

VILLAGE OF
FRANKFORT
EST. 1855

**MINUTES OF THE REGULAR FRANKFORT VILLAGE BOARD MEETING
APRIL 2, 2018**

Mayor Jim Holland called the regular meeting of the Frankfort Village Board to order on Monday, April 2, 2018, at 7:00 P.M.

Village Clerk Adam Borrelli called the roll. In attendance were Mayor Jim Holland, Village Clerk Adam Borrelli, Trustees Cindy Heath, Bob Kennedy, Keith Ogle, Mike Stevens, and Dick Trevarthan. Also in attendance were Attorney George Mahoney, Attorney Hannah Lamore, Police Chief John Burica, Village Administrator Rob Piscia, and Assistant Administrator Jeff Cook. Trustee John Clavio was absent.

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 Stevens requested items pertaining to the Alexi Development (Item C. 2) be removed from the unanimous consent agenda and be considered separately.

A. Approval of Minutes

1. Regular Meeting (March 19, 2018)

B. Approval of Bills/Payroll - \$818,397.14/\$308,420.51

C. Plan Commission Report Summary

1. Final Plat of AGA Resubdivision: 312 and 320 S. 95th Avenue – Approval
Accept the Plan Commission recommendation and approve the AGA Final Plat of Resubdivision for 312 S. 95th Avenue and 320 S. 95th Avenue, in the Kean Avenue Estates Subdivision, prepared by DesignTek Surveying, LLC, dated 01.30.18.

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

Following a motion to approve, Trustees Heath and Stevens presented a brief overview of the consent agenda docket items under consideration for approval.

Mayor Holland invited trustee and audience comment on the consent agenda items prior to a vote being taken. None were forthcoming.

Clerk Borrelli called the roll. Ayes: Trustees Heath, Kennedy, Ogle, Stevens, and Trevarthan. Nays: None. Absent: Trustee Clavio. The motion carried.

ALEXI DEVELOPMENT MULTIPLE VARIANCES: 122 WALNUT STREET – ORDINANCES

- a. *Front Yard Setback Variance*
- b. *Rear Yard Setback Variance*
- c. *Corner Side Yard Setback Variance*
- d. *First Floor Building Materials Variance*
- e. *Lot Coverage Variance*

Trustee Stevens reported applicant Alexi Development, LLC purchased the property located at 122 Walnut Street and proposes to raze the existing structure and construct a new 3,288 square foot two-story home with a combination of composite siding and masonry. In an effort to construct a home that is generally consistent in both site design and architectural character with the surrounding area, the applicant requests the granting of a front yard setback from 30 feet to 20.5 feet, a rear yard setback from 30 feet to 28.2 feet, a corner side yard setback from 30 feet to 21 feet, a first floor building materials variance from masonry to Hardi composite siding, and a lot coverage variance from 20% to 20.1%.

Trustee Stevens noted at the March 8, 2018 Plan Commission public hearing on the project, the Commissioners reviewed the variance requests and several residents voiced their concerns with the proposed development. The orientation of the entrance of the home on Oregon Street and other policy related issues were raised by audience members. Trustee Stevens noted the Village does not regulate the orientation of a home's front door.

Trustee Stevens then provided a brief overview of each of the variance requests. He also reported on the tree care assessment provided by Precise Tree Care, noting two of the six trees identified on the property are dead, one is in poor condition, and the remaining three are in fair condition. Precise Tree Care reported the three in fair condition are likely to be compromised during excavation and recommended removal of the trees.

Prior to board discussion on the project, Mayor Holland solicited audience comment on the Alexi Development proposal.

Alexi Development President, Tony Vari explained the lot coverage variance request, noting that he and his clients had reduced the square footage of the home by ± 100 square feet so that a lot coverage variance would not be needed, however a more accurate calculation of the property conducted by his engineer using AutoCAD resulted in the home still exceeding lot coverage by 18 square feet. He expressed his frustration, noting that he and the future homeowners thought they were on the right path for the square footage of the lot coverage only to discover the discrepancy after the final plans were submitted.

Robert Allan, resident of the home immediately to the north of the proposed home, spoke in favor of the side yard setback variance. He felt the proposed site plan is in the optimum position, noting

compliance with the regulatory 30-foot setback would position the house too close to his home and may limit or impact future renovations to his property.

Resident Pam Biesen asked the Village Board to consider stronger language to convey to the builders that the downtown people are really upset about tear-downs and to enforce more stringent construction timelines.

Mayor Holland discussed the housing stock in the Old Town area, noting 13 times in the last 15 years an Old Town property owner asked to remove and replace a home. He continued citing support for this particular lot coverage variance in light of the technical circumstances and also spoke to the architectural treatment of the facades facing the public right-of-way.

Trustee Heath spoke about the passion demonstrated by residents about this project and other downtown projects. She went on to provide comprehensive commentary on the project and the zoning requests. Heath noted an update to the comprehensive plan is underway and includes special area plans to consider the downtown area more specifically. She suggested adding a condition to the front yard setback variance to require heightened standards for landscaping, and followed by addressing each standard of variance in detail. She concluded by encouraging residents to participate in the comprehensive planning process.

Trustee Stevens expressed to Mr. Vari it is incumbent on him to determine the technical attributes of a proposed project before submitting for Village consideration.

Trustee Kennedy voiced his appreciation of the opinions expressed by residents, recalled past preservation efforts and noted the current planning process. He concluded citing opposition to the lot coverage request.

Trustee Trevarthan noted that he has lived in Frankfort for 51 years. He discussed maintenance responsibilities of homeowners and voiced his pleasure of both the homes being built and those owners who make improvements to enhance and preserve homes in the downtown area.

Trustee Ogle referred to Mayor Holland's and Trustee Heath's thorough analysis, noting the home was not speculative construction and recognized the changes made since the original design. Ogle noted the importance of Mr. Allen's comments and voiced his support of the project.

Trustee Stevens thanked members of the Plan Commission for their hard work and expressed his appreciation of their efforts. Stevens voiced support of the project and thanked the Galvin's for their investment in Frankfort.

Mayor Holland requested to add to the motion the condition suggested by Trustee Heath to require staff approval of a landscape plan on the east side of the property.

Trustee Stevens made a motion (#2), seconded by Trustee Heath, to accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3138) GRANTING A FRONT YARD SETBACK VARIANCE FROM THE 30 FOOT REQUIREMENT TO 20.5 FEET, to permit the construction of the proposed home located at 122 Walnut Street, in

accordance with the reviewed plans and public testimony and conditioned upon staff approval of the landscape plan on the east side of the property.

Mayor Holland invited any additional comments on the motion prior to a vote being taken. None were forthcoming.

Clerk Borrelli called the roll. Ayes: Trustees Heath, Kennedy, Ogle, Stevens, and Trevarthan. Nays: None. Absent: Trustee Clavio. The motion carried.

Trustee Stevens made a motion (#3), seconded by Trustee Heath, to accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3139) GRANTING A REAR YARD SETBACK VARIANCE FROM THE 30 FOOT REQUIREMENT TO 28.2 FEET, to permit the construction of the proposed home located at 122 Walnut Street, in accordance with the reviewed plans and public testimony.

Mayor Holland invited any additional comments on the motion prior to a vote being taken. None were forthcoming.

Clerk Borrelli called the roll. Ayes: Trustees Heath, Kennedy, Ogle, Stevens, and Trevarthan. Nays: None. Absent: Trustee Clavio. The motion carried.

Trustee Stevens made a motion (#4), seconded by Trustee Heath, to accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3140) GRANTING A CORNER SIDE YARD SETBACK VARIANCE FROM THE 30 FOOT REQUIREMENT TO 21 FEET, to permit the construction of the proposed home located at 122 Walnut Street, in accordance with the reviewed plans and public testimony.

Mayor Holland invited any additional comments on the motion prior to a vote being taken. None were forthcoming.

Clerk Borrelli called the roll. Ayes: Trustees Heath, Kennedy, Ogle, Stevens, and Trevarthan. Nays: None. Absent: Trustee Clavio. The motion carried.

Trustee Stevens made a motion (#5), seconded by Trustee Heath, to accept the Plan Commission recommendation, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3141) GRANTING A FIRST FLOOR BUILDING MATERIALS VARIANCE FROM THE MASONRY REQUIREMENT TO PERMIT THE USE OF HARDI COMPOSITE SIDING, for the construction of the proposed home located at 122 Walnut Street, in accordance with the reviewed plans and public testimony.

Mayor Holland invited any additional comments on the motion prior to a vote being taken. None were forthcoming.

Clerk Borrelli called the roll. Ayes: Trustees Heath, Ogle, Stevens, and Trevarthan. Nays: Trustee Kennedy. Absent: Trustee Clavio. The motion carried.

Trustee Stevens made a motion (#6), seconded by Trustee Heath, to accept the Plan Commission recommendation and deny the granting of the lot coverage variance from the 20 percent requirement to 20.1 percent for the construction of the proposed home located at 122 Walnut Street.

Mayor Holland questioned the motion and requested clarification. Attorney Mahoney suggested to change the motion to an affirmative. Trustee Stevens requested the motion to be withdrawn, Trustee Heath seconded. All were in favor.

Trustee Stevens made a motion (#7), seconded by Trustee Heath, to waive the First and Second Readings, and pass AN ORDINANCE (NO. 3142) GRANTING THE LOT COVERAGE VARIANCE FROM THE 20 PERCENT REQUIREMENT TO 20.1 PERCENT, for the construction of the proposed home located at 122 Walnut Street.

Mayor Holland invited any additional comments on the motion prior to a vote being taken. Trustee Heath noted she was going to vote no on the motion. She recognized the lot coverage request was negligible, but felt it was important not to overbuild on these lots.

Clerk Borrelli called the roll. Ayes: Trustees Ogle, Stevens, and Trevarthan. Nays: Trustees Heath and Kennedy. Absent: Trustee Clavio. Following the call of the roll, Attorney Mahoney requested Mayor Holland to vote on the lot coverage motion in order to have four votes to pass the ordinance. Village President Holland voted aye. The motion carried.

MAYOR'S REPORT

- Mayor Holland reported the Village of Frankfort is updating its Comprehensive Plan. He invited residents to take part in "Your Future, Your Frankfort" 2040 Comprehensive Plan by registering online at www.yourfrankfort.com. This website allows residents to map ideas, share ideas, and receive information about project status and upcoming events.
- Mayor Holland reported the Village's branch collection program has begun and will run through mid-October. He also reported NuWay's yard waste collection services has begun and that all yard waste must be placed in brown paper yard waste bags with a purchased yard waste sticker attached.
- Mayor Holland encouraged all residents to join in the upcoming Earth Day activities on Saturday, April 21.
- Mayor Holland announced the Frankfort Spring Country Market opens on Sunday, April 29.
- Mayor Holland noted the Frankfort Preservation Foundation will be fundraising through a "Go Fund Me Page" to raise money necessary to preserve the downtown water tower.

POLICE DEPARTMENT REPORT

Police Chief Burica expressed his gratitude to our telecommunicators in recognition of National Public-Safety Telecommunications Week. He encouraged residents to report any suspicious person

or activities to the police to help deter any possible criminal activity. He also emphasized the importance of locking your vehicle and not leaving the keys inside, and keeping garage doors closed.

VILLAGE ADMINISTRATOR'S REPORT

Administrator Piscia reported NuWay Disposal does not collect electronics in Frankfort. He noted electronic recycling is now available at the Frankfort Township building, further noting additional information is available at www.willcountygreen.com. He also reported restoration of roadways due to watermain breaks will be performed once the asphalt plants open for the season.

VILLAGE ATTORNEY'S REPORT

Village Attorney George Mahoney had no report.

OTHER BUSINESS

Clerk Borrelli noted that he will provide election turnout statistics once they become official and as a downtown resident, he welcomed the Galvin's to the neighborhood.

Trustee Trevarthan provided some spring landscape maintenance tips.

PUBLIC COMMENTS

Resident Stephanie Kush shared a prepared statement to the Village Board. She read the Village's mission statement and then presented her findings based on several FOIA requests filed with the Village of Frankfort. She cited and read sections of the Village's Code of Ordinances, Title 15, Land Usage, Chapter 154, and questioned the documentation and involvement of the 1890's Theme Committee in multiple downtown projects. She cited the Village's status as a member of the Certified Local Governments program since 1994 and expressed her view that the Village Board does not care about fostering or encouraging preservation of Old Town. She concluded by reading a piece called "Hometown" written by Burton Breidert.

Mayor Holland thanked her for her comments.

Resident Pam Biesen requested stricter Village code enforcement pertaining to refuse of downtown businesses. Mayor Holland directed staff to follow-up on her request.

ADJOURNMENT TO EXECUTIVE SESSION

Trustee Trevarthan made a motion (#8), seconded by Trustee Heath, to adjourn to Executive Session for the purpose of discussing personnel and litigation pursuant to 5 ILCS 120/2(c)(1) and 120/2(c)11 respectively.

Clerk Borrelli called the roll. Ayes: Trustees Heath, Kennedy, Ogle, Stevens and Trevarthan. Nays: None. Absent: Trustee Clavio. The motion carried.

The Village Board adjourned to Executive Session at 8:24 P.M.

The Village Board came out of Executive Session at 9:11 P.M. and resumed the regular board meeting.

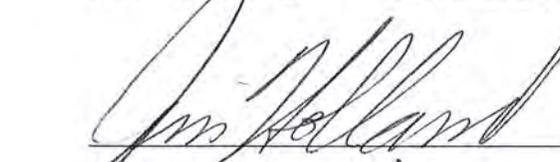
No action was taken as a result of Executive Session.

ADJOURNMENT

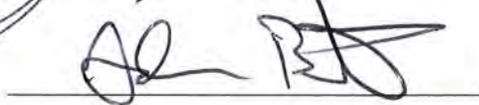
Hearing no further business, Trustee Stevens made a motion (#9), seconded by Trustee Trevarthan, to adjourn the regular board meeting of Monday, April 2, 2018. A voice vote was taken. All were in favor. The motion carried. The meeting adjourned at 9:13 P.M.

Adam Borrelli
Village Clerk

As Presented As Amended



Jim Holland, Village President



Adam Borrelli, Village Clerk