

VILLAGE OF
FRANKFORT
EST • 1855

LAND USE AND POLICY COMMITTEE MINUTES
DECEMBER 12, 2018

CALL TO ORDER

Chairman Bob Kennedy called the meeting of the Land Use and Policy Committee to order at 5:00 P.M. on Wednesday, December 12, 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 John Clavio, Cindy Heath, and Keith Ogle; Village Clerk Adam Borrelli, Stacy Bond, Ilene LeRose, Michael DiMaggio, Paul Slade, and Marc Steinman. Staff in attendance included Village Administrator Rob Piscia, Asst. Administrator Jeff Cook, Police Chief John Burica, Supt. of Public Works Terry Kestel, Finance Director Jenni Booth, and Administrative Assistant Theresa Cork. Margaret Farina, Don Schwartz, and Burns & McDonnell representative Steve Crede were also present. Member Brian Samuels was absent.

APPROVAL OF MINUTES (October 10, 2018)

Trustee Heath made a motion (#1), seconded by Trustee Ogle, to approve the Land Use and Policy Committee minutes of October 10, 2018, as presented. The motion was unanimously approved.

Clerk Borrelli arrived at 5:03 PM, following the approval of minutes.

ILLINOIS CASH FARM LEASE AGREEMENT: 10053 W. KUSE ROAD - BID APPROVAL

Supt. Kestel presented two bid proposals submitted for a three-year cash lease for farming the 65 acres of Village owned property located at 10053 W. Kuse Road. Corey and Rick Johnson Farms submitted the high bid of \$166.00 per acre.

Committee members discussed the purchase price and history of the property. It was reported the property was purchased by the Village in 2007 for \$2.1 million for open space in anticipation of future growth.

Following discussion, Trustee Heath made a motion (#2), seconded by Trustee Ogle, to forward a recommendation to the Village Board to adopt a Resolution authorizing execution of a Cash Farm Lease Agreement with Corey and Rick Johnson Farms, in the yearly amount of \$10,790.00, for years 2019 through 2021. The motion was unanimously approved.

FLOOD REGULATIONS ORDINANCE – APPROVAL

Asst. Village Administrator Cook gave a presentation concerning floodplain regulations. He noted staff has been working with Robinson Engineering to update its floodplain management ordinance to include new Flood Insurance Rate Maps (FIRMs) and Flood Insurance Study (FIS) per FEMA and IDNR requirements. He stated the Village is required to update the maps to remain a participant in the National Flood Insurance Program (NFIP). He further noted the Village submitted numerous technical corrections as part of the review process and was successful in modifying several areas of the maps, resulting in more accurate maps and benefitting Frankfort residents. He said the new map panels reflect many changes to the floodplain showing subdivisions and other developments completed since the maps were last issued in the 1990's, including aerial photography to improve interpretation.

Committee members discussed the updated maps, noting the new maps will have substantive impact to property owners.

Following discussion, Trustee Heath made a motion (#3), seconded by Member Steinman, to recommend Village Board approval of ordinance amendments to the Village's Flood Regulations as presented, and subject to IDNR review. The motion was unanimously approved.

TOBACCO LICENSE ORDINANCE AMENDMENT - APPROVAL

Asst. Administrator Cook presented a proposed amendment to the Village's Tobacco License establishing limitations on the number of Class A tobacco licenses issued in the Village. He reported tobacco licenses are divided into two classes, Class A – Accessory Tobacco Sales; and Class B – Tobacco Store. He further reported existing regulations limit the number of Class B licenses, however do not set a limit on the number of Class A licenses issued in the Village.

Committee members briefly discussed setting a limitation of the number of Class A tobacco licenses issued in the Village similar to the manner liquor licenses are handled. It was noted all tobacco licenses will require the approval of the Village Board upon adoption.

Trustee Ogle made a motion (#4), seconded by Trustee Clavio, to forward a recommendation to the Village Board to adopt an amendment to the Village of Frankfort Tobacco Ordinance, Chapter 119, to set a limit on the number of Class A licenses issued in the Village. The motion was unanimously approved.

OTHER BUSINESS

Asst. Administrator Cook advised committee members two parcels located along the I-57 interchange were recently purchased, one of which is already annexed into the Village of Frankfort. Committee members briefly discussed the costs associated with the installation of utilities and the background regarding the creation of a Tax Increment Finance (TIF) District in the vicinity of

Stuenkel Road and Ridgeland Avenue, just west of the new I-57 interchange. Members thought it appropriate to revisit the TIF concept at a future meeting.

PUBLIC COMMENTS

No public comments were addressed to the committee.

ADJOURNMENT

Hearing no further business, Trustee Clavio made a motion (#5), seconded by Trustee Ogle, to adjourn the Land Use and Policy Committee meeting of December 12, 2018, at 5:38 P.M. The motion was unanimously approved.