

VILLAGE OF
FRANKFORT
EST. 1855

**MINUTES OF THE REGULAR FRANKFORT VILLAGE BOARD MEETING
OCTOBER 17, 2022**

Mayor Keith Ogle called the regular meeting of the Frankfort Village Board to order on Monday, October 17, 2022, at 7:01 P.M., at the Village Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

ROLL CALL

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

FRANKFORT AREA HISTORICAL SOCIETY CELEBRATES 50TH ANNIVERSARY - PROCLAMATION

Mayor Ogle announced the Frankfort Area Historical Society (FAHS) is celebrating its 50th anniversary. The FAHS is hosting an open house anniversary celebration on Sunday, October 23, at the FAHS museum located at 132 Kansas Street, from 2:00 P.M. to 5:00 P.M., live music, works by local artisans, food, and custom cutout boards with 1972 period clothing for photo opportunities.

Trustee Farina made a motion, seconded by Trustee Savaria, to approve a proclamation celebrating the 50th anniversary of the Frankfort Area Historical Society. A voice vote was taken. All were in favor. The motion carried.

Mayor Ogle presented a framed proclamation to FAHS members Marcia Steward, Harry D'Ercole, Judith Schultz, and founding member and first president Ralph Eisenbrandt, in recognition of the society's 50th anniversary. Harry D'Ercole, on behalf of the FAHS Board of Directors and 200 members, thanked the Village Board for the recognition and celebrating this milestone with them.

APPROVAL OF SPECIAL ORDERS – UNANIMOUS CONSENT AGENDA

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

Trustee Farina requested item D – Everbrook Academy Day Care Center/Preschool be removed from the Consent Agenda.

A. Approval of Minutes

1. Regular Meeting (October 3, 2022)

B. Approval of Bills/Payroll - \$1,166,192.71/\$410,954.84

C. Committee of the Whole Report

1. Fiscal Year 2022 Annual Comprehensive Financial Report – Acceptance of Report
Accept the recommendation of the Committee of the Whole and accept the Village of Frankfort's Annual Comprehensive Financial Report for the Fiscal Year ended April 30, 2022.
2. Target Industry and Industrial Incentive Program (T3IP) New Construction Grant Approval: 22793 Citation Road – Resolution
Accept the recommendation of the Committee of the Whole and adopt A RESOLUTION (NO. 22-29) AUTHORIZING THE APPROVAL OF A TARGET INDUSTRY AND INDUSTRIAL INCENTIVE PROGRAM GRANT, in the amount of \$16,185.00 to Michael Ryan Trust No. 1, for construction of a new 16,185 square foot building at 22793 S. Citation Road within the Fey & Graefen Industrial Park.
3. Disposal of Surplus Vehicles – Ordinance
(Waive 1st and 2nd Readings)
Accept the recommendation of the Committee of the Whole, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3376) AUTHORIZING THE DISPOSAL OF CERTAIN SURPLUS PROPERTY OWNED BY THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS.
4. Purchase of Replacement Vehicles – Resolution
Accept recommendation of the Committee of the Whole and adopt A RESOLUTION (NO. 22-30) AUTHORIZING THE EXECUTION OF A CONTRACT WITH CURRIE MOTORS OF FRANKFORT, for the purchase of two 2022 Ford Explorer vehicles, in the amount of \$35,235.00 each, for a total not-to-exceed cost of \$70,470.00.

D. Plan Commission Report Summary

1. Everbrook Academy Day Care Center/Preschool: 11031 W. Lincoln Highway – Removed from Consent Agenda

Trustee Farina made a motion, seconded by Trustee Rossi, to approve the Unanimous Consent Agenda.

Trustees Borrelli, Leddin, Rossi, and 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. None were forthcoming.

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

PLAN COMMISSION REPORT SUMMARY – REMOVED FROM CONSENT AGENDA

1. Everbrook Academy Day Care Center/Preschool: 11031 W. Lincoln Highway - Ordinances (Waive 1st and 2nd Readings)
 - a. Major PUD Change to Prairie Crossings Planned Unit Development
 - b. Special Use Permit for Day Care Center/Preschool
 - c. Special Use Permit for Extended Hours of Operation

Trustee Farina presented an overview of the Everbrook Academy Day Care Center/Preschool proposed development. She reported owner representative, Tom Williams, requests the granting of a Major Change to the Prairie Crossings Planned Unit Development to accommodate the proposed site plan for the Everbrook Academy Day Care Center/Preschool. The subject property is a 2.56-acre vacant parcel known as Lot 1 in the New Lenox State Bank subdivision of the Prairie Crossings PUD. The subject lot was approved in 2008 for two office buildings totaling 20,193 square feet and 105 parking stalls. The property owner is proposing to develop Lot 1 with an Everbrook Academy Day Care Center/Preschool. The development would consist of the construction of a one-story, approximately 12,870 square foot building with 41 parking stalls. The applicant also requests the granting of Special Use Permit for a day care center/preschool and a Special Use Permit for extended hours of operation to allow the day care to open for business at 6:30 a.m.

At its August 25, 2022 Public Hearing on the project, the Plan Commission reviewed the site, architecture, landscape, signage, and lighting plans for the day care center. The Plan Commission forwarded two unanimous (6-0) recommendations to the Village Board for the Special Use requests and a split (5-1) recommendation for the granting of the Major Change to the PUD subject to the following conditions:

- a. Village engineer's approval of the Preliminary Engineering Plans
- b. Staff approval of the Landscape Plan
- c. Staff approval of the Photometric Plan
- d. Staff approval of the building elevations
- e. Staff approval of the sign package

Since the public hearing, the applicant has addressed the conditions, with the exception that some minor revisions to the Landscape Plan are required to comply with the Landscape Ordinance (conversion of some deciduous trees to evergreen trees along the east property line), and this will be addressed as part of the final engineering review. As part of the Plan Commission recommendation modifications to Village Codes and Ordinances are included in the proposed

Major Change to the PUD, including a waiver of the required loading berth and several variations related to signage.

Trustee Farina moved, seconded by Trustee Borrelli, to table the motions related to Everbrook Academy Day Care Center/Preschool.

Attorney Lamore advised board members the motion to table the matter has precedence and any discussion is limited to tabling the motions.

Trustee Farina stated that she wanted to table the matter and send it back to the Plan Commission for continued review and some amendments prior to Village Board consideration.

Trustee Borrelli voiced his preference to withdraw his second in order to discuss the proposed development. He asked Trustee Farina if she would consider withdrawing her motion in order to allow discussion on the matter.

Trustee Farina withdrew her motion to table the matter.

Trustee Farina made a motion, seconded by Trustee Borrelli, to accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3377) APPROVING A MAJOR PLANNED UNIT DEVELOPMENT (PUD) CHANGE TO THE PRAIRIE CROSSINGS PLANNED UNIT DEVELOPMENT, WILL AND COOK COUNTIES, ILLINOIS (EVERBROOK ACADEMY DAY CARE CENTER/PRESCHOOL – 11031 W. LINCOLN HIGHWAY/PENDING ADDRESS ASSIGNMENT) for the “bump-out” at the southwest corner of the property, and a Major Change to the unnamed Planned Unit Development on the larger remainder of the property, to permit the business operation of Everbrook Academy Day Care/Preschool, in accordance with the reviewed plans, public testimony, and Findings of Fact, subject to the final engineering approval and compliance with the Village’s sign regulations relative to the limitation on the number of colors on the signage.

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

Trustee Farina felt a day care center/preschool at this location would be a wonderful addition to help service local families and bring additional traffic to the retail development. She voiced concerns relating to the architecture of the building, orientation of the playground, landscape, and signage plans for the day care center/preschool.

Trustee Borrelli shared the concerns expressed by Trustee Farina. He asked staff for clarification regarding the proposed brick for the building. Director of Community and Economic Development Mike Schwarz confirmed the brick would be dimensional brick and not thin brick.

Mayor Ogle invited Director of Community and Economic Development Mike Schwarz to the podium. Director Schwarz reported there were two workshops and a formal public hearing for the proposed development, noting considerable discussion was held regarding the orientation of the building and playground, landscape plan, architecture, and signage.

Trustee Savaria voiced his preference that the signage comply with the Village's sign regulations and not allow more than three colors.

Trustee Rossi asked for additional information regarding the architectural style for the proposed building.

Director Schwarz explained that the BMO bank building is a Federal style of architecture, which is the classic red brick, white trim, and steeply pitched roofs. He further explained that the proposed day care center/preschool more closely resembles the prairie style architecture of the shopping center within the development, but the red brick is intended to be consistent with the bank building.

Mayor Ogle invited the owner's representative, Tom Williams, to the podium.

Mr. Williams addressed questions and concerns expressed by the board members. He stated they were amendable to changing their signs and using no more than three colors. Mr. Williams shared they were hoping to start construction this year in order to meet their deadline for enrollment next year.

Trustee Farina reiterated that she felt the day care center/preschool would be a wonderful addition to the community. She still preferred to table the matter so staff and the Plan Commission can work with the applicant to address concerns including signage, architectural style, playground orientation, and landscape plans to ensure enough evergreen trees are planted.

Trustee Borrelli asked Mr. Williams to further describe the site plan and location of the playground.

Mr. Williams stated they spent a lot of time working on the site plan and design to address the play area facing Route 30, citing the childcare brand as having a specific L-shape prototype, the narrow site, and no entrance off Route 30 as the main reasons why they couldn't move the playground to the east or south. He further explained they tried their best to work with staff and the Plan Commission to incorporate all the concerns and accommodate everything that was asked of them.

Members further discussed safety and aesthetic concerns relating to the playground and Route 30. Mr. Williams stated there are two sets of stone retaining walls and extensive landscaping in front of the decorative iron fence.

Trustee Leddin requested his fellow colleagues to advise members in advance when they anticipate removing an item from the consent agenda to provide time to research the matter.

Trustee Rossi asked for clarification regarding the architecture of the proposed building.

Mr. Williams stated the architecture was more in line with the retail shopping center, noting they did dress up the architecture to try to get it close to BMO Harris but couldn't match the Federalist style with the big dormers.

Mayor Ogle noted the motion was on the floor for the Major Change to the PUD, including subject to staff approval of the sign package and using not more than three colors on each sign.

Mayor Ogle called for a vote.

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

Trustee Farina made a motion, seconded by Trustee Borrelli, to accept the Plan Commission recommendations, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3378) GRANTING A SPECIAL USE PERMIT FOR A DAY CARE CENTER/PRESCHOOL AND A SPECIAL USE PERMIT FOR EXTENDED HOURS OF OPERATION, ALLOWING THE DAY CARE TO OPEN FOR BUSINESS AT 6:30 A.M., TO CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (EVERBROOK ACADEMY DAY CARE CENTER/PRESCHOOL - 11031 W. LINCOLN HIGHWAY/PENDING ADDRESS ASSIGNMENT), to permit the business operation of Everbrook Academy Day Care Center/Preschool, in accordance with the reviewed plans, public testimony, and Findings of Fact, and conditioned upon the parking lot lights shall be connected to a shutoff timer which automatically turns off the lights no later than 8:00 P.M. each night and on no earlier than 5:30 A.M. and only during days when the day care/preschool is open for business.

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

Trustee Savaria asked for clarification regarding extended hours of operation. Mr. Williams explained the extended hours are for the front end which would allow the day care to open at 6:30 a.m.

Trustee Farina suggested for the lighting used to illuminate the building entrance of the business be excluded from the shutoff timer for security purposes. Mayor Ogle concurred.

Mayor Ogle called for a vote.

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

MAYOR'S REPORT

- Mayor Ogle reported Phillips Chevrolet was recently presented with General Motors' Dealer of the Year Award for the 17th time. This award recognizes the dealership's achievements in sales, customer satisfaction, and service to the community.
- Mayor Ogle reported the Village's Leaf Collection Program began today, October 17 and continues through November 28.

- Mayor Ogle encouraged the public to take part in the Village's inaugural "Scary at the Prairie 5K Costume Run & Spooky Sprint" event in downtown Frankfort on Saturday, October 22.
- Mayor Ogle reported the Frankfort Police Department will host its annual "Safety Trunk or Treat" Halloween event will be held on Saturday, October 29, from 10:00 AM to Noon, in downtown Frankfort. The E.F. Bucko costume parade will kick off the event on Breidert Green at 10:00 AM followed by trunk-or-treating.
- Mayor Ogle reported the Frankfort Country Market ends its 2022 season on Sunday, October 30. He thanked the vendors, residents, and all the visitors for another successful season.
- Mayor Ogle announced "Trick or Treat" hours in the Village of Frankfort are 4:00 P.M. to 7:00 P.M. on Monday, October 31.
- Mayor Ogle noted he is wearing purple in recognition of Domestic Violence Awareness Month.
- Mayor Ogle encouraged the public to support the 12th Annual "Men Who Cook" fundraiser event on October 22, from 6:00 PM to 9:00 PM at the J.J.C. Weitendorf Center in Joliet, noting proceeds will benefit the Will County Children's Advocacy Center.
- Mayor Ogle encouraged residents to drop off any excess Halloween candy to the Village Hall or the Frankfort Police Department. He noted the Village will deliver the candy to underserved people in the community, noting candy was delivered to the Children's Advocacy Center and the Manteno Veterans Home last year. He wished everyone a very safe and fun Halloween.

BOARD COMMENTS

Clerk Schubert reported the General Election is Tuesday, November 8, 2022 and encouraged residents to cast their votes early at the Village Hall October 24 through November 4, from 9:30 AM to 3:30 PM, Monday-Friday. She wished her sons a happy 10th birthday.

The Village Board wished Clerk Schubert's sons a happy birthday and extended congratulations to the Frankfort Area Historical Society and Phillips Chevrolet. Members commented on the Men Who Cook fundraiser event benefiting the Children's Advocacy Center and encouraged residents to Early Vote at the Village Hall.

VILLAGE ADMINISTRATOR REPORT

Administrator Piscia reported NuWay Disposal will continue yard waste and branch pick-up through November. He reminded residents to place leaves in the parkway and not on the street for leaf collection. He also asked for residents' assistance in clearing storm drains in front of their

homes to help prevent flooding during rain events. Administrator Piscia wished Clerk Schubert's sons a happy birthday.

POLICE DEPARTMENT REPORT

Chief Chelepis reported the Frankfort Police Department will be hosting a food drive, "Treats for the Township" in conjunction with the Safety Trunk or Treat event. She noted all food items will be donated to the Frankfort Food Pantry to assist with supplies through the holiday season.

VILLAGE ATTORNEY'S REPORT

Village Attorney Lamore had no report.

OTHER BUSINESS

Trustee Borrelli requested consideration to discuss agenda format regarding the public comment period at a future Committee of the Whole meeting. Trustee Farina concurred. Mayor Ogle agreed to revisit this topic.

Trustee Borrelli expressed concern regarding the board not being informed of a proposal from an existing downtown business owner who was interested in submitting a purchase proposal for the Village-owned Mech House located at 11 N. White Street.

Administrator Piscia reported that staff has received multiple inquiries for the Mech House, but no formal proposal has been submitted.

PUBLIC COMMENT

Resident Terry Colins expressed concerns regarding the posting of the minutes from the October 3rd Village Board meeting relating to the Oasis Senior Living development, 8531 W. Lincoln Highway. Mr. Colins provided Clerk Schubert a written copy of the concerns/issues of the Windy Hill Farm Condominium Association Owners/Residents voiced at the October 3, 2022 Village Board meeting and AEI Consultants' concerns/issues of 8531 Lincoln Highway.

Mayor Ogle noted that detailed public comment is not included in Village Board minutes.

Staff reported Village Board minutes are posted on the Village website after the approval by the public body.

ADJOURNMENT

Hearing no further business, Trustee Farina made a motion, seconded by Trustee Savaria, to adjourn the regular board meeting of Monday, October 17, 2022. A voice vote was taken. All were in favor. The motion carried. The meeting adjourned at 8:00 P.M.

Katie Schubert
Village Clerk

As Presented As Amended

 Keith Ogle, Village President

 Katie Schubert, Village Clerk