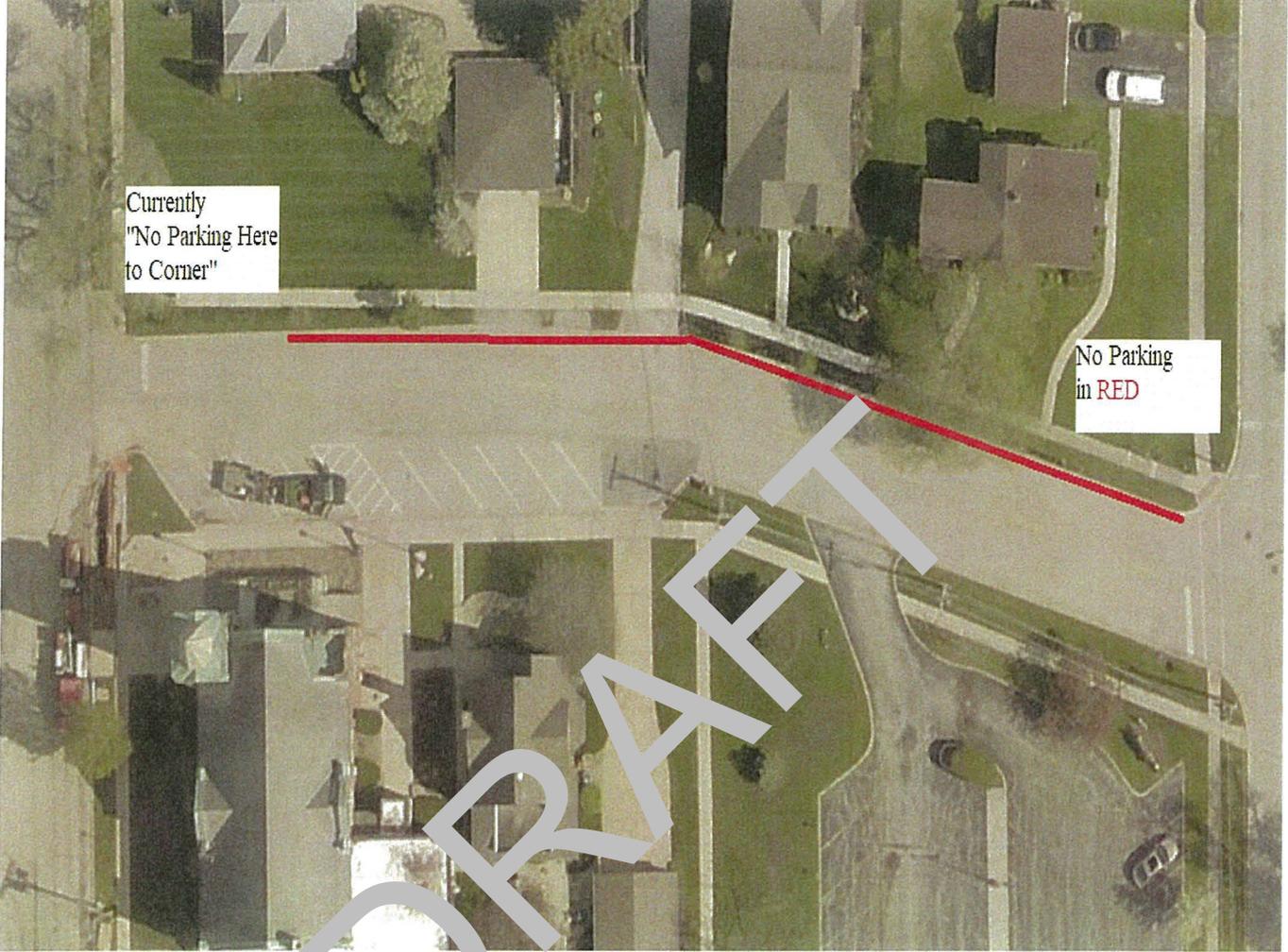
POLICE DEPARTMENT
20602 Lincoln-Way Lane • Frankfort Illinois
Administrative Office (815) 469-9435

Memo

To: Mayor Ogle and Village Trustees
From: William Dowding
Date: October 27, 2021
Re: Traffic Advisory Recommendation

The Traffic Advisory Committee was asked to examine the parking issues along Sauk Trail between Ash Street and Center Road. Summary vehicles have been parking along the north side of Sauk Trail just west of Center Road causing traffic clearance concerns. At the October 20th, 2021 traffic advisory meeting the matter was discussed. It should be noted that the roadway width of Sauk Trail is 24'00" at several points between the alley and Center Road. This width would be less than the recommended 26' that is required for a two-lane roadway with parallel street parking on one side.

Following discussion, it was the consensus of the Traffic Advisory Committee to recommend that the north side of Sauk Trail between Ash Street and Center Road be marked no parking.



Currently
"No Parking Here
to Corner"

No Parking
in RED

DRAFT

RESOLUTION NO. 21-XX

A RESOLUTION AUTHORIZING THE EXECUTION OF A CONTRACT WITH CURRIE MOTORS OF FRANKFORT FOR THE PURCHASE OF A 2022 FORD EXPLORER

WHEREAS, the Village of Frankfort desires to purchase a 2022 Ford Explorer from Currie Ford of Frankfort, Illinois; and

WHEREAS, the vehicle will be purchased via the Suburban Purchasing Cooperative Program; and

WHEREAS, the Village's Annual Budget for FY 2021/2022 includes funding for the purchase of the vehicle; and

WHEREAS, at its November 1, 2021 meeting, the Committee of the Whole of the Village of Frankfort forwarded a recommendation to the Village Board to authorize an expenditure to Currie Motors, in an amount not to exceed \$42,000.00, for the purchase of a 2022 Ford Explorer; and

WHEREAS, the President and Board of Trustees of the Village of Frankfort have considered the contract and determined that it is in the best interests of the Village and its residents to approve the purchase of the replacement vehicle.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS AS FOLLOWS:

That the Village President, on behalf of the Village of Frankfort, is hereby authorized and directed to execute a contract with Currie Motors of Frankfort for the purchase of a 2022 Ford Explorer, in an amount not to exceed \$42,000.00, and the Village Clerk is hereby authorized and directed to attest to the President's signature.

PASSED AND APPROVED this 15th day of November, 2021.

KEITH OGLE
VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT
VILLAGE CLERK

VILLAGE OF
FRANKFORT
EST • 1855

Memo

To: Mayor Ogle and Village Board of Trustees

From: Rob Piscia 

Date: October 22, 2021

Re: Vehicle purchase

This year, staff has budgeted for the replacement of an administrative vehicle. We currently have three fleet vehicles being used by administrative and community development staff. One (1) vehicle is a 2006 Dodge Charger with 81,517 miles; one (1) is 2005 Nissan Altima with 65,063 miles; and the other is a 2010 Ford Explorer with 77,314 miles. There were other vehicles in the fleet but they were given to the police department when other vehicles were damaged.

The Charger is experiencing numerous mechanical issues including problems with the transmission that will be too costly to fix when it fails completely.

The Nissan Altima was a vehicle seized in 2010 that was transferred from the Police Department. It has many structural issues and the floorboards have rusted through.

Staff is seeking permission to declare those two vehicles as surplus, purchase a new vehicle and reorganize the fleet assignments.

A 2022 Ford Explorer will be purchased through Currie Ford (through the Suburban Purchasing Cooperative Agreement) in an amount of \$40,225 (\$42,000 budgeted).

It will likely take 8-12 weeks for the vehicle to be delivered.

Staff respectfully requests Committee of the Whole to recommend approval to the Village Board for the purchase of 2022 Ford Explorer from Currie Ford not to exceed \$42,000.

Prepared for: , Village Of Frankfort

2022 Explorer 4dr 4x4 XLT (K8D)

Price Level: 220



Client Proposal

Prepared by:
THOMAS SULLIVAN
Office: 815-464-9200
Quote ID: ffexplorer
Date: 10/25/2021



Prepared for:

Village Of Frankfort

Prepared by: THOMAS SULLIVAN

10/25/2021



Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2022 Explorer 4dr 4x4 XLT (K8D)

Price Level: 220 | Quote ID: ffexplorer

Major Equipment

(Based on selected options, shown at right)

EcoBoost 2.3L I-4 DOHC w/gasoline direct injection 300hp

10 speed automatic w/OD

- * Auto stop-start feature
- * 4-wheel ABS
- * Electric parking brake
- * P 255/65R18 BSW AS H-rated tires
- * Advance Trac w/Roll Stability Control
- * Dual zone electronic automatic temperature control
- * AM/FM/Satellite with seek-scan, external memory control, internal memory, internet radio
- * Daytime running
- * Rear child safety locks
- * Variable intermittent speed-sensitive wipers wipers
- * Dual front airbags
- * Airbag occupancy sensor
- * Rear window defroster
- * Message Center
- * Underseat ducts
- * 2nd row captains
- * Audio control on steering wheel

Exterior: Oxford White

Interior: Ebony

- * Driver selectable mode
- * Brake assistance
- * Terrain Management System
- * Battery with run down protection
- * Automatic air conditioning
- * Tinted glass
- * Bluetooth streaming audio
- * LED brake lights
- * Dual power remote heated mirrors
- * 18 x 7.5 aluminum wheels
- * Driver and front passenger seat mounted side airbags
- * Security Lock Immobilizer
- * Tachometer
- * Navigation system with voice activation
- * Heated reclining front bucket seats
- * 50-50 folding bench
- * No Boundaries Roof Rack

As Configured Vehicle

MSRP

STANDARD VEHICLE PRICE	\$37,250.00
Engine: 2.3L EcoBoost I-4	Included
Transmission: 10-Speed Automatic	Included
3.58 Non-Limited-Slip Rear Axle Ratio	Included
GVWR: 6,160 lbs	Included
Tires: P255/65R18 AS BSW	Included
Wheels: 18" 5-Spoke Silver-Painted Aluminum	Included
Monotone Paint Application	STD
119.1" Wheelbase	STD
Radio: AM/FM Stereo	Included
50 State Emissions System	STD
Equipment Group 202A	\$3,540.00
ActiveX Captain's Chairs	Included
1st Row Heated Seats	Included
FordPass Connect	Included
SYNC 3 Communications & Entertainment System	Included
Oxford White	N/C
Ebony	N/C
Acoustic-Laminated Front Side Windows	Included

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Village Of Frankfort

Prepared by: THOMAS SULLIVAN

10/25/2021



Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2022 Explorer 4dr 4x4 XLT (K8D)

Price Level: 220 | Quote ID: ffexplorer

Major Equipment

* Class IV hitch

Fuel Economy

City
20 mpg



Hwy
27 mpg

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As Configured Vehicle

MSRP

Heated Steering Wheel	Included
LED Fog Lamps	Included
Remote Start System	Included
MyKey SecuriCode Keyless Entry Keypad	Included
Front & Second Row Floor Liners (16A)	\$160.00
Ford Co-Pilot360 Assist+	\$895.00
Intelligent Adaptive Cruise Control	Included
Evasive Steering Assist	Included
Voice-Activated Touchscreen Navigation System	Included
Speed Sign Recognition	Included
Class IV Trailer Tow Package	\$545.00
<hr/>	
SUBTOTAL	\$42,390.00
Destination Charge	\$1,245.00
<hr/>	
TOTAL	\$43,635.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Village Of Frankfort

Prepared by: THOMAS SULLIVAN

10/25/2021



Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2022 Explorer 4dr 4x4 XLT (K8D)

Price Level: 220 | Quote ID: ffexplorer

As Configured Vehicle

Code	Description	MSRP
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Base Vehicle

K8D	Base Vehicle Price (K8D)	\$37,250.00
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Packages

202A	Equipment Group 202A	\$3,540.00
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Includes:

- Engine: 2.3L EcoBoost I-4
- Includes auto start-stop technology.
- Transmission: 10-Speed Automatic
- 3.58 Non-Limited-Slip Rear Axle Ratio
- GVWR: 6,160 lbs
- Tires: P255/65R18 AS BSW
- Includes mini spare.
- Wheels: 18" 5-Spoke Silver Painted Aluminum
- ActiveX Captain's Chairs
- Includes 10-way power driver's seat (function for tilt, lumbar and recline), 8-way power passenger with manual recline and 2-way manually adjustable driver and front passenger head restraints.
- 1st Row Heated Seats
- Radio: AM/FM
- Includes MP3 capability, 6 speakers, auto-level compensated volume and SiriusXM radio with a 3 month prepaid subscription. Service is not available in Alaska and Hawaii. SiriusXM audio and data services each require a subscription sold separately, or as a package, by Sirius XM radio inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM customer agreement for complete terms at www.siriusxm.com. All fees and programming subject to change. Trial subscription not available in Alaska and Hawaii.
- FordPass Connect
- Includes 4G LTE Wi-Fi hotspot connects up to 10 devices with wireless data trial that begins upon AT&T activation and expires at the end of 3 months or when 3GB of data is used, whichever comes first, but cannot extend beyond the trial subscription period for remote features. To activate, go to www.ford.com/ford, remotely start, lock and unlock vehicle, schedule specific times to remotely start vehicle, locate parked vehicle and check vehicle status (FordPass Connect, the Ford Pass App and Complimentary Connected Services are required for remote features (see FordPass terms for details). Connected Service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Connected services excludes Wi-Fi hotspot.). Note: Ford Telematics and data services prep included for fleet only. FordPass Connect 4G Wi-Fi modem provides data to support telematics and data services including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables telematics services through Ford or authorized providers. Activate at www.fleet.ford.com or call 833-FCS-Ford. (833-327-3673).
- SYNC 3 Communications & Entertainment System
- Includes enhanced voice recognition, 8" LCD capacitive touchscreen in center stack with swipe capability, AppLink, 911 Assist, Apple Car Play and Android Auto compatibility and 1 "A" and 1 "C" USB ports in the media hub.
- Acoustic-Laminated Front Side Windows
- Heated Steering Wheel
- LED Fog Lamps
- Includes silver-painted front skid plate elements.
- Remote Start System
- SecuriCode Keyless Entry Keypad

Powertrain

99H	Engine: 2.3L EcoBoost I-4 <i>Includes auto start-stop technology.</i>	Included
44T	Transmission: 10-Speed Automatic	Included

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Village Of Frankfort

Prepared by: THOMAS SULLIVAN

10/25/2021



Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2022 Explorer 4dr 4x4 XLT (K8D)

Price Level: 220 | Quote ID: fexplorer

As Configured Vehicle (cont'd)

Code	Description	MSRP
STDAX	3.58 Non-Limited-Slip Rear Axle Ratio	Included
STDGV	GVWR: 6,160 lbs	Included
Wheels & Tires		
STDTR	Tires: P255/65R18 AS BSW <i>Includes mini spare.</i>	Included
STDWL	Wheels: 18" 5-Spoke Silver-Painted Aluminum	Included
Seats & Seat Trim		
S	ActiveX Captain's Chairs <i>Includes 10-way power driver (power function for tilt, lumbar and recline), 8-way power passenger with manual recline and 6-way manually adjustable driver and front passenger head restraints. Includes: - 1st Row Heated Seats</i>	Included
Other Options		
PAINT	Monotone Paint Application	STD
119WB	113" Wheelbase	STD
STDRD	Radio: AM/FM Stereo <i>Includes MP3 capability, 6 speakers, speed-compensated volume and SiriusXM radio with a 3 month prepaid subscription. Service is not available in Alaska and Hawaii. SiriusXM audio and data services each require a subscription sold separately, or as a package, by Sirius XM radio inc. If you decide to continue service after your trial, the subscription plan you choose will automatically renew thereafter and you will be charged according to your chosen payment method at then-current rates. Fees and taxes apply. To cancel you must call SiriusXM at 1-866-635-2349. See SiriusXM customer agreement for complete terms at www.siriusxm.com. All fees and programming subject to change. Trial subscriptions not available in Alaska and Hawaii. Includes: - FordPass Connect Includes 4G LTE Wi-Fi hotspot connects up to 10 devices with wireless data trial that begins upon AT&T activation and expires at the end of 3 months or when 3GB of data is used, whichever comes first, but cannot extend beyond the trial subscription period for remote features. To activate, go to www.att.com/ford, remotely start, lock and unlock vehicle, schedule specific times to remotely start vehicle, locate parked vehicle and check vehicle status (FordPass Connect, the Ford Pass App., and Complimentary Connected Services are required for remote features (see FordPass terms for details). Connected Service and features depend on compatible AT&T network availability. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Connected services excludes Wi-Fi hotspot.). Note: Ford Telematics and data services prep included for fleet only: FordPass Connect 4G Wi-Fi modem provides data to support telematics and data services including but not limited to vehicle location, speed, idle time, fuel, vehicle diagnostics and maintenance alerts. Device enables telematics services through Ford or authorized providers. Activate at www.fleet.ford.com or call 833-FCS-Ford. (833-327-3673). - SYNC 3 Communications & Entertainment System Includes enhanced voice recognition, 8" LCD capacitive touchscreen in center stack with swipe capability. AppLink, 911 Assist, Apple Car Play and Android Auto compatibility and 1 "A" and 1 "C" USB ports in the media hub.</i>	Included
65S	Ford Co-Pilot360 Assist+	\$895.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Village Of Frankfort

Prepared by: THOMAS SULLIVAN

10/25/2021



Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2022 Explorer 4dr 4x4 XLT (K8D)

Price Level: 220 | Quote ID: ffexplorer

As Configured Vehicle (cont'd)

Code	Description	MSRP
	<i>Includes:</i> - Intelligent Adaptive Cruise Control <i>Includes stop-and-go and lane centering.</i> - Evasive Steering Assist - Voice-Activated Touchscreen Navigation System <i>Includes pinch-to-zoom capability, SiriusXM Traffic and Travel Link. Note: SiriusXM Traffic and Travel Link includes a 5-year prepaid subscription. SiriusXM Traffic and Travel Link service is not available in Alaska or Hawaii. After your trial period ends, Sirius XM audio and data services each require a subscription sold separately, or as a package, by SiriusXM Radio Inc. See SiriusXM customer agreement for complete terms at www.siriusxm.com. All fees and programming subject to change. Trial subscriptions not available in Alaska and Hawaii.</i> - Speed Sign Recognition	
52T	Class IV Trailer Tow Package	\$545.00
16A	Front & Second Row Floor Liners (16A) <i>Deletes standard black carpet floor mats.</i>	\$160.00
Emissions		
425	50 State Emissions System Flexible Fuel Vehicle (FFV) system is standard equipment for vehicles with the 3.3L Ti-VCT V6 FFV engine.	STD
Interior Color		
S6_02	Interior	N/C
Fleet Options		
YZ_02	Exterior Color: Oxford White	N/C
SUBTOTAL		\$42,390.00
Destination Charge		\$1,245.00
TOTAL		\$43,635.00

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Prepared for:

Village Of Frankfort

Prepared by: THOMAS SULLIVAN

10/25/2021



Currie Commercial Center | 10125 W. Laraway Frankfort Illinois | 60423

2022 Explorer 4dr 4x4 XLT (K8D)

Price Level: 220 | Quote ID: ffexplorer

Pricing Summary - Single Vehicle

MSRP

Vehicle Pricing

Base Vehicle Price	\$37,250.00
Options	\$5,140.00
Colors	\$0.00
Upfitting	\$0.00
Fleet Discount	\$0.00
Destination Charge	\$1,245.00
Subtotal	\$43,635.00

Discount Adjustments

Discount Adjustments	-\$3,410.00
Total	\$40,225.00

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Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

ORDINANCE NO. 33XX

AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN SURPLUS PROPERTY OWNED BY THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS

WHEREAS, the Village of Frankfort is authorized by Section 11-76-4 of the Illinois Municipal Code to sell and/or scrap surplus property no longer necessary or useful to the Village; and

WHEREAS, at its November 10, 2020 meeting, the Operations Committee of the Village of Frankfort recommended to the President and Board of Trustees the disposal of a 2005 Ford F-350 pickup truck under Village jurisdiction; and

WHEREAS, at its November 1, 2021 meeting, the Committee of the Whole of the Village of Frankfort recommended to the President and Board of Trustees the disposal of a 2002 International 4900 truck under Village jurisdiction; and

WHEREAS, the President and Board of Trustees of the Village of Frankfort accepted said recommendations of the Operations Committee and Committee of the Whole and determined that the surplus vehicles are no longer useful in the daily operations of the Village of Frankfort.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS AS FOLLOWS:

SECTION 1. SALE OF THE VILLAGE OF FRANKFORT'S SURPLUS PROPERTY

That the Village Administrator is and is hereby authorized to take all reasonable and necessary steps to effect the sale and/or scrapping of the surplus property described below.

Year	Make	Model	VIN	Mileage
2005	Ford	F-350	1FTWF31PX5EA23401	104,906
2002	International	4900	1HTSDAARX2H519631	46,097

SECTION 2. AUTHORIZATION TO ADVERTISE

The Village Administrator is hereby authorized to publicly advertise for the sale, scrapping, or donation of the aforementioned surplus property owned by the Village of Frankfort.

SECTION 3. TERMS OF SALE

All surplus property is sold "as is" without express, written or implied warranties or representations. Terms of sale are cash with transfer charges, if any, to be paid by the successful bidder.

SECTION 4. AUTHORIZATION TO TRANSFER DOCUMENT

If necessary, the Village President hereby authorizes and directs the Village Administrator or Designee to sign any documents to transfer ownership of the aforesaid personal property to the successful bidder.

SECTION 5. SEVERABILITY

If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 6. REPEAL OF CONFLICTING PROVISIONS

All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

SECTION 7. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this __ day of ____, 2021; with __ members voting AYE; __ members voting NAY; and __ members absent; the Village President not voting; with __ members abstaining and said vote being:

ADAM BORRELLI	___	MARGARET M. FARINA	___
MICHAEL LEDDIN	___	JESSICA PETROW	___
DANIEL ROSS	___	EUGENE SAVARIA	___

KATIE SCHUBERT
VILLAGE CLERK

APPROVED this __ day of ____, 2021.

KEITH OGLE
VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT
VILLAGE CLERK

Memo

To: Operations Committee
From: Zachary Brown – Director of Utilities
Date: November 10, 2020
Re: Vehicle Replacement

The Utilities Department is seeking to replace two Ford F-350 SD pickup trucks (*U-9 a 2005 with 100,628 miles and U-11 a 2007 with 106,434 miles*). The vehicles are at the end of their useful life and the cost of repairs are no longer justified in relation to the vehicle's value and reliability. The Utilities Department has not purchased new pickup trucks since 2015.

The most effective locally available replacement vehicle models are the Ford F-350 SD and the Chevrolet Silverado 3500 HD. Proposals were received from both Currie Motors and Phillip's Chevrolet of Frankfort. The government discount pricing for each is as follows:

Currie Motors	F-350 SD (reg. cab)	F-350 SD (super cab)
	\$41,971	\$44,220
Phillips Chevrolet	Silverado 3500 HD (reg. cab)	Silverado 3500 HD (extended cab)
	\$41,969	\$43,885

Staff requests one of the two vehicles purchased have an extended cab to accommodate storage of expensive utility locating equipment utilized by our field maintenance foreman. The cost for these vehicles is included in the FY2020 / 2021 budget. Upon receipt and commissioning of the new vehicles, staff recommends the replaced Ford F-350s be sent to auction.

Motion

Recommend the Village Board approve the purchase of two 2021 Silverado 3500s from Phillips Chevrolet of Frankfort in the amounts of \$41,969 and \$43,885.

Motion

Recommend the Village Board declare U-9 and U-11 surplus to be removed from the fleet and sent to auction upon receipt and commissioning of the replacement vehicles.

VILLAGE OF
FRANKFORT
EST•1855

Memo

To: Committee of the Whole

From: Terry Kestel

Date: 10/27/2021

Re: Surplus Vehicle

The Public Works Department removed a 2002 International 4900 dump truck from the fleet due to mechanical issues. The vehicle no longer has use for the Village and should be declared surplus. This vehicle will be sent to auction upon approval.

2002 International 4900 VIN#1HSDAA1X2H519631 Mileage 46097

Motion

Staff respectfully requests committee recommendation to declare the 2002 International 4900 surplus and forward to Village Board for approval.

November 15, 2021

Unanimous Consent Agenda

D. PLAN COMMISSION REPORT SUMMARY

1. MAYS RESIDENCE ACCESSORY STRUCTURE VARIANCE: 7403 MAYFIELD DRIVE-ORDINANCE

Homeowner Garland Mays proposes to construct an outdoor recreation area in the rear yard of his residential property located at 7403 Mayfield Drive in the Crystal Brook Subdivision. The applicant seeks the granting of an accessory structure area variance from 144 square feet to 1,363 square feet to permit the construction of a sports court.

At the October 28, 2021 Public Hearing on the project, the Plan Commission forwarded a unanimous (5-0) recommendation to the Village Board to approve the variance request.

Motion: Accept the Plan Commission recommendation, waive the First and Second Readings, and pass an Ordinance approving a variation from Article 5, Section D, Part 3, 'k', '2', for maximum size of an accessory structure for an outdoor recreation area to allow 1,363 square feet whereas 144 square feet is permitted for the property located at 7403 Mayfield Drive, in accordance with the reviewed plans, public testimony, Standards of Variation, and the following two conditions: 1) the sports court shall be screened from view along the east property line as proposed on the property survey with landscape materials as listed on the landscape proposal and along the west property line as approved by staff; and 2) no outdoor illumination of the court shall be installed.

2. ORTHOPEDIC BODYWORKS SPECIAL USE FOR MASSAGE ESTABLISHMENT: 20550 S. LAGRANGE ROAD, SUITE 230 – ORDINANCE

Applicant Ann Johnson proposes to operate Orthopedic Bodyworks at 20550 S. LaGrange Road, Suite 230, within the Frankfort Business Park. The applicant requests the granting of a special use permit to offer massage services to accommodate the business operation.

At the November 9, 2021 Public Hearing on the project, the Plan commission reviewed the special use request and forwarded a unanimous (4-0) recommendation to the Village Board to approve the special use request.

Motion: Accept the Plan Commission recommendation, waive the First and Second Readings, and pass an Ordinance approving a Special Use Permit for massage establishment to the property located at 20550 S. LaGrange Road, Suite 230, in accordance with the reviewed plans, public testimony, and Findings of Fact.

3. VILLAGE OF FRANKFORT ZONING ORDINANCE AMENDMENT: ARTICLES 7 & 12-TRUCK TERMINAL

The Plan Commission considered text amendments to the Village of Frankfort Zoning Ordinance relating to truck terminals. The proposed text amendments would replace the term “Motor Freight Terminal” with “Truck Terminal” to provide consistency and clarification in the Zoning Ordinance. The proposed revisions require a text amendment to Article 7, Section B, Off-Street Parking & Loading and Article 12, Section A, Part 2, Definitions.

At its November 9, 2021 Public Hearing, the Plan Commission forwarded a unanimous (4-0) recommendation to the Village Board to approve the text amendments as presented.

Motion: *Accept the Plan Commission recommendation, waive the First and Second Readings, and pass an Ordinance amending the Village of Frankfort Zoning Ordinance, Article 7: Site Development Regulations and Article 12: Rules and Definitions, to add a new definition for the term “Truck Terminal” and replace the term “Motor Freight” with “Truck”, in accordance with public testimony and the Findings of Fact.*

DRAFT

ORDINANCE NO. 33XX

**AN ORDINANCE APPROVING AN ACCESSORY STRUCTURE AREA VARIANCE
FOR CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF
FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS
(MAYS RESIDENCE – 7403 MAYFIELD DRIVE)**

WHEREAS, an application for a certain variance for real property within the Village of Frankfort, legally described below, was filed by Garland Mays, Applicant and Owner, Frankfort, Illinois; and

WHEREAS, the Subject Property, commonly known as 7403 Mayfield Drive, is currently zoned R-2, Single Family Residential District; and

WHEREAS, the Owner requests the granting of an accessory structure area variance from 144 square feet to 1,363 square feet to permit the construction of a sports court on the Subject Property; and

WHEREAS, a timely Notice of a Public Hearing before the Plan Commission/Zoning Board of Appeals of the Village of Frankfort was published in the *Daily Southtown* announcing a Public Hearing on the Owner's application for a zoning variance for the Subject Property; and

WHEREAS, at a time and place designated in said published notice, a Public Hearing was held before the Village of Frankfort Plan Commission/Zoning Board of Appeals on the Owner's application for the zoning variance for the Subject Property; and

WHEREAS, the Board of Trustees found, based upon evidence presented to it:

1. That the Subject Property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in an R-2 zoning district;
2. That the plight of the Owner is due to unique circumstances; and
3. That the variation will not alter the essential character of the locality, and that the requested zoning variance should be granted.

WHEREAS, the legal description of the Subject Property at the time of the filing of the variance application is as follows:

PIN: 19-09-36-401-045-0000

LOT 86 IN FIRST AMENDED CRYSTAL BROOK OF FRANKFORT PHASE I BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD, PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, PURSUANT TO THE PLAT THEREOF RECORDED APRIL 4, 2010, AS DOCUMENT NO.

R201033810 AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 21, 2010, AS DOCUMENT NO. R2010-137760, IN WILL COUNTY, ILLINOIS.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1. VARIANCE

That the requirements imposed under the R-2 zoning classification of the Village of Frankfort Zoning Ordinance are varied for the above-described Subject Property, located at 7403 Mayfield Drive, as follows:

A variation from Article 5, Section D, Part 3, 'k', '2' for maximum size of an accessory structure for an outdoor recreation area to allow 1,363 square feet whereas 144 square feet is permitted, in accordance with the reviewed plans, public testimony, Standards of Variation, and the following two conditions:

1. The sports court shall be screened from view along the east property line as proposed on the property survey with landscaping materials as listed on the landscape proposal, and along the west property line as approved by staff; and
2. No outdoor illumination of the court shall be installed.

SECTION 2. SEVERABILITY

If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 3. REPEAL OF CONFLICTING PROVISIONS

All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

SECTION 4. EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

PASSED this __ day of ____, 2021; with __ members voting AYE; __ members voting NAY; and __ members absent; the Village President not voting; with __ members abstaining and said vote being:

ADAM BORRELLI	___	MARGARET M. FARINA	___
MICHAEL LEDDIN	___	JESSICA PETROW	___
DANIEL ROSSI	___	EUGENE SAVARIA	___

KATIE SCHUBERT
VILLAGE CLERK

APPROVED this __ day of ____, 2021.

KEITH OGLE
VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT
VILLAGE CLERK

C. Public Hearing: 7403 Mayfield Drive

Chair Rigoni introduced the case. The applicant, Garland Mays, is requesting one variation for accessory structure size for a 1,363 square foot basketball court, whereas 144 square feet is permitted.

Gruba presented the case:

- The property is located in the Crystal Brook Subdivision. The property is surrounded by three roads to the north, east, and south. Crystal Brook is in process of being built with 18 homes either built or under construction.
- There is a vacant lot to the west and a home across the street to the north.
- One sports court for basketball is proposed measuring 45'3"x30'1" or 1,363 sq. ft.
- The court is north of the landscape easement along Steger Rd. and set back 5 ft. from it. It is 45' from the south property line total. It is set back 10' from west property line and meets all setbacks.
- Sports courts are only permitted up to 144 sq. ft. in size.
- There is mature landscaping along south property line along Steger. The applicant is proposing some landscaping along Grant Place.
- The court meets requirements for impervious lot coverage.
- Both the applicant and staff responded to the ten Findings of Fact/Standards for Variations in the staff report packet.
- A chart of sports court approval/denial history was shown. Only one has been approved since 2015 on Big Rock Trail at 145 sq. ft. Most of these included "no outdoor lighting" as a condition of approval.
- A neighbor on Hankins Court to the north built a sports court without a permit and will be appearing before the Commission for a variation in the near future.

Chair Rigoni asked if the applicant was present and would like to speak. Garland and Farida Mays approached the podium. The applicants stated that there are other sports courts in Forestport and the one on Blarney was put in even though they were denied. The applicants bought the house believing that they could build a sports court and they also wish to put in a pool. They originally had the concrete pad in the plans when the house was built but decided to not go forward with it at that time.

Chair Rigoni asked if there were initial questions from the Commissioners:

- Commissioner Knieriem asked about the drain tile from the sump pump and if the applicant is aware of the underground piping which would need to be avoided. The applicant stated that the contractor who built the house will also install the court and is aware of the conditions.
- Commissioner Markunas confirmed with Gruba that the Building Department would follow up on the drain tile during permitting. Commissioner Markunas asked if there is any recreational or park equipment to be built in the subdivision. Gruba and the applicant stated that there is park equipment but no basketball court planned.

Chair Rigoni asked if anyone from the public wished to speak. There were no public comments. The public hearing was closed (Motion #3).

During Commissioner discussion:

- Commissioner Knieriem measured his own driveway and finds the proposed size not overwhelming. The applicant stated that this is the smallest court size to have a three-point line.
- Commissioner Markunas stated that since the original contractor is to build the court, his concerns about drainage are addressed.
- Chair Rigoni asked if the court can move further east. The applicant stated they intend to shield it from the neighbor and would be amenable to moving it. Chair Rigoni said that the size is a little larger compared to what has been historically approved and would like to see it scaled back. Since pools also require screening on multiple sides, Chair Rigoni would like to see landscaping on all sides for the court and requests that a condition be added for that and also prohibiting illumination. The applicant questioned the concern about having that large of a court. Chair Rigoni said that it is a desire to retain green space and that the court, patio, and proposed pool would take up much of the green space in the yard. Chair Rigoni and the applicant discussed the size of the court in relation to the size of the property compared to the Big Buck Trail sports court.
- Commissioner Knieriem asked the applicant how the size was determined. The applicant stated that it is due to the standard size or dimension of the tiles and pad to be used and the distance to retain a three-point line and a key.
- Commissioner Lisa Hogan believed that more than just a handful of sports courts have come before them and has evaluated each one individually based upon the size and location of the lot. Since the parcel backs up to Steger Road and is surrounded by three roads, only one neighbor would be impacted. Gruba confirmed that the impervious coverage is under the maximum permitted. Commissioner Lisa Hogan stated that a balance between the quality of the community and allowing certain uses has to be maintained and reminded the applicants that the Commission is only a recommending body to the Village Board and their decision could be overturned. The applicant responded that they understand the quality of the community and want to have a nice property. The character is monitored by the HOA and they have already received their approval. Commissioner Lisa Hogan stated that the Village has received concerns about the noise that these accessory uses like pools and courts can generate. The applicant responded that the tile system is synthetic which dampens the sound as opposed to concrete.
- Commissioner David Hogan clarified with the applicant that this is a high school three-point line and confirmed that the size of the pool and court have been planned for on the property.
- Chair Rigoni asked again about moving the court. The applicants said that they would if they can still accommodate the pool. The applicants purposefully moved the court on the opposite side of the entrance to the subdivision. Chair Rigoni confirmed that there is no illumination and confirmed the proposed conditions with the Commissioners.
- Gruba noted that prior to the meeting there had been no mention of a proposed swimming pool, nor was one depicted on the site plan.

Motion (#3): Motion to close the public hearing.

Motion by: Knieriem

Seconded by: Lisa Hogan

Approved: (5 to 0)

Motion (#4): Recommend the Village Board approve a variation from Article 5, Section D, Part 3, 'k,' '2' for maximum size of an accessory structure for an outdoor recreation area to allow 1,363 square feet whereas 144 square feet is permitted, in accordance with the reviewed plans, public testimony, Standards of Variation, and with the following two (2) conditions:

1. The sports court shall be screened from view along the east property line as proposed on the property survey with landscape materials as listed on the landscape proposal, and along the west property line as approved by staff.
2. No outdoor illumination of the court shall be installed.

Motion by: Lisa Hogan

Seconded by: Markunas

Approved: (5 to 0)

D. Final Plat: Nebraska Pines *(Tabled from September 23, 2021, until October 14, 2021)*

Chair Rigoni introduced the case for a two-lot subdivision called Nebraska Pines, located at 314 W. Nebraska Street.

Farrell reviewed the request:

- Final Plat approval was first scheduled for the September 23rd meeting, but there were some engineering issues that needed to be addressed and the project was tabled.
- Staff subsequently received revised plans that included variation requests, requiring the project to be tabled again at the October 14th meeting. The project is now before the Plan Commission as a workshop due to the four (4) anticipated variances.
- The subject property measures approximately 36,300 sq. ft. (0.83 acres).
- The subject property is technically a corner parcel, as it abuts unimproved right-of-way for Elm Street to the east. There are no plans to improve or pave Elm Street.
- The existing home and detached garage would be demolished as part of the requests for the plat of re-subdivision and variances.
- Original proposal illustrated two parcels that met the minimum lot area and width requirements within the R-2 zone district.
- The revised final plat illustrates a deficiency of lot area and width for Lot 1, requiring two (2) variations.
- The proposed plat illustrates new drainage and utility easements on both lots, including a large drainage easement along the east side of the east lot in the location of the existing stormwater ditch.
- On Lot 1, the chimney encroaches 1.7' into the side yard setback, which is permitted.
- On Lot 2, the driveway encroaches 1' into the public utility and drainage easement within the side yard. Although not recommended, this encroachment is permitted. However, if work is necessary within the easement, a portion of the driveway will have to be removed. The driveway also encroaches 1' into the required 5' side yard

setback for driveways, which is permitted for driveways that serve side-loaded garages.

- The proposed drainage easement along the east side of Lot 2 encompasses an existing drainage easement.
- A landscaping retaining wall and storm sewer are proposed along the rear of Lot 2. The neighbor to the south is concerned about this impacting the tree root system of a large tree on his property.
- The existing ditch along the east property line of Lot 2 is not a regulated floodplain or floodway and does not appear on FEMA maps. However, it is considered part of the 100-year floodplain. The exact boundary of the 100-year floodplain is currently being evaluated. Robinson, the Village's engineering consultant, strongly recommends that a detailed flood study be performed to determine the exact boundary prior to final plat approval. Robinson has noted that buildings must be set back at least 20' from the boundary of the 100-year floodplain once the boundary has been determined.
- To comply with the required 20' building setback from the 100-year floodplain, Lot 2 has been widened to accommodate the proposed house.
- A variance process exists to allow the house to be placed closer than 20' from the limits of the 100-year floodplain, but it would require an alternative method of home construction that provides flood protection. A decreased setback of the house to the boundary of the 100-year floodplain may allow for Lot 2 to be narrowed and allow Lot 1 to meet the Zoning Ordinance requirements for lot width and area.
- Due to the amount of mature vegetation, staff requested a tree survey and removal plan. A total of three (3) trees would be removed, two (2) of which are considered preservation trees, walnut, and would have to be replaced per the Village's Landscape Ordinance.
- First-floor building materials variances are also being requested for the homes on each lot to allow for non-masonry siding on the first floor.

Chair Rigoni asked the applicant if she wished to speak. Mr. McMahon approached the podium. He stated that he purchased the property in May. He had hoped to submit a proposal that did not require variances but is now requesting four. He believes that non-masonry siding for both homes would be much more compatible with the existing homes in the downtown area that are also largely non-masonry. He stated that he could construct one single, large house on the property but that it wouldn't look right.

Chair Rigoni asked the Commissioners for comments.

Commissioner David Hogan asked for more information regarding the 100-year floodplain. He noted that it would be preferable if the house and property for Lot 2 could be engineered so that Lot 1 would not need variances for lot width and area.

Mr. McMahon's engineer, Brian Hertz, stated that the 100-year floodplain is not a mapped floodplain, but that the Village's engineering consultant is treating it as such. He is currently calculating the stormwater capacity of the drainage easement and that compensatory storage may need to be provided on the lot.

Chair Rigoni asked staff whether stormwater modeling is required for a building permit. Farrell responded in the affirmative and that Robinson Engineering would like to see an actual flood study completed.

Commissioner Lisa Hogan asked staff to clarify the conditions in which the house on Lot 2 could be moved further to the east. Farrell responded that if the house were engineered appropriately, that it could be as close as 4' to the boundary of the 100-year floodplain. The degree to which the house is constructed for flood prevention will be a factor in how close it can be placed to the floodplain.

Chair Rigoni restated for clarity that it's currently unknown how far the house will have to be set back from the 100-year floodplain. She noted that she'd like to see two homes on the property instead of one large house. However, she's concerned that because of the unknowns related to the floodplain boundary, the size and width of Lot 1 may have to be decreased even further.

Mr. Hertz stated that although the floodplain calculations are incomplete, extensive modeling has already been done and that the property line between Lots 1 and 2 is not anticipated to change. He noted that the position of the house on Lot 2 is a conservative estimate and that it may move further east once the modeling is complete. He also noted that the modeling will be completed prior to the Plan Commission public hearing.

Commissioner Markunas asked for clarification regarding the drainage in the rear yard of Lot 2 and the proposed catch basins, specifically whether the grading and infrastructure would impact the health of the large tree on the property immediately to the south.

Mr. McMahon said that he did not think that the proposed catch basins would damage the root system of the tree in question. He believes that part of the tree's root system extends into the rear yard of Lot 2, but that he will try to avoid the area.

Chair Rigoni stated that the Village's Landscape Ordinance pertaining to preservation trees could be extended to trees not located on the subject property. She recommended that if the neighboring tree is killed due to construction work on Lot 2, that the tree would need to be replaced with several new trees as required per the Landscape Ordinance.

Commissioner Knieriem stated that the applicant is not requesting a large deviation from the requirements for lot area and lot width for Lot 1 and is comfortable with the requests.

Chair Rigoni stated that it would be ideal to request as few variances as possible and that it would be preferable if Lot 1 could be adjusted to meet the minimum requirements for lot area and lot width.

Chair Rigoni asked the Commissioners for comments regarding the building materials variance requests for each proposed house.

Commissioner Lisa Hogan noted that the Village has often granted variances for building materials in the downtown.

Chair Rigoni stated that there are very few architectural styles that lend themselves to full brick and that the style of each home would not look good with full brick. She asked the applicant to provide a list of the proposed building materials for each of the homes prior to the public hearing.

Commissioner Markunas asked the applicant to provide color renderings of each of the proposed homes to better evaluate the building materials variance requests.

Commissioner Knieriem asked the applicant whether the two lots have already been sold. Mr. McMahon responded in the negative.

Mr. McMahon asked whether the proposed house colors would be tied to the variance requests, so that if the building materials variances were granted, that he would be obligated to use the colors presented at the public hearing. Chair Rigoni asked staff to investigate whether colors have historically been tied to variance requests, or if it was primarily attached to building materials.

Commissioner Markunas asked staff whether the HPC had any comments regarding the proposed project. Farrell responded that the property is zoned R-2 and outside of the purview of the HPC, but that the HPC would not have any comments regarding the project.

Chair Rigoni asked staff if the house was part of an HOA. Farrell responded that the HOA had been disbanded.

E. Public Comments – None.

F. Village Board & Committee Updates

Gruba noted that the variances for 49 N. White Street and 11195 Siena Drive were approved by the Village Board. He also read a statement from Mike Schwarz, stating that the Village Board had asked staff to apply for the State of Illinois' Rebuild Downtowns and Main Streets Grant Program (RDMS) to obtain funds to demolish the building at 2 Smith Street and prepare the site for redevelopment. The statement also noted that a Village Board Trustee had asked staff to investigate amending the Zoning Ordinance regulations pertaining to drive-through stacking space requirements.

G. Other Business – None.

H. Attendance Confirmation (October 28, 2021)

Chair Rigoni asked the Commissioners to notify staff if they will be unable to attend the November 9th meeting. Commissioner Markunas stated that he may not be able to attend.

Motion (#5): Adjournment 7:48 P.M.

Motion by: Lisa Hogan Seconded by: Markunas

Unanimously approved by voice vote.

Approved November 9, 2021

As Presented As Amended

Maura A. Rigoni /s/Maura Rigoni, Chair

Christy De /s/ Secretary

DRAFT

Project: Mays Sports Court
Meeting Type: Public Hearing
Request: One variation (1) for accessory structure size of 1,363 square feet whereas 144 square feet is permitted.
Location: 7403 Mayfield Dr.
Applicants: Garland Mays
Prop. Owners: Garland Mays
Representative: Applicants
Report By: Christopher Gruba, Senior Planner

Site Details

Lot Size (gross): 24,394 sq. ft.
PIN(s): 19-09-36-401-045-0000
Existing Zoning: R-2
Proposed Zoning: N/A
Buildings / Lots: 1 building / 1 lot

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Residential	Single Family Detached Residential	R-2
North	Residential	Single Family Detached Residential	R-2
South	Unimproved	Single Family Detached Residential	R-2
East	Open Space	Single Family Detached Residential	R-2
West	Unimproved	Single Family Detached Residential	R-2

Site Location



Project Summary

The subject parcel is located on the southwest corner of Mayfield Drive and Granton Place. The house was constructed in 2020 and a certificate of occupancy was granted this year. The applicant is proposing to construct a basketball sports court in the rear yard, measuring 30'1" x 45'3" (1,363 square feet). Per the Zoning Ordinance, sports courts are considered accessory structures which may not exceed 144 square feet. The applicant is requesting a variance for size of an accessory structure for the sports court.

Attachments

- Grading plan, illustrating the location and dimensions of the proposed sports court
- Plat of survey of the site, illustrating the proposed landscaping area along Granton Place to help screen the sports court from view
- Letter from applicant responding to the standards of variation for the sports court
- Variation findings of fact or standards form for Commission use
- Letter of approval from the Crystal Brook Architectural Control Committee, dated September 23, 2021
- Proposal for additional landscape berm, estimated cost \$3,902.83
- Photographs of the property, taken by staff on October 21, 2021

Analysis

In consideration of the request, staff offers the following points of discussion:

- The subject property is a corner lot. Per the definition in the Zoning Ordinance, the shorter road frontage is considered the front property line, which in this instance is the frontage along Mayfield Drive. The house is also physically oriented toward Mayfield Drive. The rear yard is opposite of the front yard, which in this case is the area adjacent to Steger Road and Granton Place. Accessory structures are permitted within side and rear yards, complying with this requirement.
- The basketball court is proposed to be set back 10' from the side property line and 45' from the rear property line. The minimum setback requirement for accessory structures is 10', meeting this requirement.
- Sports courts are not counted toward the maximum lot coverage of 20% for a two-story home in the R-2 zone district.
- The total impervious surface maximum is 40% in the R-2 zone district. The total impervious surface percentage would be 14.4% with the proposed basketball court, complying with this requirement. Driveways and sidewalks, although impervious, are not counted in the impervious surface calculations per the Zoning Ordinance.
- The maximum permitted coverage of the required rear yard in the R-2 zone district is 30%. The required rear yard in the R-2 zone district is 30'. The sports court is proposed to be set back 45' from the rear property line and outside of the required rear yard, complying with this requirement.
- A 25' wide landscape easement exists along the entire rear property line. Immediately adjacent to that is a 15' wide public utility and drainage easement that runs from west to east. The proposed basketball court will be set back 5' from the public utility and drainage easement. The basketball court will not overlap onto any known easement.
- The rear yard along Steger Road is heavily landscaped. This landscaping is located on the subject property and not within the Steger Road right-of-way nor in a common area for the Crystal Brook Subdivision. The applicant is proposing a landscape berm along the east property line (the corner side yard) to further screen the proposed basketball court. Per the landscaping proposal (attached), the berm will include 5 arborvitae and 6 drangeas.

Standards of Variation

Article 3, Section B, Part 3 of the Village of Frankfort Zoning Ordinance lists "findings" or "standards" that the Zoning Board of Appeals must use to evaluate every variation request. Staff's responses to those findings are below in italics.

a. The Zoning Board of Appeals shall not vary the provisions of this Ordinance as authorized in this Article 3, Section B, unless they have made findings based upon the evidence presented to it in the following cases:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;

The property could yield a reasonable rate of return with a smaller sports court. The investment in the property of a sports court would likely result in a greater return.

2. That the plight of the owner is due to unique circumstances;

There are no known unique circumstances for the subject property. The lot is of typical size within the Crystal Brook Subdivision.

3. That the variation, if granted, will not alter the essential character of the locality.

Crystal Brook Subdivision is currently being constructed with only 18 homes either constructed or in the process of being constructed. It could be argued that basketball courts in rear yards are accessory to the primary residential use and will not alter the essential character of the locality. In addition to that, a sports court exists nearby at 22960 Hankins Court, approximately 700' from the subject property.

c. For the purpose of supplementing the above standards, the Zoning Board of Appeals, in making this determination, whenever there are practical difficulties or particular hardships, shall also take into consideration the extent to which the following facts, favorable to the applicant, have been established by the evidence:

1. That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;

As noted, the lot is of typical size and shape within the Crystal Brook Subdivision with no known physical hardships.

2. That the conditions upon which the petition for variation is based should not be applicable, generally, to other property within the same zoning classification;

The petition for the oversized accessory structure (sports court) would likely be applicable to other properties within the subdivision.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;

The applicant has stated that the petition for variation is not driven by a desire to make more money out of the subject property; it is for the recreation and enjoyment of the residents of the lot.

4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;

The applicant is requesting an oversized accessory structure (sports court) by choice. A smaller sports court of 144 square feet could be constructed without a variance, but it would not be practical for use as a basketball court. A regulation-size basketball court is 4,700 square feet (94'x50').

5. That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;

It is Staff's professional opinion that a private basketball court, located in the rear yard along a "community arterial road" (Steger Road) and screened from view of public rights-of-way will not be detrimental to the public welfare or injurious to other properties in the neighborhood.

6. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood;

The applicant is proposing a paved basketball court and no above-ground structures are proposed.

7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.

It is staff's professional opinion that the variation for accessory structure size will not endanger the public's safety or diminish property values within the neighborhood. The applicant is proposing additional screening along the east property line along Granton Place. A letter of approval was provided from the Crystal Brook Architectural Control Committee regarding the proposed basketball court.

Affirmative Motion

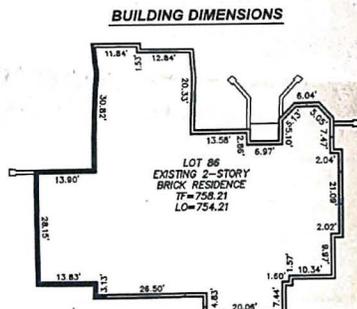
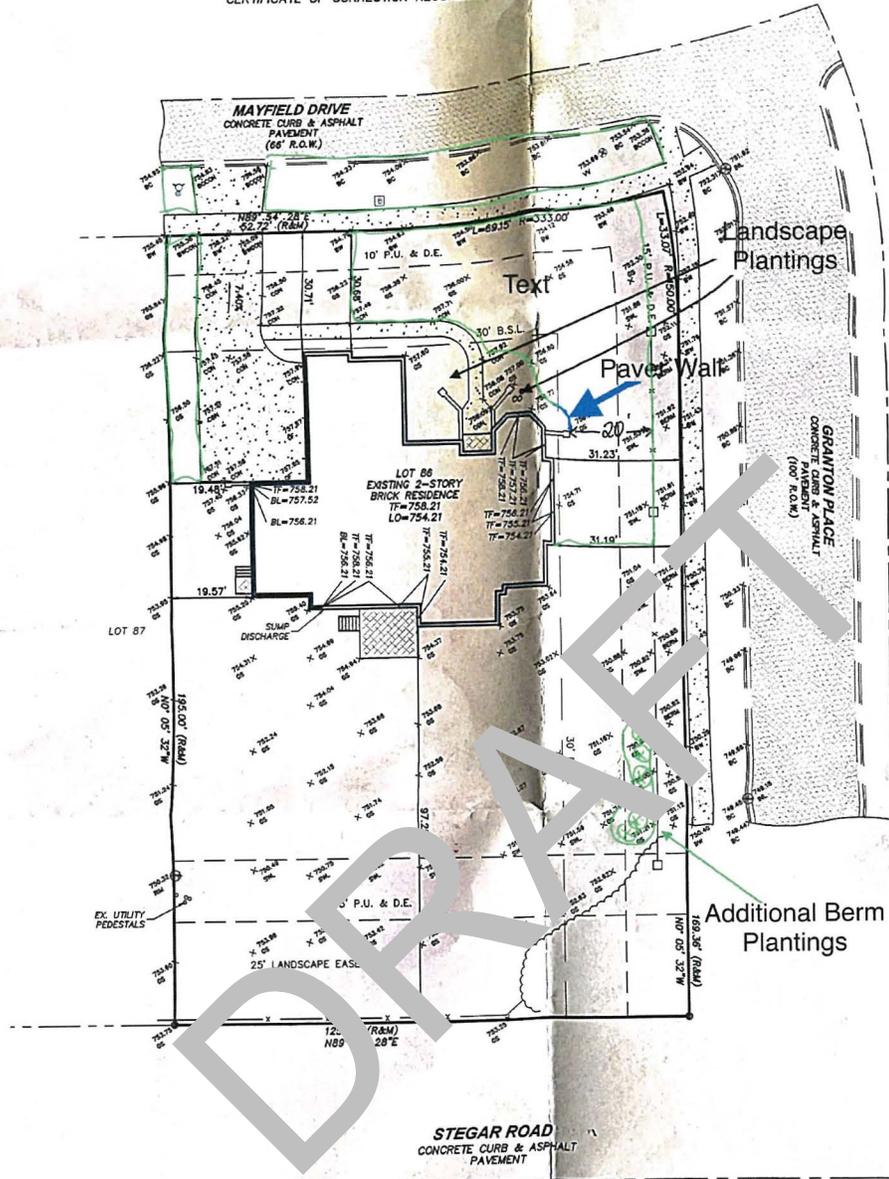
For the Commission's consideration, staff is providing the following proposed affirmative motion language for the variation requests.

- Recommend the Village Board approve a variation from Article 5, Section D, Part 3, 'k,' 2, for maximum accessory structure size from 144 square feet to 1,363 square feet for the property located at 7403 Mayfield Dr., in accordance with the reviewed plans, public testimony, Standards of Variation, and with the following one (1) condition:
 1. The sports court shall be screened from view of Granton Drive with on-site landscape plantings as illustrated on the property survey and listed on the landscaping proposal.

DRAFT

PLAT OF SURVEY

LOT 86 IN FIRST AMENDED CRYSTAL BROOK OF FRANKFORT PHASE 1 BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 36 TOWNSHIP 35 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WILL COUNTY ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2010 AS DOCUMENT R2010 33810 AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 21, 2010 AS DOCUMENT R2010 13776.

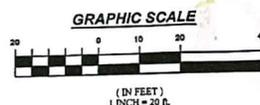


LEGEND

●	FOUND IRON ROD
○	FOUND IRON PIPE
+	FOUND CROSS IN CONCRETE
—	BOUNDARY LINE
—	ADJACENT PROPERTY LINE
—	ON-SITE STRUCTURE LINE
—	OFF-SITE STRUCTURE LINE
—	CENTER LINE
—	RIGHT-OF-WAY LINE
—	BUILDING SETBACK LINE
—	EXISTING EASEMENT LINE
—	SANITARY SEWER
—	STORM SEWER
□	CATCH BASIN
○	OPEN LID MANHOLE
○	CLOSED LID MANHOLE
⊕	INLET
⊕	STREET LIGHT
—	WATER MAIN
○	VALVE
⊕	HYDRANT
⊕	EXISTING UTILITY POLE
⊕	EXISTING B-BOX
—	EXISTING FENCE

SURFACE LEGEND

[Pattern]	EXISTING BITUMINOUS PAVEMENT	[Pattern]	EXISTING PAVERS
[Pattern]	EXISTING CONCRETE PAVEMENT	[Pattern]	EXISTING DECK/COVERED PORCH



STATE OF ILLINOIS)
COUNTY OF WILL) SS

I, BRIAN MALONE, CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

MOKENA, ILLINOIS, MAY 28, 2021.

Brian Malone
LICENSE EXPIRES 11/30/22
PROFESSIONAL LAND SURVEYOR NO. 035.003974

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, CONTRACT, TITLE POLICY, ZONING ORDINANCE, ETC.



BENCHMARK

*"X" MARKED ON THE BACK OF CURB IN FRONT OF THE FIRE HYDRANT NEAR THE EXTENSION OF THE WEST LOT LINE OF LOT 86.
ELEV. = 754.87

PROPERTY ADDRESS

7403 MAYFIELD DRIVE
FRANKFORT, IL

ABBREVIATIONS:

P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
TF TOP OF FOUNDATION
GF GARAGE FLOOR
LO LOOK OUT
WW WINDOW WELL
DS DROP SIDING
BL BRICK LEDGE
SP SUMP PUMP

MARTIN M. Engineering, Inc.
SITE DESIGN CIVIL ENGINEERS & SURVEYORS
20123 OAKWOOD DRIVE
MOKENA, ILLINOIS 60448
VOICE: (708) 995-1323
FAX: (708) 995-1384
LICENSE NO. 184.005285-0010

ORDERED BY: SLUGO FIVE
SCALE: 1"=20'
JOB NO. 22-252; FINAL SURVEY
BASIS OF BEARINGS: APPROVED PLAT FOR CRYSTAL BROOK

VILLAGE OF
FRANKFORT
INC • 1879

Application for Plan Commission / Zoning Board of Appeals Review
Standards of Variation

Article 3, Section B, Part 3 of the Village of Frankfort Zoning Ordinance lists "findings" or "standards" that the Zoning Board of Appeals must use to evaluate every variation request. The Zoning Board of Appeals must answer the following three findings favorable to the applicant based upon the evidence provided. To assist the Zoning Board of Appeals in their review of the variation request(s), please provide responses to the following "Standards of Variation." Please attach additional pages as necessary.

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;
The current approved size (144sqft) is the size of a shed. Its not feasible to put a court because there is simply not enough room to play on it.
2. That the plight of the owner is due to unique circumstances; and
When the pandemic hit, our kids had nowhere to play. I want to provide my 10 year old son with everything at home, that way he can still have a normal childhood no matter what happens in the future with this virus. There are no parks for my son to play basketball, and if there is one out there, it's too far for him to walk to.
3. That the variation, if granted, will not alter the essential character of the locality.
The court will not alter the property, and will be shielded from the street

For the purpose of supplementing the above standards, the Zoning Board of Appeals also determines if the following seven facts, favorable to the applicant, have been established by the evidence. Please provide responses to the following additional "Standards of Variation."

1. That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;
If we were to put in a 144sqft court, it would be too small. A court that size wouldn't even have a free throw line.

2. That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;
The size of our yard is more than adequate for the size court we are requesting. In comparison to other properties, there are homes with courts in our area that have yards considerably smaller than ours. We do not have any neighbors on either side of us and our yard backs up to Steger Road. We have already been approved by the association as well.
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
No money will be made. this is for my children to play on.

4. That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;
No one has interest in the property. We built this home from the ground up and plan on staying here.

5. That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;
It will not be detrimental to the public. As a pastor, veteran and successful business owner, I hold myself and my family to a higher standard. This court will not create an unruly environment. We maintain a level of excellence with everything we do.

6. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood; or
The court will be shielded (per the association's approval with conditions). And again. we have no neighbors on any side or back of us.

7. That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.
The court will not affect the air or cause any fire concerns.

VILLAGE OF
FRANKFORT
 INC • 1879

Standards of Variation Commissioner Evaluation Form

Article 3, Section B, Part 3 of the Village of Frankfort Zoning Ordinance lists “findings” and “standards” that the Zoning Board of Appeals must use to evaluate every variation request. The Zoning Board of Appeals must answer the following three findings favorable to the applicant based upon the evidence provided.

	STANDARD	NOTES	MEETS	
1.	That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone;		YES	NO
2.	That the plight of the owner is due to unique circumstances;		YES	NO
3.	That the variation, if granted, will not alter the essential character of the locality.		YES	NO

For the purpose of supplementing the above standards, the Zoning Board of Appeals also determines if the following seven facts, favorable to the applicant, have been established by the evidence.

	STANDARD	NOTES	MEETS	
1.	That the particular physical surroundings, shape or topographical conditions of the specific property involved will bring a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations was carried out;		YES	NO

2.	That the conditions upon which the petition for variation is based would not be applicable, generally, to other property within the same zoning classification;		YES	NO
3.	That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;		YES	NO
4.	That the alleged difficulty or hardship has not been created by any person presently having an interest in the property;		YES	NO
5.	That the granting of the variation will not be detrimental to the public welfare or unduly injurious to other property or improvements in the neighborhood in which the property is located;		YES	NO
6.	That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood; or		YES	NO
7.	That the proposed variation will not impair an adequate supply of air to adjacent property, substantially increase the danger of fire, otherwise endanger the public safety or substantially diminish or impair property values within the neighborhood.		YES	NO

**ARCHITECTURAL CONTROL COMMITTEE FORM
REQUEST FOR ARCHITECTURAL CHANGE/ADDITION**

This request is for Crystal Brook Association

Work may **NOT** begin until proper approval is given.

Date submitted: 8-21-21 Owners Email Address: GarlandMaysa@englepelectric.com

Owner Name(s): Garland Mays

Address: 7403 Mayfield Dr.

City, Frankfort State IL Zip 60423

Home phone 815-514-3528 Work or alternate phone 815-341-2255

Provide a description of the change or addition you would like to make. Include architectural drawings, sketches, pictures of items, contractor's plans, the material the item is made of, and any other information that you are able to provide.

<u>Put in a 45'3" x 30'1" concrete pad back yard</u>

Proposed start date: 8-27-21 Proposed completion date 9-3-21

If work is not completed within six (6) months, this form must be submitted to the ARC Committee. Attach a certificate of insurance from the contractor being used.

Important Note: Remember to allow the appropriate time for approval. Approval time should be within 2 weeks after all paper work is submitted. If this is a special request, the time could be extended to 30 days.

For your protection, inquire with the city, county or other government agency regarding required permits before starting any work on your property involving new construction or additions.

Approval of any structure or architectural change/addition by the ARC committee is in no way a certification that the structure change/addition has been built in accordance with local rules and regulations or that the structure complies with any building practice or design.

Do Not Write Below This Line

Approved Denied _____

Approved with stipulations? Yes No _____

If so, listed are the stipulations Homeowner to install landscape in the marked area to screen view of basketball court.

Signatures of approval Berenice Guerrero Date approved 9/23/2021

Print name of approval Berenice Guerrero

To : Board of Directors

Re: Waiver and release of liability

This request is for Crystalbrook Homeowner's Association

I, Garland Mays owner of property located at 7423 Mayfield dr.

Hereby agree and understand that:

GM (initials) An easement is the right to use a part of the homeowner's property, by a third party, for a specific purpose. A homeowner shall not build on an easement. No fence - not even a fence or part of a fence. And if that third party decides to exercise their rights over that easement the homeowner is ultimately responsible to remove and compensate for any damages the HOMEOWNER building on the easement may have caused.

GM (initials) The Homeowners Association, Architectural Review Committee, and/or Declarant shall **not be** responsible for determining if any proposed plans impact any current Village Ordinances, Building Codes, Easement Restrictions, Drainage Requirements, or any other Building Permit requirements.

GM (initials) The Association is only granting approval as outlined in the Recorded Covenants & Restriction and in no way should be considered an approval to start construction of any projects.

GM (initials) Owner shall be solely responsible for obtaining any necessary permits for the work they are proposing. Owner shall be solely responsible for reviewing any easements and/or drainage requirements on their property prior to commencing any work.

Dated: 8-21-21

Signed: [Signature]

Name (print): Garland Mays

Proposal

GARLAND & FARIDA MAYS
7403 MAYFIELD DRIVE
FRANKFORT, ILLINOIS 60423

7403 Mayfield Drive-Enhancement
7403 Mayfield Drive Frankfort, Illinois 60423

Est ID: EST2834927

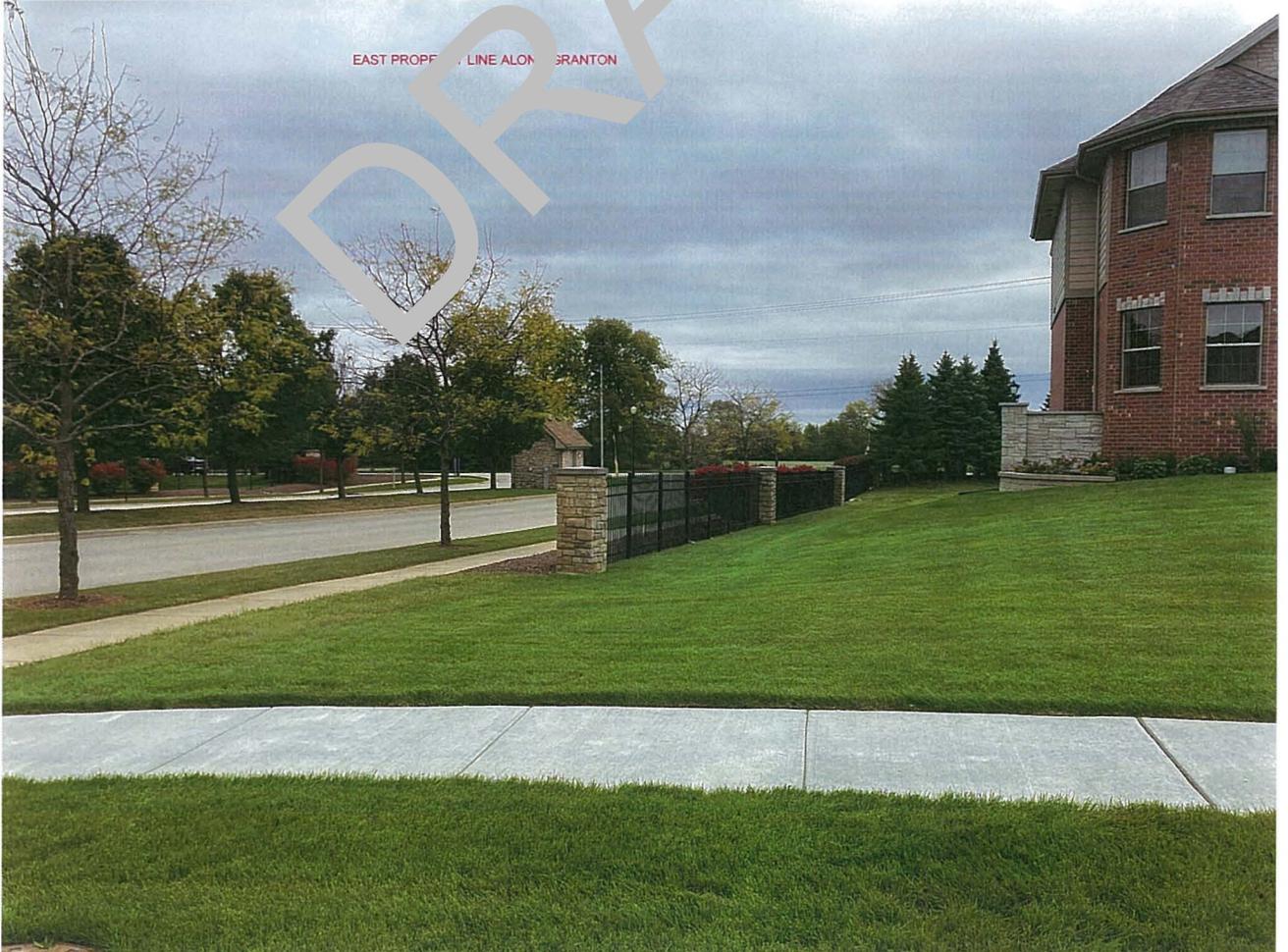
Date: Oct-15-2021

Additional Landscape Berm		\$3,902.83
10 Yard	Garden Mix Soil	
3 Yard	Brown Mulch	
5 Each	Techny American Arborvitae - 5' <small>Techny American Arborvitae - 5' Techny American Arborvitae</small>	
6 Each	Maiden Grass - #3	
6 Each	Summer Crush Hydrangea - #3	
Estimate Total		\$3,902.83

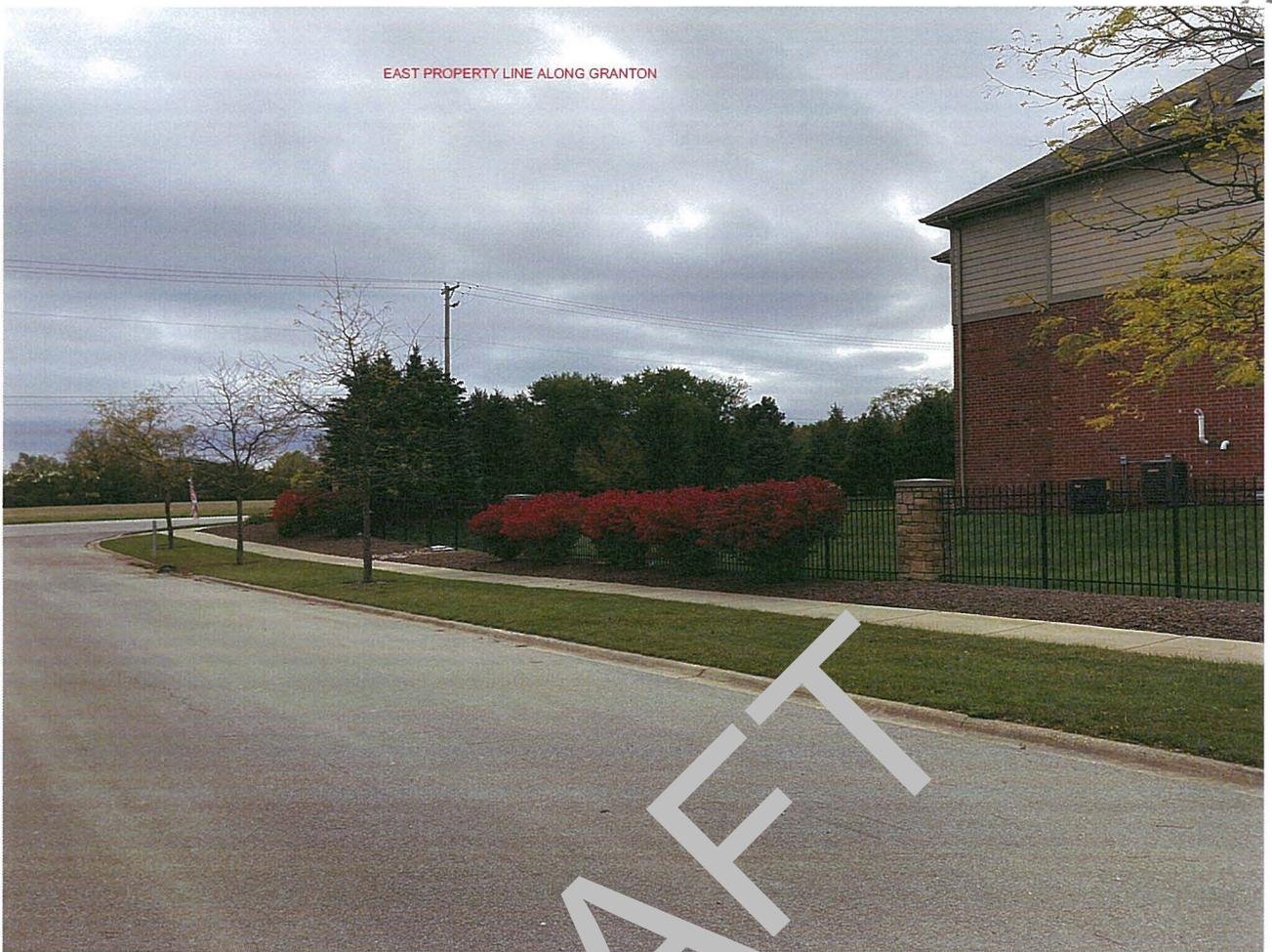
FRONT OF HOUSE WITH VACANT LOT TO THE WEST



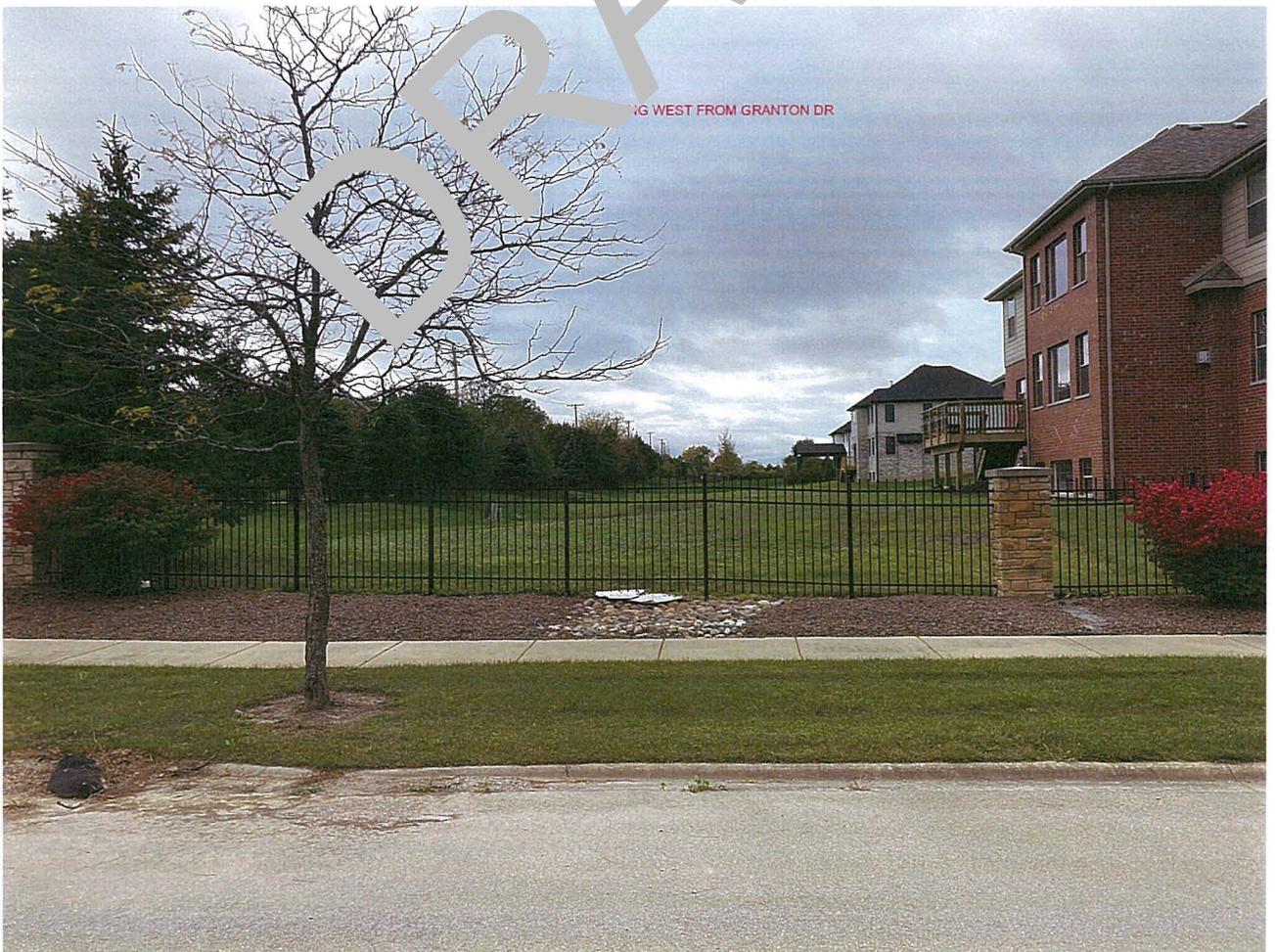
EAST PROPERTY LINE ALONG BRANTON



EAST PROPERTY LINE ALONG GRANTON



VIEWING WEST FROM GRANTON DR



ORDINANCE NO. 33XX

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR MASSAGE SERVICES TO CERTAIN PROPERTY WITHIN THE LIMITS OF THE VILLAGE OF THE FRANKFORT, WILL & COOK COUNTIES, ILLINOIS (ORTHOPEDIC BODYWORKS – 20550 S. LAGRANGE ROAD, SUITE 230)

WHEREAS, an application for a Special Use Permit for certain property within the Village of Frankfort, legally described below, was filed by Ann Janners, Applicant; and Frankfort Properties, LLC, Property Owner, 20550 S. LaGrange Road, Frankfort, Illinois 60423; and

WHEREAS, the Subject Property, commonly known as 20550 S. LaGrange Road, Suite 230, currently is zoned B-4 Office District; and

WHEREAS, the Applicant requests the granting of a Special Use Permit for massage establishment to accommodate the operation of Orthopedic Bodyworks on the Subject Property; and

WHEREAS, a timely Notice of Public Hearings before the Plan Commission/Zoning Board of Appeals of the Village of Frankfort was published in the *Daily Southtown* newspaper announcing a Public Hearing on the Owner's application for a Special Use Permit for the Subject Property; and

WHEREAS, at a time and place designated in such published notice, a Public Hearing was held before the Village of Frankfort Plan Commission/Zoning Board of Appeals on the Owner's application for a Special Use Permit for the Subject Property; and

WHEREAS, the Frankfort Plan Commission/Zoning Board of Appeals has made special written Findings-of-Fact as required by the Village of Frankfort Zoning Ordinance 2001; and

WHEREAS, said Plan Commission forwarded a unanimous (4-0) recommendation to the President and Board of Trustees of the Village of Frankfort that the Subject Property be granted a Special Use Permit to provide massage services;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS AS FOLLOWS:

SECTION 1. SPECIAL USE PERMIT

That the following described real property to wit:

PIN: 19-09-16-401-001-0000

PARCEL 1: LOT 1 IN FRANKFORT BUSINESS PARK, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 4, 2000, AS DOCUMENT NUMBER R2000-14019, IN WILL COUNTY, ILLINOIS,

commonly known as 20550 S. LaGrange Road, Suite 230, Frankfort, Will County, Illinois, 60423, which is the property subject to the previously described application for a Special Use Permit, is hereby granted said Special Use for massage establishment to permit the operation of Orthopedic Bodyworks, in accordance with the reviewed plans, public testimony, and Findings of Fact.

SECTION 2. REPEAL OF CONFLICTING PROVISIONS

All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

SECTION 3. ZONING MAP AMENDMENT

That the Zoning Map of the Village of Frankfort is amended to reflect the Subject Property, currently zoned B-4 Office District, hereby is granted a Special Use Permit for a massage establishment, as provided under this Ordinance and the Village of Frankfort Zoning Ordinance, as amended from time to time.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 5. EFFECTIVE DATE

The Ordinance shall take effect after its passage, approval, and publication in pamphlet form, as provided by law.

PASSED this ___ day of ___, 2021; with ___ members voting AYE; ___ members voting NAY; and ___ members absent; the Village President not voting; with ___ members abstaining and said vote being:

ADAM BORRELLI	___	MARGARET M. FARINA	___
MICHAEL LEDDIN	___	JESSICA PETROW	___
DANIEL ROSSI	___	EUGENE SAVARIA	___

KATIE SCHUBERT
VILLAGE CLERK

APPROVED this ___ day of ___, 2021.

KEITH OGLE
VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT
VILLAGE CLERK

DRAFT

Public Hearing: 20550 S. La Grange, Suite 230 (Tabled from October 14 and October 28, 2021)

Chair Rigoni introduced the case. The applicant, Ann Janners, is requesting a special use for a massage establishment.

Gruba presented the case:

- The applicant, Ann Janners, is proposing to operate a massage establishment within Suite 230 of the building located at 20550 S. La Grange Road.
- This is the Frankfort Business Park which has four separate lots.
- Massage establishments require a special use permit within the B-4 zoning district.
- No exterior changes to the building or site are proposed with this use.
- The tenant space is located within the existing building, which has three floors and a usable basement.
- Staff received a list of all tenants within the building and their gross floor area in order to calculate an accurate parking analysis of the building. The subject property has 98 parking spaces, the building, with the proposed use, will require 98.
- There would be no more than two employees on site at any one time.
- The applicant would like to operate Wednesday through Saturday, 9:00am–7:00pm, which is within the 7:00am–11:00pm normal business hours.
- There are seven findings of fact for special uses. The applicant and staff provided responses to each which are within the report.
- The applicant provided a floor plan of the Suite. For the site, there is a cross access agreement between the lots, but no shared parking agreement.

Chair Rigoni asked the applicant if she wished to speak. The applicant, Ann Janners, approached the podium and introduced herself. Ms. Janners stated that she is looking to expand her business which currently operates in Orland Park. Her family moved to Frankfort recently and she would like to establish her business here.

Chair Rigoni asked the Commissioners if there were any initial questions:

- Commissioner Knierim asked what business was in the Suite previously. The applicant stated it was a chiropractor and she only anticipates minor changes to the Suite if needed in the future.
- Commissioner Guevara questioned the discrepancy in the parking space information. Gruba believed that the number includes another row of parking which is not within the Plat of Survey. Gruba confirmed 98 spaces are actually on the site.

Chair Rigoni asked for public comment. There was none. The public hearing was closed (Motion #2).

Chair Rigoni asked if there were additional comments by the Commissioners. There was none.

Chair Rigoni clarified that the motion does not need to include the parking adjustment as stipulated in the report. That was an editorial error.

Gruba confirmed that the case is scheduled for the November 15, 2021 Village Board meeting.

Motion (#2): Close the public hearing for 20550 S. LaGrange Rd., Suite 230.

Motion by: Guevara

Seconded by: Markunas

Approved: (4 to 0)

Motion (#3): Recommend the Village Board approve a special use for a massage establishment at 20550 S. La Grange Road, Suite 230, in accordance with the reviewed plans, public testimony, and Findings of Fact.

Motion by: Markunas

Seconded by: Knieriem

Approved: (4 to 0)

DRAFT

Project: Orthopedic Bodyworks
Meeting Type: Public Hearing
Request: Special Use for massage establishment
Location: 20550 S. La Grange, Suite 230
Subdivision: Frankfort Business Park
Applicant: Ann Janners
Prop. Owner: Frankfort Properties, LLC
Representative: Applicant
Report By: Christopher Gruba, Senior Planner

Site Details

Lot Size: 1.61 acres
PIN: 19-09-16-401-001-0000
Existing Zoning: B-4/Office District
Proposed Zoning: N/A
Buildings / Lots: 1 building / 1 lot
Total Sq. Ft.: ±1,290 square feet (Unit 230 only)

Adjacent Land Use Summary:

	Land Use	Comp	Zon
Subject Property	Office Building	General Commercial	B-4
North	RV dealership	General Commercial	
South	Detention Pond	General Commercial	B-2
East	Office/Restaurant	General Commercial	B-4
West	Water Treatment	General Commercial	E-R

Figure 1. Location Map



Project Summary

The applicant, Ann Janners, is proposing to operate a massage establishment within Suite 230 of the building located at 20550 S. La Grange Road. Massage establishments require a special use permit within the B-4 zone district. No exterior changes to the building or site are proposed with this use. The Use Regulations pertaining to Massage Establishments have been provided as an attachment.

Attachments

- Aerial photograph of site and vicinity
- Site survey of the PUD development, completed 11.29.17
- Parking analysis for the subject property (Lot 1) prepared by staff
- List of all uses and their square footage within the building (Lot 1), provided by the owner
- Floor plans for all floors of 20550 S. La Grange, provided by the owner
- Interior floorplan of Suite 230, provided by applicant
- Cross access easement exhibit (Easement Agreement R90-049837)
- Zoning Ordinance Article 5, Section C, Part 11.1, Use Regulations for Massage Establishments

- Special Use Permit Findings of Fact responses provided by applicant
- Special Use Permit Findings of Fact form for use by the Plan Commission to evaluate the request
- Photographs of the site taken by staff on November 3, 2021

Analysis

In consideration of the request, staff offers the following points of discussion:

- The “purpose statement” on the application states “the licensed massage therapists at Orthopedic Bodyworks perform clinical massage. Falling more under the physical therapy umbrella, we treat conditions such as neuropathies, lymphatic disorders, chronic pain and injuries. My medical massage license therapy State license credential number is #227009123”.
- The applicant is proposing a maximum of two employees to be present at one time.
- The hours of operation will be Wednesday through Saturday, 9 am – 7 pm.
- There are 2 buildings and 4 parcels within the Frankfort Business Park PUD, (parcels/lots 2 and 3 are undeveloped). The four lots share one point of ingress/egress onto La Grange Road. Although there is a recorded cross-access easement between the 4 lots (R90-049837) there is no shared parking agreement.
- A parking analysis was prepared for the proposed use and existing uses within the building (chart attached). The proposed massage establishment within Suite 230 measures 1,300 square feet with up to 2 employees at a time, requiring a total of 9 parking spaces per the Zoning Ordinance requirements. All other existing uses within the building require 89 parking spaces, for a total of 98 spaces required total. The parcel currently provides exactly 98 parking spaces, complying with the parking requirements.
- Zoning Ordinance Article 5, Section C, Part 11.1 details regulations for Massage Establishments. This excerpt has been included as an attachment. The majority of these requirements will be inspected for compliance under ‘c’, once the interior of the space has been built-out and prior to business license issuance.

Staff's Review

Staff offers the following comments regarding the findings of fact used to determine the merits of the special use request, per the Zoning Ordinance. Staff's responses are in italics. The applicant also provided responses to the findings of fact which are included as an attachment. The Commission may wish to adopt these findings or amend them before making a motion.

Findings of Fact:

No special use shall be recommended by the Plan Commission, unless such Commission shall find:

- a. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.

It is staff's professional opinion that the proposed use will not be detrimental to or endanger the public's health, safety, comfort or general welfare. The massage use will be fully contained indoors and operating within regular business hours (7 am – 11 pm, per Code).

- b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

It is staff's professional opinion that the proposed use will not substantially diminish or impair property values within the neighborhood. The subject property contains many office and medical uses.

- c. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The immediate surrounding area is developed for or planned for office uses. The proposed massage establishment would not impede the future development of Lots 2 & 3.

d. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

There are no exterior changes or alterations proposed. A concept floorplan has been submitted by the applicant.

e. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

The site is adequately served by existing utilities, roads and access drives.

f. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

A cross-access easement agreement exists to ensure access to adjacent sites and to La Grange Road in perpetuity.

g. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

The proposed use is anticipated to conform to all other regulations as specified in the Zoning Ordinance.

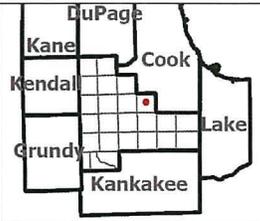
Affirmative Motion

For the Commission's consideration, staff is providing the following proposed affirmative motion language for the special use requests. Staff would recommend the conditions be added to each of the special uses should the applicant provide the required information in order to adjust the parking requirements in accordance with Zoning Ordinance Article 7, Section B, Part 5.

1. Recommend the Village Board approve a special use for a massage establishment at 20550 S. La Grange Road, Suite 230, in accordance with the reviewed plans, public testimony, and Findings of Fact.



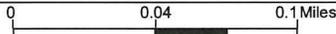
20550 S. La Grange - Proposed Massage Suite 230



Legend

- Roadways
 - Federal
 - State
 - County
 - Local and Private
- Parcels LY
- Townships

WGS_1984_Web_Mercator_Auxiliary_Sphere



1:2,257

Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyillinois.com.

Notes

Parking Analysis – 20550 S. La Grange

10.1.21

*Floorplans and list of uses provided by the owner were used to determine the unit size.

Floor	USE	GFA	REQUIRED SPACES
Basement	Various office uses	2,400	(One space per 200 sq. ft.) = 12
1	Various office uses	5,500	(One space per 200 sq. ft.) = 27.5
2	Various office uses	4,300	(One space per 200 sq. ft.) = 21.5
2	Proposed massage est. <i>(Personal Service/ Massage Establishment)</i>	1,300	(One space per 200 sq. ft.; plus one space per employee) = 9
3	Various office uses	5,600	(One space per 200 sq. ft.) = 28
Total Spaces Required			98
Total Spaces Existing			98

DRAFT

Chris Gruba

From: Ann Janners <orthopedicbodyworks@gmail.com>
Sent: Tuesday, September 28, 2021 6:46 PM
To: Chris Gruba
Subject: Re: 250' mail notices

Requested list of businesses in the building and their square footage. Building has 111 parking spots.

LLA Inspire Behavioral Solutions 1300 sq.ft.
Suite # 1 Sunrise Counseling LLC 100 sq.ft.
Suite #2 Georges Garages 100 sq.ft.
Suite #5 Kns Line Inc 100 sq.ft.
Suite # 8 Chris Care Realty 100 sq.ft.
Suite #9 Helping Hands 100 sq.ft
Suite #10 Andrex Logistics 100sq.ft
Suite #11 Du Page Clinical 100 sq.ft
Suite #12 Pampered By Camille 100 sq. ft.
Suite #13 Homeopathic Healing 100sq.ft
Suite #14 Andria Hudson Enterprises 100sq.ft
Suite #15 Kaunas Espress 100.sq.ft
Suite # 100 Vacant 1400sq.ft
Suite #105 Life Stance Health 1300 sq.ft
Suite #110 Signature Realty 1400 sq.ft.
Suite #115 Kristine Cain LCPC 1400sq.ft
Suite #200 Lighthouse Restorations 1300 sq.ft
Suite #210 Redemske And Associates 1500 sq.ft
Suite # 220 Life Efect Centers 1500 sq.ft
Suite #230 Vacant 1300sq.ft
Suite # 300 Pro Met Steel 4300sq.ft
Suite #310 Times Health Resource Services 1300 sq.ft

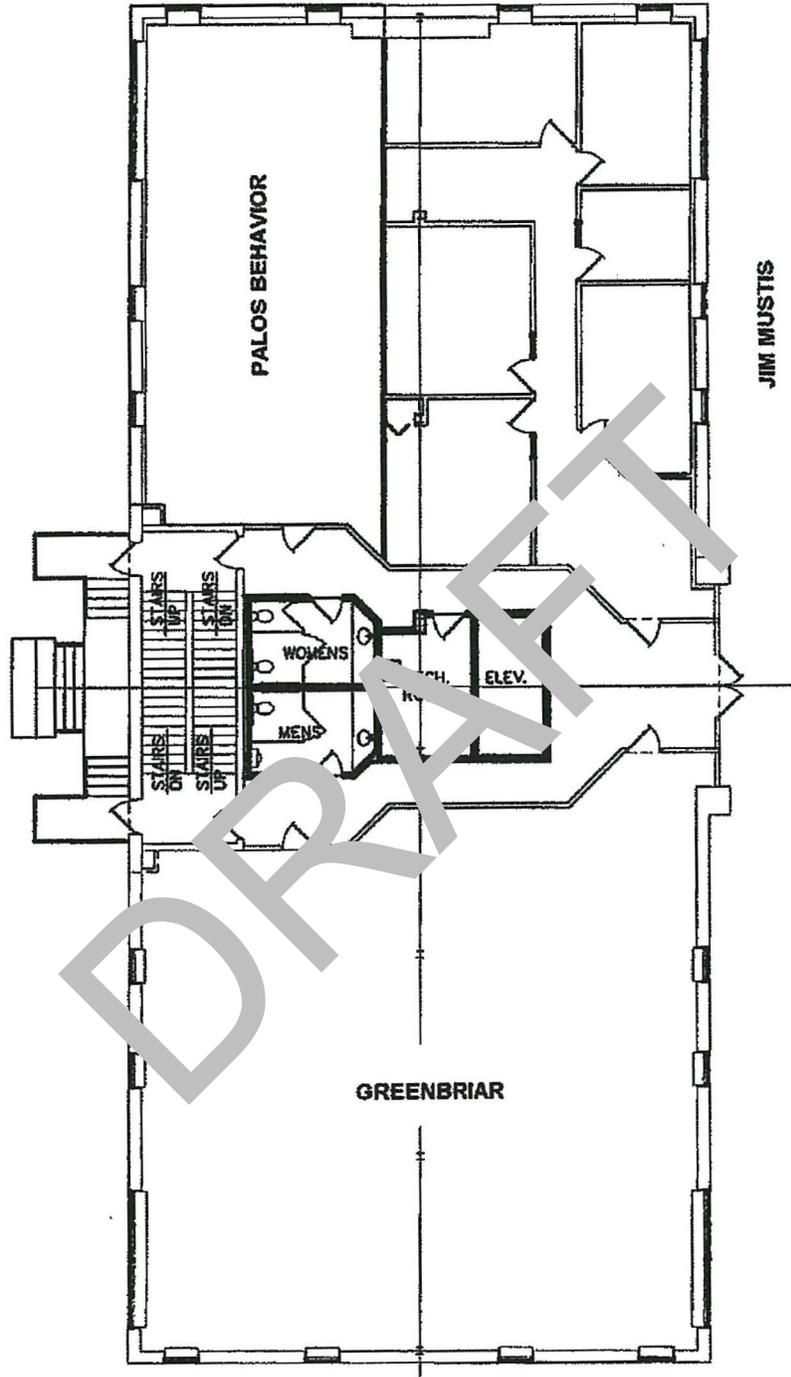
Ann Janners, LMT, Owner
Orthopedic Bodyworks, LLC
708.873.1010

On Mon, Sep 27, 2021 at 12:10 PM Chris Gruba <cgruba@frankfortil.org> wrote:

Attached is a letter you may wish to use. Just change the name, address, city & state for each recipient and remove the yellow highlights.

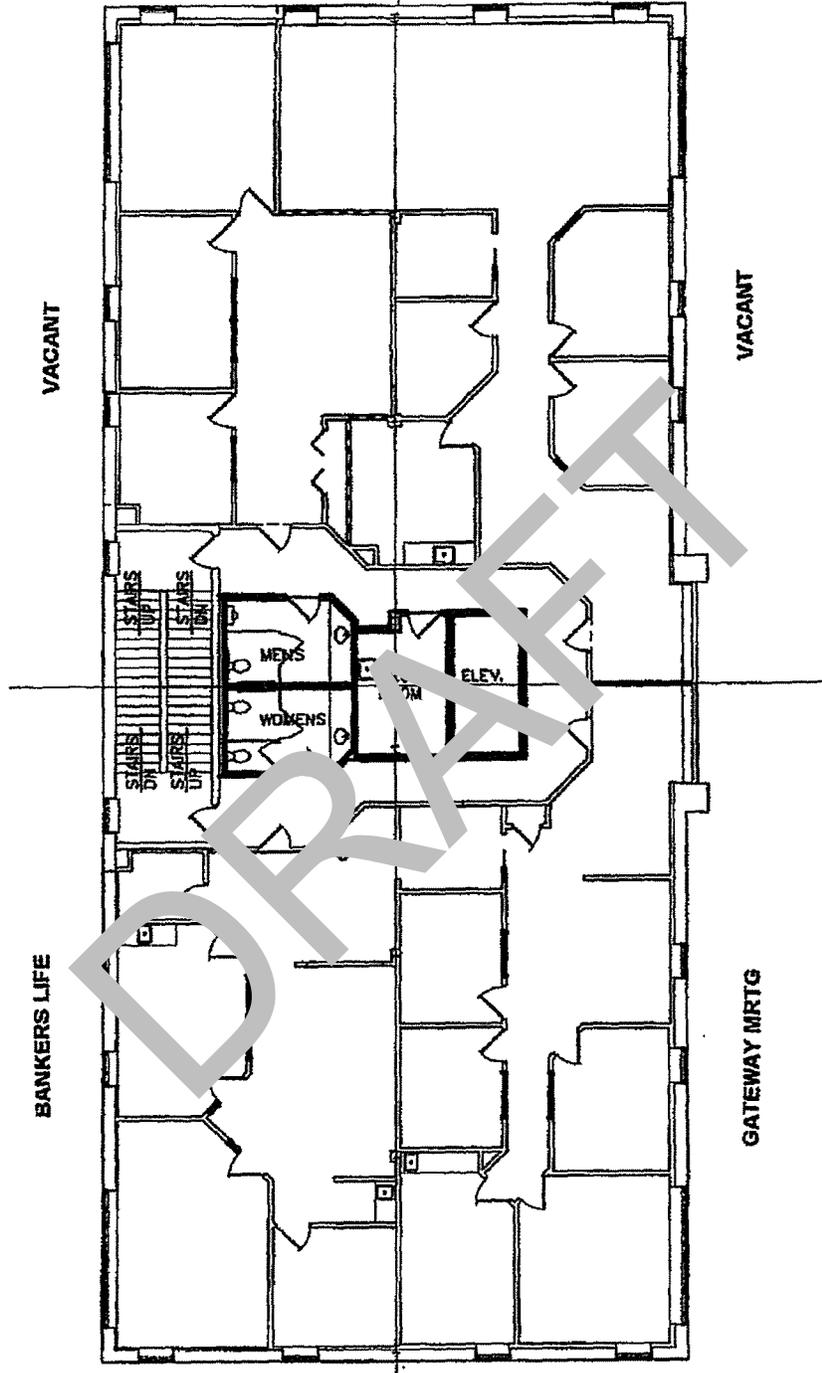
How is it going with the landlord in obtaining a floor plan and list of other uses in the building? Shared parking agreement?

6,000 SF



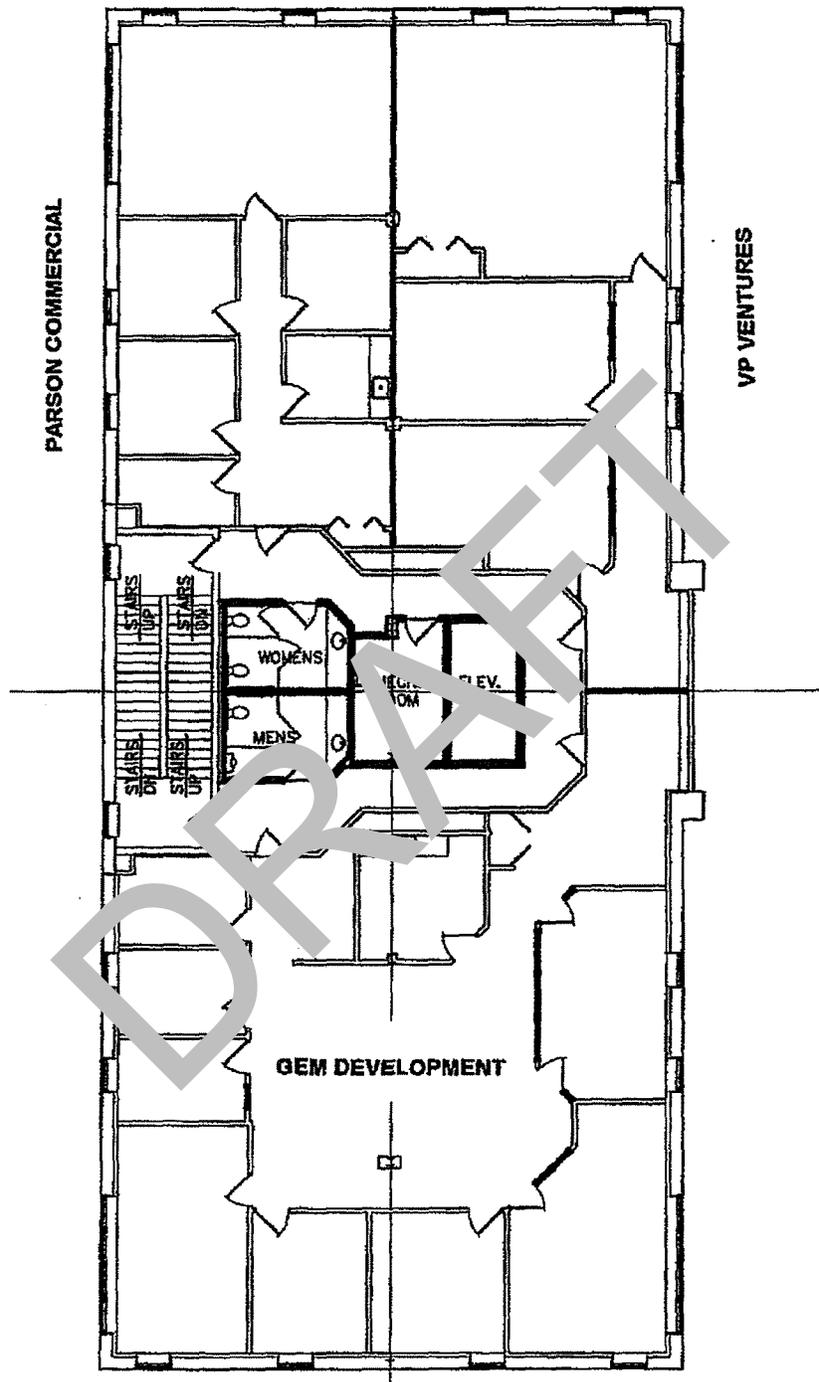
**FIRST FLOOR
OVERALL PLAN**

6,000 SF



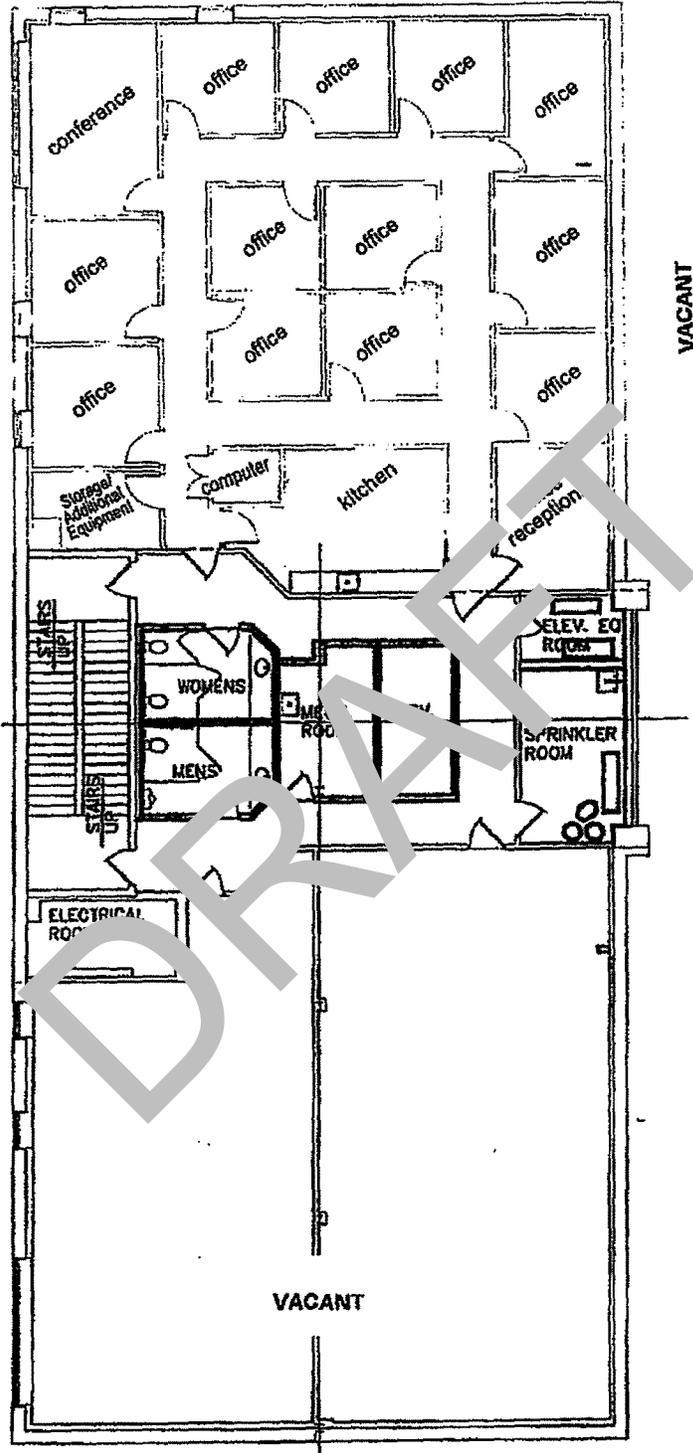
**SECOND FLOOR
OVERALL PLAN**

6,000 SF

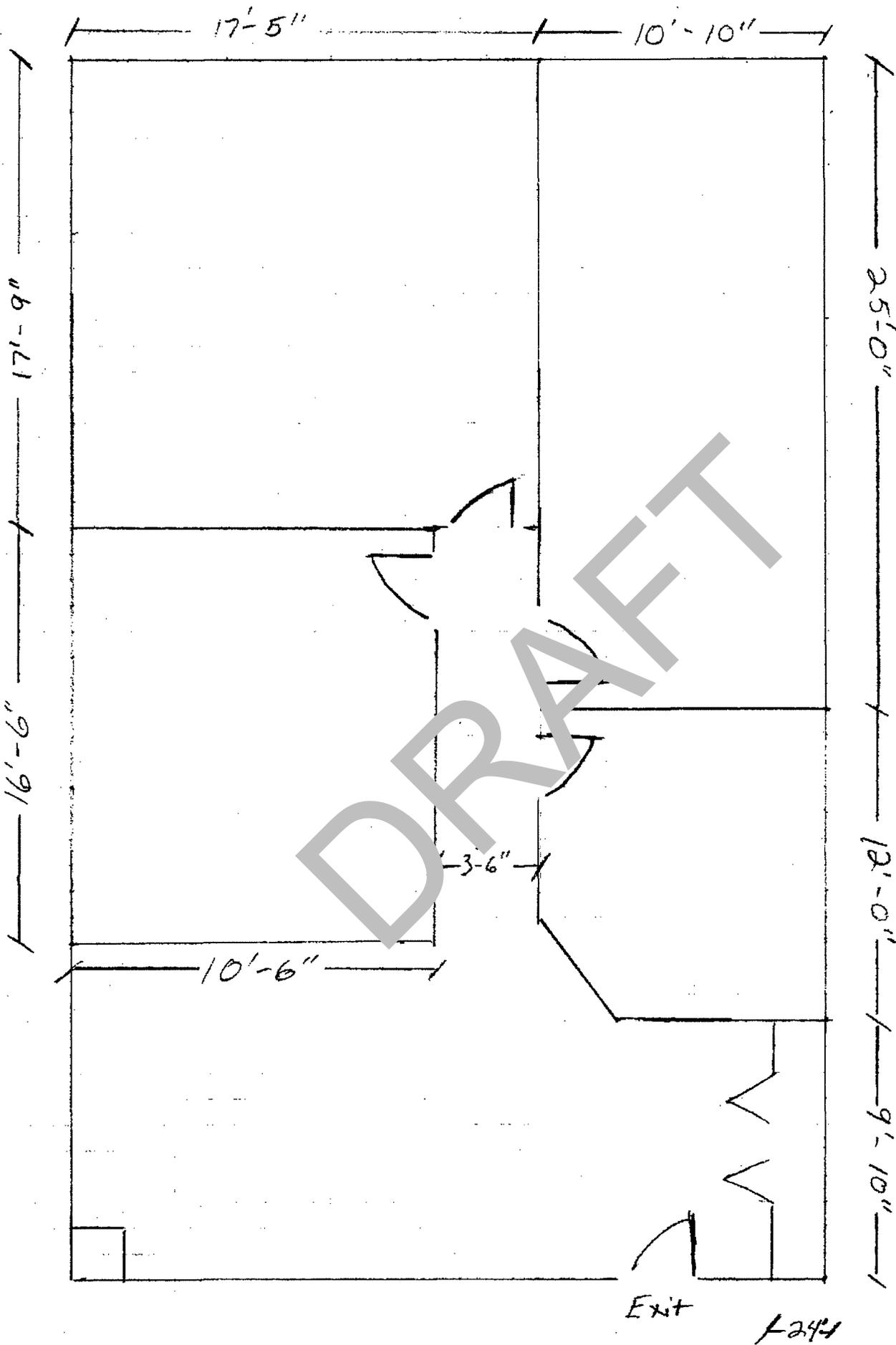


**THIRD FLOOR
OVERALL PLAN**

6,000 SF



LOWER LEVEL
OVERALL PLAN

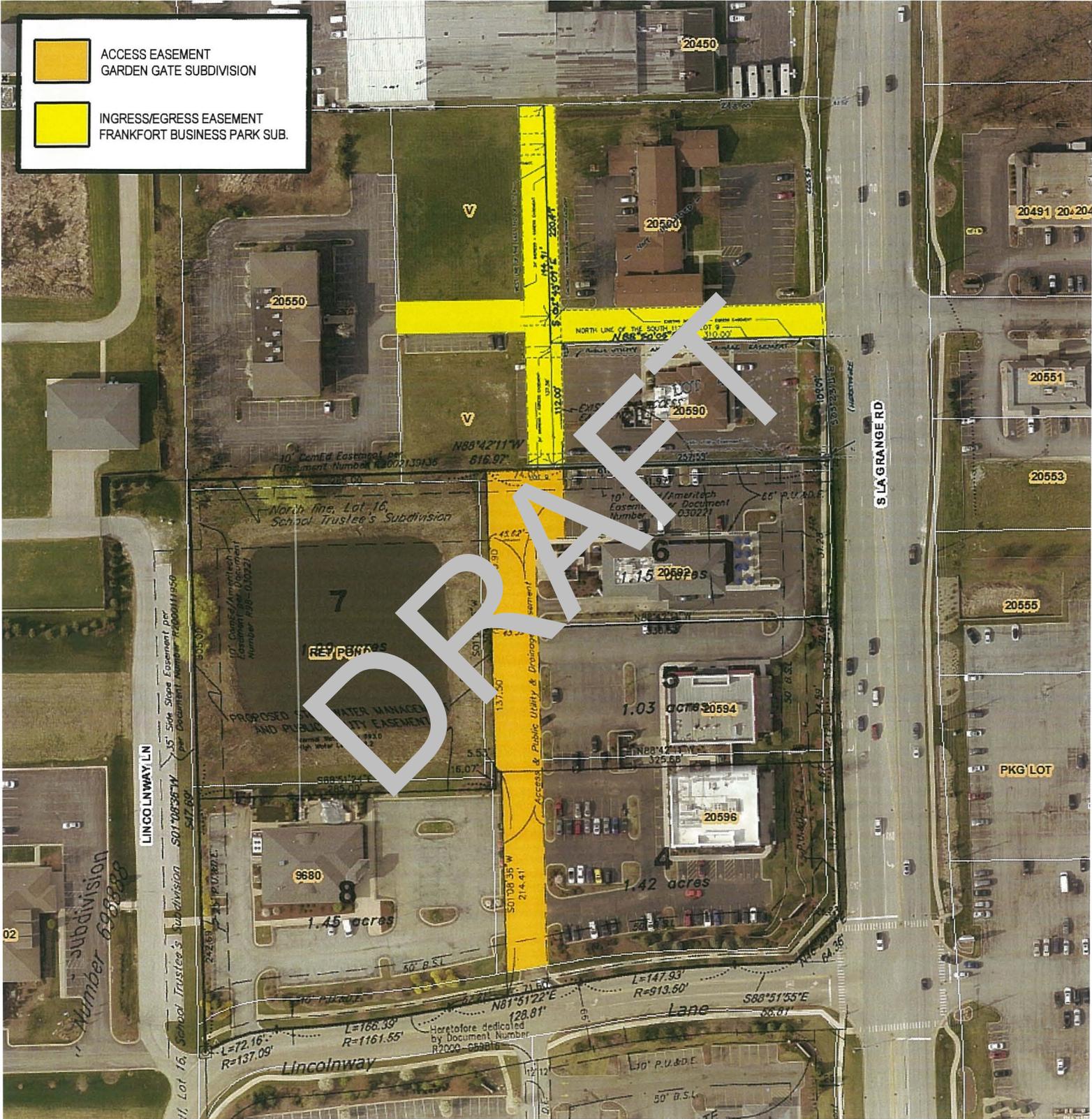


- Existing -

1244

ACCESS EASEMENT
 GARDEN GATE SUBDIVISION

INGRESS/EGRESS EASEMENT
 FRANKFORT BUSINESS PARK SUB.



3. There will be no private streets.
 4. All residential parking will be off-street. No on-street parking is allowed.
 5. Off-street parking shall be provided in front and side yards only. Two (2) off-street parking spaces shall be provided per dwelling unit. The off-street parking surface shall be covered with a concrete surface. Each space shall be no less than ten (10) feet wide and twenty (20) feet deep. Enclosed garage space shall not count toward the required off-street parking requirements.
 6. All sidewalks and driveways shall be concrete and meet Village standards.
- o. **Manufactured Home Sales:** Manufactured home sales are permitted on a limited basis. One home may be used for a model, and one model is allowed for each park. This model must follow all structural and aesthetic guidelines outlined for a manufactured residence.
- p. **Landscaping:** Landscaping shall be provided as part of site plan and subdivision design. It shall be provided comprehensively throughout the site; integrating the various elements of site design, preserving and enhancing the particular identity of the site, and creating a pleasing site character. Landscaping shall include plant materials such as trees, shrubs, ground covers, perennials, and annuals, and other materials such as rocks, water, sculpture, art, walls, fences, paving materials, and street furniture. All landscaping shall meet all standards and guidelines established in the Village of Frankfort Landscape Regulations.
- q. **Landscape Plan:** A landscape plan prepared by a certified landscape architect shall be submitted with each subdivision development request. The plan shall identify existing and proposed trees, shrubs, and ground covers; natural features such as rock outcroppings; and other landscaping elements. The plan shall show where they are or will be located and planting and/or construction details. Special attention shall be paid so as to substantially screen the development from all adjoining zoning districts and land uses. The landscaping plan must meet all standards and guidelines established in the Village of Frankfort Landscape Regulations, and sections 150.75 and 150.76 of the Village Code.

Part 11.1: Massage Establishments

(Am. Ord. 2174, passed 07.05.05)

- a. **Facilities**
1. **Cabinets.** Closed cabinets shall be provided and used for the storage of clean linens, towels, and other materials used in connection with administering massages. All soiled linens, towels, and other materials shall be kept in properly covered containers or cabinets, which containers or cabinets shall be kept separate from the clean storage areas.

2. Dressing rooms. Provision of a separate dressing room for each sex must be available on the premises. Doors to such dressing rooms shall open inward and shall be self-closing.
3. Electrical equipment. All electrical equipment shall be installed in accordance with the building codes adopted by the Village of Frankfort.
4. Lavatories or wash basins. Lavatories or wash basins provided with both hot and cold running water shall be installed in either the toilet room or the vestibule. Lavatories or wash basins shall be provided with soap in a dispenser and with sanitary towels.
5. Light and ventilation. All portions of massage establishments shall be provided with adequate light and ventilation by means of windows or skylights with an area of not less than one-eighth (1/8) of the total floor area, or shall be provided with approved artificial light and a mechanical operating ventilating system. When windows or skylights are used for ventilation, at least one-half (1/2) of the total required window area shall be operable. To allow for adequate ventilation, cubicles, rooms, and areas provided for patrons' use not served directly by a required window, skylight, or mechanical system of ventilation shall be constructed so that the height of partitions does not exceed seven and five percent (75%) of the floor-to-ceiling height of the area in which they are located.
6. Locks. No massage service may be carried on within any cubicle, room, booth, or any area within a massage establishment that is fitted with a door capable of being locked.
7. Plumbing. Plumbing fixtures shall be installed in accordance with the building codes adopted by the Village of Frankfort.
8. Service sink. The premises shall be equipped with a service sink for a custodial services.
9. Toilet facilities. Toilet facilities shall be provided in convenient locations. When five (5) or more employees and patrons of different sexes are on the premises at the same time, separate toilet facilities shall be provided. A single water closet per sex shall be provided for each twenty (20) or more employees or patrons of that sex on the premises at any one time. Urinals may be substituted for water closets after one water closet has been provided. All toilet rooms shall be equipped with self-closing doors opening in the direction of ingress to the toilet rooms. Toilets shall be designated as to the sex accommodated therein.
10. Waterproofing. Construction of rooms used for toilets, tubs, steam baths, and showers shall be made waterproof with approved waterproofed materials and shall be installed in accordance with the building codes adopted by the Village of Frankfort. For toilet rooms, toilet room vestibules, and rooms containing bathtubs, there shall be a waterproof floor covering, which will be carried up all walls to a height of at least six inches (6"), and floors shall be covered up on base with at least

three-fourths inch (3/4") cover. The walls of all toilet rooms and rooms containing bathtubs shall be finished to a height of six feet (6') with a smooth, nonabsorbent finish surface of Keene cement, tile, or similar material. Steam rooms and shower compartments shall have waterproof ceilings, floors, and walls approved by the Building and Zoning Department.

11. Wet and dry heat rooms. Floors of wet and dry heat rooms shall be adequately pitched to one or more floor drains properly connected to the sewer. (Exception: dry heat rooms with wooden floors need not be provided with pitched floors and floor drains.) A source of hot water must be available within the immediate vicinity of dry and wet heat rooms to facilitate cleaning.

b. Operating conditions

1. Cleanliness. Every portion of a massage establishment, including appliances, apparatus, and personnel shall be kept clean and operated in a sanitary condition. The premises shall have adequate equipment for disinfecting and sterilizing nondisposable instruments and materials used in administering massages, and such nondisposable instruments and materials shall be disinfected after use on each patron. Oils, creams, lotions, or other preparations used in administering massages shall be kept in clean, closed containers or cabinets. Wet and dry heat rooms, shower compartments, and toilet rooms shall be thoroughly cleaned each day the business is in operation. Bathtubs shall be thoroughly cleaned after each use. Eating in the massage work areas shall not be permitted. Animals, except service animals for persons with disabilities, shall not be permitted in the massage work areas.
2. Employees. All employees and operators shall be clean and shall wear suitable clean, white, disposable outer garments, covering the sexual and genital areas, whose use is restricted to the massage establishment. It shall be unlawful for any person, knowingly or recklessly, in a massage establishment, to touch with any part of the body, to fondle in any manner, or to massage the genitals, pubic area, anus, or perineum of any person, or the vulva or breasts of a female. No employee or operator shall perform, offer, or agree to perform any act that would require the touching of these areas. Patrons must cover these areas with towels, cloths, or undergarments when in the presence of an employee or operator.
3. Licenses. Persons administering massage for compensation must be licensed by the Illinois Department of Professional Regulation as massage therapists. A massage establishment must maintain a register of all persons employed as massage therapists and their license numbers. Such register shall be available for inspection at all times during regular business hours.
4. Price rates. Price rates for all services shall be prominently posted in the reception area in a location available to all prospective customers.

c. Inspections

1. Following application. The Village Clerk, upon receiving an application from a massage establishment seeking a general business license, shall refer the application to a Code Official, who shall inspect the proposed premises and shall make written recommendations to the Village Clerk. A general business license application for a massage establishment may be rejected if the operation as proposed by the applicant will not comply with all building codes adopted by the Village of Frankfort or regulations adopted by the Village Clerk or the Director of Building and Zoning.
2. On-going. A Code Official shall from time to time and at least twice a year, make an inspection of the public areas of each massage establishment in the Village of Frankfort for the purposes of determining that the provisions of this Part are complied with.

Part 12: Mining

Mining, and/or the extraction of minerals, sand, gravel, topsoil or other aggregates, including equipment, buildings or structures for screening, crushing, mixing, washing or storage shall be subject to the following:

- a. No open pit or shaft shall be less than 200 feet from any public road or less than 500 feet from any adjacent residential district.
- b. All buildings or structures shall be located not less than 200 feet from any property line. All grinding, or processing machinery shall be located at the farthest point on the property from residential use as feasible.
- c. The boundaries of the property adjacent to or across the street from any district other than an industrial district shall be fenced with a solid fence, wall, or landscape material at least six (6) feet in height.

Part 13: Office and Professional Service

A permitted business office may not display or sell chattels or goods, wares or merchandise on the premises without special use approval, with the exception of limited sales of product in connection with professional services rendered on site. (Am. Ord. 2495, passed 08.04.08)

Part 14: Outdoor Seating Associated with a Permitted Restaurant

Outdoor seating, when associated with a permitted restaurant, shall only be permitted in accordance with the following:

- a. All seating areas must be enclosed by a fence or wall of at least 3 feet in height.
- b. Where seating is permitted adjacent to a public sidewalk, at least 5 feet in width of said sidewalk must remain unobstructed.

VILLAGE OF
FRANKFORT
INC • 1879

Application for Plan Commission / Zoning Board of Appeals Review
Special Use Permit Findings of Fact

Article 3, Section E, Part 6 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Plan Commission must use to evaluate every special use permit request. The Plan Commission must make the following seven findings based upon the evidence provided. To assist the Plan Commission in their review of the special use permit request(s), please provide responses to the following “Findings of Fact.” Please attach additional pages as necessary.

1. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
My establishment will not have a negative effect on anyone's safety or health. Orthopedic Bodyworks helps individuals toward good physical and mental health.
2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood.
My establishment will not have any negative affect on property values or diminish values of surrounding businesses as it resides within a well established professional building.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
It will not impede any future developments of surrounding properties as my business resides within an established professional building.
4. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.
No new exterior structures are being built and no changes to any existing exterior structures are being made by Orthopedic Bodyworks.

5. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

Everything listed is already provided in the building. Please review any past village inspections of the building for details.

6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Proper ingress and egress are already present.

7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.

I agree to follow any regulations brought forth by the Plan Commission.

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VILLAGE OF
FRANKFORT
 INC • 1879

Findings of Fact Commissioner Evaluation Form Special Use Permit

Article 3, Section E, Part 6 of the Village of Frankfort Zoning Ordinance lists "findings" or "standards" that the Plan Commission must use to evaluate every special use permit request. No special use shall be recommended by the Plan Commission unless all of the following findings are made.

	STANDARD	NOTES	MEETS	
a.	That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.		YES	NO
b.	That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.		YES	NO
c.	That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property and uses permitted in the district.		YES	NO
d.	That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed, or in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.		YES	NO

e.	That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.		YES	NO
f.	That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.		YES	NO
g.	That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board, pursuant to the recommendations of the Plan Commission.		YES	NO

DRAFT





ORDINANCE NO. 33XX

AN ORDINANCE AMENDING THE VILLAGE OF FRANKFORT ZONING ORDINANCE ARTICLES 7 AND 12 – TRUCK TERMINALS

WHEREAS, a timely Notice of Public Hearings before the Plan Commission/Zoning Board of Appeals of the Village of Frankfort was published in the *Daily Southtown* newspaper announcing a Public Hearing on amendments to the 2001 Zoning Ordinance; and

WHEREAS, on November 9, 2021 a Public Hearing was held before the Plan Commission/Zoning Board of Appeals where a recommendation was forwarded to the Board of Trustees of the Village of Frankfort to consider proposed text amendments to the Village of Frankfort Zoning Ordinance, Articles 7 and 12 in relation to truck terminals; and

WHEREAS, the President and Board of Trustees of the Village of Frankfort have determined it is in the best interest of the health, safety, and welfare of the residents of the Village of Frankfort to make the following modifications to the 2001 Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1. OFF-STREET LOADING SPECIFIC REQUIREMENTS

That Article 7: Site Development Regulations, Section B, Part 4: Off-Street Loading Specific Requirements, Paragraph 2(a) be amended to replace the term “motor freight” with “truck” as follows:

3. For the uses listed hereunder, one (1) loading berth shall be provided for buildings containing 5,000 to 40,000 square feet of gross floor area. For buildings containing 40,000 to 100,000 square feet of gross floor area, two (2) loading berths shall be provided plus one (1) additional loading berth for each additional 100,000 square feet of gross floor area or fraction thereof.
 - a) Cartage, express and ~~motor freight~~ truck facilities.

SECTION 2. RULES AND DEFINITIONS

That Article 12: Rules and Definitions, Section A: Rules and Definitions, Part 2: Definitions, be amended to replace the title of the definition for “Motor Freight Terminal” with the title “Truck Terminal” and amend the definition as follows:

~~Motor Freight~~ Truck Terminal: A building ~~or area~~ in which freight brought by truck is assembled and/or stored for routing ~~in via~~ intrastate and interstate shipment by truck ~~or~~ in which ~~or outside of which~~ semi-trailers, including tractor and/or trailer units and other trucks ~~are may be~~ parked or stored.

SECTION 5. SEVERABILITY

If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 6. REPEAL OF CONFLICTING PROVISIONS

All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

SECTION 7. EFFECTIVE DATE

This Ordinance shall be in full force and effect from _____ after its passage, approval, and publication in pamphlet form, as provided by law.

PASSED this __ day of ____, 2021; with __ members voting AYE; __ members voting NAY; and __ members absent; the Village President not voting; with __ members abstaining and said vote being:

ADAM BORRELLI	_____	MARGARET M. FARINA	_____
MICHAEL LEDDIN	_____	JESSICA PETROW	_____
DANIEL ROSSI	_____	EUGENE SAVARIA	_____

KATIE SCHUBERT
VILLAGE CLERK

APPROVED this 15th day of November, 2021.

KEITH OGLE
VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT
VILLAGE CLERK

Memo

To: Plan Commission/Zoning Board of Appeals
From: Michael J. Schwarz, AICP, Director of Community and Economic Development
Date: November 9, 2021
Re: Text Amendment to Zoning Ordinance to add a definition for "Truck Terminal"

Staff periodically receives inquiries about industrial property that may be available for potential truck-related uses, including truck terminals. The Table of Permitted Uses in Article 5 (Use Regulations) of the Zoning Ordinance lists Truck Terminals as a Special Use in the I-2 General Industrial District, under the broader category of Transportation-Related Uses. However, Article 12 (Rules and Definitions) in the Zoning Ordinance does not provide a definition for the term "Truck Terminal", but does provide a definition for "Motor Freight Terminal" as follows:

Motor Freight Terminal: A building or area in which freight brought by truck is assembled and/or stored for routing in intrastate and interstate shipment by truck or in which semi-trailers, including tractor and/or trailer units and other trucks are parked or stored.

To avoid confusion and any potential inconsistency in interpretation, staff recommends that the title of the definition for "Motor Freight Terminal" be replaced with the title "Truck Terminal". Staff recommends that the phrase "or area" be deleted so that it is clear that a *building* is required. To clarify that outdoor parking is allowed, the phrase "outside of which" should also be added.

~~Motor-Freight~~ Truck Terminal: A building ~~or area~~ in which freight brought by truck is assembled and/or stored for routing ~~in via~~ intrastate and interstate shipment by truck ~~or~~ in which ~~or outside of which~~ semi-trailers, including tractor and/or trailer units and other trucks ~~are may be~~ parked or stored.

Section D (Amendments), Part 2 (Initiation of Amendment) of the Zoning Ordinance states that amendments (including Text Amendments) may be proposed by the Board of Trustees, the Plan Commission, or by any person having an ownership or contractual purchase interest in affected property. At its September 20, 2021 meeting, the Committee-of-the-Whole discussed the proposed Text Amendment and directed staff to research and prepare a definition for the term "Truck Terminal" and other such Text Amendments to the Zoning Ordinance as may be necessary or desirable for clarification. Committee members indicated a preference for keeping the term narrowly defined.

Staff hereby recommends the following amended definition:

Truck Terminal: A building in which freight brought by truck is assembled and/or stored for routing via intrastate and interstate shipment by truck in which or outside of which semi-trailers, including tractor and/or trailer units and other trucks may be parked or stored.

For the Commission's consideration, staff provided the following proposed affirmative motion language:

Recommend the Village Board approve a Text Amendment to Article 12 (Rules and Definitions) in the Zoning Ordinance to add a definition for the term "Truck Terminal" as provided above.

DRAFT

November 15, 2021

**PLAN COMMISSION REPORT SUMMARY – TABLED FROM
NOVEMBER 1, 2021**

A. ZONING MAP AMENDMENT (REZONING) FROM I-1/LIMITED INDUSTRIAL TO R-4/ATTACHED SINGLE FAMILY RESIDENTIAL: 300 S. MAPLE STREET - ORDINANCE

At the November 1, 2021 Village Board meeting, there was a motion made by Trustee Rossi, seconded by Trustee Farina, to lay the question on the table until the next Village Board meeting on November 15, 2021.

At this time, I entertain a motion from the floor to take matter from table.

Motion: Move to take from the table a motion made by Trustee Borrelli, seconded by Trustee Petrow, to accept the Plan Commission recommendation, find and determine it is in the best interest of the residents of the Village for the Subject Property to be rezoned, waive the First and Second Readings, and pass an Ordinance rezoning the property located at 300 S. Maple Street from I-1/Limited Industrial with a Special Use for a Planned Unit Development to R-4/Attached Single Family Residential District, in accordance with the reports, minutes and Findings of Fact of the Plan Commission/Zoning Board of Appeals, and all other relevant factors.

The Village of Frankfort initiated an application for Zoning Map Amendment (rezoning) of the property located at 300 S. Maple Street from I-1/Limited Industrial to R-4/Attached Single Family Residential District upon its adoption of *Your Future Your Frankfort 2040 Comprehensive Plan*. The plan outlines a number of goals and contains a Future Land Use Map. One of the properties identified on the Future Land Use Map is the subject site, which identifies the parcel as single-family attached residential. BorgWarner appeared by a representative of the company and its attorney before the Plan Commission/Zoning Board of Appeals and submitted a letter in opposition to the rezoning.

At the October 14, 2021 Plan Commission Public Hearing on the rezoning request for the property, the Commissioners forwarded a unanimous (4-0) recommendation to the Village Board to approve a Zoning Map amendment for the property from I-1 to R-4.

Motion: Trustee Borrelli made a motion, seconded by Trustee Petrow, to accept the Plan Commission recommendation, find and determine it is in the best interest of the residents of the Village for the Subject Property to be rezoned, waive the First and Second Readings, and pass an Ordinance rezoning the property located at 300 S. Maple Street from I-1/Limited Industrial with a Special Use for a Planned Unit Development to R-4/Attached Single Family Residential District, in accordance with the reports, minutes and Findings of Fact of the Plan Commission/Zoning Board of Appeals, and all other relevant factors.

ORDINANCE NO. 33XX

AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (300 SOUTH MAPLE STREET – PIN 19-09-28-222-001-0000)

WHEREAS, an application for a Zoning Map Amendment (rezoning) for real property within the Village of Frankfort, located at 300 S. Maple Street, also addressed as 281 S. Locust Street, Frankfort, Will County, Illinois (hereinafter described in Section 2 of this Ordinance and for convenience referred to as “Subject Property”) was filed by the Applicant, Village of Frankfort, 432 W. Nebraska Street, Frankfort, Illinois; and

WHEREAS, BW Transmission & Engine Components Corporation, is the record title owner of Permanent Index Number (PIN): 19-09-28-222-001-0000, having an address of 300 S. Maple Street, Frankfort, Illinois 60423; and

WHEREAS, the Subject Property is currently zoned I-1 Limited Industrial District with a Special Use Permit for a Planned Unit Development and the Applicant requests the property be rezoned to R-4 Attached Single Family Residential District to bring the Subject Property into conformance with the Village’s 2040 Comprehensive Plan, adopted on December 16, 2019, through Ordinance No. 3238; and

WHEREAS, a timely Notice of Public Hearing on this application before the Plan Commission/Zoning Board of Appeals of the Village of Frankfort was published in the *Daily Southtown* newspaper announcing a Public Hearing on the application for the rezoning of the Subject Property; and

WHEREAS, at the time and place designated in such published notice, a Public Hearing was held before the Village of Frankfort Plan Commission/Zoning Board of Appeals on the application for rezoning of the Subject Property; and

WHEREAS, the record title owner of the Subject Property was served with notice in accordance with the relevant statutory provisions and appeared by its representative and counsel before the Plan Commission/Zoning Board of Appeals on August 26, 2021 and October 14, 2021; and

WHEREAS, a majority of the corporate authorities of the Village now holding office having considered and now adopting the reports, minutes and Findings of Fact of the Plan Commission/Zoning Board of Appeals, and all other relevant factors, find and determine it is in the best interest of the residents of the Village for the Subject Property to be rezoned; and

WHEREAS, the Frankfort Plan Commission/Zoning Board of Appeals recommended to the Board of Trustees of the Village of Frankfort that the Subject Property be rezoned from its existing I-1 PUD zoning district classification to the R-4 zoning district classification.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL & COOK COUNTIES, ILLINOIS AS FOLLOWS:

SECTION 1. RECITALS

The foregoing recitals are intended to be and are incorporated into and made a part of this Ordinance.

SECTION 2. ZONING

That the following described real property consisting of Parcel I, Parcel II, Parcel III and Parcel IV to wit:

PIN: 19-09-28-222-001-0000

PARCEL I - ALL OF BLOCK 11, IN BOWEN'S ADDITION TO FRANKFORT, IN THE WEST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 28, IN TOWNSHIP 35 NORTH, AND IN RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1856, IN BOOK 43, PAGE 169, AS DOCUMENT NO. 22888:

PARCEL II - BLOCK 12 AND THAT PART OF BLOCKS 14 AND 15, LYING NORTH OF A LINE PARALLEL TO AND 150 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, EXCEPT THE EAST 240 FEET OF SAID BLOCK 14 IN BOWEN'S ADDITION TO THE VILLAGE OF FRANKFORT ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1856, IN BOOK 43, PAGE 169, AS DOCUMENT NO. 22888:

PARCEL III - THAT PORTION OF ELM STREET SOUTH OF THE STREET FORMERLY KNOWN AS ILLINOIS STREET, NOW KNOWN AS UTAH STREET, SOUTH TO ITS INTERSECTION WITH THE STREET VACATED BY PRIOR ORDINANCE, THEN KNOWN AS PACIFIC STREET, AND MORE PARTICULARLY, KNOWN AS THAT PORTION OF ELM STREET EAST OF BLOCK 11 AND WEST OF BLOCK 12 IN BOWEN'S ADDITION TO THE VILLAGE OF FRANKFORT;

PARCEL IV - ALL OF VACATED PACIFIC STREET LYING EAST OF THE EAST LINE OF LOCUST STREET AND WEST OF THE WEST LINE OF MAPLE STREET, EXCEPT THE SOUTH HALF OF PACIFIC STREET LYING NORTH OF THE EAST 240 FEET OF BLOCK 14 IN BOWEN'S ADDITION TO THE VILLAGE OF FRANKFORT, IN WILL COUNTY, ILLINOIS,

commonly known as the Borg Warner property, located at 300 S. Maple Street, also addressed as 281 S. Locust Street, Frankfort, Will County, Illinois, is hereby rezoned from its current I-1/Limited

Industrial zoning classification with a Special Use for a Planned Unit Development (PUD) to the R-4/Attached Single Family Residential District zoning classification.

SECTION 3. ZONING MAP AMENDMENT

That the official zoning map of the Village of Frankfort is hereby amended to reflect the Subject Property is rezoned to R-4 Attached Single Family Residential District, under the Village of Frankfort Zoning Ordinance, as amended from time to time.

SECTION 4. SEVERABILITY

If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

SECTION 5. REPEAL OF CONFLICTING PROVISIONS

All ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly repealed on the effective date of this Ordinance.

SECTION 6. EFFECTIVE DATE

The Ordinance shall take effect after its passage, approval, and publication in pamphlet form, as required by law.

PASSED this ___ day of _____, 2021; with ___ members voting AYE; ___ members voting NAY; and ___ members absent; the Village President voting ___; with ___ members abstaining and said vote being:

ADAM BORRELLI	___	MARGARET M. FARINA	___
MICHAEL LEDDIN	___	JESSICA PETROW	___
DANIEL ROSSI	___	EUGENE SAVARIA	___

KATIE SCHUBERT
VILLAGE CLERK

APPROVED this ___ day of _____, 2021.

KEITH OGLE
VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT
VILLAGE CLERK

DRAFT



MINUTES
MEETING OF VILLAGE OF FRANKFORT
PLAN COMMISSION / ZONING BOARD OF APPEALS
OCTOBER 14, 2021–VILLAGE ADMINISTRATION BUILDING
432 W. NEBRASKA STREET

Call to Order: Chair Rigoni called the meeting to order at 6:30 P.M.

Commissioners Present: Chair Maura Rigoni, Dan Knieriem, Ken Guevara, Nichole Schaeffer

Commissioners Absent: Will Markunas, David Hogan, Lisa Hogan

Staff Present: Senior Planner Christopher Guba, Senior Planner Janine Farrell, Director of Community and Economic Development Michael Schwarz, and Village Attorneys Jim Murphy, George Mahoney and Hannah Lamore

Elected Officials Present: Mayor Keith Ogle, Trustee Borrelli, Trustee Rossi

Chair Rigoni provided an overview of the meeting process and swore in members of the public who wished to speak.

A. Approval of the Minutes from September 23, 2021

Motion (#1): Approval of the minutes from September 23, 2021

Motion by: Guevara Seconded by: Knieriem

Approved: (3 to 0, Schaeffer abstained)

B. Public Hearing: 300 S. Maple St. (tabled from August 26, 2021, September 9, 2021, and September 23, 2021)

Chair Rigoni introduced the case, a Village-initiated action to rezone 300 S. Maple, commonly called the BorgWarner property, from I-1/Limited Industrial to R-4/Attached Single Family Residential. Farrell provided a brief overview of the project, noting that it had been discussed at the public hearing held on August 26, 2021. She noted that the commission received two documents via email from the property owner that were not provided in the packet.

Farrell recapped the previous presentation:

- The property is currently zoned I-1 with a PUD. If the zoning doesn't change, any I-1 use permitted by right could occupy the space and operate; does not require review/approval by the Plan Commission/Village Board. Any I-1 Special Uses would require review/approval by the Plan Commission/Village

Board. Any “major change” to the PUD requires review/approval by the Plan Commission/Village Board.

- If rezoned to R-4, the non-conforming uses are permitted to continue. The current uses would be allowed to continue but cannot be expanded unless a variation is obtained. If the uses are discontinued for a continuous period of six months, they cannot be reestablished unless an extension is granted by the Village Board.
- If rezoned to R-4, the non-conforming structure is allowed to remain. Normal maintenance and non-structural repairs of the buildings would be permitted. No structural alterations or expansions are allowed unless a variation is obtained.
- For the Findings of Fact:
 1. The existing uses of property within the general area of the property in question are recreational, institutional, commercial, office, and residential uses. The subject site is the only industrial use in the area.
 2. The zoning classification of property within the general area of the property in question; The subject site is the only industrially zoned property in the area.
 3. The suitability of the property in question to the uses permitted under the existing zoning classification; Due to the parcel’s location, not all permitted limited industrial or I-1 uses would be suitable for the property.
 4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification; The industrial use was there since the late 1950s with the residential area to the north and east. Development since 1998 when it was placed into its current zoning has been towards residential and recreational to the west.
 5. The change in zoning is in conformance with the comprehensive plan of the Village and its zoning map. The Future Land Use Map designates it as single-family attached residential and two specific goals address the need for a variety of housing types.

Schwarz provided some additional information regarding the project. Summarized, he noted the following:

- The rezoning from I-1 to R-4 would promote the health, safety and welfare of the community. Given that BorgWarner has announced its intention to leave the property, there are unknowns with respect to the future industrial uses of the property.
- The rezoning to R-4 would help protect residents from undue vehicle traffic, noises and light.
- If rezoned from I-1 to R-4, the property can continue to be used as a legal non-conforming use under the Zoning Ordinance. There is no evidence to demonstrate that a rezoning to R-4 will decrease the property value of the community.
- The Comprehensive plan states that additional density is desirable in the downtown and mentions the need for townhome development.
- The subject property is surrounded on three sides by recreational and residential uses.
- A rezoning to R-4 would help preserve the value of surrounding properties.

- The subject property, if rezoned to R-4, would still be able to function as it had before as a non-conforming use and the Zoning Ordinance takes into account non-conformities.
- There is no evidence to suggest that rezoning to R-4 would decrease the value of the land.
- Robinson Engineering estimates that approximately 96 residential units could be constructed on the site. These 96 dwelling units will generate a relatively known amount of traffic, whereas it is unknown how much traffic a future industrial user of the property would generate if the property were to remain zoned as I-1.
- Borg Warner had previously operated 24-hours a day in three shifts. The operations are now down to one shift. A future industrial user could potentially operate 24-hours a day again, resulting in considerably more traffic than exists today. The potential for the Borg Warner property to generate more traffic than currently exists is a real concern. Further, continued use as industrial could lead to greater semi-truck traffic in the neighborhood with the resulting impact to residents from traffic and noise.
- There is no evidence that the R-4 will increase traffic more than what is there today.
- Regarding the environmental condition of the property, Borg Warner has been operating on-site for at least 60 years and may have knowledge of any potential environmental contamination. Per the CERCLA Act (Comprehensive Environmental Response Compensation and Liability Act), Borg Warner is required to notify the public of any known on-site contamination.
- Redevelopment of the property under the R-4 will better preserve the value of the surrounding properties than if redeveloped under the I-1 zone district.
- Regarding the future tax revenue generated from the site, there is reason to believe that redevelopment of the property under the R-4 zone district would lead to greater tax revenue for the Village. Currently, Borg Warner pays \$90,457 in taxes per year. The Village's consulting engineer has estimates that approximately 96 townhomes could be built on the Borg Warner property if it was redeveloped. Using the townhomes of Founders Place which is located directly to the west of the Borg Warner property as an estimate, if the site were redeveloped with 96 townhomes, with an estimated \$8,629 taxes collected per unit, the total property tax revenue would be approximately \$828,000 per year.
- The Village's Comprehensive Plan was adopted in December of 2019. Borg Warner announced in May of 2020 that they would be cease operations at the end of 2021. The goals and objectives listed in the Comprehensive Plan predates Borg Warner's decision to leave the property.

Chair Rigoni asked for questions from the commissioners. There were none.

Chair Rigoni opened the meeting for public comment.

Rod Carter, attorney for Borg Warner, approached the podium. Summarized, he noted the following:

- Staff provided many facts tonight that he was not privy to ahead of time.
- He believed that the purpose of the Plan Commission's adjournment was to

allow time for the Village to work with BorgWarner.

- He stated that the reason that the Village is deciding to rezone the property at this point is time is because BorgWarner is leaving.
- He asked the commissioners how they would feel if their property was rezoned and subsequently lost half of its value.
- He questioned why the Village was only deciding to rezone the BorgWarner property and no other property in the Village.
- The Village is backing BorgWarner into a corner, leaving them no choice but to file a lawsuit.
- The Village does not have a basis to rezone the property.
- There has not been any outreach from the Village to the attorney for BorgWarner.
- The potential buyer of the BorgWarner property is paying attention to the proposed rezoning and is walking away from the deal.
- The Comprehensive Plan does not state that it would take action to rezone properties.
- It appears that the commissioners have already decided how they would vote prior to the meeting tonight.

Chair Rigoni asked for any other public comment. There was none.

Chair Rigoni asked for comments from the commissioners.

Summarized, Commissioner Knieriem stated the following:

- The Plan Commission has had time to think about the decision to rezone the property since the initial public hearing in August.
- He has lived in Frankfort for his entire life and has always wondered why the BorgWarner facility was located in the middle of the downtown residential area.
- He noted that it may have been common for industrial properties to be constructed in the middle of residential areas in the past so that employees could walk to work, but that times have changed where that is no longer customary.
- The Comprehensive Plan clearly states that more residential development is desired in the downtown and that the future land use map illustrates the property as single-family attached residential. A lot of time was put into drafting the Comprehensive Plan and it would be a disservice to ignore the goals and objectives.
- The residents have made clear that they would like the property rezoned residential.

Summarized, Commissioner Guevara stated the following:

- Both BorgWarner and the Village have differing opinions about whether tax revenue would be lost or gained if the property were rezoned. The Plan Commission does not have a formal study before them regarding tax revenue gain/loss, but they do have a Comprehensive Plan from which to base their decision.

which would require variations. Staff requests this case be tabled until the October 28, 2021 Plan Commission/Zoning Board of Appeals meeting where it will be discussed as a workshop.

Motion (#4): Table until the October 28, 2021, Plan Commission/Zoning Board of Appeals meeting.

Motion by: Schaeffer

Seconded by: Guevara

Approved: (4 to 0)

D. Public Hearing: 49 N. White St. (*Tabled indefinitely August 12, 2021*)

Chair Rigoni introduced the case. The applicants, Chris Warfield and Betsy Doogan, are requesting four variations for the property located at 49 N. White St.:

1. Garage height from 15 ft. to 19 ft.;
2. Open patio setback from the side yard (south) from 10 ft. to 4 ft.;
3. Accessory structure (open porch) setback from the rear yard (east) from 10 ft. to 4 ft.;
4. Accessory structure (open porch) setback from the side yard (south) from 10 ft. to 4 ft.

Farrell presented the case:

The case was tabled indefinitely at the August 12th public hearing since the applicants wished to have a portion of the patio covered. The information presented at that meeting will not be presented again since the findings on the Standards of Variation are unchanged and the conditions for the request are also largely unchanged.

Farrell presented images on the screen comparing the August 12th proposal to the current proposal.

- For the current proposal, a portion of the outdoor patio is now covered.
- The Bowen Street façade of the garage is unchanged from August 12th.
- On the rear or south façade, the outdoor fireplace and sliding door were eliminated. The door was replaced with a window.
- The lot and structures are nonconforming. The rear yard and lot coverage calculations exceed the maximum permitted, but the open porch does not count towards these calculations per Zoning Ordinance regulations.
- The impervious coverage calculation is within the 40% permitted.
- The garage height variation is due to the elevating the roof to install a new garage door and header, while maintaining the required 8/12 roof pitch.

Staff received a new letter of support from the neighbor, Melissa Whitman at 47 N. White St., and read it into the record: “This is regarding confirming my approval of Mr. & Mrs. Warfield’s garage and patio remodel. My name is Melissa Whitman and I am the neighbor immediately to the south of the couple. It is with pleasure that I write this letter of approval for Chris and Betsy. They have sent me the updated and revised

plans to review for their remodel. At this time, I approve all of their new ideas. This remodel and addition will add an updated look and character to their newly remodeled home.”

Chair Rigoni asked the applicants if they wished to speak.

Chris Warfield and Betsy Doogan approached the podium. Mr. Warfield stated that this is the same plan as last time, but with a covered portion over the patio to provide shade since this is south facing.

Chair Rigoni clarified for the public that this case was reviewed as a workshop in June and had a public hearing in August where previous discussion on the proposal occurred.

Chair Rigoni asked the commissioners if they had any initial questions of staff or the applicants.

Commissioner Knieriem asked if pavers will be used and expressed concerns about adequate drainage. The applicants stated that pavers will be used and that they are working with the landscape company to properly route the drainage. The commissioners discussed the need to add a condition about drainage to the variation requests or if noting their concerns in the minutes was adequate. They agreed to note in the minutes that drainage shall be properly routed to prevent impact to the neighbors.

Commissioner Schaeffer asked if the drain was connected to the sanitary sewer. The applicants stated no, it flows on the surface to the street.

Chair Rigoni asked if there was any public who wished to comment. There was none.

Chair Rigoni asked if there were any additional comments from commission. There were none.

Chair Rigoni confirmed with the applicants that they intend to plant shrubs between the patio and the patio line to the south.

Motion (#5): Motion to close the public hearing.

Motion by: Schaeffer

Seconded by: Guevara

Approved: (4 to 0)

Motion (#6): Recommend the Village Board approve a variation from Article 5, Section D, Part 3, ‘a,’ 1, ‘a’ for maximum garage height from 15 ft. to 19 ft. for the property located at 49 N. White St., in accordance with the reviewed plans, public testimony, Standards of Variation, and with the following one (1) condition:

1. The garage shall not be used as a temporary or permanent dwelling.

Motion by: Guevara

Seconded by: Schaeffer

Approved: (4 to 0)

Motion (#7): Recommend the Village Board approve a variation from Article 1, Section I, Part 1 for open patio setback from the side yard (south) from 10 ft. to 4 ft. for the property located at 49 N. White St., in accordance with the reviewed plans, public testimony, and Standards of Variation.

Motion by: Schaeffer

Seconded by: Guevara

Approved: (4 to 0)

Motion (#8): Recommend the Village Board approve a variation from Article 5, Section D, Part 2, 'b' for an accessory structure (open porch) setback from the rear yard (east) from 10 ft. to 4 ft. for the property located at 49 N. White St., in accordance with the reviewed plans, public testimony, and Standards of Variation.

Motion by: Schaeffer

Seconded by: Guevara

Approved: (4 to 0)

Motion (#9): Recommend the Village Board approve a variation from Article 5, Section D, Part 2, 'b' for an accessory structure (open porch) setback from the side yard (south) from 10 ft. to 4 ft. for the property located at 49 N. White St., in accordance with the reviewed plans, public testimony, and Standards of Variation.

Motion by: Schaeffer

Seconded by: Guevara

Approved: (4 to 0)

E. Public Hearing: 11195 Sigma Dr.

Chair Rigoni introduced the case, being a request for a 215 square-foot accessory structure, whereas the ordinance states that is permitted. Farrell presented the details of the case:

- The parcel is lot 12 in the Vistana of Frankfort Subdivision.
- The property is zoned R-2.
- The lot is 21,792 square feet in size.
- The applicant is proposing to make outdoor living improvements to the property, primarily located to the rear of the residence (south). These improvements include landscaping, patios, a fire feature, kitchen, and pergola.
- With the proposed improvements, all setbacks are met and lot coverage, rear yard coverage, and impervious coverage are within the maximum amount permitted.
- A letter of approval was received from the HOA; dated September 24, 2021.
- The proposed height of the pergola is 9'4", within the 15' maximum permitted.
- The pergola measures 16'2" x 13'3" from the outer edge of the post to outer edge of post (214.22 sq. ft.). Under the roof, the pergola measures 15'3" x 18'2" (240.71 sq. ft.). For the actual area, the Zoning Ordinance dictates that it is the outer edge of the wall or post. A variation for the size of the pergola is required.
- The pergola is "cedar stained" according to the plans. Three of the sides are

open and the western side has horizontal slats of wood spaced apart, semi-open.

Farrell reviewed the three (3) standards of variation:

1. A larger size pergola would result in a greater return. If the pergola was constructed at the allowed size of 144 sq. ft., the property could still yield a reasonable rate of return.
2. The plight of the owner is not due to any unique circumstances. The Zoning Ordinance limits all pergolas to 144 sq. ft.
3. The variation is not expected to alter the essential character of the locality. Within the Vistana of Frankfort and Sara Springs Subdivisions, detached accessory structures are common. There are also several attached pergolas, specifically.

Farrell reviewed the seven (7) supplemental standards of variation:

1. There are no hardships of land.
2. The conditions are generally applicable to other properties.
3. The purpose is not to make more money out of the property.
4. The hardship is the limited size of pergola in the Zoning Ordinance for all properties, regardless of their size.
5. The proposed pergola is not expected to be detrimental to the public welfare.
6. The architecture will complement the primary residence.
7. The proposed pergola is not expected to impair adequate air for adjacent properties, increase the risk of fire or otherwise diminish property values within the neighborhood.

The commission did not have any questions of staff regarding the request.

The applicants, James & Sarah Hampton, approached the podium. They believed that the proposed pergola would complement their home and allow for more usable outdoor living space and that the pergola is intended to provide shade.

Commissioner Knudsen stated that he did visit the site and noticed that it is heavily landscaped along Wolf Road, thereby screening the proposed pergola. He also stated that when viewing the site in person, the proposed 215 square foot structure would be a reasonable size and that the open slats on the sides and roof will make the structure appear less imposing.

Commissioner Guevara noted that when oversized accessory structures have solid, masonry walls that they appear bulkier and lead to a more involved conversation regarding a size variance.

Commissioner Schaeffer stated that the plans seemed well-conceived. She asked whether all of the landscaping illustrated on the site plan was proposed. The applicants answered in the affirmative. She asked whether the plan met the requirements for impervious lot coverage. The applicants responded in the affirmative.

Chair Rigoni commented on the dense landscaping along Wolf Road. She asked whether grass was proposed between the pergola and the house. The applicants

responded in the affirmative.

Motion (#10): Motion to close the public hearing.

Motion by: Schaeffer Seconded by: Guevara

Approved: (4 to 0)

Motion (#11): Recommend the Village Board approve a variation from Article 5, Section D, Part 3 for a detached accessory structure (pergola) from 144 sq. ft. to 215 sq. ft. for the property located at 11195 Siena Drive, in accordance with the reviewed plans, public testimony, and Standards of Variation.

Motion by: Schaeffer Seconded by: Guevara

Approved: (4 to 0)

F. Public Hearing: 20550 S. LaGrange Rd. Suite 230

Staff noted that this item will be tabled due to the application originally listing Suite 203 when it should have been Suite 230 and was noticed incorrectly.

Motion (#12): Table until the October 28, 2021 Plan Commission/Zoning Board of Appeals meeting.

Motion by: Schaeffer Seconded by: Guevara

Approved: (4 to 0)

G. Public Comments – None

H. Village Board & Committee Updates

Farrell noted that the special use permit for Show & Go Kustomz for auto repair & service was approved by the Village Board.

I. Other Business – None.

J. Attendance Confirmation (October 28, 2021)

Chair Rigoni asked the Commissioners to notify staff if they will be unable to attend the October 28th meeting. Commissioner Schaeffer stated that she will not be able to attend.

Motion (#13): Adjournment 7:43 P.M.

Motion by: Schaeffer Seconded by: Guevara

Unanimously approved by voice vote.

Approved October 28, 2021

As Presented _____ As Amended X

Maura A. Rigoni /s/Maura Rigoni, Chair

Christy Dink /s/ Secretary

DRAFT

Project: 300 S. Maple Zoning Map Amendment
Meeting Type: Public Hearing
Request: Zoning Map amendment (rezoning) from I-1/Limited Industrial to R-4/Attached Single Family residential.
Location: 300 S. Maple Street, also addressed as 281 S. Locust St.
Applicant: Village of Frankfort
Prop. Owner: BW-Transmission & Engine Components Corporation
Representative: Michael J. Schwarz, AICP, Village of Frankfort Community and Economic Development Director
Report By: Janine Farrell, AICP

Site Details

Lot Size (gross): ± 25.9 acres or 1,128,204 sq. ft.
PIN(s): 19-09-28-222-001-0000
Existing Zoning: I-1/Limited Industrial
Proposed Zoning: R-4/Attached Single Family Residential
Buildings / Lots: 3 buildings/1 lot
Total Sq. Ft. (bldg.): 229,000 sq. ft.

Figure 1. Location Map



Adjacent Land Use Summary:

	Land Use	Com. Plan	Zoning
Subject Property	Industrial	Single Fam Attached F	I-1
North	Residential	Single Fam. Detached Res.	R-2
South	Utili	Business Park	E-R
East	Residential	Single Fam	R-2
West		Detached Res. Parks/Open Space	E-R

Project Summary

On December 16, 2019 through Ordinance 3238, the Village Board adopted the *Your Future Your Frankfort 2040 Comprehensive Plan* (herein referred to as the Plan). Within the Executive Summary, the Plan is described as being “designed to guide community leaders and decision-makers on matters related to growth, development, and quality of life over the next 20 years. It is meant to assist with coordinated, long-range growth and development, helping to prepare the Village for changes in and around the community.” To support those efforts, the Plan outlines a number of goals and contains a Future Land Use Map which were completed after nineteen months of a public engagement process.

One of the properties identified on that Future Land Use Map is the subject site, commonly known as the BorgWarner property (map included as an attachment). While the property is currently zoned I-1 and used for industrial purposes, the Future Land Use Map identifies the parcel as single-family attached residential. The property is located within one of five vital subareas of the Plan, Downtown Frankfort. The proposal of single-family attached residential for the site is “considered in light of community input, deliberations by a community working group, insights from Village staff, and technical analysis” (pg. 78). Each of the subareas “is considered in terms of its 1) key existing conditions, 2) market trends, and 3) land use opportunities and recommendations” (pg. 78).

Chapter 9 of the Plan discusses the Downtown Frankfort subarea in depth. One of the three Downtown Residential Neighborhood Recommendations for the subarea includes to “work with property owners of the larger key infill opportunity sites on the periphery of the Historic Core to explore redevelopment opportunities to add additional higher density housing within the area” (pg. 95). The BorgWarner property, located on the periphery of the downtown residential area, would be a key site to explore redevelopment to add higher density housing or attached single-family residential.

Additionally, throughout the Plan, the need for a variety of housing types within the Village is discussed. Based upon demographics and market research, there is a “missing middle” or housing types such as duplexes, townhomes, condominiums, or smaller homes on smaller parcels. These housing types should be located within walkable areas, such as the downtown, and cater towards Millennials and senior populations. Goals 7.1 and 7.5 were adopted in response to this and prioritized as ‘A’ or “High Priority-Key plan recommendations desired by the community. Efforts to implement these items should begin immediately” (pg. 131).

In order to begin implementation of these aforementioned aspects of the Plan, the Village has initiated a Zoning Map amendment or rezoning of the BorgWarner property to R-4/Attached Single Family Residential. Zoning Ordinance Article 3, Section D, Part 2 states that “amendments may be proposed by the Board of Trustees, the Plan Commission, or by any person having an ownership or contractual purchase interest in affected property.”

This case was first heard on August 26, 2021 at the Plan Commission/Zoning Board of Appeals meeting. At that meeting, the attorney for BorgWarner and the Frankfort Plan Manager spoke in opposition to the map amendment application. Staff received a letter of objection from BorgWarner’s Assistant Secretary, Fara Karam, dated August 26, 2021 and provided copies to the Commissioners at the meeting. This letter is now included as an attachment to this report. The first paragraph of that objection letter states, “given that the application only seeks to rezone a single parcel, and BorgWarner is the single owner of the Property which is the subject of the Application, BorgWarner unanimously and completely objects to this rezoning.” Zoning Ordinance Article 3, Section D, Part 7, ‘b’ outlines the process for a written protest. In short, a written protest against a map amendment must be signed and acknowledged by at least twenty percent of the owners of the properties proposed to be altered. The written protest must be filed with the Village Clerk and a copy served to the applicant by certified mail. If a valid written protest is received, then the amendment shall not be passed except by a favorable vote of two-thirds of the Board of Trustees. As of the date of this report, October 7, 2021, a written protest has not been filed with the Village Clerk and a copy via certified mail has not been received.

At the August 26, 2021 public meeting, there were several members of the public who spoke about the map amendment request. An excerpt from the August 26, 2021 meeting minutes is included in this agenda packet. The Commission tabled the case until September 9, 2021 and made requests for the following items: a list of uses permitted in the I-1 and R-4 zoning districts and clarification on how the existing PUD restricts development on the property. A list comparing the uses permitted in R-4 and I-1 has been included as an attachment including a document which contains NAICS descriptions of the “Industry and Manufacturing, Light” categories.

The property is currently zoned I-1 with a Special Use for a Planned Unit Development (PUD). There were two conditions approved as part of that PUD: “(1) Any development or improvements to this property shall, unless otherwise provided by this ordinance, conform with all Village ordinances and policies as from time to time amended. (2) Prior to any construction on this property, the Village shall review, comment on, and if acceptable, approve site, landscaping, utility, drainage, signage, parking, traffic, building and any other site improvement permits, building elevations, color and exterior material selections.” A copy of approving Ordinance 1722 is included as an attachment. This PUD (same as every PUD) does restrict future development of the site but not I-1 uses. Zoning Ordinance Article 3, Section F, Part 12, ‘d’ details activities that constitute a Major or Minor Change (this excerpt is included as an attachment). As an example of a Major Change, if an addition is proposed which increases the overall floor area by more than 10%, this would require a public hearing before the Plan Commission/Zoning Board of Appeals and Village Board approval. Minor Changes are those not meeting the threshold of a Major Change and which do not change the concept or intent of the development. A Minor Change can be approved by staff and the decision is then conveyed to the Plan Commission. In accordance with Article 3, Section E, Part 2 and Article 3, Section F, Part 3, ‘a’, the Village does not have the legal authority to file an application for a PUD change. This PUD does not restrict the use of the structure(s) or property. If a user who was permitted by right in I-1 occupied the existing structure, this would not require review or approval by the Plan

Commission/Zoning Board of Appeals or Village Board. If a user required a special use in the I-1 zoning district, a public hearing and review by the Plan Commission/Zoning Board of Appeals and Village Board approval would be required.

At the September 9, 2021 Plan Commission/Zoning Board of Appeals meeting, the case was tabled until the September 23, 2021 meeting at the request of staff. At the September 23, 2021 meeting, the case was tabled until the October 14, 2021 meeting at the request of staff. There are two new attachments, noted in the section below, which were not included in the September 9, 2021 packet.

Attachments

- Tax map, dated 7.13.20
- 2020 Will County GIS aerial map
- *Your Future Your Frankfort 2040 Comprehensive Plan* Future Land Use Map
- Zoning Ordinance Article 10 Non-Conformities
- ~~Zoning Ordinance Article 5, Section B Table of Permitted and Special Uses (removed, see updated attachment)~~
- Photographs of the property taken by staff on 8.13.21
- Amendment Findings of Fact form for Commission use.
- Letter from Fara S. Karam, Assistant Secretary of BorgWarner Transmissions Products LLC, dated 8.26.21
- Ordinance 1722 (PUD), approved 12.7.1998
- Zoning Ordinance Article 3, Section F, Part 12, d, PUD Major and Minor Change
- List comparing permitted and special uses in R-4 and I-1
- *New* Descriptions of "Industry and Manufacturing, Light" AICS categories
- *New* Excerpt from August 26, 2021 Plan Commission/Zoning Board of Appeals meeting minutes

Analysis

In consideration of the request, staff offers the following points of discussion:

- The Village is not purchasing or acquiring the property. The property will remain under private ownership.
- There is no redevelopment proposed for the site at this time. Any new redevelopment will be required to comply with all regulations and uses of the R-4/Attached Single Family Residential District. The Zoning Ordinance Table of Permitted and Special Uses is included as an attachment. Any new redevelopment must also be done in compliance with all other applicable codes and ordinances, including but not limited to those related to building, fire, subdivision, and stormwater.
- Zoning Ordinance Article 3, Section D, Part 1 states that "for the purpose of promoting the public health, safety and general welfare, conserving the value of property throughout the community and lessening or avoiding congestion in the on public streets and highways, the Village Board may...amend district boundary lines (map amendment), provided that in all amendatory ordinances adopted under the authority of this section due allowance shall be made for existing conditions, the conservation of property values, the direction of building development to the best advantage of the entire community and the uses to which property is devoted at the time of the adoption of such amendatory ordinance." This provision means that the existing industrial use and structures are permitted to continue operation in accordance with Zoning Ordinance Article 10 Non-Conformities. Article 10 is included as an attachment and the most salient points are detailed below.
 - Section B: Should the Zoning Map amendment be approved, the existing structures and use will become non-conforming as of the date of Village Board approval. The Village will work with BorgWarner to obtain a list of all I-1 permitted uses currently in operation on the property prior to that date, including the square footage dedicated to those uses.

- Section C: Normal maintenance and non-structural repairs of the buildings would be permitted. No structural alterations or expansions are allowed unless a variation is obtained. All work proposed for the structures must be done in compliance with applicable codes and ordinances, such as building and fire.
- Section F: If damage or destruction occurs which exceeds 50% of the equalized assessed value (EAV) of the structure, it must be rebuilt in accordance with the proposed R-4 zoning district (i.e. permitted uses, setbacks, and other bulk regulations). If the damage or destruction is less than 50% of the EAV, no repairs or reconstruction shall be permitted unless the work is started within six months after the event and completed within one year. All work must be done in compliance with applicable codes and ordinances, such as building and fire.
- Section G: If the non-conforming use is discontinued for a continuous period of six months, it cannot be reestablished unless an extension is granted by the Village Board.
- Section H: The non-conforming use is allowed to occupy the full structure; however, no expansion is permitted unless a variation is obtained.
- Section I: Variations for the non-conforming structure and use may only be granted for the following: reduced yard setback, lot area, lot dimension, lot coverage, floor area ratio (FAR), height, and for parking/loading spaces. Variations for uses are not permitted (Article 3, Section B, Part 1). The variation process is the same as typical or standard variations, requiring public notification, a public hearing by the Planning Commission/Zoning Board of Appeals, and a final determination by the Village Board. The Standards for evaluating the variation are codified within Zoning Ordinance Article 3, Section B, Part 5.

Findings of Fact

Article 3, Section D, Part 6 of the Village of Frankfort Zoning Ordinance lists “findings” or “standards” that the Plan Commission must use to evaluate every amendment or zoning classification change request. The Plan Commission must consider the following five findings based upon the evidence provided. Staff’s responses to those findings are below in italics. The Commission may wish to adopt these findings or amend them before making a motion.

1. Existing uses of property within the general area of the property in question;

Within the general area roughly bounded by the ComEd utility line and railroad tracks to the south, Route 45/LaGrange Rd. to the west, Nebraska St. to the north, and Center St. to the east, there are recreational, institutional, commercial, office, and residential uses. The subject site is the only industrial use in the area. The utility line and railroad tracks form a visual and geographical boundary to the south. The only roads which cross this barrier are Center Rd. to the east (at grade crossing) and Route 45 (viaduct). As such, Center Rd. and Route 45 are used as east and west boundaries to form the “general area.” Nebraska St. to the north is the nearest signaled access to Route 45 and is a major east/west thoroughfare through the downtown area. The northern end of Center Rd. terminates at Nebraska St.

Within this general area to the west of the subject site, the following uses are located: Frankfort Park District’s Main Park (including a maintenance garage and educational building), Heritage Baptist Church, Founders Place Subdivision (single family detached and attached residential), and the Village Administration Building.

Within this general area to the east of the subject site, the residential uses include single family detached and attached residential, Frankfort Park District’s Founders Community Center, St. Peter’s United Church of Christ (includes a school), office, and commercial uses.

Within this general area to the south of the subject site, there is a ComEd utility line and Canadian National Railway railroad tracks.

Within this general area to the north of the subject site, there is single family detached residential.

2. The zoning classification of property within the general area of the property in question;

Within the general area, using the same boundaries as detailed above, there are the following zoning districts: ER/Estate Residential, R-2/Single Family Residential, R-4/Attached Single Family Residential, B-2/Community Business, H-1/Historic, and I-1/Limited Industrial. The only I-1/Limited Industrial zoned properties are the subject site, railroad tracks, and the west half of the utility line. The east half of the utility line is zoned ER/Estate Residential.

3. The suitability of the property in question to the uses permitted under the existing zoning classification;

The property is currently zoned I-1 and used primarily for manufacturing purposes, a permitted use in that district (Industry and Manufacturing, Light). The parcel contains a large primary building measuring roughly 229,000 square feet, with two smaller accessory buildings, a large parking lot, and a baseball diamond. The parcel is surrounded on three sides by residential and recreational uses. Due to the parcel's location, not all permitted limited industrial or I-1 uses would be suitable for the property. For example, a car wash may be more impactful to the residential area in terms of noise and traffic than an office use, both of which are permitted in I-1.

4. The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification;

The earliest zoning maps available from 1950 and 1960 reflect the subject site as being zoned I-1. Historic aerial imagery shows the eastern portion of the existing structure having been built by 1961. The property was not placed into its current zoning classification until December 7, 1998. Through Ordinance 1722, the property was rezoned from I-1 to I-1 with a special use for a Planned Unit Development (PUD). This PUD allowed for construction of a 1,700 sq. ft. building.

The single family residential and railroad uses to the north, east, and south were in existence at the time of the site's development for industrial purposes in the late 1950s or early 1960s. Since the late 1950s, the general area (as defined in #1) to the west was developed for recreational, residential, and institutional purposes. According to aerial imagery, the park was established by 1981 and a portion of the building now housing Village Administration was constructed in 1993. Since 1998, Founders Place Subdivision was constructed (c. 2000). The trend in development in the area since the late 1950s and also the late 1990s has been towards residential (new, infill, and redevelopment) and recreational uses.

5. The change in zoning is in conformance with the comprehensive plan of the Village and its official map.

A detailed analysis of the proposal's conformance with the Your Future Your Frankfort 2040 Comprehensive Plan has been provided in the "Project Summary" portion of this report starting on page 1. In sum, the proposal is in conformance with the Plan's Future Land Use Map, goals, and recommendation for the Downtown Frankfort subarea.

The Plan's Future Land Use Map designates this property as Single Family Attached Residential. The R-4 zoning district is the Village's Attached Single Family Residential District.

In addition to the Future Land Use Map, two high priority or 'A' goals reinforce the Village's need for a variety of housing types. Goal 7.1: Support and encourage the diversification of the Village's tax base. Provide a mix of housing options to meet community needs. Goal 7.5: Ensure stable growth in the community's high quality housing stock. Encourage housing stock diversification in response to resident lifecycle needs. Evaluate smaller lot sizes in response to owner interest in reduced maintenance expense. The R-4 zoning district proposal is in conformance with these two goals by increasing housing choice in

the Village. According to Table 8.1 in the Plan, the Frankfort Future Land Use Acreage, the proposed attached single family residential equates to 2% of the total Future Land Use whereas single family detached residential is 29%. The aforementioned 2% equals 650 acres (includes the subject site). If the amendment is approved, this would contribute 25.9 acres to that total or almost 4% to the overall goal.

Downtown Frankfort is identified as a vital subarea in the Plan. One of the recommendations is to “work with property owners of the larger key infill opportunity sites on the periphery of the Historic Core to explore redevelopment opportunities to add additional higher density housing within the area” (pg. 95). Redevelopment of the subject site as attached single family residential would encourage higher density housing within the area.

Affirmative Motion

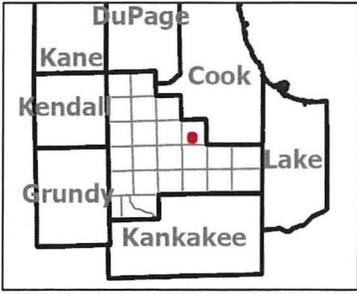
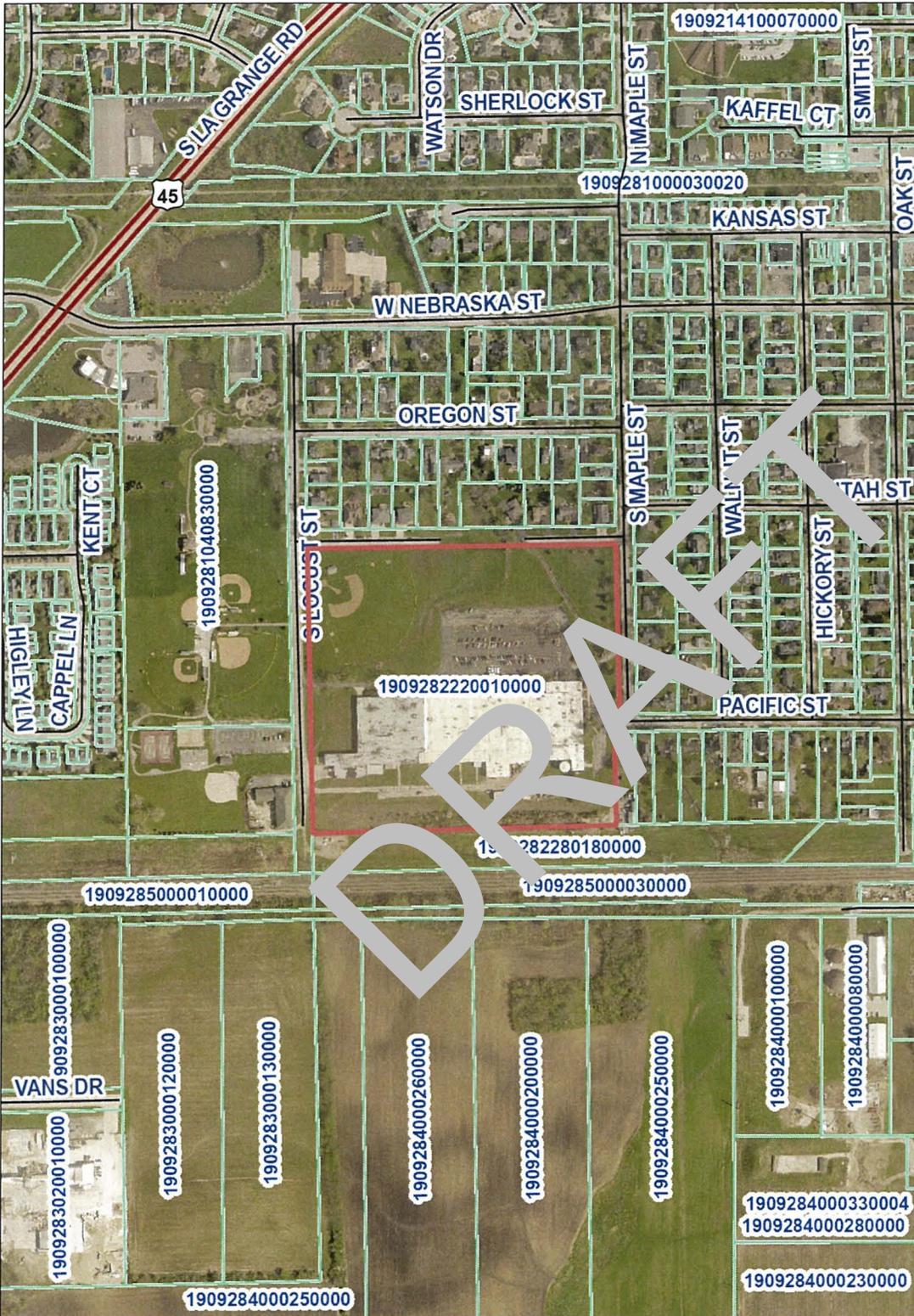
For the Commission’s consideration, staff is providing the following proposed affirmative motion language for the Zoning Map amendment or rezoning request.

Recommend the Village Board approve a Zoning Map amendment (rezoning) from I-1/Limited Industrial to R-4/Attached Single Family Residential for the property located at 300 S. Market Street, also addressed as 281 S. Locust St., in accordance with public testimony and Findings of Fact.

DRAFT



300 S. Maple St. Aerial Map



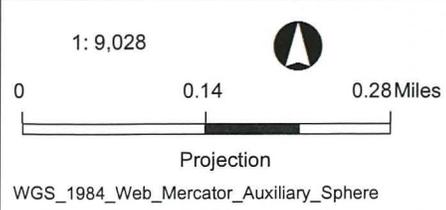
Legend

- Roadways
 - Federal
 - State
 - County
 - Local and Private
- Parcels LY
- Townships

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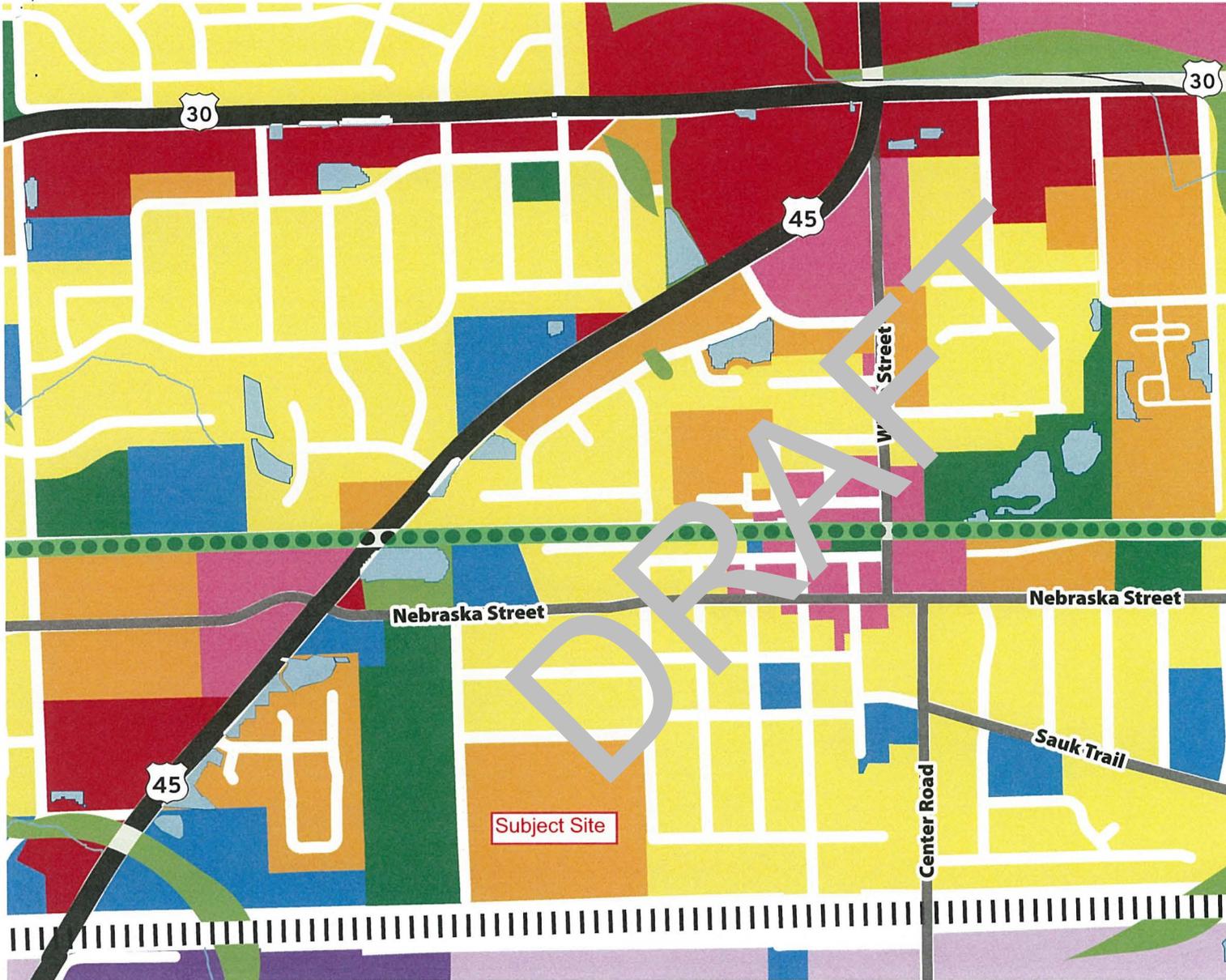
Notes

Date: 8/6/2021



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FUTURE LAND USE MAP



LAND USE

- Agriculture
- Rural Residential
- Single-Family Detached Residential
- Single-Family Attached Residential
- General Commercial
- Mixed-Use
- Business Park
- Industrial
- Public Institutional / Utility
- Parks / Open Space

ENVIRONMENTAL

- Old Plank Road Trail
- Streams/Creeks
- Detention & Retention Ponds
- Environmental Conservation
- Open Space Opportunity

PLANNING

- Village Boundary

TRANSPORTATION & UTILITY

- Local Roadways
- Minor Roadways
- Major Roadways
- Expressways
- Rail Lines
- Metra Stations



ARTICLE 10: NON-CONFORMITIES

Section A: Statement of Purpose

This Ordinance establishes separate districts, each of which is an appropriate area for the location of the uses which are permitted in that district. The purpose of this Article 10 is to provide for the regulation of non-conforming buildings, structures and uses, and to specify those circumstances and conditions under which those non-conforming buildings, structures and uses shall be permitted to continue.

Section B: Authority to Continue Non-Conforming Buildings, Structures & Uses

Any non-conforming building, structure or use which existed lawfully at the time of adoption of this Ordinance and which remains non-conforming upon the adoption of this Ordinance, or of any subsequent amendments thereto, is subject to the regulations which follow.

Section C: Repairs & Alterations

Normal maintenance of a nonconforming building, structure, or use is permitted, including necessary non-structural repairs and incidental alterations that do not extend or intensify the nonconforming building, structure, or use, may be made in accordance with the following:

Part 1: Building or Structure Designed or Intended for Non-Conforming Use

- a. Repairs and alterations may be made to a non-conforming building or structure, provided that no structural alterations which increase the bulk of the building or structure shall be made in a building or structure, all or substantially all of which is designed or intended for use not permitted in the district in which it is located, except when those structures and uses thereof, conform to the district in which it is located, or unless a variation has been obtained in a manner described in Article 3, Section B, and within the parameters set forth in Article 10, Section I. For the purpose of this Section, repairs shall include items where the safety of operation of the installation requires such replacement, and other equipment not involving structural alterations to the building or structure, except as herein provided.
- b. No structural alteration or structural repair shall be made in a nonconforming building, structure, or use except in the following situations:
 1. When the alteration is required by law.
 2. When the alteration will result in the elimination of the nonconforming use.
 3. When a structure is on a residential zoning lot containing residential nonconforming structures, said structure may be altered to improve livability, provided that no structural alterations will increase the number of dwelling units, or the bulk of the structure.

Part 2: Building or Structure Designed or Intended for a Permitted Use

(Am. Ord. #2313, passed 8.21.06)

Repairs, alterations and structural changes may be made to a non-conforming building or structure, all or substantially all of which is designed or intended for a use permitted in the district in which it is located; provided such repairs, alterations or structural changes conform to the regulations of the district in which said building or structure is located, except when the existing building or structure does not comply with Article 6: Section B: Part 2.g.2, repairs or alterations shall not be required to comply with the provisions of Article 6: Section B: Part 2.g.2 provided that the repair or alteration utilizes the same or similar approved materials as the existing non-conforming structure; or unless a variation has been obtained in a manner described in Article 3, Section B, and within the parameters set forth in Article 10, Section I.

Section D: Additions & Enlargements

(Am. Ord. #2313, passed 8.21.06)

A non-conforming building or structure which is non-conforming as to bulk, and is designed or intended for a permitted use, shall not be added to or enlarged in any manner unless such additions or enlargements thereto are made to conform to all of the regulations of the district in which it is located, except when the existing building or structure does not comply with Article 6: Section B: Part 2.g.2, additions, enlargements or accessory structures shall not be required to comply with the provisions of Article 6: Section B: Part 2.g.2 provided that said addition, enlargement or accessory structure utilizes the same or similar approved materials as the existing non-conforming structure and the addition or enlargement does not constitute more than a fifty percent (50%) increase in total floor area of the building or structure; or unless a variation has been obtained in a manner described in Article 3, Section B, and the parameters set forth in Article 10, Section I.

Section E: Relocation of Building or Structure

No building or structure shall be moved in whole, or in part, to any other location on the same or any other lot unless every portion of such building or structure which is moved, and the use thereof, is made to conform to all of the regulations of the district in which it is to be located.

Section F: Restoration of Damaged Non-Conforming Building or Structure

- a. Non-conforming building or structure which is destroyed or damaged by any means to the extent that the cost of restoration exceeds fifty (50) percent of its equalized assessed value prior to said destruction, the building or structure shall be rebuilt according to the provisions of the zoning district in which it is located.
- b. In the event that the cost of reconstruction caused by damage or destruction is less than 50 percent of the equalized assessed value of the entire building prior to said destruction, no repairs or reconstruction shall be made unless such restoration is started within six (6) months from the date of partial destruction (unless an extension is granted by the Village Board), and is completed within one (1) year thereafter. If the restoration is not started within six (6) months of said calamity and diligently progressed to

completion, the building or structure shall be removed and the area cleared by the owner, or at the owner's expense.

Section G: Discontinuance of a Non-Conforming Use

If the non-conforming use of a building, structure, or premises is discontinued for a continuous period of six (6) months, it shall not be renewed unless an extension is granted by the Village Board, and any subsequent use of the building, structure or premises shall conform to the regulations of the district in which said building, structure or premises is located.

Section H: Expansion of Non-Conforming Use

Part 1: Building or Structure Designed or Intended for a Non-Conforming Use

The non-conforming use of a part of a building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, may extend throughout the building structure in which said use it is presently located, however no changes or structural alterations which increase the bulk of the building or structure shall be made unless a variation has been obtained in a manner described in Article 3, Section B, and within the parameters set forth in Article 10, Section I.

Part 2: Land:

The non-conforming use of land, not involving a building or structure, or in conjunction with which any building or structure thereon is incidental or accessory to the principal use of the land, shall not be expanded or extended beyond the area it occupies.

Section I: Variations for Non-Conforming Buildings, Structures, Lots or Uses

Variations for existing non-conforming buildings, structures, lots or uses may be reviewed and granted by the Village Board, or after a public hearing by the Zoning Board of Appeals. Review of variation applications for non-conforming buildings, structures, lots or uses shall be made in accordance with the standards for variation application review set forth in Article 3, Section B; and may be granted only within the following parameters:

- a. To reduce any required yard setback, lot area, or lot dimension, or to increase lot coverage percentage, floor area ratio (FAR) or structure height for any lot in any zoning district.
- b. To reduce the number of required off-street parking and loading spaces.

Section J: Change of Non-Conforming Use

Part 1: Building or Structure Designed or Intended for a Non-Conforming Use:

The non-conforming use of a part of a building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, may be only changed to a permitted use allowed in the district in which the non-conforming use is located.

Section K: Records

The Code Official shall make and keep a record, including photographs, of all buildings, structures and land uses which do not conform to the use regulations of the district in which they are located.

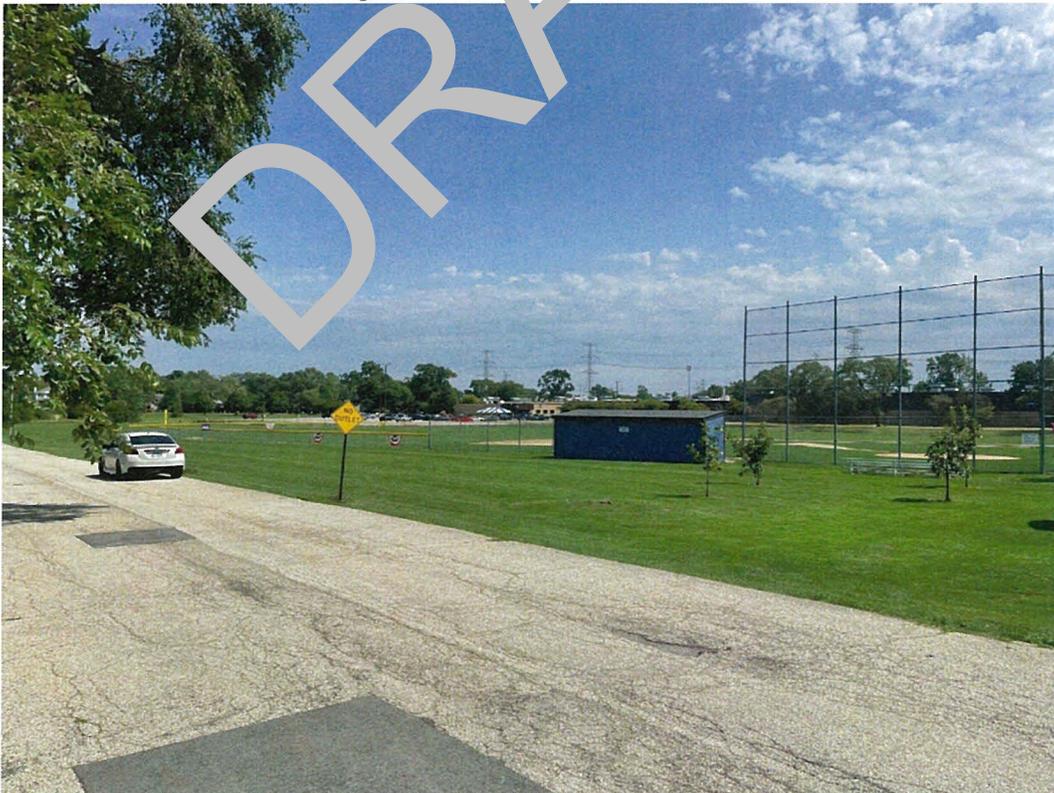
Section L: Substandard Lots with Continuous Frontage Under the Same Ownership

If two (2) or more substandard lots with contiguous frontage have the same ownership as of the effective date of this Code, the lots involved shall be considered an individual parcel for this Code. Said lots shall be combined into lots which conform to the requirements of the zoning district in which it is located, by a re-subdivision plat, prepared in accordance with the Subdivision Ordinance, consolidating the lots prior to the granting of any permit.

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Looking south from Utah and Locust Streets



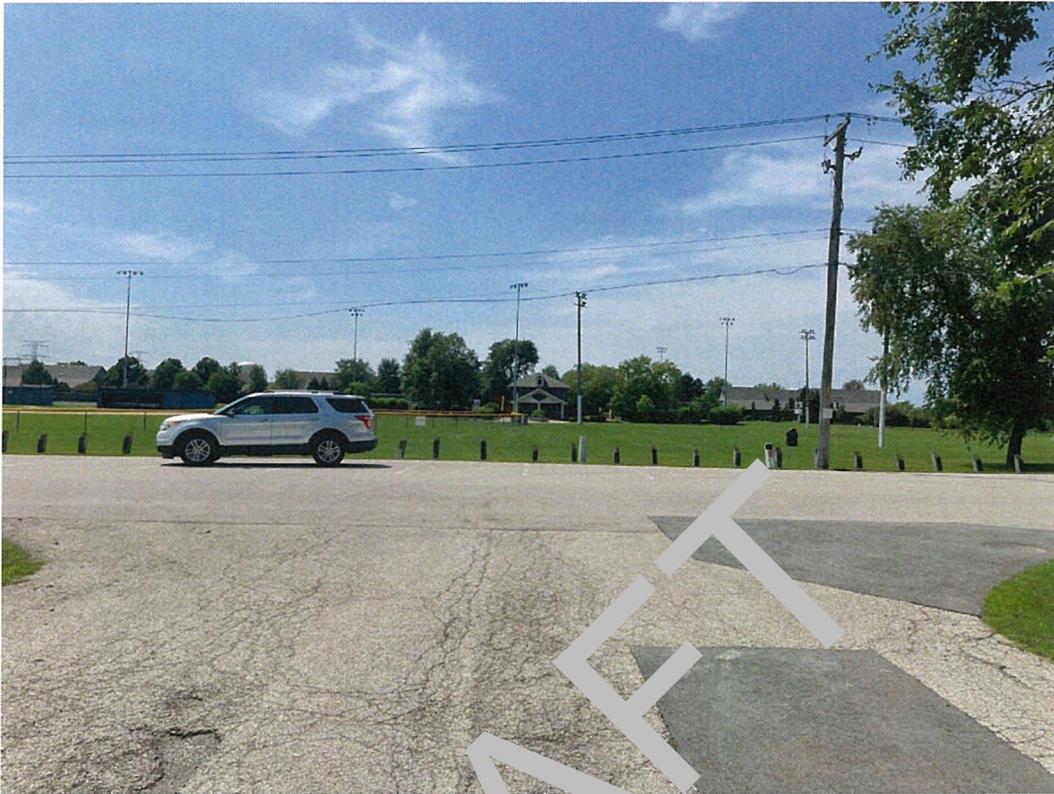
Looking southeast from Utah and Locust Streets



Residences on the north side of Utah St. from intersection of Locust St.



View looking east from Locust St.



View of park looking west from Locust and Utah Streets



View looking southwest at park from Locust St.



Looking southwest from Maple and Utah Streets



Looking west along Utah St. from Maple St.



Residences on the northside of Utah St. at Maple St. intersection



Residences along Maple St. looking northeast from Utah St.



Residences along Maple St. looking north from Pacific St.



View looking west from Maple St.

VILLAGE OF
FRANKFORT
 INC • 1879

Findings of Fact Commissioner Evaluation Form - Amendment

Article 3, Section D, Part 6 of the Village of Frankfort Zoning Ordinance lists “findings” and “standards” that the Plan Commission must use to evaluate every amendment or zoning classification change request. The Plan Commission shall consider the following and make findings established by the evidence provided.

	STANDARD	NOTES	MEETS	
a1.	Existing uses of property within the general area of the property in question;		YES	NO
a2.	The zoning classification of property within the general area of the property in question;		YES	NO
a3.	The suitability of the property in question to the uses permitted under the existing zoning classification;		YES	NO
a4.	The trend of development, if any, in the general area of the property in question, including changes, if any, which have taken place in its present zoning classification;		YES	NO
a5.	The change in zoning is in conformance with the comprehensive plan of the Village and its official map.		YES	NO



August 26, 2021

Mr. Keith Ogle
Honorable Mayor of the Village of Frankfort
Village Hall
432 West Nebraska Street
Frankfort, IL 60423

**RE: Opposition to proposed Zoning Map Amendment (Rezoning) from I-1/Limited Industrial to R-4/Attached Single Family Residential
Location: 300 South Maple Street**

Dear Mr. Ogle:

The Village of Frankfort has initiated an Application for Zoning Map Amendment (Rezoning) of the property located at 300 South Maple Street (the "Property"). BorgWarner Transmission Products LLC ("BorgWarner") strongly opposes any zoning change or any zoning amendment to the existing I-1/Limited Industrial zoning of the Property. Given that the Application only seeks to rezone a single parcel, and BorgWarner is the single owner of the Property which is the subject of the Application, BorgWarner unanimously and completely objects to the rezone.

BorgWarner and the Village have enjoyed a mutually beneficial relationship for approximately sixty years. BorgWarner conducted operations at the Property in a manner that has led to quality development, growth, and economic activity within the Village. The residential, institutional, and industrial uses surrounding the Property were developed and have since flourished in harmony with BorgWarner. Historically, about fifteen percent of BorgWarner's workforce at the Property has been Village residents. Perhaps the most obvious outward evidence of BorgWarner's contribution to the Village is the existing baseball diamond on the Property, which has been held out for use by the general public, with BorgWarner never expecting lease revenue or imposing any conditions on the Village for use of the facility.

The Application will unnecessarily and arbitrarily restrict BorgWarner's land use entitlements in a way that will greatly reduce the value of the Property. As compared to other similarly situated parcels in the Village, the proposed zoning change will arbitrarily and capriciously limit BorgWarner's ability to realize the same purchase price for the Property as if the Property were not rezoned. The proposed rezoning will severely and improperly inhibit the marketability of the Property. The Property has been impeccably maintained. Valuation of the Property must include the outstanding condition of the physical structures on the Property and the protracted life-expectancy of the main plant at the site. In other words: the Village can predict with fair certainty that: (1) a prospective purchaser will operate within the existing physical structures for many years, and (2) a prospective purchaser will operate the type of business that is compatible with the high-caliber character of the existing use at the Property.

BorgWarner knows the Village maintains that the rezone is appropriate, given its adoption of *Your Future Your Frankfort 2040 Comprehensive Plan*. However, the Comprehensive Plan is

an advisory document. And the Village is seeking a zoning change on the Property, without discussion of implementing zoning changes on other parcels in the Village recommended for rezoning under the Comprehensive Plan.

BorgWarner appreciates that the Village was interested in purchasing the Property, and BorgWarner remains amenable to discussing a sale of the Property to the Village; however, the sale price of the Property would obviously have to reflect the value of the Property under the I-1/Limited Industrial zoning. The Village ceased discussions with BorgWarner and, with essentially no notice to BorgWarner, instituted the Application. The attempt to rezone the Property with no discussion of compensation to BorgWarner is completely counter-productive and contrary to BorgWarner's legal rights. BorgWarner was fully transparent with the community about its intent to sell the Property. The Village's proposed rezoning attempts to impose a redevelopment requirement upon the Property. However, it is simply speculation to assume that the Property is even feasible economically and environmentally to be developed under the proposed R-4 zoning. There is no showing there would be public benefits from the rezoning that would outweigh the significant Property value losses resulting from rezoning and the attendant losses of tax revenue from rezoning coupled with the increased burden on Village services from the proposed higher density use. The Village has presented BorgWarner with no evidence that the Property is suitable for residential development or that residential development of the Property is economically feasible, and BorgWarner knows no prospective purchasers interested in paying market value to redevelop the Property to a residential use.

The Application must be denied by the Plan Commission because there is not a proper basis to establish the showings necessary to take the drastic step of rezoning. The proper elements to approve the rezoning do not exist under the circumstances. Virtually all the required factors weigh **against** rezoning -- the existing uses of the Property; the zoning classification of the general area of the Property; the suitability of the Property for existing I-1 zoning uses; and the development and use of this Property.

Even if the Plan Commission voted to recommend rezoning, the Village Board could not properly approve the proposed rezoning under the governing standards. Rezoning the Property from I-1 zoning to R-4 zoning would not: (i) promote the public health, safety and general welfare; (ii) conserve the value of property throughout the community (it substantially **reduces** property values); and (iii) lessen or avoid congestion in the on public streets and highways (on the contrary, the rezoning would **increase** traffic and congestion). Further, the proposed rezoning does not make due allowance for existing conditions; the conservation of property values; the direction of building development to the best advantage of the entire community; and the uses to which property is devoted during the adoption of such amendatory ordinance.

Mr. Keith Ogle
Honorable Mayor of the Village of Frankfort
August 26, 2021



For all of these reasons, BorgWarner strongly and unanimously opposes the proposed rezoning. We also ask for meetings with the Village to discuss compensation from the Village for the decreased value of the Property that will occur if the Property is rezoned. Please let us know if we may contact you to schedule such meetings.

Thank you for your review of this letter and consideration of our concerns. We hope that logic prevails regarding the Application and that the Village will elect to maintain the existing I-1/Limited Industrial zoning. Alternatively, if the Village determines it wishes to proceed with the Application, BorgWarner requests that the Application be tabled to allow BorgWarner and the Village the opportunity to discuss the compensation that the Village will pay for the Property's diminished value under R-4/Attached Single Family Residential zoning.

Respectfully & Sincerely,

BORGWARNER TRANSMISSION PRODUCTS LLC

A handwritten signature in black ink, appearing to read "Fara S. ...".

Fara S. ...
Assistant Secretary

DRAFT

ORDINANCE NO.

1722

**AN ORDINANCE REZONING CERTAIN PROPERTY WITH
A SPECIAL USE PERMIT FOR PLANNED DEVELOPMENT
WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF
FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS
(BORG WARNER AUTOMOTIVE)**

WHEREAS, Borg Warner Automotive, owner of the real property described herein, filed an application to rezone this property from its existing I-1 zoning district classification to an I-1 zoning district classification with a Special Use Permit for a Planned Unit Development; and

WHEREAS, the applicant has represented to the Village of Frankfort its request to construct a 2,700 sq. ft. building on this property; and

WHEREAS, the property is commonly located at 100 South Maple Street, Frankfort, IL; and

WHEREAS, the property is located within the corporate limits of the Village of Frankfort, in Will and Cook Counties, Illinois.

WHEREAS, Notice of Public Hearing on this application before the Plan Commission/Zoning Board of Appeals of the Village of Frankfort was published in the Farmers Weekly Review announcing a Public Hearing on this application for the rezoning of the subject property; and

WHEREAS, at a time and place designated in such published notice, a Public Hearing was held before the Village of Frankfort Plan Commission/Zoning Board of Appeals on the owners' application for rezoning of the subject property; and

WHEREAS, the Frankfort Plan Commission recommended to the Board of Trustees of the Village of Frankfort that the subject property be rezoned from its existing I-1 zoning district classification to a I-1 zoning district classification with a Special Use Permit for a Planned Unit Development.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT, WILL COUNTY, ILLINOIS AS FOLLOWS:

**SECTION 1. ZONING AND SPECIAL USE PERMIT FOR
PLANNED DEVELOPMENT:**

That the following described real property to wit:

PARCEL I - ALL OF BLOCK 11, IN BOWEN'S ADDITION TO FRANKFORT, IN THE WEST HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 28, IN TOWNSHIP 35 NORTH, AND IN

RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1856, IN BOOK 43, PAGE 169, AS DOCUMENT NO. 22888:

PARCEL II - BLOCK 12 AND THAT PART OF BLOCKS 14 AND 15, LYING NORTH OF A LINE PARALLEL TO AND 150 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY COMPANY, EXCEPT THE EAST 240 FEET OF SAID BLOCK 14 IN BOWEN'S ADDITION TO THE VILLAGE OF FRANKFORT ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 9, 1856, IN BOX 43, PAGE 169, AS DOCUMENT NO. 22888;

PARCEL III - THAT PORTION OF ELM STREET SOUTH OF THE STREET FORMERLY KNOWN AS ILLINOIS STREET, NOW KNOWN AS UTAH STREET, SOUTH TO ITS INTERSECTION WITH THE STREET VACATED BY PRIOR ORDINANCE, THEN KNOWN AS PACIFIC STREET, AND MORE PARTICULARLY, KNOWN AS THAT PORTION OF ELM STREET EAST OF BLOCK 11 AND WEST OF BLOCK 12 IN BOWEN'S ADDITION TO THE VILLAGE OF FRANKFORT;

PARCEL IV - ALL OF VACATED PACIFIC STREET LYING EAST OF THE EAST LINE OF LOCUST STREET AND WEST OF THE WEST LINE OF MAPLE STREET, EXCEPT THE SOUTH HALF OF PACIFIC STREET LYING NORTH OF THE EAST 240 FEET OF BLOCK 11 IN BOWEN'S ADDITION TO THE VILLAGE OF FRANKFORT.
PART OF PIN # 09-28-222-001

commonly known as the Borg Warner property, Frankfort, Will and Cook Counties, Illinois, is hereby rezoned, to permit a planned unit development on this property, from its current I-1 zoning district classification to the I-1 zoning district classification with a Special Use Permit for a Planned Development allowing construction of a 2,700 sq. ft. building.

SECTION 2. ZONING MAP AMENDMENT

That the official zoning map of the Village of Frankfort is hereby amended to reflect the subject property is rezoned to I-1 with a Special Use Permit for a Planned Unit Development allowing construction of a 2,700 sq. ft. building subject to the following conditions and restrictions:

1. Any development or improvements to this property shall, unless otherwise provided by this ordinance, conform with all Village ordinances and policies as from time to time amended.
2. Prior to any construction on this property, the Village shall review, comment on, and if acceptable, approve site, landscaping, utility, drainage, signage, parking, traffic, building and any other site improvement permits, building elevations, color and exterior material selections.

SECTION 3. REPEALER

That all other ordinances or parts or provisions of ordinances of the Village of Frankfort

which are inconsistent with this ordinance are hereby expressly repealed.

SECTION 4. SEVERABILITY

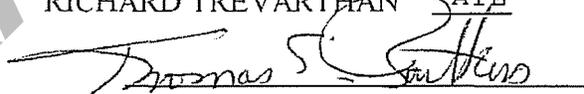
In the event any word, phrase, clause, sentence, paragraph, provision, or section of this Ordinance or any portion thereof shall be held to be unconstitutional, unenforceable, or void, the same shall not affect the validity or enforceability of any remaining words, phrases, clauses, sentences, paragraphs, provisions, or sections thereof.

SECTION 5. EFFECTIVE DATE

The Ordinance shall take effect after its passage, approval, and publication in pamphlet form, as regulated by law.

PASSED, this 7th day of December, 1998; with 6 members voting AYE; 0 members voting NAY; and 0 members absent, the President not voting; with 0 members abstaining or passing and said vote being:

KEVIN EGAN	<u>AYE</u>	RICHARD REYBURN	<u>AYE</u>
ROBERT HERRICK	<u>AYE</u>	MICHAEL RIZZUTO	<u>AYE</u>
ROSALIE PLECHATY	<u>AYE</u>	RICHARD TREVARTHAN	<u>AYE</u>


THOMAS E. BARTKUS
VILLAGE CLERK

APPROVED this 7th day of December 1998


RAYMOND E. ROSSI
VILLAGE PRESIDENT

ATTEST:


THOMAS E. BARTKUS
VILLAGE CLERK

Part 12: PUD Compliance and Amendments

All planned unit developments shall be developed in strict compliance with the recorded final plan and supporting data. All final plans and covenants filed and recorded hereunder shall be contractual undertakings by, and shall be binding upon, the applicants, therefore the owners of the land covered by such planned unit development, their successors and assigns; and shall limit and control the construction location and use and operation of all land in such planned unit development, and all improvements and structures to be located thereon.

- a. **Schedule.** The Village Board shall consider a planned unit development subject to revocation if construction falls more than two (2) years behind the filed and approved schedule. The developer shall be notified at least ninety (90) days prior to any revocation hearing. The site will revert back to its original zoning if revocation occurs.
- b. **Occupancy.** No planned unit development, or any portion thereof, may be occupied until such time as a certificate of Zoning Compliance has been issued by the Building Inspector and/or the Code Official certifying that the development, or a stage of the development, if applicable, has been completed in compliance with the final plan and any recorded covenant or developer agreements approved and recorded.
- c. **Amendments to the Final Approved Plan During Development.** Upon issuance of a special use permit and the necessary building permits, no major changes may be made during or after the development of the final plan as approved and recorded by the Village Board unless the applicant applies for approval of a major change to a planned unit development.
- d. **Major Changes.** A major change requires a public hearing before the Plan Commission and approval by the Village Board. Any of the following changes shall be deemed to be a "major change":
 - 1. A change which alters the concept, character or intent of the final development plan;
 - 2. A change which increases residential density by five (5) percent or more;
 - 3. A change which increases the height of any building or structure beyond five (5) percent, or alters the uses and design standards set forth as a minimum in this Ordinance;
 - 4. A change which significantly increases nonresidential floor area by more than ten (10) percent;
 - 5. A change which reduces the amount of common open spaces or recreational amenities;
 - 6. A change in the Final Development Plan; or
 - 7. A change in the Transportation Plan.

- e. **Minor Changes.** The Code Official may approve minor changes in the planned unit development which do not change the concept or intent of the development and shall convey all decisions to the Plan Commission in writing. Minor changes are defined as any change not defined as a major change.

Part 13: Building Permits and Excavation Operations

Building and occupancy permits shall be required for each structure in a planned unit development. No building permit relating to any part of a planned unit development shall be issued prior to the approval of a Final Plan, or such part of the planned unit development,

Part 14: Effect of Denial of a Planned Development Special Use

No application for a planned development special use which has been denied wholly or in part by the Village Board shall be resubmitted for a period of one (1) year from the date of said order of denial, except on the grounds of new evidence, or proof of change of conditions found to be valid by the Plan Commission and the Village Board of Trustees.

DRAFT

LIST OF USES
R-4 and I-1

This is an abbreviated list of uses that are only permitted (by right or through a special use) in the R-4 and I-1 districts. For the entire Table of Permitted and Special Uses, including those uses which also have supplemental "Use Standards," please see Article 5, Section B and Section C of the Zoning Ordinance.

For uses noted with an asterisk (*), staff has provided the definition from Zoning Ordinance Article 12 (except where noted) at the end of the chart.

Within the chart, a blank box, 'P' or 'S' mean the following:

- Blank = Not permitted
- P = Permitted Use (permitted by right meaning no review or approval by the Plan Commission or Village Board)
- S = Special Use required (review by the Plan Commission and Village Board approval)

Use Category	R-4 Zoning District	I-1 Zoning District
Two-family residences contained in one building	P	
Attached single family dwelling units constructed as a rowhouse, town home and/or condominium containing a maximum of 4 individual dwelling units	P	
A single building containing more than 4 individual dwelling units	S	
Manufactured homes, factory built homes or any other similar homes	S	
Small group home	S	
Large group home*	S	
Long-term care facility, assisted living facility, or independent living facility	S	
Ambulance service		S
Cemetery	S	
College or university		S
Indoor civic, cultural, religious and institutional (including elementary and high schools, hospitals, and government buildings)*	S	S
Indoor recreation and entertainment (other than schools)*	S	S
Outdoor recreation and entertainment (public and private) over 1 acre*	S	S

**LIST OF USES
R-4 and I-1**

Use Category	R-4 Zoning District	I-1 Zoning District
Outdoor recreation and entertainment (public and private) under 1 acre*	P	P
Arboretum or botanical garden	S	
Animal hospital and kennel		S
Automobile rental agency		S
Automobile repair and service		S
Automobile sales		S
Boat, camper, equipment (large), manufactured home, RV or motorcycle rental, sales and service		S
Catering Service		P
Car wash		P
Indoor business sales and service, over 100,000 square feet*		P
Indoor business sales and service, between 10,000 and 100,000 square feet*		P
Indoor business sales and service, between 5,000 and 10,000 square feet*		P
Indoor business sales and service, under 5,000 square feet*		P
Microbrewery / Distillery		S
Winery with sampling area		S
Office and professional service*		P
Restaurant, carry-out		S
Restaurant, full service		S
Treatment facility*		S
Automotive body shop		S
Building trades' and contractor's office		P
Commercial testing laboratory		P
Industry and manufacturing, light*		P
Landscape Company		S
Limited retail sales in association with a warehouse use*		S
Printing, publishing or lithography establishments		P
Radio and television studios, stations		S
Research facilities*		P

LIST OF USES
R-4 and I-1

Use Category	R-4 Zoning District	I-1 Zoning District
Taxicab association		S
Telecommunication stations and transmission devices		S
Towing service with storage of vehicles		S
Utility facilities*	S	S
Warehouse and wholesale establishments*		P
Public garages*		P
Railroad freight station		S
Transit and transportation facilities*		S
Drive-up service windows associated with permitted uses		S
Off-street parking facility on a separate zoning lot from the associated use		P
Outdoor seating associated with a permitted restaurant		S
Outdoor storage except uncontained materials		S
Planned unit development*		S

Group Home: A dwelling used to provide a socially dependent family environment for developmentally or mentally disabled patients, as specified in the 1988 Fair Housing Act Amendments of the Civil Rights Act of 1968. For purposes of this Ordinance, this definition shall not include “halfway houses,” uses for the recovering chemically dependent, person work release programs or any use that does not house solely the developmentally or mentally disabled.

Group Home, Large: A group home of nine (9) to fifteen (15) residents, including live-in staff.

Group Home, Small: A group home of eight (8) or fewer residents, including live-in staff.

Indoor Civic, Cultural, Religious, or Institutional Use: Civic, cultural, religious, or institutional uses which occur within an enclosed building. Examples may include: government offices, libraries, museums, aquariums, community centers, post office, fire/police/rescue station, hospitals, convention center, service/fraternal club or lodge, civic/social organization, labor union/organization, political organization, charitable organization, church, synagogue, temple, mosque, non-profit organization, educational institution (including schools, preschools, colleges and universities), and similar land uses.

Indoor Recreation and Entertainment: The indoor recreation and entertainment use classification applies to all uses which provide recreation or entertainment services entirely within an enclosed building. Examples may include: skating rink, arcades, billiards, bowling alley, dance hall/club, dance/music school or studio, gymnastic facility, martial arts facility, sports training facility, health/fitness club, country club indoor facilities, and similar land uses.

Outdoor Recreation and Entertainment: Uses which involve recreational activities or provide entertainment services partially or wholly outside of an enclosed building, on public or private property.

LIST OF USES R-4 and I-1

Examples may include: arboretums, natural areas, open grassed areas, picnic areas, picnic shelters, gardens, fishing areas, country clubs, playcourts (tennis, basketball, etc.), tot lots, outdoor swimming pools, swimming beach areas, fitness courses, golf courses, driving ranges, hiking/biking/cross country ski trails, horse trails, pet walking areas, miniature golf facilities, amusement parks, go-kart tracks, racetracks, and similar land uses.

Indoor Business Sales and Service: Uses which display or conduct, entirely within an enclosed building, the sale or rental of business-oriented products, equipment, merchandise, or services that are non-personal and non-professional in nature. Examples may include: duplicating or photocopying sales and service; addressing, mailing, or stenographic sales and services; locksmith shops; computer sales and service; employment agencies; and similar land uses.

Office and Professional Service: The office of an engineer, doctor, dentist, attorney, real estate broker, insurance broker, architect or other similar professional person, and any office used primarily for accounting, banking, correspondence, research, editing or administration.

Treatment Facility: A building or premises used for the provision of a service licensable under the Illinois Alcoholism and Other Drug Abuse and Dependency Act (20 ILCS 201/1-1 et seq.), including but not limited to emergency, outpatient, intermediate and residential service or care.

Industry and Manufacturing, Light: shall include the following categories, as defined by the 1997 North American Industry Classification System (NAICS):

1. 315 Apparel Manufacturing
2. 323 Printing and Related Support Activities
3. 334 Computer and Electronic Product Manufacturing
4. 335 Electrical Equipment, Appliance and Component Manufacturing
5. 337 Furniture and Related Product Manufacturing
6. 339 Miscellaneous Manufacturing

(Zoning Ordinance Article 5, Section C, Paragraph 1)

Limited Retail Sales in Connection with Warehouse Use: Wholesale and warehouse establishments where products are stored and distributed, and contain a limited retail sales component where products can be sold "over the counter" to the general public. Said uses may possess a State of Illinois Department of Revenue Sales Tax Identification Number.

Research Facilities: A building or group of buildings with facilities for scientific research, investigation, testing, or experimentation, but not primarily facilities for the manufacture or sale of products.

Utility Facilities: All lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and includes facilities for the generation of electricity. These services may be provided by a public or a private agency. Telecommunications towers and accessory buildings are explicitly excluded from this definition.

Warehouse: A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment.

Wholesale Establishment: The sale of goods, merchandise and commodities for resale, without the collection of retail sales taxes.

Public Garage: A publicly owned structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of a building.

LIST OF USES
R-4 and I-1

Transit and Transportation Facilities: Improvements and facilities associated with bus, rail, or other modes used primarily to move passengers, including bus stations, railroad stations, rail yards, and areas for passenger parking, pickup, drop off, and waiting.

Planned Unit Development (PUD): A parcel or tract of land, initially under single ownership or control, to be developed as a unified project and single entity which may contain two or more principal buildings and/or more than one principal use. The PUD is planned as a functionally and physically integrated development as a single entity, under single ownership or control, although portions of the parcel may be sold off to another party to be developed according to the approved PUD plan. Note - a mixed use PUD can permit a wide variety of land use types and may have one or a mix of land uses on a single parcel, including residential (single family detached and attached), office, retail commercial, manufacturing and warehouse (Article 3, Section F, Part 8)

DRAFT

DESCRIPTIONS OF NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS) CATEGORIES

Zoning Ordinance Article 5, Section C, Part 8, 'b' states that the use classification "Industry and Manufacturing, Light shall include the following categories, as defined by the 1997 North American Industry Classification System (NAICS)" and lists six categories. The following list is a brief definition of these six manufacturing categories as defined by the U.S. Bureau of Labor Statistics (<https://www.bls.gov/>).

Each NAICS category includes multiple subsectors. For example, 339 Miscellaneous Manufacturing includes two subsectors numbered 3391 and 3399. Each of those subsectors have even further subcategories. For example, 3399 includes 339910 Jewelry and Silverware Manufacturing, 339920 Sporting and Athletic Goods Manufacturing, 339930 Doll, Toy, and Game Manufacturing, 339940 Office Supplies (except paper) Manufacturing, and 339950 Sign Manufacturing.

Due to the volume of subsectors and subcategories, staff has not provided those definitions in this document. The website <https://siccocode.com/> has a search function which allow you to see the subsector and subcategory descriptions. SIC Codes were established in 1937. In 1997, NAICS was established to replace the SIC Code system, but has not caught on in popularity and both codes are commonly used by different industry professions. The SIC Code website has a function which translates the NAICS Codes to SIC Codes.

NAICS 315 Apparel Manufacturing

Industries in the Apparel Manufacturing subsector group establishments with two distinct manufacturing processes: (1) cut and sew (i.e., purchasing fabric and cutting and sewing to make a garment), and (2) the manufacture of garments by establishments that first knit fabric and then cut and sew the fabric into a garment. The Apparel Manufacturing subsector includes a diverse range of establishments manufacturing full lines of ready-to-wear apparel and custom apparel: apparel contractors, performing cutting or sewing operations on materials owned by others; jobbers performing entrepreneurial functions involved in apparel manufacture; and tailors, manufacturing custom garments for individual clients are all included. Knitting, when done alone, is classified in the Textile Mills subsector, but when knitting is combined with the production of complete garments, the activity is classified in Apparel Manufacturing.

The apparel manufacturing subsector consists of these industry groups:

- Apparel Knitting Mills: NAICS 3151
- Cut and Sew Apparel Manufacturing: NAICS 3152
- Apparel Accessories and Other Apparel Manufacturing: NAICS 3159

NAICS 323 Printing and Related Support Activities

Industries in the Printing and Related Support Activities subsector print products, such as newspapers, books, labels, business cards, stationery, business forms, and other materials, and perform support activities, such as data imaging, platemaking services, and bookbinding. The support activities included here are an integral part of the printing industry, and a product (a printing plate, a bound book, or a computer disk or file) that is an integral part of the printing industry is almost always provided by these operations.

DESCRIPTIONS OF NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS) CATEGORIES

The printing and related support activities subsector consists of a single industry group, Printing and Related Support Activities: NAICS 3231.

NAICS 334 Computer and Electronic Product Manufacturing

Industries in the Computer and Electronic Product Manufacturing subsector group establishments that manufacture computers, computer peripherals, communications equipment, and similar electronic products, and establishments that manufacture components for such products. The Computer and Electronic Product Manufacturing industries have been combined in the hierarchy of NAICS because of the economic significance they have attained. Their rapid growth suggests that they will become even more important to the economies of all three North American countries in the future, and in addition their manufacturing processes are fundamentally different from the manufacturing processes of other machinery and equipment. The design and use of integrated circuits and the application of highly specialized miniaturization technologies are common elements in the production technologies of the computer and electronic subsector.

The computer and electronic product manufacturing subsector consists of these industry groups:

- Computer and Peripheral Equipment Manufacturing: NAICS 3341
- Communications Equipment Manufacturing: NAICS 3342
- Audio and Video Equipment Manufacturing: NAICS 3343
- Semiconductor and Other Electronic Component Manufacturing: NAICS 3344
- Navigational, Measuring, Electromedical, and Control Instruments Manufacturing: NAICS 3345
- Manufacturing and Reproducing Magnetic and Optical Media: NAICS 3346

NAICS 335 Electrical Equipment, Appliance and Component

Industries in the Electrical Equipment, Appliance, and Component Manufacturing subsector manufacture products that generate, distribute and use electrical power. Electric Lighting Equipment Manufacturing establishments produce electric lamp bulbs, lighting fixtures, and parts. Household Appliance Manufacturing establishments make both small and major electrical appliances and parts. Electrical Equipment Manufacturing establishments make goods, such as electric motors, generators, transformers, and switchgear apparatus. Other Electrical Equipment and Component Manufacturing establishments make devices for storing electrical power (e.g., batteries), for transmitting electricity (e.g., insulated wire), and wiring devices (e.g., electrical outlets, fuse boxes, and light switches).

The electrical equipment, appliance, and component manufacturing subsector consists of these industry groups:

- Electric Lighting Equipment Manufacturing: NAICS 3351
- Household Appliance Manufacturing: NAICS 3352
- Electrical Equipment Manufacturing: NAICS 3353
- Other Electrical Equipment and Component Manufacturing: NAICS 3359

**DESCRIPTIONS OF
NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS)
CATEGORIES**

NAICS 337 Furniture and Related Product Manufacturing

Industries in the Furniture and Related Product Manufacturing subsector make furniture and related articles, such as mattresses, window blinds, cabinets, and fixtures. The processes used in the manufacture of furniture include the cutting, bending, molding, laminating, and assembly of such materials as wood, metal, glass, plastics, and rattan. However, the production process for furniture is not solely bending metal, cutting and shaping wood, or extruding and molding plastics. Design and fashion trends play an important part in the production of furniture. The integrated design of the article for both esthetic and functional qualities is also a major part of the process of manufacturing furniture. Design services may be performed by the furniture establishment's work force or may be purchased from industrial designers.

The furniture and related product manufacturing subsector consists of these industry groups:

- Household and Institutional Furniture and Kitchen Cabinet Manufacturing: NAICS 3371
- Office Furniture (including Fixtures) Manufacturing: NAICS 3372
- Other Furniture Related Product Manufacturing: NAICS 3379

NAICS 339 Miscellaneous Manufacturing

Industries in the Miscellaneous Manufacturing subsector make a wide range of products that cannot readily be classified in specific NAICS subsectors in manufacturing. Processes used by these establishments vary significantly, both among and within industries. For example, a variety of manufacturing processes are used in manufacturing sporting and athletic goods that include products such as tennis racquets and golf balls. The processes for these products differ from each other, and the processes differ significantly from the fabrication processes used in making dolls or toys, the melting and shaping of precious metal to make jewelry, and the bending, forming, and assembly used in making medical equipment.

The miscellaneous manufacturing subsector consists of these industry groups:

- Medical Equipment and Supplies Manufacturing: NAICS 3391
- Other Miscellaneous Manufacturing: NAICS 3399

around a proposed vacation rental.

Motion (#7): Table to the September 9th, 2021 Plan Commission meeting.

Motion by: Knieriem

Seconded by: Schaeffer

Approved: (5 to 0)

H. Public Hearing Request: 300 S. Maple St.

Chair Rigoni introduced the Village-initiated request to rezone the property located at 300 S. Maple Street, from I-1, Limited Industrial, to R-4, Attached Single Family Residential. Chair Rigoni noted that several people had arrived at the meeting later and asked them to be sworn-in if they wished to provide public testimony. Senior Planner Janine Farrell provided a summary of the proposal.

- State statute as well as the Zoning Ordinance (Article 3, Section D, Part 1) permits the Village to initiate a rezoning.
- The Village initiated this request to implement some aspects of the Your Future Your Frankfort 2040 Comprehensive Plan, adopted in late 2019. The plan is intended to guide development over the next 20 years.
- The Village is not purchasing the property.
- There is no redevelopment proposed for the property at this time.
- The five (5) Findings of Fact specific to rezoning property were evaluated as outlined in the staff report (Article 3, Section D, Part 1).

Farrell noted that a letter had been received from an attorney on behalf of BorgWarner a few hours before the Plan Commission meeting. This letter was distributed to the Plan Commissioners.

During the Plan Commission Discussion:

Chair Rigoni asked if there was any public comment. Rod Carter, attorney for Borg Warner, approached the podium. Summarized, he stated the following:

- BorgWarner did submit a letter of objection to Village staff prior to the meeting.
- An offer to purchase the property has stalled because of the proposed rezoning.
- If the property were rezoned, its value would decrease, and that BorgWarner would be seeking reimbursement of \$3,400,000 from the Village.
- The Comprehensive Plan does not state that the Village would initiate rezoning of property itself, rather the Village would work with property owners.
- The property is zoned I-1. Per the Zoning Ordinance, I-1 zoned properties are intended to be used for well-designed, attractive, innovative buildings housing nuisance-free industrial uses. All operations in this zone district shall be conducted indoors, although outdoor storage may be allowed upon issuance of a special use permit.
- The Plan Commission is proposing to rezone the property to single-family

residential, allowing not more than four dwelling units per building. The maximum density is six dwelling units per net buildable acre. As such, as many as 156 dwelling units may be constructed on the subject property and this would change the nature of the area and increase density.

- The rezoning violates the Village's code. The Village has not conducted due diligence in order to rezone the property. The Village has to prove, per Article 3, Section D, Part 1, that the rezoning promotes the public health, safety and welfare.
- The rezoning would increase traffic on the property.
- A traffic study should be conducted by Village staff.
- The rezoning will increase the burden on schools, public works facilities and police.
- There has not been any finding that the property is suitable for development under the R-4 zone district.
- Approximately 15% of the workforce at BorgWarner is composed of village residents.
- Rezoning the property would decrease the value of surrounding properties.
- R-4 zoning would increase noise, traffic and congestion. The greenspace that currently exists at BorgWarner would be gone.
- It is questionable whether there is any need for additional residential property in the Village. If BorgWarner wanted to rezone the property to R-4 on their own, they would be required by the Village to provide studies, which have not been performed by the Village.
- It is unknown whether the soils beneath BorgWarner are polluted and can be used for residential purposes.
- The subject property does not currently generate any traffic on weekends.
- The current industrial use is high-end. Any future use will have to conform to the I-1 zone, which ensures attracting another high-end user.
- There is no finding by the Village that the current use is negative.

Tom Serafin, an employee at BorgWarner, approached the podium to speak. Summarized, he stated the following:

- He is opposed to the rezoning.
- He has worked at BorgWarner for 25 years and lives 15 minutes away. He's able to walk six blocks from work to meet his daughter for a picnic at Breidert Green.
- There has been an excellent and mutually beneficial relationship over the years with the Village and have allowed the use of the baseball field.
- He believes that the proposal fails to meet the standards required for rezoning, that it will increase traffic congestion, require the Village to expand resources to support development and reduce tax revenue. He also stated that local jobs would be lost.
- BorgWarner is being treated differently than other properties under the Comprehensive Plan. He stated that the Village should rezone all properties in the Village to conform to the Comprehensive Plan.

Mark Baker, a resident, approached the podium. Summarized, he stated the following:

- He lives downtown and owns stock in BorgWarner and has appreciated what they have done over the years.
- He questioned whether the subject property, if rezoned, could continue to be used for light industrial purposes. Farrell responded in the affirmative and that it would be subject to the provisions in the Zoning Ordinance regarding non-conforming uses.
- He asked whether the property could be expanded if rezoned. Farrell responded that a future industrial use could not be expanded if it were rezoned.
- He stated that BorgWarner's property value would not decrease because they would still be able to sell it to another industrial user.

Chair Rigoni stated that if the property were rezoned, BorgWarner could continue to occupy and use the property as usual. She questioned whether the property, if sold, could be used for industrial by another owner. Village attorney George Mahoney responded that a new company could have the same use or uses that BorgWarner currently has and that it could still be used as an industrial space.

Mark Baker, spoke again:

- It does not make sense to have a baseball field and park next to a place that has large truck traffic. The trucks also tend to get lost on Locust Street and end up on Maple Street. The trucks damage the roads and cause pollution.
- If BorgWarner came to the Village and requested a rezoning to R-4, that it would be a good thing.
- He expressed concern regarding ground pollution and hoped that BorgWarner would remediate the site if committed.
- The green space and park would be lost anyway if the property remained zoned as I-1, because a future user would almost certainly expand the use on the property.
- The BorgWarner jobs are already lost because BorgWarner is closing.
- Currently BorgWarner pays \$94,000 in property taxes each year. If homes were constructed, it would equate to approximately \$450,000 in property taxes each year.
- Ninety (90) families in the downtown area would be a benefit.
- The next industrial user is unknown and it could be an Amazon warehouse. The new user could also store different materials inside which could catch fire and endanger the adjacent homes.

Amiee DeMarchi, a resident, approached the podium. Summarized, she stated the following:

- She lives on Maple Street and has been there for 16 years. She believes that BorgWarner has been a great benefit for the neighborhood and has provided recreation and greenspace.
- She is concerned that if homes were built on the site that it would generate construction traffic for the new homes.
- She would prefer another industrial user, as more houses in the area would detract from the historical nature of the downtown.
- She noted that current trucks do tend to get lost on the residential streets but that

they are redirected.

Chris Tokarz, a resident, approached the podium. Summarized, he stated the following:

- 100 additional homes on the BorgWarner site wouldn't be bad per se.
- Larger parcels of land, such as BorgWarner, are more marketable than smaller pieces of land.
- A future residential developer of the subject property would not "pack it to the gills".
- The trucks that travel to and from BorgWarner speed along the residential streets that abut the park areas, which is hazardous to children.
- BorgWarner is quiet on the weekends, but there will not be an increase in traffic if the site were redeveloped for residential.
- An industrial use is no longer appropriate for the area.

Kim Larson, a resident, approached the podium. Summarized, she stated the following:

- BorgWarner has been in the community for a long time and that she's offended as a taxpayer that the tax revenue they generate could be lost.
- A letter should have been mailed out to all residents near BorgWarner, even if it were not legally required for the Village to do so and is opposed to the rezoning.

Ron Rekruciak, a resident, approached the podium. Summarized, he stated the following:

- He has lived in Frankfort for 34 years, on 11th Street across from BorgWarner.
- BorgWarner has been a good neighbor, but that's irrelevant because they are leaving.
- The initial plan for the BorgWarner site was for the Park District to purchase the property. He questioned whether the site would be rezoned if the Park District could still purchase the property.
- If anything, the BorgWarner property should be rezoned to R-1, to permit single family residential.

Farrell responded to Mr. Rekruciak stating that the proposed R-4 zone district would permit attached single-family units such as townhomes but would not allow detached single-family houses.

Mr. Rekruciak, again:

- Frankfort has a tendency to fit as many dwelling units into an area as possible and that redevelopment of the BorgWarner site would result in too much growth for the area.
- Both BorgWarner trucks and local residents speed on the neighborhood streets.

Jeff Rade, a resident, approached the podium. Summarized, he stated the following:

- He lives very close to BorgWarner and routinely cleans up trash left on site by the employees.
- The stormwater runoff generated from BorgWarner damaged his driveway.

- The parking lot lights at BorgWarner are very bright.
- If the site remains zoned as I-1, the new user will construct the largest building possible on the lot.
- He questioned whether a potential future buyer of the BorgWarner site could decide to remove the greenspace currently on the site.

Farrell responded to Mr. Rade, stating that if the site remained zoned I-1, the greenspace could be removed with a future change to the site. If it were rezoned R-4, the greenspace would remain as long as the property were used as an industrial use.

Chair Rigoni questioned whether the BorgWarner property had a PUD. Farrell responded in the affirmative. Chair Rigoni stated that if the site remained zoned as I-1, either BorgWarner or a new user of the property would have to come before the Plan Commission to request a major change to the PUD in order to expand the building or make other significant changes to the site.

Kim Larson, a resident, approached the podium again. Summarized, she stated the following:

- She lives near the intersection of Maple Street and Oregon Street, Maple Street being one of the main routes to BorgWarner. She questioned why the Village was proposing a rezoning to R-4, when the surrounding area has been developed as single-family residential. She stated that Founders Estates has cars parked everywhere.

Chair Rigoni noted that there were no more public comments.

Schwarz stated that proper notice was provided as required by law, including that notice was provided in the newspaper, signs were posted in the right-of-way adjacent to the property and that notices were sent out to residents within 250' of the site.

Chair Rigoni asked for input from the commissioners.

Commissioner David Hogan stated that the proposed R-4 zoning would not limit mixed single-family housing types. Farrell responded that R-4 would permit duplexes, attached dwellings such as townhomes, but that any building containing more than 4 dwelling units would require a special use permit. She noted that detached single-family homes are not permitted in R-4. Commissioner David Hogan asked whether thought was given to developing the site with a mix of housing types to include single-family homes, perhaps via a PUD. Farrell responded that the Founders Place development is zoned R-4 and was developed as a PUD.

Chair Rigoni asked for clarification about which types of industrial uses could occur on the site in the future if the property were rezoned to R-4. attorney Mahoney responded that a successor to BorgWarner could continue the same activities that are currently enjoyed by BorgWarner. Chair Rigoni asked whether a light manufacturing use would be permitted. Attorney Mahoney responded that he could not answer that question because he does not have specific details of the current operations of BorgWarner.

Chair Rigoni briefly referred to the letter, submitted by BorgWarner a few hours prior to the

meeting. Chair Rigoni asked if there were another way to protect the Village from some of the more intense future industrial uses. She noted that there is currently a PUD on the subject property. She also questioned how a rezoning to R-4 would protect the welfare of the residents, if any future use permitted in the I-1 zone could continue after a rezoning to R-4.

Commissioner Schaeffer asked what the current PUD on the property specifically regulates. Farrell responded that each PUD is unique, but that in this instance, if BorgWarner wished to expand their building, it would require a Major Change to the PUD and requiring review and approval by the Plan Commission and Village Board. Mike Schwarz read from the PUD Ordinance-1722, adopted in 1998, which made mention of permitting a 2,700 square-foot building. Commissioner Schaeffer asked whether the Village could amend the definition of I-1. Farrell responded that modifying the uses permitted in I-1 would require a zoning ordinance text amendment and that it would apply to all properties zoned I-1 in the Village.

Chair Rigoni asked whether rezoning the property to R-4 would assuage the concerns brought forth by the residents. She stated that if the industrial use could continue as a non-conforming use under the R-4 zoning, this would not satisfy many of the concerns stated by the residents. She asked if it were possible to work with BorgWarner individually to agree upon which uses could succeed it once BorgWarner ceases their operations. Commissioner David Hogan responded that BorgWarner does not know who they will sell the property to and what the new use might be.

Chair Rigoni noted that if BorgWarner, or a successor, wanted to expand the building or remove the greenspace on the property, that it would require a Major PUD change.

Commissioner Knieriem asked Attorney Rod Carter if he could tell the Commission what the new use of the property could be. Attorney Carter responded that he was unable to directly answer because it may be amended. He did note that he had a call with staff yesterday and that BorgWarner volunteered to put reasonable conditions on the property to maintain the current I-1 zoning, possibly through amending the PUD. He noted that the current building is 60 years old and is nearing the end of its life. As such, if a new user moved into the building, it would not have a long period of time to use the building before it needed major repair or even replacement. Commissioner Knieriem asked whether the new user has commented about the existing baseball field on the property. Attorney Carter responded that he was unaware of any proposed changes to the baseball field at this time.

Commissioner Schaeffer said she believed that a heavy industrial use such as chrome plating would not be permitted as a light industrial use.

Chair Rigoni asked when the industrial use would end on the property. She asked if the property were rezoned to R-4, if an industrial, non-conforming use could continue indefinitely. Attorney Mahoney responded in the affirmative, but that the Village could place an amortization on the property.

Village Administrator, Rob Piscia, approached the podium. He stated that the property has been identified as R-4 in the Comprehensive Plan and as residential in previous comprehensive plans. He said that it's not a question of BorgWarner not being a good neighbor, because they are leaving and it's irrelevant. A subsequent industrial user could

MAYOR'S REPORT

November 15, 2021

1. Shop "Small Business Saturday" November 27 - Proclamation

The Village of Frankfort celebrates our local small businesses and their contributions to our local economy and community. Residents are encouraged to support the Saturday after Thanksgiving as a day to shop small and shop local in Frankfort.

The Trustees and I support "Small Business Saturday" and encourage our residents to do their holiday gift buying in Frankfort. At this time, I entertain a motion from the floor to proclaim Saturday, November 27, as "Small Business Saturday" in the Village of Frankfort.

Motion: Proclaim Saturday, November 27, 2021, as "Small Business Saturday" in the Village of Frankfort.

2. Lighting of the Green Slated for December 2

The annual Lighting of the Green ceremony is scheduled for Thursday, December 2, at 6:30 P.M. at Breidert Green. The event will feature the countdown to the tree lighting, musical performances by the Black Widow Brass Quintet and the Hickory Creek Middle School Choir, and a visit from Santa and Mrs. Claus. Complimentary cookies and hot chocolate will be served by the Lincoln-Way East Interact Club. Visit www.frankfortil.org for details.

3. Ring in the Holidays with Midnight Madness

The Chamber of Commerce will host its annual "Midnight Madness" event in downtown Frankfort on Friday, December 10, from 6:00 PM to Midnight. Participating businesses will remain open for shoppers to take advantage of their hospitality and holiday gift-giving specials.

4. Reindeer on the Green

Save the date! Saturday, December 11, the Village of Frankfort will host its annual "Reindeer on the Green" event in downtown Frankfort from noon to 2:00 P.M. Experience an up-close encounter with two Alaskan Reindeer while listening to holiday music performances by Frankfort Girl Scouts Service Unit 718 and the Black Willow Brass Quintet. Included in this year's events are a trackless train, arts and craft tables, and complimentary hot cocoa and cookies. Details are available on the Village website.

PROCLAMATION

WHEREAS, the Village of Frankfort, Illinois, celebrates our local small businesses and the contributions they make to our local economy and community; and

WHEREAS, according to the United States Small Business Administration, there are 31.7 million small businesses in the United States, they represent 99.7% of firms with paid employees, and they are responsible for 65.1% of net new jobs created from 2000 to 2019; and

WHEREAS, small businesses employ 47.1% of the employees in the private sector in the United States; and

WHEREAS, 88% of U.S. consumers feel a personal commitment to support small businesses in the wake of the pandemic, and 92% of small business owners have pivoted the way they do business to stay open during the pandemic; and

WHEREAS, 97% of Small Business Saturday shoppers recognize the impact they can make by shopping small, 85% of them also encouraged friends and family to do so, too; and

WHEREAS, 56% of shoppers reported they shopped online with a small business on Small Business Saturday in 2020; and more than 50% of consumers who reported shopping small endorsed a local business on social media, shopped at a local business because of a social media recommendation; and

WHEREAS, the Village of Frankfort, Illinois, supports our local businesses that create jobs, boost our local economy, and preserve our communities; and

WHEREAS, advocacy groups, as well as public and private organizations, across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

NOW, THEREFORE BE IT PROCLAIMED, that the Village President and Board of Trustees of the Village of Frankfort, Will and Cook Counties, Illinois, do hereby designate Saturday, November 20, 2021 as "Small Business Saturday" and urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

IN RECOGNITION THEREOF, I, Keith Ogle, Village President, have placed my hand and caused the great Seal of the Village of Frankfort to be affixed this 15th day of November, 2021.

KEITH OGLE
VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT
VILLAGE CLERK