

**MINUTES OF THE REGULAR FRANKFORT VILLAGE BOARD MEETING
MONDAY, AUGUST 16, 2010**

President Jim Holland called the regular meeting of the Frankfort Village Board to order on Monday, August 16, 2010 at 7:00 p.m.

Clerk Robert J. Kennedy called the roll. In attendance were President Jim Holland, Trustees Kevin Egan, Cindy Heath, Todd Morgan, Mike Stevens, Dick Trevarthan, and Doug Walker. Also in attendance were Village Administrator Jerry Ducay, Attorney George Mahoney, Chief Rob Piscia, and Deputy Clerk Alice Schomburg.

APPROVAL OF SPECIAL ORDERS - UNANIMOUS CONSENT AGENDA

All items of the Omnibus Agenda are considered to be routine in nature and were 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 Agendas and considered separately.

Trustee Heath asked that the 524 Center Road property purchase be removed from the consent agenda and placed on the regular agenda for discussion.

Trustee Walker asked that the Barnard Multiple Variances: 322 W. Nebraska Street be removed from the consent agenda and placed on the regular agenda for discussion.

A. Approval of Minutes

1. Regular Meeting (August 2, 2010)

B. Approval of Bills - \$334,740.60

D. Plan Commission Report Summary

1. Carroll/Watson Accessory Structure Setback Variance: 44 W. Bowen – Ordinance (Waive 1st and 2nd Readings and Adopt)

Accept the Plan Commission recommendation, waive the First and Second Readings and adopt an ORDINANCE (#2670) GRANTING AN ACCESSORY STRUCTURE SETBACK VARIANCE TO CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (WATSON RESIDENCE – 44 WEST BOWEN STREET), granting an accessory structure setback variance from 10 feet to zero feet along the southern property line for the property located at 44 W. Bowen Street, for the construction of a storage shed in the rear yard, in accordance with the reviewed plans and public testimony.

A motion (#1) was made by Trustee Trevarthan, seconded by Trustee Morgan, to approve the Consent Agenda as presented.

Clerk Robert J. Kennedy called the roll. Ayes; Trustees Egan, Heath, Stevens, Trevarthan, and Walker. Nays; None. Abstain; Trustee Morgan. Motion carried.

MAYOR'S REPORT

- Mayor Holland stated that the Summer Country Market continues every Sunday thru October 10, at Breidert Green. The market will be open from 10:00 am until 2:00 pm each Sunday. The focus for the summer market is fresh vegetables and flowers.
- Mayor Holland reminded residents that Cruisin' Frankfort event continues every Thursday through August 26.
- Mayor Holland stated that the Concerts on the Green are in full swing. Bring your blankets or lawn chairs to downtown Breidert Green Sunday evening at 6:30 p.m. and enjoy an evening with friends and family. The August 22 concert will feature "Lynn Jordan & The Shivers" (Blues), August 29 is "The Outcast Jazz Band" (Big Band).
- Mayor Holland reported that over 500 hungry rib lovers crowded downtown Frankfort on Sat, August 7 for the second annual "Amateur Rib Cook-Off". Seven contestants from Frankfort, New Lenox, Tinley Park, and surrounding areas used special spices and sauces to perfect the ideal rib.
 - 1st place - Pork-N-Ladder from New Lenox
 - 2nd place- Hot Mess BBQ from Tinley Park
 - 3rd place – Me-N-V BBQ from New Lenox
 - Crowd Pleaser – Me-N-V BBQ from New Lenox
- Mayor Holland announced that the fourth annual Lynzapalooza fundraiser in memory of Lyndsey Whittingham will be held Friday, August 20 from 7:30 to 11:30 pm at CD&ME. The cost is \$30.00 per person and will feature a buffet, entertainment, auctions, raffles and a cash bar.

Proceeds benefit the Lyndsey Whittingham Foundation to provide scholarships and charitable contributions in her name.
- Mayor Holland stated that the Fall Fest is just around the corner. The Village and Police Department work hard to keep the town clean and orderly. Please be patient with the thousands of visitors that will be visiting Frankfort and enjoying the Fest.

Please call the Chamber of Commerce 815-469-3356 with questions regarding the Fall Fest. The Village also has an information line 815-469-2177 ext.281.
- Mayor Holland wished Trustee Trevarthan Happy Birthday.

COMMITTEE OF THE WHOLE REPORT

524 Center Road Property Purchase Approval – Resolution

Trustee Egan reported that at the August 11, 2010 Committee of the Whole meeting, it was recommended that the Village Board authorize the Village Administrator and Village Attorney to prepare the necessary contract documents for the purchase of Bradley Industries' property located at 524 Center Road to the Village of Frankfort. The property to be purchased includes a 36,000 square foot building on a 3-acre parcel and an 8.5-acre vacant farmland parcel. The negotiated purchase price is \$650,000.00 for the property plus \$32,500 in brokerage fees. The property to be acquired is immediately adjacent to the existing Public Works facility.

Two years ago, the Village began planning the expansion of our Public Works and Utility Departments' facilities. At that time, bids were secured for an 8,000+/- square foot building expansion at a cost of \$605,000. Village officials delayed action on the building while other options were considered.

A motion was made by Trustee Stevens, seconded by Trustee Egan, to adopt a RESOLUTION (#10-31) AUTHORIZING THE PREPARATION OF A PURCHASE AND SALE CONTRACT FOR THE PROPERTY COMMONLY KNOWN AS THE BRADLEY INDUSTRIES PROPERTY, LOCATED AT 524 CENTER ROAD, FRANKFORT, WILL COUNTY, ILLINOIS, authorizing the Village of Frankfort Attorney to prepare a Purchase and Sale Contract for the Bradley Industries' property located at 524 Center Road, for the contracted price of \$650,000.00 and \$32,500 in brokerage fees.

Clerk Robert J. Kennedy called the roll. Ayes; Trustees Heath, Morgan, Stevens, Trevarthan, Walker, and Egan. Nays; None. Motion carried.

PLAN COMMISSION REPORT

Barnard Multiple Variances: 322 W. Nebraska Street - Ordinance
(Waive 1st and 2nd Readings and Adopt)

Trustee Stevens reported that at the July 6, 2010 board meeting, the Village Board approved the Final Plat for Spencer's Re-subdivision, which consolidated the residential lot located at 322 W. Nebraska Street and the vacant lot to the west. Subsequent to this approval, property owner Spencer Barnard proposes to improve the single lot of record with a pool, pool house, stone patio, pergolas, pond, children's play set, wrought iron fence and stone wall. To accommodate the proposed improvements, the applicant requests the granting of multiple accessory structure and fence height variances as enumerated above.

At the July 22, 2010 Public Hearing on the project, the applicant confirmed he would provide the Village with a security bond to cover any damage to the Village's sewer line resulting from construction of the proposed wall. He also agreed to indemnify the Village for any damage to the wall or landscaping due to maintenance or replacement of the sewer line. The proposed fence is located 5 feet north of the southern property line where the Village's existing sanitary sewer is located.

Members of the public voiced their concerns with the proposed 8-foot height of the stone wall and 2-foot trellis atop the wall and questioned the impact of the project on property values in the area.

The Commissioners discussed the proposed wall and fence height variance requests, as well as the setback and separation variances for the existing playhouse. They forwarded a unanimous vote (7-0) to the Village Board in support of all variance requests except the stone wall height variance with a 2-foot trellis, for which the vote was split (5-2).

A motion (#3) was made by Trustee Stevens, seconded by Trustee Egan, to accept the Plan Commission recommendation, waive the First and Second Readings and adopt an ORDINANCE (#2671) GRANTING MULTIPLE VARIANCES TO CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (SPENCER BARNARD RESIDENCE – 322 W. NEBRASKA STREET), granting multiple variances to the property located at 322 W. Nebraska Street, all in accordance with the reviewed plans and public testimony, as follows:

- A fence height variance from 4 feet to 5 feet and a fence post height variance from 4.5 feet to 6.5 feet, to permit the installation of a decorative wrought iron fence in the front yard, conditioned upon relocating the proposed planters onto private property;
- A wall height variance from 5 feet to 6 feet to permit the construction of a decorative stone wall in the rear yard, conditioned upon provision of a security bond and recordation of a covenant which notes that the Village of Frankfort is not responsible for any damage caused to the wall or landscape plantings which may result due to maintenance or replacement of the sanitary line;
- An accessory structure setback variance from 30 feet to 15 feet to permit the relocation of the existing children's play set to the front yard, conditioned upon complete screening of the play set from the public right-of-way;
- An accessory structure setback variance from 10 feet to 5.5 feet along the southern property line and an accessory structure separation variance from 10 feet to 7.5 feet, both to accommodate the existing non-conforming playhouse, conditioned upon compliance with all applicable fire safety codes

Steve Lecas, Gander Builders, presented a brief explanation of the proposed pool house and fencing.

The Mayor asked for comments from the public.

Residents voiced concerns regarding:

- Height of the stone fence
- Impact of water collection
- Asked if the trellis on top of the stone wall could be eliminated

The Mayor asked for comments from the Trustees.

Trustee's comments were as follows:

- Concerned with policies and control of development of the Old Town area.
- Suggested that we table this issue until a later date

- Suggested the stone fence be shorter
- Questioned if the pool area will be fenced

Clerk Robert J. Kennedy called the roll. Ayes; Trustees Stevens, Trevarthan, Walker, Egan, and Heath. Nays; None. Motion carried.

POLICE DEPARTMENT REPORT

- Chief Piscia reminded residents that a vehicle sticker is needed to enter the village on Rt. 45 & Nebraska St. during Fall Fest. He also cautioned residents to be aware of No Parking areas and the curfew is 10 p.m. for those individuals under 21 years

VILLAGE ADMINISTRATOR'S REPORT

- Mr. Ducay stated that the Village will be stepping up Code Enforcement prior to Fall Fest.

ATTORNEY'S REPORT - None

OTHER BUSINESS

- Trustee Egan – Asked if the donation dumpsters are still around town?
- Trustee Walker – Complimented Channel 6 TV on the fine programming.
- Trustee Heath – Stated that she appreciates that the Village is actively pursuing illegal signs.
- Trustee Trevarthan – No comment.
- Trustee Morgan – Suggested that a committee meeting be held to improve the Public Hearing signs.
- Trustee Stevens – Stated that this evening's board meeting was a good meeting with many residents turning out to express their concerns and opinions.
- Village Clerk Robert J. Kennedy – Stated that he feels the signage in Frankfort is very well done. He also announced phone numbers that gives for information regarding Fall Fest activities.
- Deputy Clerk Alice Schomburg – Stated that voter registration is available at the Village Administration building.

PUBLIC COMMENTS - None

ADJOURNMENT TO EXECUTIVE SESSION - Taken off agenda.

ADJOURNMENT

A motion (#4) was made by Trustee Trevarthan, seconded by Trustee Morgan, to adjourn the regular Board meeting of Monday, August 16, 2010.

Voice vote taken. All in favor. Motion carried.

Meeting adjourned at 8:45 p.m.

Robert J. Kennedy
Village Clerk

As Presented XAs Amended ____

/s/ Jim Holland, Village President

/s/ Robert J. Kennedy, Village Clerk

/s/ Alice Schomburg, Deputy Village Clerk