

**VILLAGE OF FRANKFORT BOARD AGENDA
REGULAR MEETING**

**Monday, May 6, 2024
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 (April 22, 2024)

B. Approval of Bills

C. Plan Commission Report Summary

1. CV, LLC Special Use Permit for Automobile Sales: 9416 Gulfstream Road, Suite 2 – Ordinance (Waive 1st and 2nd Readings)
2. EquipmentShare.com, Inc. Special Use Permit for Large Equipment Rental, Sales, and Service and Special Use Permit for Outdoor Storage: 9194 Gulfstream Road – Ordinance (Waive 1st and 2nd Readings)

D. Approval and Release of Certain Closed Session Meeting Minutes and Destruction of Verbatim Records – Resolution

4. Mayor's Report
 - A. Motorcycle Awareness Month - Proclamation
5. Board Comments
6. Other Business
7. Public Comments
8. Adjournment

VILLAGE OF
FRANKFORT
EST • 1855

**MINUTES OF THE REGULAR FRANKFORT VILLAGE BOARD MEETING
APRIL 22, 2024**

CALL TO ORDER & ROLL CALL

Mayor Keith Ogle called the regular meeting of the Frankfort Village Board to order on Monday, April 22, 2024, at 7:00 P.M., at the Village Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

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

PLEDGE OF ALLEGIANCE

Mayor Ogle led the Pledge of Allegiance to the Flag.

RECOGNITION OF HICKORY CREEK MIDDLE SCHOOL GIRLS VOLLEYBALL TEAM - PROCLAMATION

Mayor Ogle entertained a motion from the floor to approve a Proclamation honoring the Hickory Creek Middle School Girls JV Volleyball Team for their outstanding achievement in winning the 2024 Illinois Elementary School Association (IESA) 7-4A State Championship. This victory marks the inaugural State Championship in volleyball for the Tigers in the history of girls' volleyball at the school. This talented team of sixth and seventh graders capped off a perfect undefeated season with a 27-0 record.

Trustee Borrelli moved, seconded by Trustee Rigoni, to approve the Proclamation recognizing the Hickory Creek Middle School Girls JV Volleyball Team for their outstanding achievement in winning the 2024 IESA Class 7-4A State Championship. A voice vote was taken. All were in favor. The motion carried.

Mayor Ogle invited the team to the podium and presented a framed proclamation. He congratulated each member of the girls' volleyball team and thanked Hickory Creek Middle School Superintendent Doug Wernet, Principal Tricia Dotson, 157-C Board of Education, and the parents for their support.

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. Regular Meeting (April 8, 2024)

B. Approval of Bills - \$337,360.11

C. Committee of the Whole Report

1. Fiscal Year 2025 Budget - Approval

Accept the recommendation of the Committee of the Whole and approve the Village of Frankfort Fiscal Year 2025 Budget.

D. Plan Commission Report Summary

1. Dunkin' Commercial Multi-Tenant Project: 20400 S. LaGrange Road

- a. Dunkin' Special Use Permits for a Carry-Out Restaurant, Drive-Up Service Windows, Outdoor Seating, and Extended Hours of Operation – Ordinance
(Waive 1st and 2nd Readings)

Accept the recommendation of the Plan Commission, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3449) GRANTING FOUR SPECIAL USE PERMITS FOR A CARRY-OUT RESTAURANT, DRIVE-UP SERVICE WINDOWS, OUTDOOR SEATING, AND EXTENDED HOURS OF OPERATIONS (OPENING AT 4:00 A.M.) TO CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (DUNKIN' – 20400 S. LAGRANGE ROAD), to permit the operation of Dunkin' proposed for the undeveloped property located at 20400 S. LaGrange Road, in accordance with the reviewed plans, public testimony, and Findings of Fact, subject to the conditions as enumerated in Section 1 of the Ordinance.

- b. Sign Variance – Ordinance
(Waive 1st and 2nd Readings)

Accept the recommendation of the Plan Commission, waive the First and Second Readings, and pass AN ORDINANCE (NO. 3450) GRANTING A SIGN VARIANCE TO CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF FRANKFORT, WILL AND COOK COUNTIES, ILLINOIS (DUNKIN' COMMERCIAL MULTI-TENANT PROJECT – 20400 S. LAGRANGE ROAD), to permit a freestanding sign to exceed the maximum permitted area of 15 square feet to allow 37.5 square feet, in accordance with the reviewed plans, public testimony, and Findings of Fact.

E. Traffic Code Amendment: Parking Restrictions for Country Market - Ordinance
(Waive 1st and 2nd Readings)

Waive the First and Second Readings and pass AN ORDINANCE (NO. 3451) AMENDING THE VILLAGE OF FRANKFORT CODE OF ORDINANCES, CHAPTER 72: PARKING REGULATIONS, SECTION 72.06, restricting the parking of vehicles during the Frankfort Country Market season (April through October).

Trustee Savaria moved, seconded by Trustee Leddin, to approve the Unanimous Consent Agenda.

Following a motion to approve, Trustees Borrelli, Leddin, Rigoni, and Savaria presented a brief overview of the consent agenda docket items under consideration for approval.

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

MAYOR'S REPORT

- Mayor Ogle requested a motion from the floor to extend the temporary waiver of sewer and water fees for qualified residents and utility customers of Frankfort who are on active duty in the U.S. Armed Forces.

Trustee Borrelli made a motion, seconded by Trustee Rossi, to adopt A RESOLUTION (NO. 24-11) AUTHORIZING THE WAIVER OF WATER AND SEWER FEES FOR VILLAGE OF FRANKFORT MILITARY PERSONNEL SERVING ON ACTIVE DUTY IN THE ARMED FORCES OF THE UNITED STATES OF AMERICA.

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

- Mayor Ogle shared that he personally reached out to all members of the citizen/advisory committees whose terms are expiring at the end of the fiscal year. He reported they have all expressed their desire to continue serving in their respective roles and have formally requested reappointment. With the advice and consent of the Trustees, Mayor Ogle entertained a motion from the floor to approve these appointments.

Trustee Leddin made a motion, seconded by Trustee Rigoni, to approve the Village of Frankfort committee and commission appointments for fiscal year 2024/2025. A voice vote was taken. All were in favor. The motion carried.

- Mayor Ogle requested a motion from the floor to approve a Proclamation declaring May 2024 as Historic Preservation Month in the Village of Frankfort.

Trustee Borrelli made a motion, seconded by Trustee Leddin, declaring May 2024 as Historic Preservation Month in the Village of Frankfort. A voice vote was taken. All were in favor. The motion carried.

- Mayor Ogle invited the public to kick-off Historic Preservation Month by joining the Village of Frankfort for an informational open house on Wednesday, May 1, 2024, from 5:30 p.m. to 7:00 p.m. regarding the Historic Buildings survey recently completed by McGuire Igleski & Associates, Inc.
- Mayor Ogle extended a special thank you to all the volunteers who came out and helped “clean-up” the Village as part of the Earth Day event held on Saturday, April 20.
- Mayor Ogle announced the Village of Frankfort, once again, has been named a Tree City USA for its tree care program and adherence to the Tree City USA standards.
- Mayor Ogle reported the Village recently held a “Name the Street Sweeper Contest” to find a fitting name for the new, state-of-the-art street sweeper recently acquired to enhance the cleanliness and efficiency of our streets. After careful consideration, the judging panel chose Ben McGinn and his submission, “Frank the Tank,” as the official name for the new street sweeper. Mayor Ogle extended congratulations to Ben for his winning entry and thanked everyone who participated in the contest.
- Mayor Ogle reported the 2024 Frankfort Country Market season kicked off yesterday, Sunday 21, and continues through October 27, from 9:00 a.m. to 1:00 p.m. in downtown Frankfort.
- Mayor Ogle commented that the Crisis Center for South Suburbia has been providing services to victims of domestic violence for 45 years and has helped more than 100,000 survivors of domestic violence, impacting the lives of Frankfort families and other south suburban communities.
- Mayor Ogle announced the Village of Frankfort was selected to take part in the White House Challenge to End Hunger and Build Healthy Communities.

BOARD COMMENTS

Clerk Schubert stated the next Village Board meeting is Monday, May 6, at 7:00 p.m. and the next Committee of the Whole meeting is Wednesday, May 8, at 5:30 p.m. at the Village Hall.

The Village Board applauded the Hickory Creek Middle School Girls Volleyball Team for their outstanding undefeated season and capturing the state championship title. Members expressed appreciation to everyone involved in crafting the budget, recognizing both the meticulous planning and the forthcoming execution throughout the year. Members thanked the volunteers who participated in the clean-up activities for the Earth Day celebration and Village staff for the replacement of street signs along Colorado Avenue. The Lincoln-Way East High School Theatre Group was commended for their musical production of *Phantom of the Opera* and happy birthday wishes were extended to Trustee Savaria and his son Gino.

OTHER BUSINESS

There were no other items of business.

PUBLIC COMMENT

No public comments were addressed to the Village Board.

ADJOURNMENT TO EXECUTIVE SESSION

Trustee Savaria made a motion, seconded by Trustee Leddin, to adjourn to Executive Session pursuant to 5 ILCS 120/2(c)(1) and (11) to discuss personnel and litigation matters.

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

The Village Board adjourned to Executive Session at 7:30 P.M.

The Village Board came out of Executive Session at 8:09 P.M. and resumed the regular board meeting.

Village Clerk Katie Schubert called the roll following the return to the regular board meeting. In attendance were Mayor Keith Ogle, Clerk Katie Schubert, Trustees Adam Borrelli, Michael Leddin, Maura Rigoni, Dan Rossi, and Gene Savaria. Also in attendance were Attorney Hannah Lamore, Village Administrator Rob Piscia, Asst. Village Administrator John Burica, and Police Chief Leanne Chelepis. Trustee Jessica Petrow was absent.

No action was taken as a result of the Executive Session.

ADJOURNMENT

Hearing no further business, Trustee Leddin moved, seconded by Trustee Borrelli, to adjourn the regular board meeting of Monday, April 22, 2024. A voice vote was taken. All were in favor. The motion carried. The meeting adjourned at 8:09 P.M.

Katie Schubert
Village Clerk

As Presented X As Amended

Keith Ogle, Village President

Katie Schubert, Village Clerk

SCHEDULE OF BILLS
MAY 6, 2024

FUND RECAP:	DISBURSEMENTS
01 GENERAL CORPORATE FUND	\$ 413,001.77
23 MOTOR FUEL TAX FUND	\$ 709,138.30
31 CAPITAL DEVELOPMENT FUND	\$ 444,190.90
62 SEWER & WATER OPER. & MAINT.	\$ 166,464.21
68 SEWER & WATER EXTENSION FUND	\$ 690,186.94
TOTAL ALL FUNDS	<u>\$ 2,422,982.12</u>

The above totals exclude manual checks/credit cards if any. See last page(s) of this report.

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
001885 1ST AYD CORPORATION			
PSI691017	GEN	LAUNDRY DETERGENT- 524 CENTER RD	248.10
Total For: 1ST AYD CORPORATION			248.10
004510 ABSOLUTE FIRE PROTECTION INC			
15162	GEN	FIRE SYSTEM INSP-RGNL	1,357.00
15821	GEN	FIRE SYSTEM SERVICE-RGNL	1,669.43
Total For: ABSOLUTE FIRE PROTECTION INC			3,026.43
002794 AIRY'S INC			
29196	GEN	16" LAGRANGE FM SEWER RPRS	17,803.57
Total For: AIRY'S INC			17,803.57
004813 ALLIANT INSURANCE SERVICES INC			
2641791	GEN	MULTI MEDIA LIABILITY POLICY	4,746.00
2641798	GEN	CYBER LIABILITY POLICY	21,964.00
Total For: ALLIANT INSURANCE SERVICES INC			26,710.00
001011 ALSIP NURSERY			
037574	GEN	POLE BRUSH-RGNL CLARIFIERS	74.00
Total For: ALSIP NURSERY			74.00
001221 AMERICAN LEGAL PUBLISHING CORP			
33406	GEN	CODE OF ORDINANCES - WEBSITE	195.00
Total For: AMERICAN LEGAL PUBLISHING CORP			195.00
004774 ARAMARK UNIFORM & CAREER APPAREL GROUP INC			
6030279125	GEN	MATS @VH 4-17	64.86
Total For: ARAMARK UNIFORM & CAREER APPAREL GROUP INC			64.86
004134 ARMSTRONG/JERRY			
05262024	GEN	COUNTRY MARKET ENTERTAINMENT	300.00
Total For: ARMSTRONG/JERRY			300.00
003835 AUSTIN TYLER CONSTRUCTION INC			
2344.05	GEN	PFEIFFER ROAD EXTENSION PAY REQUEST #5	684,387.14
Total For: AUSTIN TYLER CONSTRUCTION INC			684,387.14
004371 AXON ENTERPRISE INC			
INUS243173	GEN	IN-CAR CAMERAS	39,310.08
Total For: AXON ENTERPRISE INC			39,310.08
004803 BARNES & THORNBURG LLP			
3245372	GEN	CHLORIDE COMPLIANCE & PERMIT ASSISTANCE	3,902.50
3245377	GEN	CHLORIDE COMPLIANCE & PERMIT ASSISTANCE	738.00
Total For: BARNES & THORNBURG LLP			4,640.50
004135 BEEBE/TODD			
01211	GEN	COUNTRY MARKET ENTERTAINMENT	200.00
Total For: BEEBE/TODD			200.00
004040 BERLAND'S HOUSE OF TOOLS			
24964	GEN	BRICK SET, GROUT BAG, MESH BLADE @WOLF RD BRIDGE	230.72
Total For: BERLAND'S HOUSE OF TOOLS			230.72
001045 BRACING SYSTEMS, INC.			
443516-3	GEN	TROWEL, BACKFILLER, MASONS BRUSH @WOLF RD BRIDGE	274.20
Total For: BRACING SYSTEMS, INC.			274.20
004689 BS&A SOFTWARE			
154092	GEN	PAS SERVICE FEE 1/16/24 THRU 4/9/24	141.00
Total For: BS&A SOFTWARE			141.00
001952 CARROLL CONSTRUCTION SUPPLY			
FR122094	GEN	PRIMER, HAND SPRAYER @WOLF RD BRIDGE	215.74
FR122095	GEN	4" PIPE CONNECTOR @STORM DRAIN TIE IN	10.87
FR122149	GEN	MORTAR MIX @WOLF RD BRIDGE	252.16
FR122150	GEN	MORTAR MIX, CUT OFF WHEELS @WOLF RD BRIDGE	953.01
FR122269	GEN	MORTAR MIX	145.39
FR122270	GEN	MORTAR MIX, ADHESIVE, BRUSH @WOLF RD BRIDGE	403.00
FR122271	GEN	CONCRETE MIX @WOLF RD BRIDGE	50.59
FR122272	GEN	CONCRETE MIX, MORTAR MIX @WOLF RD BRIDGE	106.42
FR122329	GEN	HYDRAULIC CEMENT	164.87
Total For: CARROLL CONSTRUCTION SUPPLY			2,302.05

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
001278 CHICAGO TRIBUNE			
7616786	GEN	LEGAL AD FOR 9416 GULFSTREAM RD UNIT 2	36.00
7616987	GEN	LEGAL AD FOR 9194 GULFSTREAM RD	42.00
Total For: CHICAGO TRIBUNE			78.00
003608 CHUBASCO LAWN SPRINKLERS INC			
022501	GEN	SPRING START UP @VH	440.00
Total For: CHUBASCO LAWN SPRINKLERS INC			440.00
001175 CLARKE ENVIRONMENTAL MOSQUITO			
001031938	GEN	MOSQUITO MANAGEMENT MAY 2024	51,409.00
Total For: CLARKE ENVIRONMENTAL MOSQUITO			51,409.00
003098 CNG			
0925599	GEN	PHONE SUPPORT 5/1/2024-10/31/2024	1,797.00
Total For: CNG			1,797.00
003067 COMCAST CABLE			
8771201490356437240	GEN	20538 LINCOLNWAY LN- RGNL	330.66
Total For: COMCAST CABLE			330.66
001013 COMMONWEALTH EDISON CO			
1383359000 24/4-16	GEN	2 SMITH ST	71.56
1620682222 24/04-13	GEN	1025 LAMBRECHT- WELL 5	1,331.70
2270651222 24/4-20	GEN	STREETLIGHTS	11,266.96
4009532000 24/4-9	GEN	STREETLIGHTS	18,412.82
4686805000 24/04-16	GEN	23031 S 80TH AVE- WELL 13/14	1,985.74
8656644000 24/4-12	GEN	LARAWAY/80TH AVE TRFLT	176.14
9541634000 24/04-16	GEN	460 OHIO- WPS	4,538.86
Total For: COMMONWEALTH EDISON CO			37,783.78
003041 CONSTELLATION NEW ENERGY INC			
707605-10 24/04-04	GEN	20248 GRACELAND- WELL 15/16	4,666.94
707605-12 24/04-11	GEN	422 SPRUCE- NPS	1,682.75
707605-16 24/04-08	GEN	850 OVERLOOK- L-STN	118.43
707605-17 24/04-06	GEN	21841 ELSNER- TOWER	29.75
707605-18 24/04-08	GEN	IRONWOOD/CHARMAIN- L-STN	105.58
707605-19 24/04-12	GEN	9194 GULFSTREAM- AIRPORT L STN	43.53
707605-22 24/04-10	GEN	524 CENTER RD	1,256.38
707605-24 24/04-08	GEN	STONEBRIDGE/BASSWOOD L/STN	46.71
707605-25 24/03-20	GEN	234 BLACKTHORN- WELL 6	0.78
707605-25 24/04-02	GEN	234 BLACKTHORN- WELL 6	28.34
707605-4 24/04-04	GEN	601 PRESTWICK- WELL 17	2,404.20
707605-6 24/04-11	GEN	22801 WOLF RD- WELL 11/12	2,682.35
707605-9 24/04-11	GEN	8847 LINCOLN HWY- WELL 10	8,063.40
707605-9 24/04-11#	GEN	8847 LINCOLN HWY- WELL 10	3,242.95
Total For: CONSTELLATION NEW ENERGY INC			24,372.09
004398 CORE & MAIN LP			
U303017	GEN	ADAPTERS- CHLORINE PUMPS	66.36
U589844	GEN	INTERROGATOR & DOCKING STN	9,337.00
U665297	GEN	8" HYMAX COUPLINGS (4)	1,903.60
U665317	GEN	6" HYMAX COUPLINGS (4)	1,686.08
U677893	GEN	3/4 METERS (24)	3,384.00
U678209	GEN	METER HEADS (20)	8,260.00
U702405	GEN	PVC PIPE @ STORM DRAIN REPAIR LOCUST ST	6,165.60
U706846	GEN	B-BOX LIDS	172.05
Total For: CORE & MAIN LP			30,974.69
001022 CURRIE MOTORS			
142524	GEN	WIPER BLADES	367.20
142525	GEN	SWITCH- U-81	99.00
Total For: CURRIE MOTORS			466.20
004940 D.A.R.E. INDIANA INC			
57	GEN	DARE TRAINING - OFFICER MINEO	1,500.00
Total For: D.A.R.E. INDIANA INC			1,500.00
004241 DAILY SOUTHTOWN			
2024/04-30	GEN	SUBSCRIPTION FROM 5/29/24 THRU 7/18/24	72.99
Total For: DAILY SOUTHTOWN			72.99

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
001848 E Z DUZ IT PRODUCTS INC			
10877	GEN	GARBAGE BAGS, SOAP, WINDEX @VH	1,972.00
10901	GEN	HAND SOAP, HEPA MEDIA BAGS @PD	79.00
Total For: E Z DUZ IT PRODUCTS INC			2,051.00
002770 ESRI			
94670935	GEN	ARCGIS BUSINESS ANALYST WEB APP 24/25	382.47
94670936	GEN	ENTERPRISE AGREEMENT FEE SOFTWARE/MAINTENANCE TERM: 5	27,500.00
Total For: ESRI			27,882.47
004673 EUROFINS ENVIRONMENT TESTING			
5000132243	GEN	SAMPLE TESTING- RGNL	100.00
5000132297	GEN	SAMPLE TESTING- RGNL	235.50
Total For: EUROFINS ENVIRONMENT TESTING			335.50
001981 EXCEL ELECTRIC INC			
129247	GEN	ELECTRICAL @VH POND FOUNTAIN	468.96
Total For: EXCEL ELECTRIC INC			468.96
004603 FIFTH THIRD BANK LEGAL ENTRY			
20240420620042	GEN	SUBPOENA #23-1537	20.00
Total For: FIFTH THIRD BANK LEGAL ENTRY			20.00
CD REFUND FLAHERTY BUILDERS			
P23-00040	GEN	BFG24-0002/8701 STONE CREEK BLVD	2,000.00
P23-00040	GEN	BFW24-0001/8701 STONE CREEK BLVD	4,000.00
Total For: FLAHERTY BUILDERS			6,000.00
004941 FLIPPENOUT PRODUCTIONS			
24/6-2 #1	GEN	SUMMER KICKOFF ENTERTAINMENT	2,000.00
Total For: FLIPPENOUT PRODUCTIONS			2,000.00
004652 FLOCK SAFETY			
INV38499	GEN	CAMERA FEES	15,000.00
Total For: FLOCK SAFETY			15,000.00
001102 FRANKFORT POST OFFICE			
APRIL 17, 2024	GEN	POSTAGE METER REFILL	1,000.00
PRMT130-1467873 052	GEN	W/S BILLS-MAY 2024	3,000.00
Total For: FRANKFORT POST OFFICE			4,000.00
002714 FRANKFORT SCHOOL DIST. 157C			
2024/05 X-GUARDS	GEN	2 CROSSING GUARDS-MAY 2024	270.00
Total For: FRANKFORT SCHOOL DIST. 157C			270.00
001091 GALLAGHER MATERIALS CORP			
32960	GEN	COLD PATCH	497.28
Total For: GALLAGHER MATERIALS CORP			497.28
004419 GBJ SALES LLC			
5312	GEN	DISPOSABLE GLOVES	390.95
Total For: GBJ SALES LLC			390.95
002438 GOLDY LOCKS INC.			
50262795	GEN	DUPLICATE KEYS @ GRAINERY TOWER	70.20
50417205	GEN	DUPLICATE KEYS @PD	200.00
Total For: GOLDY LOCKS INC.			270.20
001401 GORDON ELECTRIC SUPPLY INC			
S2783482.002	GEN	BULBS @BOARD ROOM	861.00
Total For: GORDON ELECTRIC SUPPLY INC			861.00
002780 GREEN GLEN NURSERY INC			
80995	GEN	REPLACEMENT TREES	735.00
Total For: GREEN GLEN NURSERY INC			735.00
001073 HACH COMPANY			
13997376	GEN	ANNUAL METER CALIBRATION- WWTP	7,635.00
14003583	GEN	REAGENT- LAB	2,076.04
Total For: HACH COMPANY			9,711.04
003429 HAWKINS INC			
6690004	GEN	SURCHARGE- CYLINDERS	10.00
6694633	GEN	CHLORINE CYLINDER RETURNS	(1,180.00)
6742042	GEN	CHLORINE & HSA- WELLS	3,986.30
Total For: HAWKINS INC			2,816.30

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
002851 HOME DEPOT CREDIT SERVICES			
0971905	GEN	N95 RESPIRATORS/WRENCH SET/BUCKET	127.47
0971910	GEN	RRA/ERP UPDATES- WELL 4	49.62
0971919	GEN	BOLTS, DRILL BITS, WASHERS @STREET NAME SIGN INSTALL	123.48
0972290	GEN	LEVEL, TAPE MEASURE, TOOLS FOR ST-10	83.91
1972222	GEN	LEVEL, SCREWS @STREET SIGNS	32.16
2972192	GEN	SANDING SCREEN, BUFFER PAD @STAGE	133.81
2972198	GEN	CARPET TILE @PD	240.96
4972138	GEN	PAINT LINERS, BUCKET, BRUSHES @PD	65.78
7972033	GEN	DRILL BIT, ROLLER FRAME, WASHERS @BOLLARD REPAIR ON P	67.39
7972045	GEN	TREATED LUMBER @MAILBOX REPAIR HUCKINS DR	11.58
8971969	GEN	GREASE, ROPE @FOUNTAIN LIGHT REPAIR	32.50
9214073	GEN	RETURN STEEL PIPE @ST-30	(29.36)
9971930	GEN	SAW BLADE, CONCRETE MIX @SINKHOLE REPAIR	51.40
9971939	GEN	STEEL PIPE @ST-30	29.36
9971941	GEN	STEEL PIPE @ST-30	22.27
9971953	GEN	STORAGE TOTE @PD	77.88
Total For: HOME DEPOT CREDIT SERVICES			1,120.21
003886 ILLINOIS ENVIRONMENTAL PROTECT			
L17-5363 PMT #14	GEN	WWTP-LOAN PAYMENT L17-5363 PMT #14	352,883.88
L17-5408 PMT #6	GEN	WWTP-LOAN PAYMENT L17-5408 PMT#6	219,334.19
Total For: ILLINOIS ENVIRONMENTAL PROTECT			572,218.07
002493 INDUSTRIAL ORGANIZATIONAL			
C59649A	GEN	PSYCHOLOGICAL EVALUATIONS - NEW HIRES	2,300.00
Total For: INDUSTRIAL ORGANIZATIONAL			2,300.00
004736 INFINITY LAWN & LANDSCAPING			
25200	GEN	SOD RESTORATION @DAMAGE FROM RESURFACING PROJECT	950.00
Total For: INFINITY LAWN & LANDSCAPING			950.00
001419 INTERSTATE BATTERIES			
345733	GEN	BATTERIES	55.00
Total For: INTERSTATE BATTERIES			55.00
004584 ISOLVED BENEFIT SERVICES			
I136727073	GEN	COBRA ADMINISTRATION - JUNE 2024	42.63
I35938223	GEN	COBRA ADMINISTRATION - MAY 2024	42.63
Total For: ISOLVED BENEFIT SERVICES			85.26
004937 JASON D KOLLUM			
06022024	GEN	SUMMER KICKOFF ENTERTAINMENT	535.00
Total For: JASON D KOLLUM			535.00
CD REFUND JENNIFER SEXTON			
PDK24-0001	GEN	BSP24-0007/231 N MAPLE ST	1,000.00
Total For: JENNIFER SEXTON			1,000.00
004288 JEWEL			
00806777	GEN	ADMINISTRATIVE DAY	35.81
Total For: JEWEL			35.81
002224 JEWEL			
00665895	GEN	EARTH DAY DESSERTS	47.97
00728017	GEN	OFFICE SUPPLIES	102.37
00805115	GEN	EARTH DAY SUPPLIES AND DRINKS	217.92
Total For: JEWEL			368.26
MISC JIAHUI CAI			
042324	GEN	REFUND FOR CONTRACTORS LIC FEE (ZHENG CONST GRP)	150.00
Total For: JIAHUI CAI			150.00
004454 JOHNSON CONTROLS SECURITY SOL			
40053881	GEN	ANNUAL ALARM MONITORING- RGNL	1,008.00
40053891	GEN	ALARM LINE @CHAMBER 5-1-24 TO 7-31-24	148.50
Total For: JOHNSON CONTROLS SECURITY SOL			1,156.50
004700 LAGESTEE LAND MANAGEMENT			
1187	GEN	2 SMITH ST DEMOLITION	13,010.00
Total For: LAGESTEE LAND MANAGEMENT			13,010.00

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
004136 LANDSCAPE SUPPLY INC			
2023-553	GEN	207 CENTER-LANDSCAPE REST	96.00
2023-554	GEN	22022 LAGRANGE- LANDS REST	2,592.00
2023-564	GEN	20681 GRAND HAVEN- LANDS REST	128.00
2023-565	GEN	581 ABERDEEN- LANDS REST	487.00
2024-552	GEN	22200 LAGRANGE- LANDS REST	8,095.00
2024-555	GEN	150 HICKORY ST- PATCH REST	770.00
2024-556	GEN	ST.FRANCIS & PINE HILL- PATCH REST	4,180.00
2024-557	GEN	828 STONEBRIDGE- LANDS & SPKLR REST	2,721.60
2024-558	GEN	741 SPRUCE- PATCH REST	2,750.00
2024-559	GEN	221 KANSAS- PATCH REST	1,320.00
2024-560	GEN	264 LINDEN- PATCH REST	2,530.00
2024-561	GEN	672 FRANKLIN- PATCH REST	4,180.00
2024-562	GEN	4 W NEBRASKA- DRIVEWAY REST	297.00
2024-563	GEN	OAK & UTAH PATCH REST	4,840.00
2024-81	GEN	SIDEWALK/CURB REPLACEMENT @BRITTANY & LONGVIEW	3,037.50
2024-82	GEN	CURB REPAIR @STEGE RD & DUBLIN WAY	1,300.00
2024-83	GEN	SIDEWALK REPAIR @NEBRASKA ST	2,100.00
2024-85	GEN	CURB REPLACEMENT @AUTUMN DR	2,700.00
Total For: LANDSCAPE SUPPLY INC			44,124.10
001915 LAYNE CHRISTENSEN COMPANY			
2690111	GEN	WELL 11 & 12 PUMP RPRS/REHAB	40,638.00
Total For: LAYNE CHRISTENSEN COMPANY			40,638.00
001789 LEE JENSEN SALES CO INC			
0026960-00	GEN	STRAPS	90.97
Total For: LEE JENSEN SALES CO INC			90.97
004685 LERAND/HALEY			
05122024	GEN	COUNTRY MARKET ENTERTAINMENT	250.00
Total For: LERAND/HALEY			250.00
001106 MACE IRON WORKS, INC.			
81921	GEN	REAR BUMPER PLATE ST-24	388.00
Total For: MACE IRON WORKS, INC.			388.00
003537 MARK'S CUSTOM AUTO INTERIORS			
IN8167	GEN	SEAT REPAIRS- U-9	490.00
IN8179	GEN	SEAT REPAIRS- U-13	665.00
Total For: MARK'S CUSTOM AUTO INTERIORS			1,155.00
001024 MASTER AUTOMOTIVE SUPPLY			
15030-139814	GEN	WIRING LUGS, CABLE	31.36
15030-141801	GEN	AIR FILTER DS-4	13.32
15030-141819	GEN	BRAKE CALIPER GREASE	67.38
15030-141939	GEN	OIL FILTER- W-4	6.32
Total For: MASTER AUTOMOTIVE SUPPLY			118.38
001969 MATTHUIS TRUCKING INC			
3487	GEN	ROADMIX	530.87
3488	GEN	7 LOADS DIRT OUT, 22.64 TONS CA7	2,218.52
3491	GEN	22.57 TONS CA-07	265.20
Total For: MATTHUIS TRUCKING INC			3,014.59
004806 MCGUIRE IGLESKI & ASSOCIATES INC			
2306-01	GEN	HISTORIC BUILDINGS SURVEY	34,840.00
Total For: MCGUIRE IGLESKI & ASSOCIATES INC			34,840.00
004887 MCMASTER-CARR SUPPLY COMPANY			
25742706	GEN	POWER INVERTER-ST17	432.33
Total For: MCMASTER-CARR SUPPLY COMPANY			432.33
000329 MINEO/THOMAS R			
2024/04-30	GEN	SRO TRAINING MEAL REIMBURSEMENT	30.00
Total For: MINEO/THOMAS R			30.00
004413 MINUTEMAN PRESS OF FRANKFORT			
12381	GEN	WATER QUALITY REPORTS	3,104.00
12435	GEN	60000 WS ENVELOPES	3,912.46
Total For: MINUTEMAN PRESS OF FRANKFORT			7,016.46

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
001065 MONROE TRUCK EQUIPMENT INC			
5496955	GEN	D-RING, HOOK, BOLTS ST-24	98.54
81384	GEN	U-4 TRUCK EQUIPMENT	38,814.00
Total For: MONROE TRUCK EQUIPMENT INC			38,912.54
004942 MORTENSON ROOFING CO., INC.			
2-1	GEN	SHINGLES REPAIR- PREL TRMT BLDG	1,890.00
Total For: MORTENSON ROOFING CO., INC.			1,890.00
001050 NICOR GAS			
02281548525 24/04-1	GEN	22801 WOLF RD- WELL 11/12	488.25
08567910008 24/04-1	GEN	8847 W LINCOLN HWY- WELL 10	80.94
42177014190 24/04-1	GEN	524 CENTER RD	714.06
61691220000 24/04-2	GEN	460 OHIO- WPS	164.71
64425289374 24/4-16	GEN	2 N WHITE ST	137.19
83651240448 24/04-1	GEN	601 PRESTWICK- WELL 17	219.47
92252770240 24/04-1	GEN	23031 S 80TH AVE- WELL 13/14	507.81
Total For: NICOR GAS			2,312.43
001026 NU-WAY DISPOSAL SERVICE, INC.			
2024/4	GEN	6865 GARBAGE/RECYCLING SERV-APRIL 2024	148,828.95
Total For: NU-WAY DISPOSAL SERVICE, INC.			148,828.95
002711 ODP BUSINESS SOLUTIONS LLC			
364181993002	GEN	500 CT CARD STOCK TEMPLATE FOR BUS LIC	305.00
Total For: ODP BUSINESS SOLUTIONS LLC			305.00
004748 ONSITE COMMUNICATIONS USA INC			
53211	GEN	RADIO INSTALL @STOCK	472.00
Total For: ONSITE COMMUNICATIONS USA INC			472.00
001373 ORKIN PEST CONTROL			
258974203	GEN	PEST CONTROL @PD 4-17	208.99
260523371	GEN	PEST CONTROL @GRAINERY	70.00
Total For: ORKIN PEST CONTROL			278.99
004416 PARK HARDWARE #16759			
010075	GEN	STAINLESS STEEL SCREWS FOR GRAB BARS @BATHROOM RENO	23.98
010293/3	GEN	MOUNTING TAPE FOR EARTH DAY AFRAMES	7.99
010326	GEN	WATER SOFTENER, SIMPLE GREEN	48.95
010327/3	GEN	CAULK- WELLS	8.99
010340/3	GEN	DUCT TAPE	33.96
010351/3	GEN	BLADE	15.99
010357	GEN	PLEDGE, MR CLEAN, GLOVES @PD	72.94
010368	GEN	DUPLICATE KEY, ALL PURPOSE CLEANER @VH	14.58
Total For: PARK HARDWARE #16759			227.38
001010 PETTY CASH			
24/05-2177	GEN	PETTY CASH	1.50
24/05-9435	GEN	PETTY CASH	179.01
Total For: PETTY CASH			180.51
004870 PHOENIX FIRE SYSTEMS, INC			
312509	GEN	ANNUAL FIRE ALARM INSP- RGNL	1,325.00
Total For: PHOENIX FIRE SYSTEMS, INC			1,325.00
004377 PHYSICIANS IMMEDIATE CARE			
4389699	GEN	PRE EMPLOYMENT SCREENS	1,985.00
Total For: PHYSICIANS IMMEDIATE CARE			1,985.00
001875 PLAZA CLEANERS			
1001167-03-01-2024	GEN	MARCH 2024 CLEANINGS	229.80
Total For: PLAZA CLEANERS			229.80
003640 PRECISE TREE CARE			
271513	GEN	STUMP GRIDING @TREE REPLACEMENT	235.00
271721	GEN	TREE REMOVAL @YANKEE RIDGE DR	725.00
Total For: PRECISE TREE CARE			960.00
002480 PROVEN BUSINESS SYSTEMS			
1168518	GEN	TOSHIBA/ESTUDIO06570CT - UPSTAIRS COPIER	155.22
1172619	GEN	XEROX/C8145/H2	47.93
1172620	GEN	CANON/DX527IFZ CONTRACT CLICK CHARGE 3/31/24-4/29/24	65.73
Total For: PROVEN BUSINESS SYSTEMS			268.88

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
004266 RAMIRO GUZMAN LANDSCAPING INC			
09043	GEN	LAWN MOWING	7,621.04
Total For: RAMIRO GUZMAN LANDSCAPING INC			7,621.04
001085 RAY O'HERRON CO., INC.			
2337944	GEN	NEW OFFICER UNIFORMS - BEATTIE	555.93
2337975	GEN	MISC. EQUIPMENT FOR NEW OFFICERS	405.98
2338036	GEN	NEW OFFICER UNIFORMS - GRAFF	619.88
2338040	GEN	NEW OFFICER UNIFORMS - MILLER	403.59
2338046	GEN	NEW OFFICER UNIFORMS - WICK	619.88
2338047	GEN	NEW OFFICER UNIFORMS - CAPPELLETTI	494.93
2338270	GEN	NEW OFFICER UNIFORMS - SCHUERG	551.58
Total For: RAY O'HERRON CO., INC.			3,651.77
004412 RED WING SHOES			
20240430007865	GEN	SAFETY WORK BOOTS- DM	175.00
Total For: RED WING SHOES			175.00
004329 RITTERTECH			
D69331-001	GEN	PLUGS FOR HYDRAULIC LINES @STREET AUGER	42.42
Total For: RITTERTECH			42.42
001940 ROBINSON ENGINEERING LTD			
24040109	GEN	ST FRANCIS RD RESURFACING PROJECT -STP PHASE 3	1,560.91
24040289	GEN	PFEIFFER ROAD EXTENSION -CE SERVICES	23,190.25
24040297	GEN	2023 RESURFACE PROJECT -CE SERVICES	799.25
24040298	GEN	DOWNTOWN PARKING LOTS	11,235.00
24040299	GEN	JC LFT STN DS SS CAPACITY ANALYS	4,600.00
24040300	GEN	2024 RESURFACING PROJECT	373,000.00
24040304	GEN	WAL RDG, BUTTRNT, KANSAS-WM IMP	3,410.00
24040380	GEN	WELL 18 & TREATMENT PLANT-CE	3,370.25
24040467	GEN	COUNTRY CROSSINGS, NORTH PHASE 1	4,931.00
24040468	GEN	CEDARHURST COTTAGES	3,524.50
24040469	GEN	MISTY CREEK (LARAWAY & 116TH)	263.50
24040470	GEN	SPARKS COFFEE	858.50
24040471	GEN	THE BRIDGE (21420 S. HARLEM AVENUE)	1,321.50
24040472	GEN	THE RESERVE OF COPPER CREEK (BORG WARNER)	5,152.00
24040473	GEN	LINDEN GROVE (METHODIST CHURCH)	2,620.50
24040474	GEN	VOORN LAWNDALE SUBDIVISION	1,591.00
24040497	GEN	ABBEY WOODS NORTH	2,233.00
Total For: ROBINSON ENGINEERING LTD			443,661.16
005003 RUSSO'S POWER EQUIPMENT INC			
SPI20602059	GEN	FUEL CAP @WALK BEHIND SAW	15.97
SPI20605296	GEN	CUTRINE PLUS WEED CONTROL @PONDS	275.94
SPI20615821	GEN	CHAINS- CHAINSAW	117.96
Total For: RUSSO'S POWER EQUIPMENT INC			409.87
004635 SAULGOODMUSIC			
05052024	GEN	COUNTRY MARKET ENTERTAINMENT	300.00
Total For: SAULGOODMUSIC			300.00
001310 SHERWIN-WILLIAMS			
0568-5	GEN	WOOD FILLER @STAGE	34.21
7105-2	GEN	PAINT, ROLLER @PD	48.22
7120-1	GEN	SPACKLE @PD	77.56
Total For: SHERWIN-WILLIAMS			159.99
002912 STAPLES ADVANTAGE			
6001160434	GEN	OFFICE SUPPLIES	13.61
6001160435	GEN	OFFICE SUPPLIES	310.49
6001293778	GEN	OFFICE SUPPLIES	73.35
7000363942	GEN	SUPPLIES/CREDIT	2.83
7000463945	GEN	SUPPLIES	38.69
Total For: STAPLES ADVANTAGE			438.97
004562 STIP BROS EXCAVATING INC			
48748	GEN	LEAD SERVICE LINE RPLMT- 207 CENTER	8,500.00
Total For: STIP BROS EXCAVATING INC			8,500.00
002001 SUBURBAN LABORATORIES INC			
224532	GEN	SAMPLE TESTING	997.40
Total For: SUBURBAN LABORATORIES INC			997.40

INVOICE APPROVAL (BY INVOICE) FOR VILLAGE OF FRANKFORT

Invoice Number	Bank Account	Description	Amount
001630 TERMINAL SUPPLY CO.			
32165	GEN	CABLE TIES, SHRINK WRAP, WASHERS	391.27
Total For: TERMINAL SUPPLY CO.			391.27
004801 THE HANOVER INSURANCE GROUP			
BDC 1027413	GEN	CRIME POLICY	3,032.00
Total For: THE HANOVER INSURANCE GROUP			3,032.00
MISC THOMAS O'MALLEY			
47220	GEN	REIMBURSEMENT FOR MAILBOX DAMAGE @SNOWPLOW	109.74
Total For: THOMAS O'MALLEY			109.74
001713 TRI-R SYSTEMS INCORPORATED			
006052	GEN	SLUDGE FLOW METER SERVICE	510.00
006053	GEN	SCADA SYSTEM REPLACEMENT	9,250.00
Total For: TRI-R SYSTEMS INCORPORATED			9,760.00
002852 TRI-STATE CUT STONE & BRICK CO			
SI0087260	GEN	STONE, MORTAR @WOLF RD BRIDGE	422.40
SI0087307	GEN	STONE, MORTAR @WOLF RD BRIDGE	422.40
SI0087308	GEN	STONE, MORTAR @WOLF RD BRIDGE	227.41
SI0087402	GEN	STONE, MORTAR @WOLF RD BRIDGE	422.40
Total For: TRI-STATE CUT STONE & BRICK CO			1,494.61
001756 USA BLUE BOOK			
INV00322877	GEN	FIRE HYDRANT PAINT	725.49
INV00326297	GEN	PRY BAR	147.95
INV00329381	GEN	WATER HARDNESS TEST STRIPS	119.83
Total For: USA BLUE BOOK			993.27
004448 VCNA PRAIRIE LLC			
891449900	GEN	45.18 TONS CM06, 22.64 TONS CA07	717.92
891453883	GEN	22.57 TONS CA-07	310.34
891464071	GEN	22.48 TONS CA-07	309.10
Total For: VCNA PRAIRIE LLC			1,337.36
001345 VERIZON WIRELESS			
9961584097	GEN	IWIN/CELLPHONE CHARGES-APRIL	875.90
Total For: VERIZON WIRELESS			875.90
004601 WANDERING PAW DESIGNS INC			
240082	GEN	DECALS FOR VEHICLES ST-98	110.00
240083	GEN	DECALS FOR VEHICLES DS-1, DS-2	160.00
Total For: WANDERING PAW DESIGNS INC			270.00
001192 WELSCH READY MIX INC			
15APR2024-48781	GEN	CONCRETE MIX @WOLF RD BRIDGE	766.75
Total For: WELSCH READY MIX INC			766.75
004706 WEX BANK			
96566794	GEN	GASOLINE-APRIL	11,682.32
Total For: WEX BANK			11,682.32
001247 WILL COUNTY GOVERNMENTAL LEAG			
2024-1206	GEN	EAP FEES 2ND QTR	611.10
Total For: WILL COUNTY GOVERNMENTAL LEAG			611.10
Report Total:			2,422,982.12
FUND TOTALS:			
01 GENERAL CORPORATE FUND		413,001.77	
23 MOTOR FUEL TAX FUND		709,138.30	
31 CAPITAL DEVELOPMENT FUND		444,190.90	
62 SEWER & WATER OPER. & MAINT.		166,464.21	
68 SEWER & WATER EXTENSION FUND		690,186.94	
PAYMENT TYPE TOTALS:			
ACH Transaction		721,047.02	
EFT Transfer		1,000.00	
Paper Check		1,700,935.10	

May 6, 2024

Unanimous Consent Agenda

C. PLAN COMMISSION REPORT SUMMARY

1. CV, LLC SPECIAL USE PERMIT FOR AUTOMOBILE SALES: 9416 GULFSTREAM ROAD, SUITE 2 (*Presenter: Trustee Rossi*)

Applicant Nader Atieh of CV, LLC requests the granting of a Special Use Permit for automobile sales for the operation of the business at 9416 Gulfstream Unit, Suite 2, within the Airport Industrial Park. All vehicles will be stored within the 2,400 square foot tenant space. To accommodate the business in the I-1 Limited Industrial District, a Special Use Permit for automobile sales is required.

At the April 25, 2024 public hearing on the project, the Plan Commission 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 granting a Special Use Permit for automobile sales to the property located at 9416 Gulfstream Road, Suite 2, to permit the operation of CV, LLC, in accordance with the reviewed plans, public testimony, and Findings of Fact, and subject to the conditions as enumerated in Section 1 of the Ordinance.

2. EQUIPMENTSHARE.COM, INC SPECIAL USE PERMITS FOR LARGE EQUIPMENT RENTAL, SALES, AND SERVICE AND OUTDOOR STORAGE: 9194 GULFSTREAM ROAD (*Presenter: Trustee Savaria*)

Applicant EquipmentShare.com, Inc., a tool and equipment rental business, requests the granting of two Special Use Permits for the operation of the business at 9194 Gulfstream Road, within the Fey & Graefen Industrial Park. To accommodate the business in the I-1 Limited Industrial District, Special Use Permits for large equipment rental, sales, and service; and for outdoor storage are required.

At the April 25, 2024 public hearing on the project, the Plan Commission forwarded two unanimous (4-0) recommendations to the Village Board to approve the Special Use requests.

Motion: Accept the Plan Commission recommendation, waive the First and Second Readings, and pass an Ordinance granting a Special Use Permit for large equipment rental, sales, and service and a Special Use Permit for outdoor storage to the property located at 9194 Gulfstream Road, to permit the operation of EquipmentShare.com, Inc., in accordance with the reviewed plans, public testimony, and Findings of Fact, and subject to the conditions as enumerated in Section 1 of the Ordinance.

ORDINANCE NO. 34XX

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AUTOMOBILE SALES FOR CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF THE FRANKFORT, WILL & COOK COUNTIES, ILLINOIS (CV, LLC – 9416 GULFSTREAM ROAD, SUITE 2)

WHEREAS, an application for a Special Use Permit for certain property within the Village of Frankfort, legally described below, was filed by Nader Atieh, Applicant; and Gulfstream Development Co., 9416 Gulfstream Road, Suite 2, Frankfort, Illinois 60423, Owner; and

WHEREAS, the Subject Property, commonly known as 9416 Gulfstream Road, Suite 2, within the Airport Industrial Park, is currently zoned I-1 Limited Industrial District; and

WHEREAS, the Applicant requests the granting of a Special Use Permit for automobile sales to permit the operation of CV, LLC; 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 for automobile sales with conditions 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. SPECIAL USE PERMIT

That the following described real property to wit:

PIN: 19-09-34-301-006-0000

LOT 6, IN AIRPORT INDUSTRIAL PARK, BEING A SUBDIVISION, OF PART OF THE NORTH 80.00 ACRES OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 35 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF WILL

COUNTY, ILLINOIS ON AUGUST 9, 1988, AS DOCUMENT NO. R88-36799, IN WILL COUNTY, ILLINOIS, commonly known as 9416 Gulfstream Road, Suite 2, Frankfort, Will County Illinois, is the property subject to the previously described application for a Special Use Permit, is hereby granted said Special Use Permit for automobile sales to permit the operation of CV, LLC, to conduct indoor car sales, in accordance with the reviewed plans, public testimony, and Findings of Fact, and subject to the following conditions: 1) There shall be no sales inventory vehicles displayed or stored in the existing exterior striped parking spaces; and 2) A site plan shall be provided to Village staff noting new striping of parking stalls on the subject property. Each parking space shall measure at least 9'x18'. If only one row of parking is provided, the drive aisle shall be at least 20' wide. All striping shall comply with any Fire Code regulations.

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 I-1 Limited Industrial District, hereby is granted a Special Use Permit for automobile sales, 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 ____, 2024; with __ members voting AYE; __ members voting NAY; and __ members absent; the Village President not voting; with __ members abstaining and said vote being:

ADAM BORRELLI	___	MICHAEL LEDDIN	___
JESSICA PETROW	___	MAURA A. RIGONI	___
DANIEL ROSSI	___	EUGENE SAVARIA	___

KATIE SCHUBERT
VILLAGE CLERK

APPROVED this ___ day of ____, 2024.

KEITH OGLE
VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT
VILLAGE CLERK

Draft

Project: CV, LLC
Meeting Type: Public Hearing
Request: Special Use Permit, automobile sales
Location: 9416 Gulfstream Road, Unit 2
Subdivision: Airport Industrial Park
Applicant: Nader Atieh
Prop. Owner: Gulfstream Development Co.
Representative: Nader Atieh
Staff Reviewer: Christopher Gruba

Site Details

Lot Size: 44,400 square feet (1.02 acres)
PIN: 19-09-34-301-006-0000
Existing Zoning: I-1
Proposed Zoning: I-1
Future Land Use: Business Park

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Limited Industrial	Business Park	I-1
North	General Industrial	Business Park	I-2
South	Limited Industrial	Business Park	I-1
East	Limited Industrial	Business Park	I-1
West	Limited Industrial	Business Park	I-1

Figure 1. Location Map



Project Summary

The applicant is applying for a Special Use Permit to allow indoor car sales inside of Unit 2 of an existing building. There would be up to 6 cars stored inside the 2,400 square-foot tenant space at any one time. The applicant does not intend to perform repair, detailing and car washing of cars within the building. The proposal does not include any outdoor storage, display or sales of cars, nor does it include any changes to the exterior of the building or lot. Similar Special Use Permits for indoor car sales have been granted in buildings along Gulfstream Road, including 9227 Gulfstream, Unit H for Big City Motor Sales, and 9232 Gulfstream Road, Unit C for 86° Auto Group, LLC. Copies of these approved ordinances have been attached to this report.

Attachments

1. Aerial Photographs of the property at scales 1:1,500 and 1:3,000 (Village staff GIS)
2. Plat of Survey for Lot 6 in the Airport Industrial Park subdivision, containing Unit 2, dated 6.16.89
3. Site Photos taken April 17, 2024
4. A floor plan of the building, containing Unit 2
5. An email dated March 13 from the applicant, Nadar Atieh, clarifying the intended use of Unit 2.

6. Special Use Findings of Fact prepared by applicant
7. Special Use Findings of Fact Commissioner Evaluation Form
8. Ord-3280 (Big City Motor Sales) and Ord-3406 (86° Auto Group)

Analysis

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

Use, Occupancy, and Space

The applicant's proposed business involves automobile sales. At this time, the applicant is the sole employee of the business who would be working within the tenant space. The applicant states that the business hours are 10:00 a.m. to 2:00 p.m., Monday through Friday.

Parking

There appears to be a parking area between the building and the west property line, paved with asphalt. However, there are no apparent striped parking spaces, making a parking analysis difficult. There is a row of concrete parking blocks along the west property line, but it's unclear whether these are on the subject property or the property to the west. There are 20 parking blocks, which could potentially be 20 parking spaces if striped. However, upon a site inspection, most employees park adjacent to the west side of the building. The reason for this may be because of the large overhead doors along the west building elevation, and larger vehicles may need a wider turning movement to enter the doors and would thus have to swing through the parking block area to make the turn.

There is also a smaller asphalt parking area in the rear yard behind the building. This area is also not striped. The survey of the property notes a 20' wide drainage easement along the north property line. The rear parking area encroaches into this drainage easement. It's unknown whether past approval was granted to permit this, since drainage easements are typically, but not always, a permeable surface.

A Zoning Ordinance text amendment for parking requirements was approved by the Village Board on April 8, 2024. Car dealerships require 1 parking space for every 325 square feet of gross floor area. Tenant space #2 is 2,400 square feet, requiring 8 parking spaces.

The following table details the parking requirements for the proposed and existing tenants within the building:

Tenant (with square footage)	Parking Calculation	Spaces Required
UNIT 1 (4,800 SF) Gulfstream Development Co. (Light Industry Parking Category)	1:500 GFA	10
UNIT 2 (2,400 SF) Proposed car sales (Car sales category)	1:325 GFA	8
UNIT 3 (2,400 SF) Rocky Garcia (Light Industry Parking Category)	1:500 GFA	5
UNIT 4 (3,354 SF) Fuller Ultraviolet Corporation (Light Industry Parking Category)	1:500 GFA	7
Total Zoning Ordinance Required Parking		30
Total Available on Site		20 spaces?

Adjustments to Required Parking

Article 7, Section B, Part 5 of the Village of Frankfort Zoning Ordinance describes the circumstances in which the Plan Commission may adjust the minimum number of required parking spaces in the business and industrial districts on a case-by-case basis.

- a. Purpose. The purpose of this section is to allow adjustments to the minimum number of parking spaces required to avoid construction of unnecessary and excessive off-street parking facilities. Reducing the requirements for off-street parking facilities is intended to provide for more cost-efficient site development, to minimize impervious surface, to minimize storm water runoff, to avoid construction of unnecessarily large storm water management facilities, and to provide more landscape areas and open space on business and industrial sites. To achieve these purposes, the Plan Commission may reduce the minimum number of required off-street parking spaces in specific cases as described in this Part 5.
- b. Adjustments. In all business and industrial districts, the minimum number of required parking spaces may be adjusted by the Plan Commission on a case-by-case basis. The petitioner for such an adjustment shall show to the satisfaction of the Plan Commission that adequate parking will be provided for customers, clients, visitors, and employees. The following provisions and factors shall be used as a basis to adjust parking requirements:
 1. Evidence That Actual Parking Demands will be Less Than Ordinance Requirements. The petitioner shall submit written documentation and data to the satisfaction of the Plan Commission that the operation will require less parking than the Ordinance requires.
 2. Availability of Joint, Shared or Off-Site Parking. The petitioner shall submit written documentation to the satisfaction of the Plan Commission that joint, shared or off-site parking spaces are available to satisfy the parking demand.
 - a) Agreements shall be provided which demonstrate evidence that either parking lots are large enough to accommodate multiple users (joint parking) or that parking spaces will be shared at specific times of the day (shared parking, where one activity uses the spaces during daytime hours and another activity uses the spaces during evening hours.)
 - b) Off-site parking lots may account for not more than 50-percent of the required parking and shall be located not more than three-hundred (300) feet from the principal use that it is intended to serve.

When a reduction of parking spaces attributable to shared parking or off-site parking is requested, the petitioner shall submit written verification that such parking is available and shall include copies of any contracts, joint lease agreements, purchase agreements, and other such documentation to show that shared parking can be accomplished. Off-site shared parking spaces shall be clearly posted for the joint use of employees, and/or tenants, or customers of each respective use sharing those spaces.

3. Use of Alternative Transportation. Upon demonstration to the Plan Commission that effective alternative transportation to the automobile will occur, the Plan Commission may reduce parking requirements. Alternative transportation may include, but is not limited to, bus transit, van pool operations, carpool/ride sharing, and bicycles. Proposals for adjustments of parking under this section shall show how the alternative transportation modes will be implemented, the permanency of such modes, extent of the program, the number of vehicles the mode will replace, and other pertinent information.
- c. Banked Parking Spaces. As a condition of a reduction in parking requirements, the Plan Commission may require banked parking spaces. In such cases, the site plan for the business or industrial use shall provide sufficient open space on the subject site to accommodate the additional parking space otherwise required by this Ordinance. Such open space shall be in addition to required yards, setbacks, driveways, private

streets, loading and service areas. Sufficient open space shall be provided which, if converted to parking spaces, would:

1. Provide off-street parking to meet the full requirements of this Ordinance at the time of application, and
2. Ensure that the site shall not exceed the maximum impervious lot coverage as set forth in Article 6.

Since parking appears to be adequate for this property, staff recommends granting a parking adjustment from the required 30 spaces to 20 spaces.

Standards for Special Uses

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

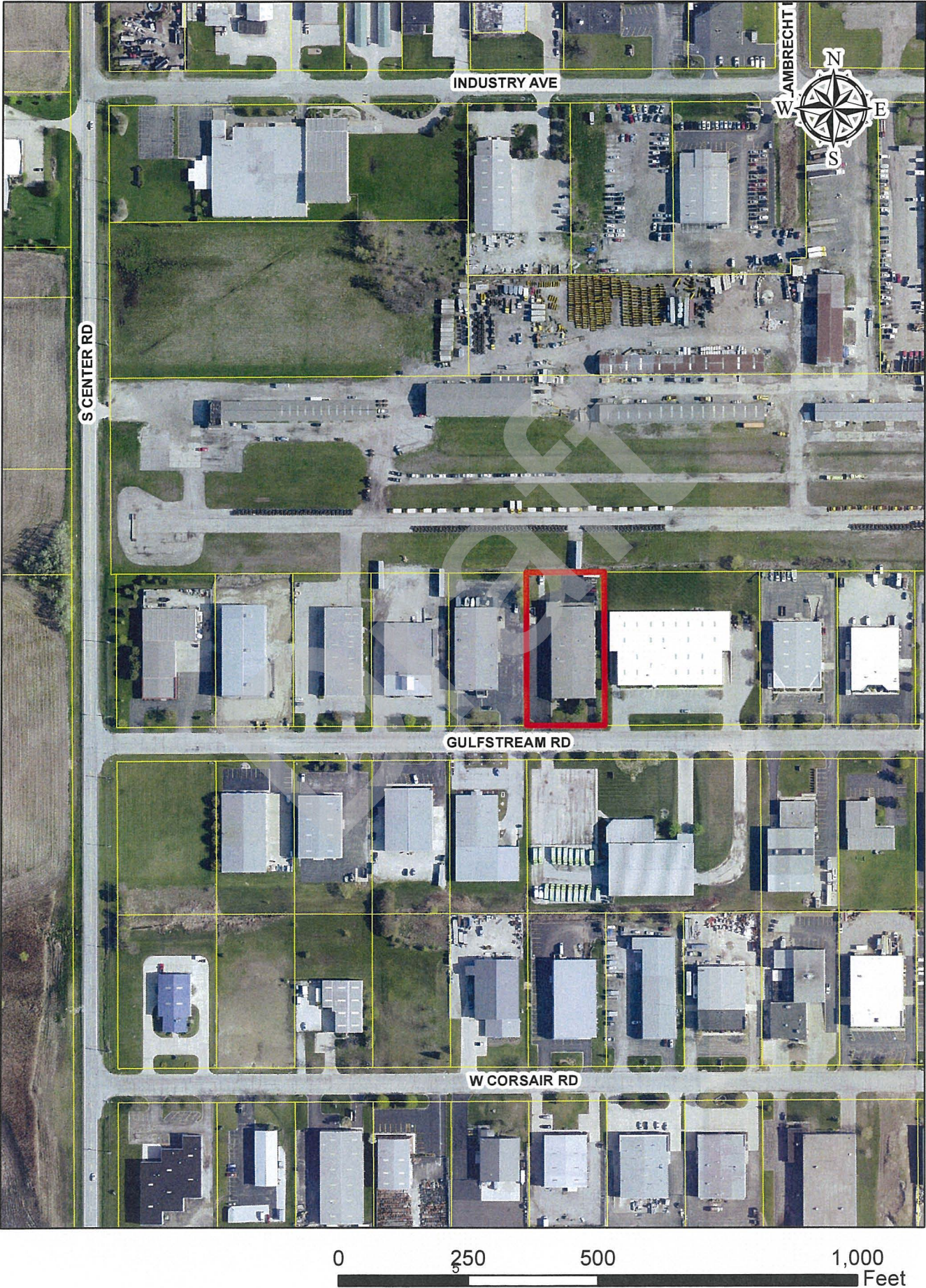
- a. That the establishment, maintenance or operation of the special use will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
- b. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- 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.
- 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.
- e. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.
- 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.
- 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.

Affirmative Motion

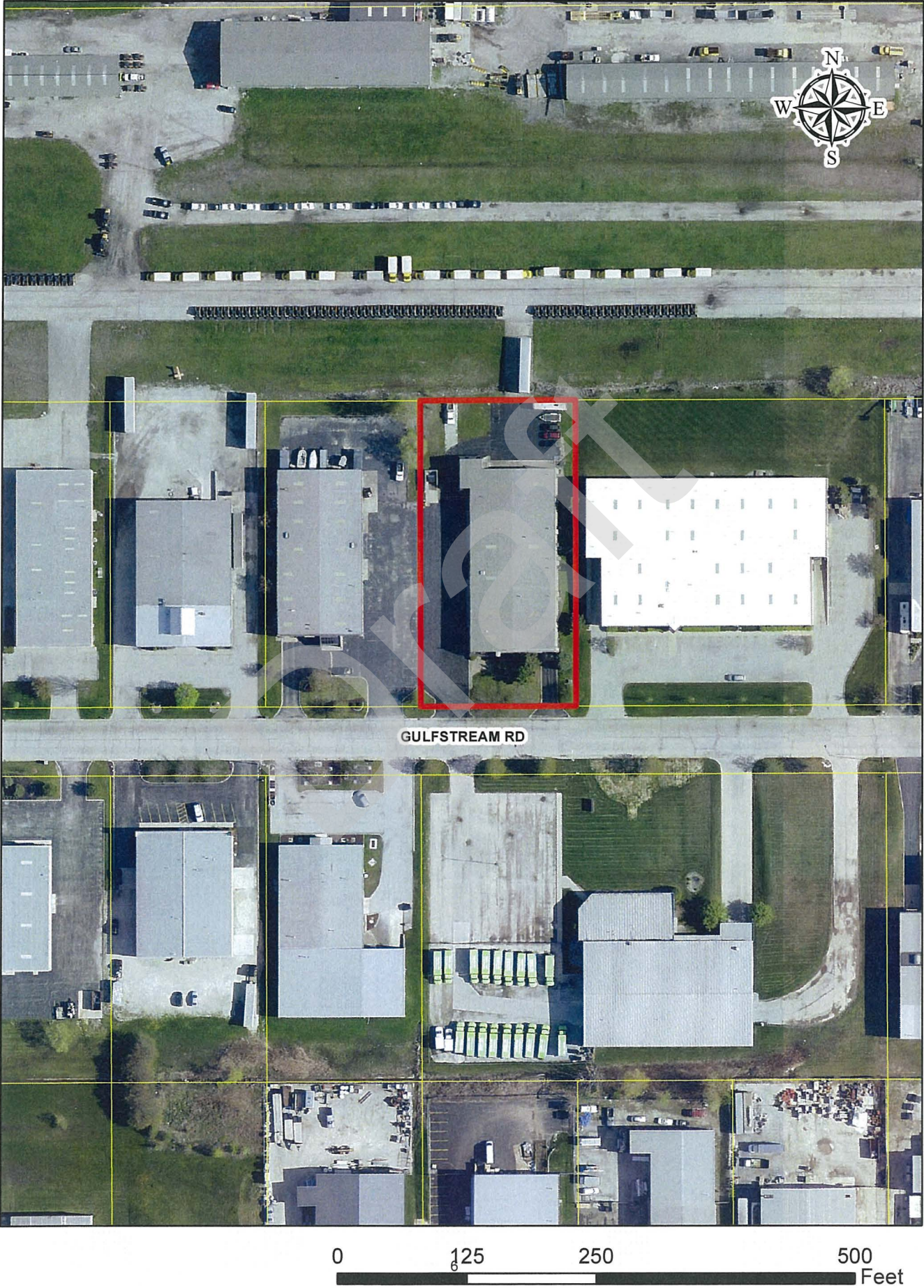
For the Commission's consideration, staff provides the following potential affirmative motions:

1. Grant a parking adjustment for the subject property, reducing the number of required parking spaces from 30 to 20, per Article 7, Section B, Part 5 of the Zoning Ordinance.
2. Recommend that the Village Board approve the request for a Special Use Permit for automobile sales in the I-1 Limited Industrial District, for the property located at 9416 Gulfstream Road, Unit 2, Frankfort, Illinois (PIN: 19-09-34-301-006-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following condition(s):
 - a) There shall be no sales inventory vehicles displayed or stored in the existing exterior striped parking spaces.
 - b) A site plan shall be provided to staff noting new striping of parking stalls on the subject property. Each parking space shall measure at least 9'x18'. If only one row of parking is provided, the drive aisle shall be at least 20' wide. All striping shall comply with any Fire Code regulations.

9416 Gulfstream Road, Unit 2



9416 Gulfstream Road, Unit 2



PHONE

312/331-6262 339-8882

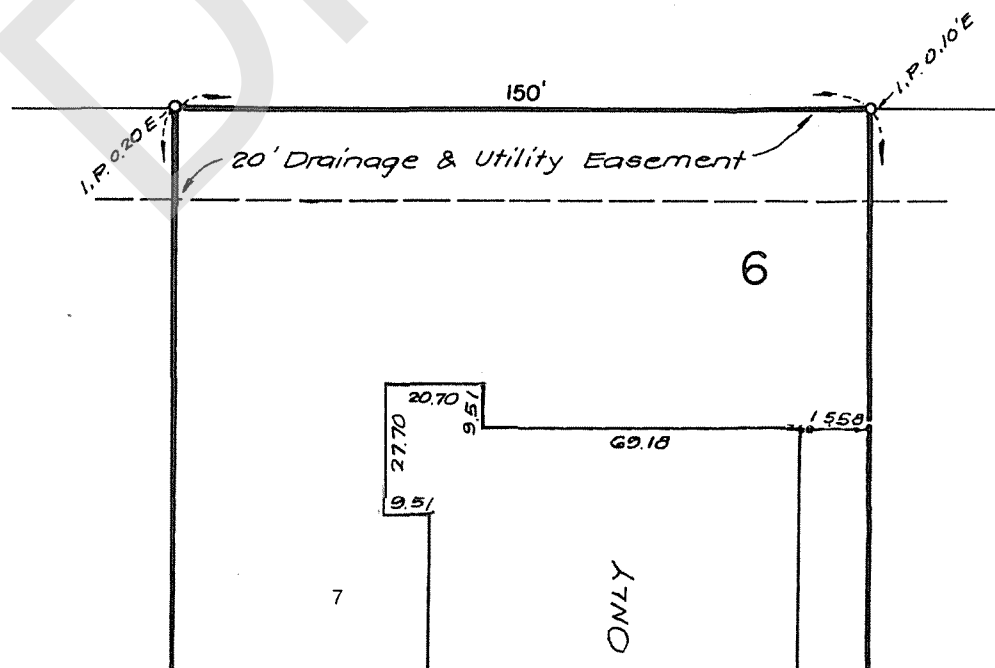
Plat of Survey

By

Suburban Surveying Service Inc.

REGISTERED ILLINOIS LAND SURVEYORS

Lot 6 in Airport Industrial Park, (being a Subdivision of part of the North 80.00 Acres of the Southwest 1/4 of Section 34, Township 35 North, Range 12, East of the Third Principal Meridian, as per Plat thereof Recorded in the Office of the Recorder of Deeds of Will County, Illinois on August 9th, 1988, as Document Number R88-36799, all in Will County, Illinois.



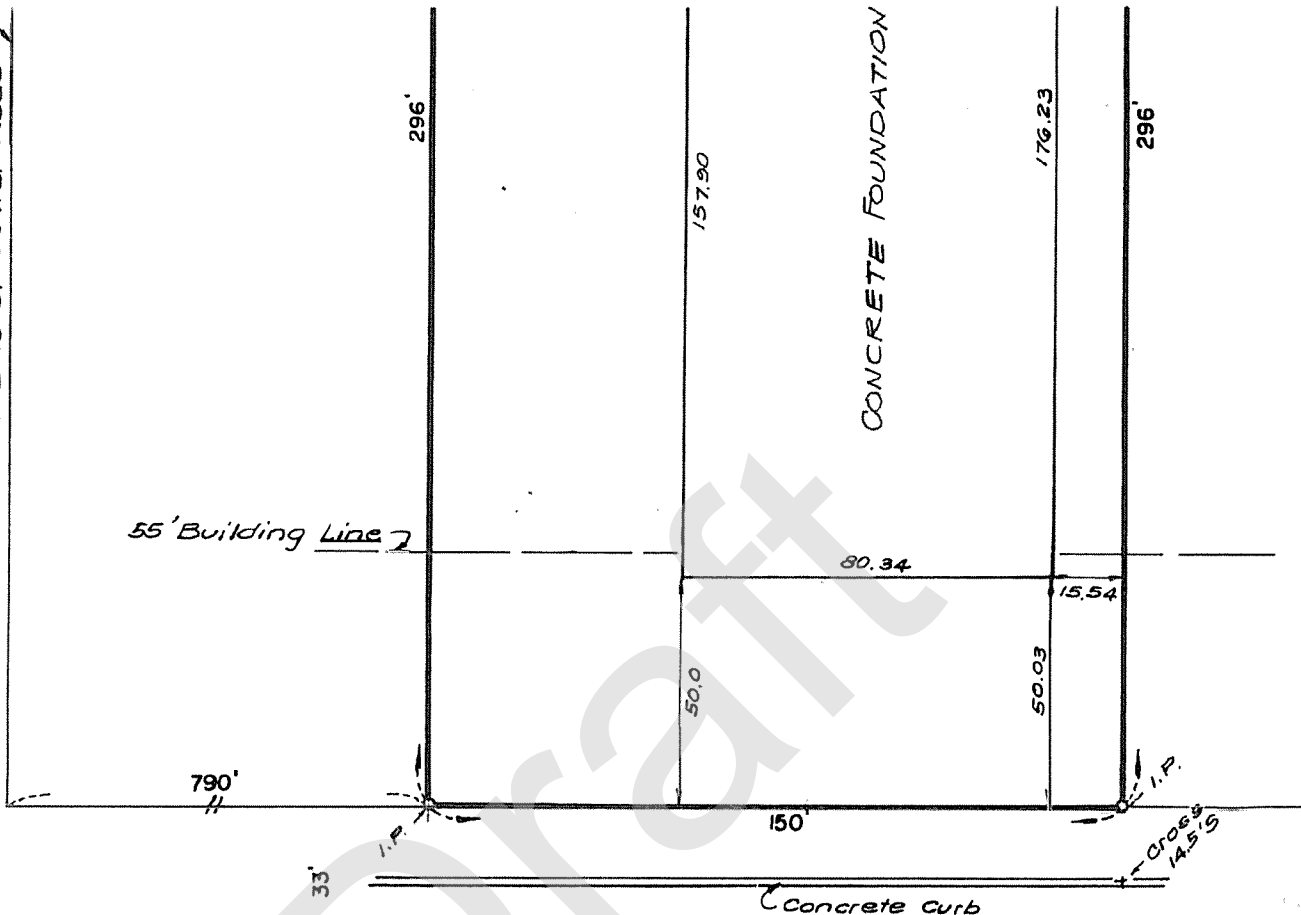


SCALE 1" = 40'

East Line of Center Road 7

55' Building Line 7

CONCRETE FOUNDATION



GULFSTREAM

RD.

DECIMAL EQUIVALENTS

1/8" = 0.01	1" = 0.08	8" = 0.67
1/4" = 0.02	2" = 0.17	9" = 0.75
3/8" = 0.03	3" = 0.25	10" = 0.83
1/2" = 0.04	4" = 0.35	11" = 0.92
5/8" = 0.05	5" = 0.42	12" = 1.00
3/4" = 0.06	6" = 0.50	
7/8" = 0.07	7" = 0.58	

For: Le Foute Coachworks
Scale: 1" = 40 feet
Order No. 89-06-122
Resurveyed to locate buildings.

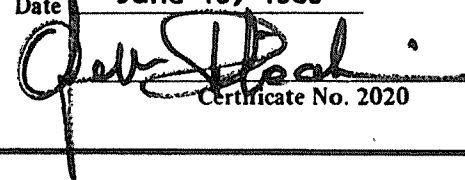
Date _____

Ordered by _____

Compare all points before building and report any difference at once. For building lines, easements and other restrictions not shown hereon refer to your deed, contract, title policy, zoning ordinance, etc.

I, GIOVANNI POSTACCHINI, DO HEREBY STATE that I have surveyed the property described in the caption to the hereon drawn plat and that said plat is a correct representation of said survey.

Date June 16, 1989


Certificate No. 2020











9416 GULFSTREAM RD

0/13

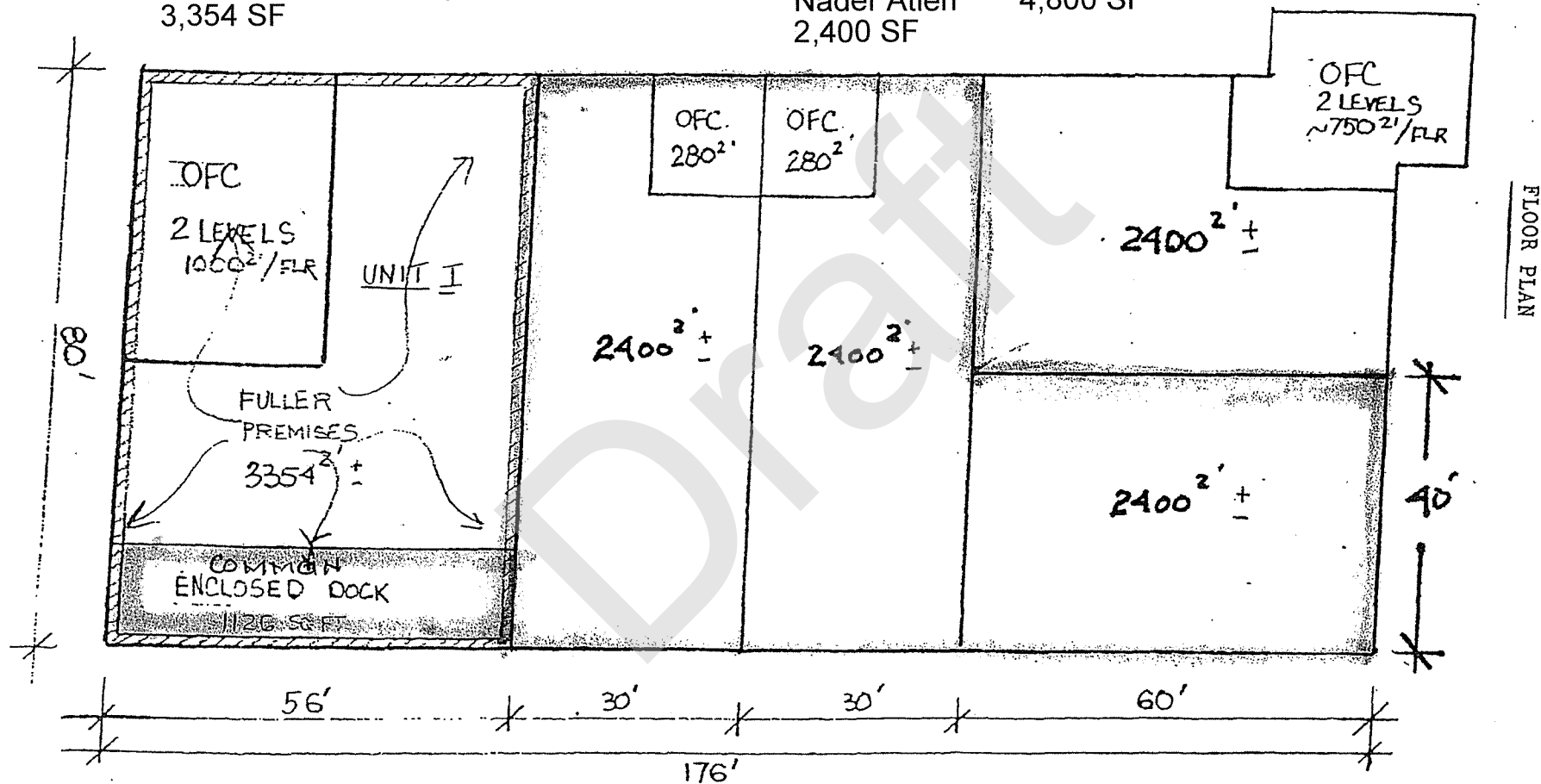
14080^{2'} FOOTPRINT

Unit 4
Fuller Ultraviolet Corporation
3,354 SF

Unit 3
Rocky Garcia
2,400 SF

Unit 2
CV LLC
Nader Atieh
2,400 SF

Unit 1A
Gulfstream Development Co.
Pamela Patterson
4,800 SF



FULLER-ULTRAVIOLET
3354^{2'} (24%)

COMMON AREA
1126^{2'} (8%)

From: [Nader Atieh](#)
To: [Chris Gruba](#)
Subject: Re: 9146 Gulfstream - proposed dealership
Date: Wednesday, March 13, 2024 8:40:42 AM

CAUTION: This e-mail originated outside of the Village's email system.
DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Good morning Chris,

I am updating you on the warehouse we are considering. The total area of the warehouse is 2400 square feet, which includes 450 square feet of office space. It is located at 9416 Gulfstream Rd, Unit 2. We plan to use this space primarily as our central office to manage our day-to-day business operations.

Up to six vehicles may be parked inside the warehouse at any time. Most of our sales will be wholesale through Manheim Auction, with some internet sales. We will mainly purchase commercial pickups, cargo vans, and trucks. Please note that we won't do any on-site repair or mechanical work.

Let me know if you have any questions or concerns.

Nader Atieh
11558 Anise Dr
Frankfort, IL 60423
7083590544

On Fri, Mar 1, 2024 at 11:28 AM Chris Gruba <cgruba@frankfortil.org> wrote:

Hi,

Pursuant to your phone call today, please email me a brief description of what you'd like to do at the above property. Please note which tenant space unit and the square footage of the space. Please specify whether it would be entirely internet sales of vehicles, where they'd be stored, how they would be sold, what kind of vehicles, any repair work, etc. The more info you can provide the better so we can determine the best path forward.

Thank you,

Christopher Gruba

Senior Planner, Community Development

VILLAGE OF FRANKFORT

432 W. Nebraska St. | Frankfort, IL 60423 | Ph: (815) 469-2177 | Fx: (815) 469-7999

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.

The applicant will be a qualified licensed dealer and will not be operating a sales lot onsite. All sales will be either online or at the auto auction. Applicant will be licensed and insured in State of Illinois.

2. 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.

The applicant will operate during normal business hours and the space will be used as an office warehouse for interim storage of commercial vehicles between purchase and resale. No onsite mechanical work will be performed. Only interior detail work as the commercial vans, trucks, and pickups are readied for resale. No outside work.

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.

The use will be relatively quiet without excessive vehicle traffic. The applicant will be occupying one of four spaces in the building as an lessee and will adhere to lease provisions and lessor's occupancy rules.

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.

The building is existing and matches the quality of other buildings in the Park.

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

Yes building has been built and functioning well for years.

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.

Yes are no ingress or egress problems.

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.

Yes the applicant and the special use will conform.

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 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 for 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

ORDINANCE NO. 34XX

AN ORDINANCE GRANTING TWO SPECIAL USE PERMITS FOR CERTAIN PROPERTY LOCATED WITHIN THE LIMITS OF THE VILLAGE OF THE FRANKFORT, WILL & COOK COUNTIES, ILLINOIS (EQUIPMENTSHARE.COM, INC – 9194 GULFSTREAM ROAD)

WHEREAS, an application for a Special Use Permit for certain property within the Village of Frankfort, legally described below, was filed by EquipmentShare.com, Inc., Applicant; and Tricon Properties, LLC, 6180 Gun Club Road, Morris, Illinois 60450, Owner; and

WHEREAS, the Subject Property, commonly known as 9194 Gulfstream Road, within the Fey & Graefen Industrial Park Phase 1, is currently zoned I-1 Limited Industrial District; and

WHEREAS, the Applicant requests the granting of a Special Use Permit for large equipment rental, sales, and service and a Special Use Permit for outdoor storage on the Subject Property, to permit the operation of EquipmentShare.com, Inc., a tool and equipment rental business primarily serving business customers and offering some light-duty service, equipment repair, and maintenance; 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 two unanimous (4-0) recommendations to the President and Board of Trustees of the Village of Frankfort that the Subject Property be granted a Special Use Permit for large equipment rental, sales, and service and a Special Use Permit for outdoor storage with conditions 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. SPECIAL USE PERMITS

That the following described real property to wit:

PIN: 19-09-34-401-001-0000

LOT 26, IN FEY & GRAEFEN INDUSTRIAL PARK PHASE 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, commonly known as 9194 Gulfstream Road, Frankfort, Will County, Illinois, is the property subject to the previously described application for the Special Use Permits, is hereby granted a Special Use Permit for large equipment rental, sales, and service and a Special Use Permit for outdoor storage, for the operation of EquipmentShare.com, Inc. in accordance with the reviewed plans, public testimony, and Findings of Fact, subject to the following conditions:

1. Outdoor storage only shall be permitted within the area designated on the submitted Site Plan; and
2. Materials stored on site may not exceed the fence height and/or shall be completely screened from the public right-of-way and adjacent properties; and
3. Semi-trailers, shipping containers or other similar storage containers are prohibited for storage; and
4. The outdoor storage area shall be maintained in neat and orderly condition and vehicular access to the roll-up doors and trash enclosure shall be maintained at all times.

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 I-1 Limited Industrial District, hereby is granted a Special Use Permit for large equipment rental, sales, and service and a Special Use Permit for outdoor storage, 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 ____, 2024; with __ members voting AYE; __ members voting NAY; and __ members absent; the Village President not voting; with __ members abstaining and said vote being:

ADAM BORRELLI _____

JESSICA PETROW _____

DANIEL ROSSI _____

MICHAEL LEDDIN _____

MAURA A. RIGONI _____

EUGENE SAVARIA _____

KATIE SCHUBERT
VILLAGE CLERK

APPROVED this __ day of ____, 2024.

KEITH OGLE
VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT
VILLAGE CLERK

Project: EquipmentShare.com Inc.
Meeting Type: Public Hearing
Request: 2 Special Use Permits (Special Use Permit for large equipment rental, sales, and service; and Special Use Permit for outdoor storage)
Location: 9194 Gulfstream Road
Subdivision: Fey & Graefen Industrial Park Phase 1
Applicant: EquipmentShare.com Inc.
Prop. Owner: Tricon Properties, LLC
Representative: Jeffrey Williams, EquipmentShare.com Inc.
Report by: Michael J. Schwarz, AICP

Site Details

Lot Size: 1.01 acres
PIN: 19-09-34-401-001-0000
Existing Zoning: I-1, Limited Industrial
Proposed Zoning: I-1 with Special Use Permits for a large equipment rental, sales, and service, and outdoor storage
Buildings: 1 building, 1 lot
Total Sq. Ft.: 10,097 square feet (1 story with 20' ceiling)

Adjacent Land Use Summary:

	Land Use	Comp. Plan	Zoning
Subject Property	Industrial	Business Park	I-1
North	Undeveloped/Industrial	Business Park	Will County A-1
South	Industrial	Business Park	I-1
East	Industrial	Business Park	I-1
West	Industrial	Business Park	I-1

Figure 1. Location Map



Project Summary

The applicant, EquipmentShare.com Inc., proposes a tool and equipment rental business primarily serving business customers. Additionally, some light-duty service and equipment repair and maintenance will be offered to customers. The existing light industrial building consists of approximately 6,000 square feet of warehouse space with 4 roll-up doors located on the east elevation of the building, and approximately 4,000 square feet of office space. The applicant is seeking (1) a Special Use Permit for large equipment rental, sales, and service; and (2) a Special Use Permit for outdoor storage, in the I-1 Limited Industrial District. The outdoor storage area would be fully screened via a 6-foot, black vinyl-coated chain link fence with gray mesh screening and would not include any uncontained bulk materials. The proposed outdoor storage area would occupy a portion of the existing paved parking lot on the east side of the building. The attached site plan depicts the proposed outdoor storage area and fence location. According to the application materials, the purpose of the outdoor storage area is to store some small equipment that will be stored outside such as traffic cones, traffic barrels, etc. The applicant has provided a business narrative which provides an overview of the proposed business and outdoor storage area (see attached).

Attachments

1. 2022 Aerial Photo from Will County GIS (1:1128 scale)
2. Site Photos taken on 4.16.24
3. Architectural Site Plan undated, received 4.5.24
4. Mesh Screening Image submitted by applicant, received 4.9.24
5. Business Narrative submitted by applicant, received 4.5.24
6. Special Use Findings of Fact prepared by applicant, received 4.5.24
7. Special Use Findings of Fact Commissioner Evaluation Form

Analysis

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

Proposed Special Uses

Article 6, Section C, Part 2(g)(1) of the Zoning Ordinance pertains to Density, Dimensional, and Other Standards for Non-Residential Districts. The proposed Special Use Permit for large equipment rental, sales, and service will comply with all of these requirements. The applicant's proposed business involves a tool and equipment rental business primarily serving business customers. Additionally, some light-duty service and equipment repair and maintenance would take place inside the building. Typical repairs would include small engine repair, hose and valve replacement for various equipment, and gasket repair for pumps, etc. Per the business narrative submitted by the applicant, the business at this location would be open Monday through Friday and typically would be closed on weekends and most major holidays. The business at this location would have approximately 8 employees.

Article 5, Section C, Part 5 of the Zoning Ordinance pertains to Boat, Camper, Equipment (Large), Manufactured Home, RV, Or Motorcycle Rental, Sales and Service, and states *"Where items are stored outdoors, such items must be screened by a fence, wall, or solid landscape screen adequate to conceal such vehicles from adjacent properties and the public right-of-way. No items may be stored at a height greater than the screening."*

As noted in the *Project Summary*, the applicant is requesting a Special Use Permit for outdoor storage. The proposed outdoor storage area would be fully screened via a 6-foot, black vinyl-coated chain link fence with gray mesh screening and would not include any uncontained bulk materials. The proposed outdoor storage area would occupy a portion of the existing paved parking lot on the east side of the building (occupying 15 existing parking spaces or approximately 2,400 square feet). It should be noted that the Zoning Ordinance allows a maximum fence height of 8 feet in industrial areas. In the *Affirmative Motions* section, staff is presenting potential conditions for consideration.

Parking

Per the Off-Street Parking Regulations in the Zoning Ordinance, the proposed tool and equipment rental business use is similar to the Wholesale Business use category, which requires 1 parking space per 1,000 square feet of gross floor area, or a minimum of 11 parking spaces for the 10,097 square-foot building. For comparison, the Light Industrial use category requires 1 parking space per 500 square feet of gross floor area, which, if applied for the proposed use, would equate to a minimum of 21 required parking spaces for the 10,097 square-foot building.

The existing parking areas include a total of 38 marked parking spaces. There are 15 parking spaces (including 2 handicap accessible spaces) located in front of the building, and another 23 parking spaces in a row along the east property line. The proposed outdoor storage area, which would be enclosed by a fence with a sliding gate, would occupy 15 of the 38 parking spaces, resulting in a net total of 23 parking spaces that would be available for employees and customers. Therefore, the proposed tool and equipment rental business with an outdoor storage area, would comply with the minimum amount of required parking under the Zoning Ordinance.

Standards for Special Uses

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

Findings for Consideration

The Plan Commission/Zoning Board of Appeals finds:

1. That the establishment, maintenance or operation of the special use(s) (for a large equipment rental, sales, and service and outdoor storage) will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.
2. That the special use(s) (for a large equipment rental, sales, and service and outdoor storage) 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.
3. That the establishment of the special use(s) (for a large equipment rental, sales, and service and outdoor storage) will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
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.
5. That the adequate utilities, access roads, drainage and/or necessary facilities have been or are being provided.

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.
7. That the special use(s) (for a large equipment rental, sales, and service and outdoor storage) 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.

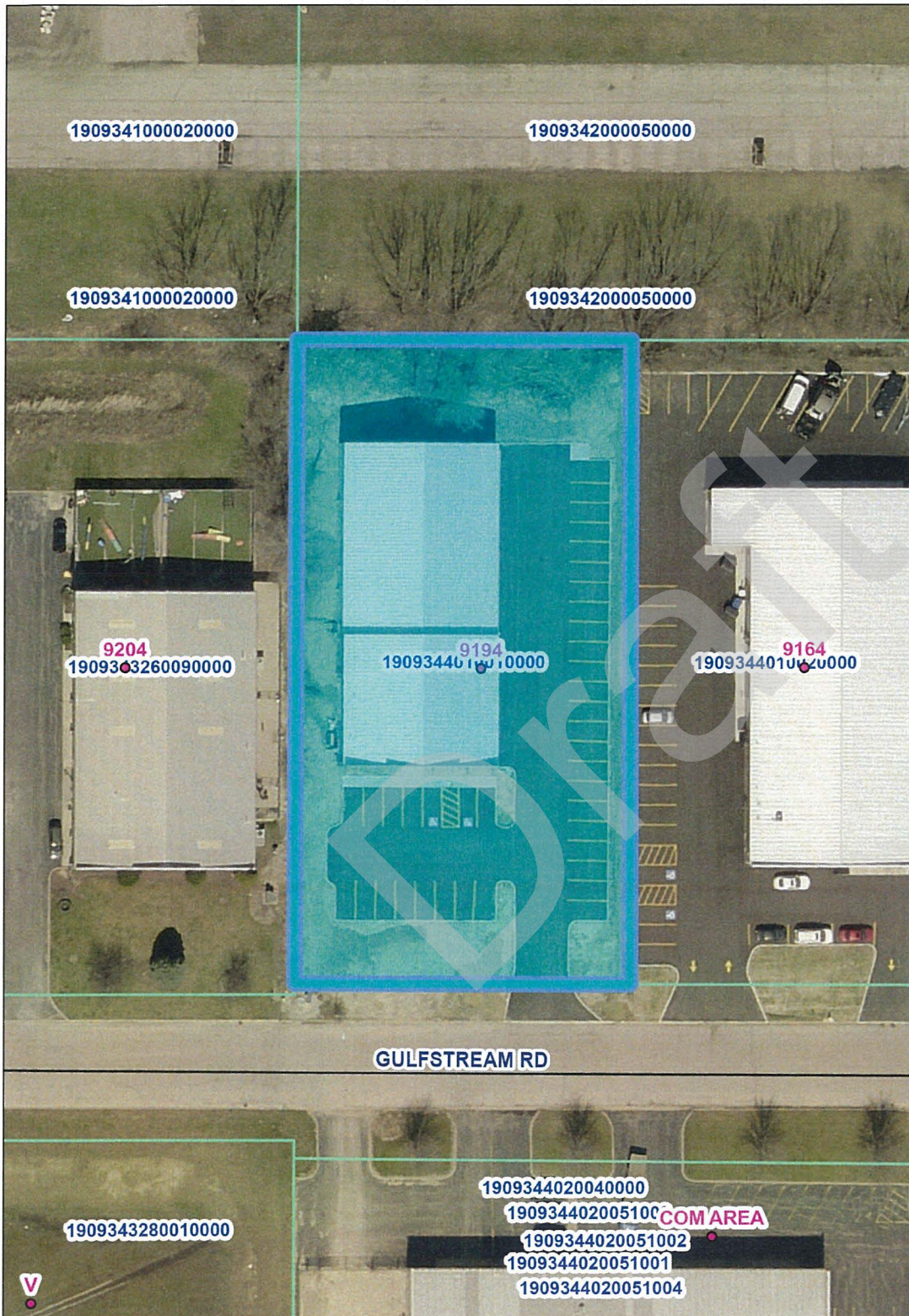
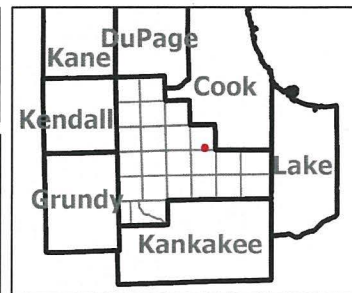
Affirmative Motions

For the Commission's consideration, staff provides the following potential affirmative motions:

1. Recommend that the Village Board approve the request for a Special Use Permit for a large equipment rental, sales, and service business in the I-1 Limited Industrial District, for the property located at 9194 Gulfstream Road (PIN: 19-09-34-401-001-0000), in accordance with the submitted plans, public testimony, and Findings of Fact.
2. Recommend that the Village Board approve the request for a Special Use Permit for Outdoor Storage, in the I-1 Limited Industrial District, for the property located at 9194 Gulfstream Road (PIN: 19-09-34-401-001-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following condition(s):
 1. Outdoor storage only shall be permitted within the area designated on the submitted Site Plan; and
 2. Materials stored on site may not exceed the fence height and/or shall be completely screened from the public right-of-way and adjacent properties; and
 3. Semi-trailers, shipping containers or other similar storage containers are prohibited for storage; and
 4. The outdoor storage area shall be maintained in neat and orderly condition and vehicular access to the roll-up doors and trash enclosure shall be maintained at all times.



9194 Gulfstream Road



Legend

- Address Points
- Roadways
 - Federal
 - State
 - County
 - Local and Private
- Parcels
- Townships

Notes

Date: 4/18/2024

1: 1,128



0 0.02 0.04 Miles

Projection

WGS_1984_Web_Mercator_Auxiliary_Sphere

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.

Site Photos – 9194 Gulfstream Road



Figure 1: 9194 Gulfstream Road



Figure 2: 9194 Gulfstream Road

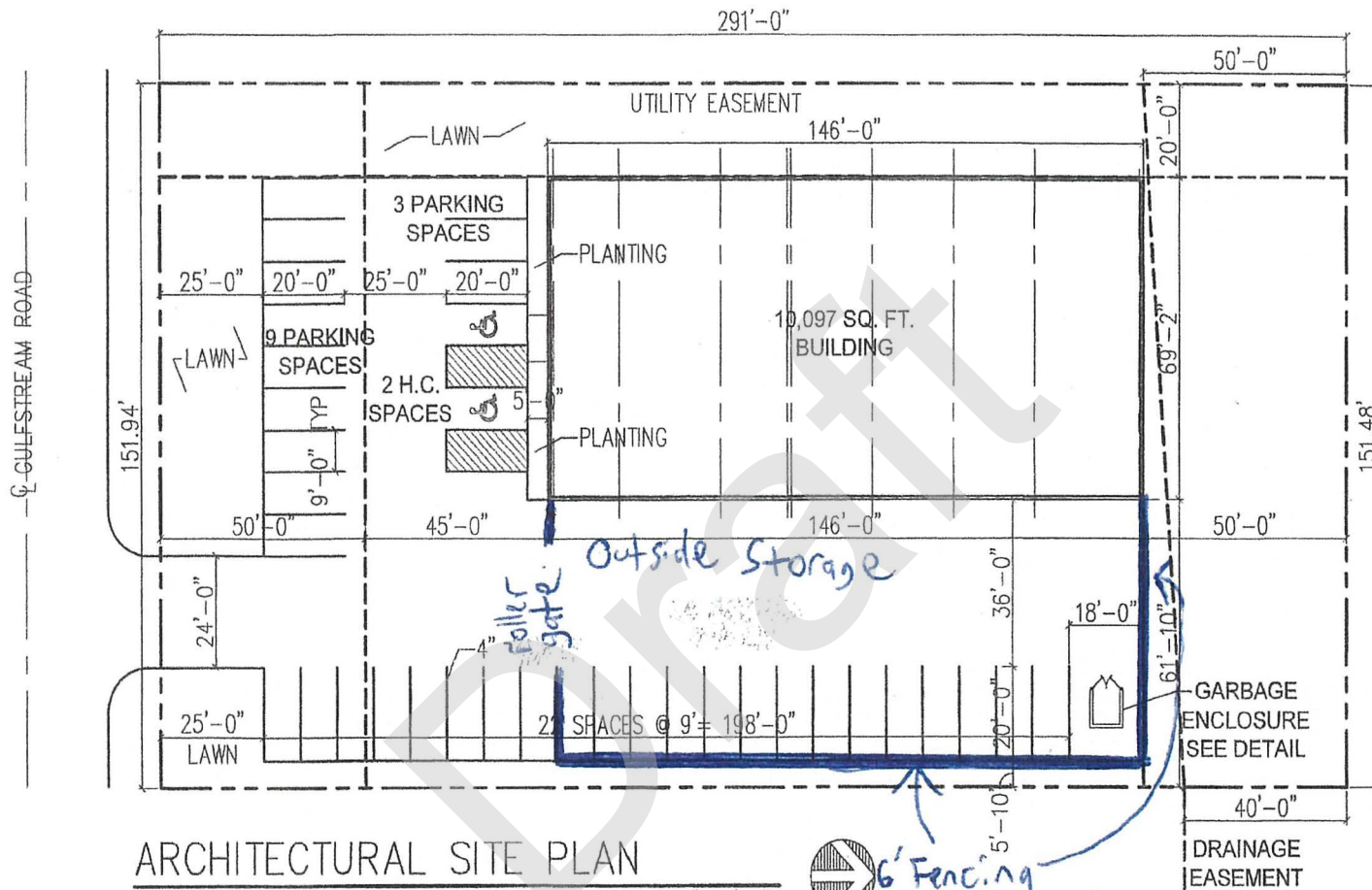
Site Photos – 9194 Gulfstream Road



Figure 3: Front parking lot consisting of 15 spaces (including 2 handicap accessible spaces)



Figure 4: East row of parking consisting of 23 spaces (8 spaces outside gated area, 15 spaces inside gated area)



PARKING REQD - OFFICE 58x69 = $4000 \div 200 = 20$ SPACES
 STOR. 87x69 = $6003 \div 500 = 12$ SPACES
32 SPACES REQD.
 ACTUAL PARKING - 36 SPACES



EquipmentShare.com Inc Tooling Solutions Division Located at 9194 Gulfstream Rd, Frankfort, IL

EquipmentShare is a nationwide construction technology company dedicated to increasing industry productivity through smart jobsite technology and equipment rental, retail, and service centers. EquipmentShare integrates its cloud-connected platform, T3, into its rental experience providing customers with unparalleled visibility and control over their machines and job site operations. We operate four divisions: Core Solutions, Advanced Solutions, Tooling Solutions, and a Dealership Division. The demand for the company's innovation continues to drive EquipmentShare's growth with over 200 locations across the United States employing over 4,500 team members.

The Tooling Division specializes in renting tools and light-duty industrial equipment used to carry out specific tasks in the construction or manufacturing process. These tools include welders, handheld tools, saws, cutters, and pipe fabricators. Other examples of equipment/tools include:

- Welding, Cutting, and Pipe Fabrication
- Hazardous Location Lighting Equipment
- Electric Contractor Tools
- Industrial Supplies
- Material Handling
- Torquing, Hydraulic, and Electrical Power Tools
- Compressed Air Tools
- Tool Testing, Certification, and Repair
- Safety and Communication Equipment

Example of Tooling Solutions Handheld Tooling Equipment



Sales and Uses of Location

EquipmentShare primarily engages in business-to-business transactions with limited retail customer interaction. The company uses technology to allow for mobile ordering and site delivery for tool and equipment rental. Additionally, light-duty service and equipment repair and maintenance will be done on-site (inside). Typical repairs would include small engine repair, hose and valve replacement for various equipment, and gasket repair for pumps, etc.

For more information please visit our website at www.equipmentshare.com.

9194 Gulfstream is an existing location comprised of a one-acre site with a 10,000 SF building. The property is zoned I-1, Light Industrial. The building is new and vacant and has approximately 6,000 SF of warehouse space and 4,000 SF of office space. The warehouse space has four roll-up doors. This location will be open Monday through Friday and typically closed on weekends and most major holidays. This location will have approximately 8 employees.

No significant changes will be made to the building or the site. EquipmentShare would like to build a privacy fence adjacent to the east side of the building. This fence would be a 6', black vinyl-coated chain link fence with gray mesh screening. The site plan shows the fence's proposed location. The purpose of this fence is to enclose some small equipment that will be stored outside such as traffic cones, traffic barrels, etc.

EquipmentShare.com Inc is applying for two Special Use Permits (SUPs). The first SUP is for the ability to operate an equipment rental facility. Per the Village of Frankfort's zoning code, an SUP is required for this type of use in the L-1 zoning district. The second SUP is for the ability of this location to store equipment outdoors. Per the Village of Frankfort's zoning code, a property that is zoned I-1 must be granted an SUP for outdoor storage. Per the zoning code, "all outdoor storage facilities for accessory uses and products shall be enclosed by a fence, wall or plant materials adequate to conceal such facilities from adjacent properties and the public right-of-way". Therefore, the above-described fence will be built.

VILLAGE OF
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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.

EquipmentShare.com Inc is applying for two special use permits. One is to operate a business that rents large industrial/commercial tools and equipment. The other one is for outdoor storage. EquipmentShare's intended use as a commercial/industrial tool rental facility (business-to-business, not retail) with outdoor storage will not be detrimental to, or endanger, the public health, safety, morals, comfort or general welfare.

2. 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.

The special uses will not diminish or impair other properties in the area.
EquipmentShare's use is consistent with other properties in this immediate area which are industrial and multi use commercial properties.

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.

The special uses will not impede development for surrounding properties as EquipmentShare's use is comparable to other businesses uses in the immediate area.

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.

This is an existing building that was recently built. EquipmentShare does not intend to alter the exterior of the building. A new screening fence will be installed on the side of the property adjacent to the building that will conceal the materials stored outside from adjacent properties and the public-right-of-way.

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

Yes

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.

Yes

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.

Yes

VILLAGE OF
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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 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 for 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



MINUTES

MEETING OF VILLAGE OF FRANKFORT PLAN COMMISSION / ZONING BOARD OF APPEALS

April 25, 2024 –VILLAGE ADMINISTRATION BUILDING

432 W. NEBRASKA STREET

Call to Order: Chair Schaeffer called the meeting to order at 6:51 PM

Commissioners Present: Nichole Schaeffer (Chair), Brian James, Johnny Morris, Dan Knieriem

Commissioners Absent: David Hogan, Jessica Jakubowski, Will Markunas

Staff Present: Community & Economic Development Director Mike Schwarz, Planner Chris Gruba, Planner Amanda Martinez, Administrative Assistant Lisa Paulus

Elected Officials Present: None

A. Approval of the Minutes from April 11th, 2024

Chair Schaeffer asked for questions or comments regarding the minutes. There were none.

Motion (#1): To approve the minutes from April 11th, 2024.

Motion by: James

Seconded by: Knieriem

Approved: (4-0)

Chair Schaeffer asked members of the audience to raise their hands if they intend to provide testimony during any of the public hearings this evening. A number of people raised their hands. Chair Schaeffer then swore in those members of the audience wishing to provide testimony.

B. Public Hearing: 9426 Corsair Road- Triple Crown Training/ Top Velocity (Ref#109)

Amanda Martinez summarized the tabling request. There were no questions from the commissioners.

Motion (#2): To keep open and table the public hearing until May 23rd, 2024.

Motion by: Morris

Seconded by: James

Approved: 4-0

C. Public Hearing: Abbey Woods North (Ref #108) Public Hearing Continued from April 11, 2024

Christopher Gruba summarized the tabling request. He noted the applicant needed more time to gather additional information.

Motion (#3): To keep open and table the public hearing until May 9th, 2024.

Motion by: James

Seconded by: Morris

Approved: 4-0

D. Public Hearing: 9416 Gulfstream Road, Unit 2 – CV, LLC (Ref#106)

Christopher Gruba presented a summary of the staff report.

The property owner's representative Alex Genova and the business manager Sammy Nakhleh representing the business owner approached the podium.

Sammy Nakhleh stated commercial vehicles will be brought to the site after being purchased by their company. Decals on recently purchased vehicles will be removed and the vehicles will be then sold at the Manheim Auction. There will be no walk-in sales of vehicles. Every vehicle will be enclosed in the building.

Commissioner James asked if the vehicles are shipped or delivered to the site.

Sammy Nakhleh stated the vehicles purchased for the company are either shipped to the site or the company's employees will drive the vehicles back from the auction to the site. He added that it typically depends on the quantity of vehicles purchased and how far the purchased vehicles are located from the site.

Chair Schaeffer asked if they planned to do any auto repair or body work on the vehicles. Mr. Nakhleh responded no. He added they only remove existing decals from the body of the vehicle.

Commissioner Knieriem asked what benefit would their customer have purchasing a vehicle from CV, LLC versus purchasing directly from the auction themselves.

Sammy Nakhleh responded their company assists their customers by removing decals before the vehicle is purchased. He provided an example of when he purchases a vehicle from Penske, he would remove their branding decals with a heat gun before it goes to auction.

Commissioner Morris confirmed the vehicles for sale by the company will not be parked outside and will be kept inside the building until the vehicle is sold.

Sammy Nakhleh agreed with Commissioner Morris and added the vehicles are left inside the building until the next auction date at Manheim Auction. They typically predict a quick turnaround of vehicles.

Chair Schaeffer asked how the company picked this location for their business and how many employees would be employed.

Sammy Nakhleh stated the business owner lives very close to the site and the company would consist of himself, the business owner, and a few people who assist with driving and predicted around 5 total employees.

Commissioner Morris asked how the company would control people wanting to buy a vehicle.

Sammy Nakhleh stated the company is not promoting for the public or people to come to their site of business. Their business will mostly be conducted at the Manheim Auctions. He added the majority of the time, if the vehicle is clean the buyer will take the vehicle the same day.

Chair Schaeffer consented with the board the appropriate and consistent use of the space and the board agreed.

Chair Schaeffer confirmed business hours were the same as written in the staff report, which is reported as Monday thru Friday from 10:00 a.m. to 2:00 p.m.

Sammy Nakhleh confirmed the hours.

Chair Schaeffer questioned the adjustment of the parking limitations for this special use.

Christopher Gruba stated since 30 spaces are required for all combined uses, a tenant would have to stripe the entire parking lot, a site plan would need to be required. He recommended waiving just the 8 spaces for this specific use. He confirmed with the Commission to see if there needs to be striping or not; he suggested at least striping for ADA parking spaces to address the ADA spaces. 2 of the 30 spaces would need to be ADA spaces. The Commission compared neighboring tenants and determined there to be very little traffic from the other tenants.

Mike Schwarz mentioned that the motion should include use of the terms “parking adjustment” as there is no mention of the term “waive” in this section of the Zoning Ordinance.

Alex Genova stated no one parks on the west side of the site to provide access to an existing dumpster and does not think the developer ever striped the parking lot since the building was built.

Chair Schaeffer asked if there should be a certain number of spaces for the business or a need to waive specific parking spaces and inquired about striped parking.

Christopher Gruba recommended the Commission waive the 8 required parking spaces to zero through a parking adjustment for relief for unit 2 and have a condition about a site plan being needed to show parking spaces and ADA spaces.

Commissioner James stated he would lean toward conditioning approval of the special use permit upon striping the parking lot. The Commission agreed with Commissioner James.

Alex Genova stated he did brief the property owner about the potential to have a condition about striping the parking lot. He added the property owner would like to have the tenant move in sooner and as a landlord she will be agreeable to striping the parking lot of the site.

Motion (#4): To close the public hearing.

Motion by: James

Seconded by: Morris

Approved: 4-0

Motion (#5): To approve a parking adjustment to reduce 8 required parking spaces to 0, for the property located at 9416 Gulfstream Road, Unit 2 (PIN 19-09-34-301-006-0000), per Article 7, Section B, Part 5 of the Zoning Ordinance.

Motion by: Knieriem

Seconded by: James

Approved: 4-0

Motion (#6): To recommend to the Village Board approval of a Special Use Permit for automobile sales in the I-1 Limited Industrial District, for the property located at 9416 Gulfstream Road, Unit 2 (PIN 19-09-34-301-006-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following condition(s):

1. There shall be no sales inventory vehicles displayed or stored in the existing exterior striped parking spaces.

2. A site plan shall be provided to staff noting new striping of parking stalls on the subject property. Each parking space shall measure at least 9'x18'. If only one row of parking is provided, the drive aisle shall be at least 20' wide. All striping shall comply with any Fire Code regulations.

Motion by: Knieriem

Seconded by: James

Approved: 4-0

E. Public Hearing: 9194 Gulfstream Road – Equipment Share.com Inc. (Ref#107)

Michael Schwarz presented a summary of the staff report.

The applicant, Jeffrey Williams, and general manager Robert Wilkins of EquipmentShare.com Inc. approached the podium.

Commissioner Knieriem asked what kind of equipment the company would be renting.

The applicants stated the company will be renting industrial tools such as air compressors, shipping hammers, personal handheld devices used by contractors, and welding equipment. They do rent construction light towers, but that equipment will be stored inside for safety purposes. The company would also rent out safety equipment.

Chair Schaeffer asked if the company was nationwide or local and how many employees the site would have.

The applicants stated the company is nationwide. The company has an additional location in Joliet, Illinois. They added the tooling division will move from the Joliet site to the Frankfort site. They stated the site would have 6 to 8 employees. Robert Wilkins stated the company operates business to business, not to the public. In order to rent equipment, one would need an account-based system; without a previous account set up, you cannot just come and rent equipment from the site.

Commissioner Morris inquired about signage for the site location.

The applicants stated the company would like to install a wall sign on the building to say EquipmentShare and that applicants would comply with any permitting necessary for signage.

Chair Schaeffer suggested the applicants meet code with future signage so the applicants would not have to come back through the Commission with a variation request.

Chair Schaeffer asked if any members of the public wished to speak at the public hearing. There were none.

Motion (#7): To close the public hearing.

Motion by: Knieriem Seconded by: James

Approved: 4-0

1. **Motion (#8):** To recommend to the Village Board approval of a Special Use Permit for large equipment rental, sales, and service for the property located at 9194 Gulfstream Road (PIN 19-09-34-301-006-0000), in accordance with the submitted plans, public testimony, and Findings of Fact.

Motion by: Knieriem Seconded by: James

Approved: 4-0

Motion (#9): To recommend to the Village Board approval of a Special Use Permit for outdoor storage in the I-1 Limited Industrial District, for the property located at 9194 Gulfstream Road (PIN: 19-09-34-401-001-0000), in accordance with the submitted plans, public testimony, and Findings of Fact, subject to the following condition(s):

1. Outdoor storage only shall be permitted within the area designated on the submitted Site Plan; and
2. Materials stored on site may not exceed the fence height and/or shall be completely screened from the public right-of-way and adjacent properties; and
3. Semi-trailers, shipping containers or other similar storage containers are prohibited for storage; and
4. The outdoor storage area shall be maintained in neat and orderly condition and vehicular access to the roll-up doors and trash enclosure shall be maintained at all times.

Motion by: James Seconded by: Morris

Approved: 4-0

F. Public Comments

There were no public comments.

G. Village Board & Committee Updates

Mike Schwarz noted that the following project was approved by the Village Board at its meeting on April 22, 2024:

- Dunkin' Commercial Multi-Tenant Building: 20400 S. LaGrange Road - Special Use Permits for a Carry-Out Restaurant, Drive-Up Service Windows, Outdoor Seating, and Extended Hours of Operation, and a Sign Variance for the area of a freestanding sign

Chris Gruba previewed the proposed Zoning Ordinance text amendments that were authorized by the Committee of the Whole. Chris stated there are three proposed text amendments. The first amendment relates to expiration times for Special Use Permits and Variations. The second amendment relates to how quickly the Plan Commission and Board must act upon a request after an application is filed. Currently, certain existing review times are sometimes difficult to achieve. The third proposed amendment is to add assisted living facilities as a Special Use in the B-4 District within the Table of Permitted and Special Uses.

H. Other Business

There was no other business.

I. Attendance Confirmation (April 25th, 2024)

Chair Schaeffer asked Commissioners to please let staff know if they cannot attend the next meeting.

Motion (#10): Adjournment 8:02 P.M.

Motion by: Knieriem Seconded by: James

The motion was unanimously approved by voice vote (4-0).

Approved May 9, 2024

As Presented _____ As Amended _____

_____/s/ Nichole Schaeffer, Chair

_____/s/ Secretary

May 6, 2024

Unanimous Consent Agenda

D. APPROVAL AND RELEASE OF CERTAIN CLOSED SESSION MEETING MINUTES AND DESTRUCTION OF VERBATIM RECORDS

(Presenter: Trustee Borrelli)

The Village Board has conducted its semi-annual review of all written minutes of closed session meetings pursuant to the Illinois Open Meetings Act, 5 ILCS 120/1 et seq. Following this review, it has been determined that certain minutes, or parts thereof, no longer necessitate confidential treatment and should be made available for public inspection. In addition, the verbatim records of certain closed session meetings have met the statutory requirement and are now eligible for destruction.

Motion: *Adopt a Resolution approving and releasing certain closed session meeting minutes and authorizing the destruction of verbatim records of certain closed session meetings of the Board of Trustees of the Village of Frankfort.*

RESOLUTION NO. 24-XX

A RESOLUTION APPROVING AND RELEASING CERTAIN CLOSED SESSION MINUTES AND AUTHORIZING THE DESTRUCTION OF VERBATIM RECORDS OF THE BOARD OF TRUSTEES OF THE VILLAGE OF FRANKFORT

WHEREAS, the Board of Trustees of the Village of Frankfort (“Village Board”) has met from time to time in closed session for purposes authorized by the Illinois Open Meetings Act (5 ILCS 120/1 *et seq*); and

WHEREAS, the Village Board has conducted its semi-annual review of all written minutes of the closed session meetings that have not been released for public viewing; and

WHEREAS, the Village Board has determined that a need for confidentiality no longer exists as to all or part of the written minutes of the closed session meetings held on the dates as set forth in Exhibit A; and

WHEREAS, the Village Board has further determined that a need for confidentiality still exists as to all or part of the written minutes of the closed session meetings held on the dates as set forth in Exhibit B; and

WHEREAS, this governmental body has made a verbatim recording of all closed sessions; and

WHEREAS, the Open Meetings Act permits governmental bodies to destroy the verbatim record of closed session meeting(s) no less than eighteen months after completion of the meeting as set forth in Exhibit C.

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

SECTION 1: The foregoing recitals are incorporated into and made a part of this Resolution.

SECTION 2: The Village Board hereby approves and authorizes the public inspection of all or part of certain written minutes of closed session meetings that are specifically listed in Exhibit A.

SECTION 3: The Village Board hereby determines that the need for confidentiality still exists as to all or part of certain written minutes of closed session meetings that are specifically listed in Exhibit B.

SECTION 4: The Village Board hereby authorizes the destruction of the audiotaped verbatim records of all closed session meetings that are specifically listed in Exhibit C.

SECTION 5: This Resolution shall be in full force and effect from and after its passage.

PASSED AND APPROVED this 6th day of May, 2024.

KEITH OGLE
VILLAGE PRESIDENT

ATTEST:

KATIE SCHUBERT
VILLAGE CLERK

Draft

Exhibit A

Closed Session Meeting Minutes to be Released

May 17, 2021 (VB) – Full Release
June 7, 2021 (COW) – Partial Release
June 21, 2021 (VB) – Partial Release
October 18, 2021 (VB) – Partial Release
December 6, 2021 (VB) – Partial Release
March 21, 2022 (VB) – Full Release
April 4, 2022 (VB) – Full Release
May 16, 2022 (VB) – Full Release
August 1, 2022 (VB) – Full Release
April 17, 2023 (VB) – Full Release

Exhibit B

Closed Session Meeting Minutes/Portions to Remain Confidential

July 8, 2020 (COW) – Portions Remain Closed
June 2, 2021 (COW) – Not Released
June 7, 2021 (COW) – Portions Remain Closed
June 7, 2021 (VB) – Not Released
June 21, 2021 (VB) – Portions Remain Closed
July 6, 2021 (COW) – Not Released
July 6, 2021 (VB) – Not Released
September 7, 2021 (VB) – Not Released
September 23, 2021 (PC) – Not Released
October 18, 2021 (VB) – Portions Remain Closed
November 15, 2021 (VB) – Not Released
December 6, 2021 (VB) – Portions Remain Closed

Exhibit C

Closed Session Meeting Verbatim Recordings to be Destroyed

May 16, 2022 – Village Board
August 1, 2022 – Village Board

Draft

MAYOR'S REPORT

May 6, 2024

1. **Motorcycle Awareness Month - Proclamation**

For 37 years, the month of May has been designated "Motorcycle Awareness Month" in the State of Illinois. A.B.A.T.E. of Illinois, Inc. (A Brotherhood Aimed Toward Education) of continues to enhance and promote motorcycle safety, education, and awareness in all motorists.

I entertain a motion from the floor to support motorcycle safety and awareness with a proclamation.

Motion: *Approve a Proclamation declaring May 2024 as "Motorcycle Awareness Month" in the Village of Frankfort.*

2. **Frankfort Garners Financial Reporting Award**

The Village of Frankfort has been awarded the Certificate of Achievement for Excellence in Financial Reporting by GFOA (Government Finance Officers Association of the United States and Canada) for its annual comprehensive financial report for the fiscal year ended April 30, 2023. The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management. The Village has received the award consecutively since 1989.

3. **Property Tax Informational Session**

Join Frankfort Township Assessor Joe Kral for an informational session on understanding your property tax bill on Tuesday, May 7, at 6:30 P.M. at the Village Administration Building, 432 W. Nebraska Street. For additional information as it relates to your property tax bill, visit www.frankfortassessor.com.

4. **National Police Week**

National Police Week is May 12-18, 2024. This week serves as a tribute to fallen law enforcement officers who made the ultimate sacrifice in the line of duty for the safety and protection of others. On behalf of the Village of Frankfort, I express gratitude to the law enforcement officers in our community and across the nation.

5. **New School Resource Officer Tom Mineo**

On behalf of the Village, I extend congratulations to Officer Mineo on being appointed as the new District Resource Officer (DRO) for Frankfort School District 157-C for the 2024-2025 school year. Additionally, I want to express appreciation to Officer Riff for his commendable service as the DRO over the past four years. His commitment to the students, faculty, and community is greatly appreciated.

6. **Cop on a Rooftop 2024**

Join the Frankfort Police Department for the annual Cop on a Rooftop event on Friday, May 17, from 5:00 a.m. to Noon, at the Frankfort Dunkin' location, 20551 S. LaGrange Road. All proceeds will benefit the athletes of Special Olympics Illinois.

7. Workforce Center of Will County to Provide Kiosk at Village Hall

In collaboration with the Workforce Center of Will County, the Village of Frankfort will serve as a hosting site for a kiosk. This kiosk will allow residents of Will County to directly access the local workforce system and its full array of training and employment services using technology.

8. Save the Date for Frankfort's Kickoff to Summer Celebration on June 2

The Village's Kickoff to Summer Celebration event is scheduled for Sunday, June 2, from 9:00 A.M. to 8:00 P.M. in downtown Frankfort. The free, community-wide, all-day celebration will kick off with the opening of the summer Frankfort Country Market and the annual Community Showcase, sponsored by the Chamber of Commerce. Come out and bring the family to enjoy family-friendly games, entertainment, live music, and more. Follow the Village of Frankfort on Facebook for the most-up-to-date details and schedule of events.

Draft

PROCLAMATION

Declaring May 2024 as Motorcycle Awareness Month

WHEREAS, safety is the highest priority for the highways and streets of our Village and State; and

WHEREAS, the great State of Illinois is proud to be a national leader in motorcycle safety, education, and awareness; and

WHEREAS, motorcycles are a common and economical means of transportation that reduce fuel consumption and road wear, and contributes in a significant way to the relief of traffic and parking congestion; and

WHEREAS, it is especially meaningful that the citizens of our Village and State be aware of motorcycles on the roadways and recognize the importance of motorcycle safety; and

WHEREAS, the members of ABATE of Illinois, Inc. (A Brotherhood Aimed Toward Education) continually promote motorcycle safety, education, and awareness in high school drivers' education programs and to the public statewide to promote motorcycle awareness; and

WHEREAS, the motorcyclists of Illinois have contributed extensive volunteerism and money to national and community charitable organizations; and

WHEREAS, during the month of May, all roadway users should unite in the safe sharing of roadways within the Village of Frankfort and throughout the great State of Illinois.

NOW, THEREFORE, the Village President and Board of Trustees of the Village of Frankfort, Will & Cook Counties, Illinois, in recognition of 37 years of ABATE of Illinois, Inc., and the continued role Illinois serves as a leader in motorcycle education and awareness, do hereby proclaim May 2024 as "*Motorcycle Awareness Month*" in the Village of Frankfort.

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 6th day of May, 2024.

KEITH OGLE
MAYOR

ATTEST:

KATIE SCHUBERT
VILLAGE CLERK