

VILLAGE OF
FRANKFORT
EST•1855

LAND USE AND POLICY COMMITTEE MINUTES
OCTOBER 10, 2018

CALL TO ORDER

Chairman Bob Kennedy called the meeting of the Land Use and Policy Committee to order at 6:15 P.M. on Wednesday, October 10, 2018, at the Village Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

ROLL CALL

Land Use and Policy Committee members present included Mayor Jim Holland, Chairman Bob Kennedy, Trustees Cindy Heath, and Keith Ogle; Stacy Bond, Michael DiMaggio, Brian Samuels, and Paul Slade. Staff in attendance included Village Administrator Rob Piscia, Asst. Administrator Jeff Cook, Police Chief John Burica, Finance Director Jenni Booth, and Administrative Assistant Theresa Cork. Margaret Farina and Burns & McDonnell Representative Steve Crede were also present. Members Ilene LeRose and Marc Steinman were absent.

APPROVAL OF MINUTES (September 12, 2018)

Trustee Ogle made a motion (#1), seconded by Trustee Heath, to approve the Land Use and Policy Committee minutes of September 12, 2018, as presented. The motion was unanimously approved.

INTERGOVERNMENTAL PUBLIC SAFETY AGREEMENT AMENDMENT: LINCOLN-WAY PUBLIC SAFETY COMMUNICATIONS CENTER - APPROVAL

Administrator Piscia presented an amendment to the 2008 Intergovernmental Public Safety Agreement (IGA) between the Village of Frankfort, Village of New Lenox, Village of Mokena, Frankfort Fire Protection District, Mokena Fire Protection District, Manhattan Fire Protection District, New Lenox Fire Protection District, and the East Joliet Fire Protection District, which established the Lincoln-Way Public Safety Communication Center (Lincoln-Way). This center consolidated the joint dispatch centers for police, fire and emergency services with the neighboring communities.

Administrator Piscia offered a brief history of Public Act 99-0006, which mandated the consolidation of dispatch centers throughout the state. As a result, Lincoln-Way combined services with Will County dispatch, Romeoville dispatch, and Eastcom Communications Center and established a consolidated dispatch center known as Laraway Communications Center. He reported Lincoln-Way ceased dispatch functions in December 2017, and it is necessary to dissolve the center pursuant to the 2008 IGA.

During Lincoln-Way's subsequent dissolution process, the IMRF informed Lincoln-Way that it had no record of the 2008 IGA. Additionally, IMRF cannot approve participation in the IMRF for the current membership of Lincoln-Way as two members (Mokena Fire Protection District and East Joliet Fire Protection District) are not independently "participating municipalities" under the Pension Code and IMRF can only legally distribute the Lincoln-Way unfunded liability and reserve balances to participating municipalities, which is contrary to the current dissolution procedures in the 2008 IGA. In order to dissolve Lincoln-Way and allow IMRF to distribute the IMRF unfunded liability and reserve balances in a fair and reasonable manner, the original 2008 IGA must be amended to address the IMRF distribution impediments.

Mayor Holland thanked Trustee Heath for her hard work and efforts with the dissolution of the Lincoln-Way Center.

Following discussion, Trustee Heath made a motion (#2), seconded by Member Samuels, to forward a recommendation to the Village Board to adopt a Resolution amending the 2008 IGA Agreement as presented. The motion was unanimously approved.

OUTDOOR CAFÉ LEASE AGREEMENTS: KANSAS STREET RIGHT OF WAY – DISCUSSION

Asst. Administrator Cook advised committee members of the pending expirations of the outdoor café lease agreements between the Village of Frankfort and Francesca's; Fat Rosie's; and Trail's Edge (formerly Smokey Barque) for the use of public right of way on Kansas Street. He reported current lease agreement terms specified an annual rent of \$3.00 per square foot for 2016; \$3.50 per square foot for 2017; and \$4.00 per square foot for 2018, expiring on December 31, 2018. He noted the current escalator would increase rent by CPI-U if extended into 2019. He further reported staff intends to prepare lease agreements for the next three year term and requested committee consideration of future rent escalators to present to the restauranteurs as part of the lease renewal process.

Following discussion, it was the consensus of the committee for staff to move forward with the café lease agreement renewals for an annual rent of \$5.00 per square foot for 2019; \$6.00 per square foot for 2020; and \$7.00 per square foot for 2021. Committee also directed staff to amend the language in the lease agreements to allow the lessee flexibility to use the space beyond the months of April through October.

2019 MEETING AND HOLIDAY CALENDAR – APPROVAL

Chairman Kennedy opened the discussion for the 2019 Meeting and Holiday Calendar. Committee members reviewed the calendar, noting Spring Break at area schools is March 25 through 29, 2019. Trustee Heath requested Student Government Day be scheduled for Monday, October 21, 2019, to provide additional time with the students.

Trustee Ogle made a motion (#3), seconded by Trustee Heath, to forward a recommendation to the Village Board to approve the 2019 Meeting and Holiday Calendar, as presented. The motion was unanimously approved.

OTHER BUSINESS

A. 1.5 Mile Review – The Ranch Sports Club

Asst. Administrator Cook reported Will County Planning and Zoning Commission received a special use request for a private recreational facility to permit operation of The Ranch Sports Club, an indoor sports training facility proposed within the existing pole barn located on the property, located at 7703 W. Steger Road, in unincorporated Green Garden Township. The subject property is currently zoned A-1 agricultural and lies within 1½ miles of the corporate limits of the Village of Frankfort. He further reported the Will County Land Use and Development Committee is scheduled to review the request at its November 13, 2018 meeting, noting Will County Board Speaker, Jim Moustis, requested the item be tabled at a prior hearing due to zoning concerns. Mr. Cook sought committee direction on whether the Village should proceed with a formal 1.5 mile review of the proposed special use request. Following discussion, it was the consensus of the committee for staff to bring the proposal forward for a 1.5 mile review by the Plan Commission.

B. Small Cell Wireless Regulations

Asst. Administrator Cook reported the Federal Communications Commission (FCC) has approved a declaratory ruling that enacts new preemptions of local authority over small cell wireless facility deployment.

C. Tobacco Ordinance

Administrator Piscia requested committee direction relating to the regulation of the number of tobacco licenses issued in the Village. He reported Village ordinance currently classifies two tobacco classes: Class A - Accessory Tobacco Sales and Class B – Tobacco Store, noting Village ordinance limits the number of Class B tobacco licenses only. Following brief discussion, it was the consensus of the committee for staff to draft an ordinance regulating the number of Class A tobacco licenses for committee review and consideration at a future meeting.

PUBLIC COMMENTS

No public comments were addressed to the committee.

ADJOURNMENT

Hearing no further business, Trustee Heath made a motion (#4), seconded by Trustee Member Samuels, to adjourn the Land Use and Policy Committee meeting of October 10, 2018, at 7:06 P.M. The motion was unanimously approved.