

VILLAGE OF FRANKFORT
LAND USE AND POLICY COMMITTEE MINUTES
November 10, 2009

CALL TO ORDER AND ROLL CALL

Chairman Kevin Egan called the meeting of the Land Use and Policy Committee to order on November 10 2009, at 6:00 p.m., at the Village Administration Building, 432 W. Nebraska Street.

Land Use and Policy Committee members in attendance were Chairman Kevin Egan, Mayor Jim Holland, Alicia Hanlon and Brian Samuels. Others in attendance included Trustees Cindy Heath and Mike Stevens; Village Administrator Jerry Ducay, Police Chief Rob Piscia, Director of Community Development Jeff Cook; Manager of Community Relations Mary Canino, Plan Commissioner Don Schwarz; Robert Kogen, Patti Mullen, and Dina Soderlind from the Plank Trail Estates East Townhome Association.

APPROVAL OF THE MINUTES (July 8, 2009)

Trustee Heath made a motion (#1), seconded by Chairman Egan, to approve the minutes of July 8, 2009, as presented. The motion was unanimously approved.

U.S. CELLULAR LEASE AMENDMENT: GRAINERY TOWER – 6 ELWOOD STREET

Administrator Ducay presented the committee with a telecommunications lease amendment by U.S. Cellular. He discussed the amendment, which involved a request for a waiver of the first three months of rent and a reduction on month four, in response to installation of a door on the Grainery Tower structure which was expensive and time consuming. Additionally, the amendment allows for an annual rent escalator decrease from 5% to 4%.

Trustee Heath made a motion (#2), seconded by Trustee Egan, to recommend Village Board approval of the amended U.S. Cellular Lease Agreement for the Grainery Tower. The motion was unanimously approved.

PLANK TRAIL ESTATES EAST TOWNHOME ASSOCIATION: STREET DEDICATION DISCUSSION FOR PRIVATE ROADS WITHIN THE SUBDIVISION

Robert Kogen, an attorney representing the Plank Trail Estates East Townhome Association, requested that the Village of Frankfort and this committee consider the dedication and maintenance of the private streets within the subdivision. He explained that Public Works had provided snowplowing services in the past, and the Plank Trail Estates East homeowners had determined that they desired the dedication of the private streets to the Village at this time.

Committee discussion ensued, in which it was noted that the Village has multiple locations of subdivisions with private roads. Of great concern to the committee members was how to maintain these roads through identification of future costs of re-surfacing and reconstruction, as

well as annual operating costs for additional personnel and equipment to maintain the newly acquired roadway.

Staff was directed to prepare a cost estimate for the takeover of all the private roads in the Village and to bring it back to the committee at a future meeting. Residents of the community would also be invited to the meeting.

SMALL WIND ENERGY SYSTEMS

Director of Community Development Jeff Cook explained that there has been a move afoot in Green Garden and Will County in general to permit the construction of small wind energy systems, a unique design of a windmill. These windmills are designed to provide for an individual property's power needs, as well as to allow for return of power to ComEd's grid and thus credit for the homeowner.

Mr. Cook noted that the Plan Commission discussed small wind energy systems earlier this year and staff is preparing an ordinance update to more directly address these devices within the Village.

The committee agreed that the Village should not hold public hearings for properties that comply with Will County requirements for the small wind energy systems.

ADJOURNMENT

Trustee Stevens made a motion (#3), seconded by Member Hanlon, to adjourn the November 10, 2009 meeting of the Land Use and Policy Committee at 6:45 p.m. The motion was unanimously approved.

Recorded (via tape): Jerry Ducay
Transcribed by: Debbie Cox