

**MONTHLY MEETING  
FRANKFORT TOWN (TOWNSHIP) BOARD  
FRANKFORT (TOWNSHIP) HALL  
Tuesday, February 14, 2023**

The following are the minutes of the in-person regular public meeting of the Board of Township Trustees of the Township of Frankfort, Will County, Illinois which was held at the Frankfort Township Hall, 11000 West Lincoln Highway, Frankfort, Illinois at 7:00 p.m. on Tuesday, February 14, 2023.

**CALL TO ORDER**

The meeting was called to order by Supervisor Jim Moustis.

**PLEDGE OF ALLEGIANCE**

**ROLLCALL**

Upon the roll being called, the following answered present:

Trustee Jessica Kot    Trustee Dave Smith    Trustee Nick George    Trustee Laura Miroballi  
Supervisor Jim Moustis

Also present were the following:

Hugh Stipan – Frankfort	Ted Westerberg – Frankfort Square
Cass Wennlund – New Lenox	John Siegers – New Lenox
Liz Pardo – Frankfort	Mike Hilton – New Lenox

**DECLARING QUARUM PRESENT**

A quorum was declared present.

**APPROVAL OF MINUTES**

Motion was made by Trustee Smith to approve the monthly Minutes from the Monday, January 9, 2023 meeting and seconded by Trustee Kot. Upon taking the vote, all members voted aye.

Nays, none.

**Motion carried**

**APPROVAL OF BILLS**

Motion was made by Trustee George and seconded by Trustee Miroballi to approve the bill's list as presented. The following roll call was taken:

Trustee Dave Smith – aye    Trustee Nick George – aye    Trustee Jessica Kot – aye

Trustee Laura Miroballi – aye    Supervisor Jim Moustis – aye.

**Motion carried**

**ACKNOWLEDGEMENT OF ELECTED OFFICIALS**

Highway Commissioner Bill Carlson

Clerk Nella Piccolin

Collector Thomas Kennedy

**PUBLIC COMMENTS**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**1. Request: Map Amendment from A2 to I-1 PIN: 19-09-04-200-025-0000**

Special Use Permit for accessory dwelling unit for security  
Variance for maximum accessory dwelling unit floor area from 650 sq. ft. to 1,392 sq. ft.  
Variance for maximum number of cargo containers from 1 to 6 Purpose: To allow the existing truck repair facility to come into compliance with the Will County zoning ordinance.  
No vehicle storage occurs on the property, other than the incidental storage of a vehicle while repairs are in progress.  
As a general policy, truck repair is limited to refrigeration units on trailers, and periodically refrigeration units within trailers.

After much discussion, Trustee Smith moved and Trustee Kot seconded a motion to approve the zoning change. The following roll call was taken:

Trustee Kot – no Trustee George – no Trustee Smith – no Trustee Miroballi – no  
Supervisor Moustis – no **Motion denied**

Trustee Miroballi moved and Trustee Kot seconded a motion to approve the special use permit for an accessory dwelling unit for security. The following roll call was taken:

Trustee Kot – no Trustee Smith – no Trustee George – no Trustee Miroballi – no  
Supervisor Moustis – no **Motion denied**

Trustee Miroballi moved and Trustee George seconded a motion to approve the variance for the maximum number of cargo containers from 1 to 6. The following roll call was taken:

Trustee Kot – no Trustee Smith – no Trustee George – no Trustee Miroballi – no  
Supervisor Moustis – no **Motion denied**

Trustee Miroballi moved and Trustee George seconded a motion to approve the variance for maximum accessory dwelling unit floor area from 650 sq. ft. to 1,392 sq. ft. The following roll call was taken:

Trustee Smith – no Trustee Kot – no Trustee Miroballi – no Trustee George – no  
Supervisor Moustis – no **Motion denied**

**2. Request: Special Use Permit to operate a landscaping and lawn maintenance business and nursery with outdoor storage. PIN: 19-09-04-200-025-0000**

Special Use Permit for accessory dwelling unit for security  
Variance for maximum accessory dwelling unit floor area from 650 sq. ft. to 1,392 sq. ft.  
Variance for maximum number of cargo containers from 1 to 6  
Purpose: To allow the existing truck repair facility to come into compliance with the Will County zoning ordinance. No vehicle storage occurs on the property, other than the incidental storage of a vehicle while repairs are in progress.



As a general policy, truck repair is limited to refrigeration units on trailers, and periodically, refrigeration units within trailers.

Cass Wennlund appeared before the board on behalf of J.C. Siegers, L.L.C. to request a special use permit to operate a landscaping and lawn maintenance business and nursery with outdoor storage.

PIN: 19-09-04-200-025-0000

Trustee Miroballi moved and Trustee Smith seconded a motion that there is no objection to a special use permit to operate a landscaping and lawn maintenance business and nursery with outdoor storage. The following roll call was taken:

Trustee Kot – no Trustee Smith – no Trustee George – no Trustee Miroballi – no  
Supervisor Moustis – no

### **BOARD COMMENTS**

Highway Commissioner Bill Carlson informed the board that the pay loader that he ordered will be delivered next week.

Trustee Miroballi wished everyone a Happy Valentine's Day.

Supervisor Jim Moustis would like to start work on the budget on April 1<sup>st</sup>. We will be having a budget workshop on April 10<sup>th</sup> at 6 p.m. before our regular monthly meeting. He would like to approve the budget in May.

### **ADJOURNMENT**

Trustee Miroballi made a motion to adjourn. Trustee Kot seconded the motion.

Upon taking the vote, all members voted aye, nays, none.

Motion carried. The meeting closed at 7:38 p.m.

These minutes respectfully submitted by:



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Nella Piccolin, Township Clerk