

VILLAGE OF FRANKFORT
LAND USE AND POLICY COMMITTEE MINUTES
February 10, 2010

CALL TO ORDER AND ROLL CALL

Chairman Kevin Egan called the meeting of the Land Use and Policy Committee to order on February 10, 2010, at 5:30 p.m., at the Village Administration Building, 432 W. Nebraska Street.

Land Use and Policy Committee members in attendance were Mayor Jim Holland, Chairman Kevin Egan, Don Lorenz, Ron Kokal and Alicia Hanlon. Others in attendance included Trustees Mike Stevens and Dick Trevarthan; Village Administrator Jerry Ducay, Asst. Village Administrator Howard Sloan, Police Chief Rob Piscia; Commander John Burica, Community Relations Manager Mary Canino, Building Director Craig Eyer, Utilities Director Darrin Yount; Community Development Director Jeff Cook, Plan Commissioner Don Schwarz, Adam Nielsen from Public Works and Aaron Fundich from Robinson Engineering.

APPROVAL OF THE MINUTES (December 9, 2009)

Trustee Trevarthan made a motion (#1), seconded by Member Kokal, to approve the minutes of the Land Use and Policy Committee for December 9, 2009, as presented. The motion was unanimously approved.

POLICE DEPARTMENT: DISPOSAL OF SURPLUS VEHICLES

Chief Piscia presented the Committee with two surplus vehicles he wished to send to Martin's Auto Auction in Clinton, Illinois, for disposal. Both vehicles were acquired as part of a seizure.

Chief Piscia stated that he inquired about the use of the Will County Governmental League (WCGL) for auction services as directed at a previous meeting. He stated the WCGL costs were higher and his department prefers to use the state's auction services in Clinton, and would like to continue to do so, because the WCGL applies a charge to its auction services.

Member Kokal made a motion (#2), seconded by Trustee Stevens, to recommend the Village Board declare the vehicles surplus for disposal via public auto auction. The motion was unanimously approved.

KUSE ROAD PROPERTY: LEASE AGREEMENT FOR AGRICULTURAL USE

Jerry Ducay presented a lease agreement for the Kuse Road property. The Committee suggested the Village may be interested in sending the lease rate out to bid next year. There was also discussion that the Village may wish to look into a federal USDA program that provides for conservation funding for properties that are planted in a native grass area.

Member Kokal made a motion (#3), seconded by Member Lorenz, to recommend Village Board approval of the Kuse Road lease agreement for 2010, but to look at alternative federal preservation programs for next year. The motion was unanimously approved.

IDOT TEMPORARY EASEMENT: U.S. ROUTE 30 AND FRANKFORT CROSSINGS SHOPPING CENTER

Howard Sloan presented a request from IDOT for temporary construction easement on a 44 square foot parcel of Village-owned property along the south side of U.S. Route 30 and the west side of Frankfort Crossings shopping center. IDOT requires the granting of a temporary easement to properly transition from Route 30 to the Crossings drive entrance. He stated IDOT has offered \$300 as compensation to the Village for the temporary easement, which will remain in force for five years or upon completion of the improvements, whichever occurs first.

Member Lorenz made a motion (#4), seconded by Trustee Trevarthan, to recommend approval to the Village Board of the grant of temporary easement to IDOT and compensation to the Village in an amount of \$300.00. The motion was unanimously approved.

CANADIAN NATIONAL NOISE MITIGATION FUNDING

Landscaping Program for Vacant Lots

Administrator Ducay recommended that vacant lots be funded at a cost of \$5,000 per property, which represents a total cost of \$120,000.00. He noted that landscaping vacant lots could provide a buffer for neighboring residences that abut vacant lots along the railroad tracks. The Committee deferred discussion pending information on a possible window replacement program.

Window Replacement Program Discussion

The Committee felt the window program was an excellent opportunity to assist the residents and should be expanded beyond windows only. Suggestions included patio doors, insulation materials and siding, as long as a determination could be made that noise mitigation was documented.

The Committee showed interest in seeing this program expanded and applying additional funding to the residents. The Committee asked Administrator Ducay to look at the different options as far as funding. Also, the Committee suggested that the money allocated for landscape funding of vacant lots should be used for the window program. The \$120,000.00 earmarked for landscaping of vacant lots would then be utilized as part of the window program discussion. In addition, Administrator Ducay was asked to bring back a recommendation to the Committee at a future meeting regarding this issue and to provide guidelines for the suggested program. He was also asked to look into the programs offered by the federal government near regional airports that provide funding for noise deadening inside homes.

BUILDING DEPARTMENT DISCUSSIONS

Adoption of 2009 International Energy Conservation Code

Building Director Craig Eyer presented the Committee with a memo regarding adoption of the 2009 Illinois Energy Conservation Code (IECC) by the Village.

Questions were asked about the costs incurred by builders if the Village adopted the 2009 Code. Mr. Eyer noted that the approximate cost to a builder to follow the 2009 Code, which is mandated by state law, would be in the range of \$10,000 per new residential construction. He further noted an addition or remodeling project also falls under the new code.

It was stated that Public Act 096-0778 became law in August 2009 and that all municipalities are required to uphold its provisions. Committee members expressed their concern and deep displeasure with the 2009 Energy Code and its implementation being forced upon the Village. They asked if a protest could be lodged with the State of Illinois. Chief Piscia stated that the 2009 Code requires enforcement, regardless of municipal adoption.

Following further discussion, Member Kokal made a motion (#5), seconded by Trustee Trevarthan, to recommend Village Board adoption of the 2009 Illinois Energy conservation code by the Village of Frankfort. The motion was unanimously approved.

Lawn Sprinkler System Permits

Director Eyer suggested the Village provide additional enforcement procedures in the placement and inspection of RPZ valves as it relates to landscape irrigation systems. It was his recommendation that the Village of Frankfort adopt Section 750.1000 Civil Penalties for Unlicensed Plumbers from the Plumbers License Code of the State of Illinois. Adoption of this

code would allow the Village to fine plumbers who fail to adequately inspect RPZ valve installations.

Discussion was held regarding the use of licensed plumbers as it relates to the connection of irrigation systems. It was explained that irrigation systems are installed by any general contractor who wishes to do so, but the connection to the primary structure is done by a licensed plumbing inspector.

As outlined in his memo to the Committee, Mr. Eyer also discussed additional proposed options for enforcement of Village Code as it pertains to RPZ certification testing.

Following discussion, the Committee recommended that the Village adopt Section 750.1000 from the Plumbers License Code of the State of Illinois. The Committee also indicated the Village, as a matter of policy, could threaten to have the plumbing contractor's State Plumbing License revoked by starting the process for pulling the contractor's bond.

Member Hanlon made a motion (#6), seconded by Member Kokal, to recommend Village Board adoption of Section 750.1000 Civil Penalties for Unlicensed Plumbers from the Plumbers License Code of the State of Illinois as part of the Village's Code of Ordinances, Chapter 150: Building Regulations. The motion was unanimously approved.

Proposed Amendments to the 2001 Zoning Ordinance: Part 3: Permitted Accessory Uses, Parking of Recreational Vehicles and/or Trailers

Mr. Eyer presented the Committee with a memo proposing changes to the Zoning Ordinance to clarify code enforcement guidelines for parking and storing recreational vehicles and trailers on residential property.

The Committee suggested that additional language be inserted in the proposed changes outlined in the memo for Part 3: Permitted Accessory Uses, paragraph h, item 1, pertaining to outdoor parking of recreational equipment/vehicles. The amended text is to read as follows: *"If the owner is actively involved in maintenance, loading or unloading the equipment, it may be parked on a residential driveway; however, duration does not exceed any single forty-eight (48) continuous period in any one week."* There may not be multiple days where people are actively involved in maintenance or loading/unloading of equipment for several hours every night.

Mayor Holland made a motion (#7), seconded by Trustee Stevens, to forward the Zoning Ordinance amendments for recreational vehicles to the Plan Commission for its review and recommendation. The motion was unanimously approved.

Proposed Amendment to the 2001 Zoning Ordinance: Part 5: Home Occupations

Director Eyer provided the Committee with an overview of proposed changes to the Zoning Ordinance for home businesses, in particular for beauty or nail salons in the home.

Trustee Stevens made a motion (#8), seconded by Member Hanlon, to forward a recommendation to the Plan Commission to consider an amendment to the Zoning Ordinance, Part 5: Home Occupations, to reduce the number of service stations at barber shops, beauty shops or nail salons from two to one. The motion was unanimously approved.

UTILITIES DEPARTMENT EQUIPMENT PURCHASE APPROVALS

Director Darrin Yount presented the Committee with the recommendation for various purchases for the Village Utility System. The first purchase is for two lift station pumps to serve as replacements at Hickory Creek and the North WWTP pump stations. Mr. Yount stated the new pumps would serve as back-up to those currently in operation at both lift stations. Any replaced pump would be reconditioned and kept for future use. The combined cost of the two 6” pumps is \$49,000.00.

Director Yount noted the Village’s current portable generator is 20 years old and in need of replacement. The cost of a new portable generator is estimated at \$40,000.00.

The third item for purchase is a 2011 Ford F-450 truck to replace a 1999 F-450 truck. The cost of the vehicle is estimated at \$40,000.00.

The last item for purchase is a maintenance trailer to carry equipment and supplies to make water main break repairs. This trailer will replace a nine-year-old trailer and is estimated to cost \$20,000.00.

Trustee Stevens made a motion (#9), seconded by Trustee Trevarthan, to recommend Village Board approval of the purchase of two lift station pumps (\$49,000.00), a portable generator (\$40,000.00), a 2011 Ford F-450 truck (\$40,000.00) and a maintenance trailer (\$20,000.00) for the Utilities Department. The motion was unanimously approved.

OTHER BUSINESS

Garden Walk

Mayor Holland presented a request by the Downtown Historic Business Owners Association/Downtown Frankfort Partnership to provide a garden walk in the downtown district. The garden walk would require \$1500 in seed money from the Village of Frankfort and would be repaid from the proceeds of the event.

The Committee was supportive of the \$1500 allocation and the event in general.

Fox Lumber Redevelopment

Community Development Director Jeff Cook presented an outline of a timeline for discussion of the redevelopment of the Fox Lumber site. Committee members were very receptive of the timeline and appreciative of Director Cook's effort.

Mr. Cook also brought up a program application that Google was preparing for funding to provide for fiber optic cable to the homes in the community.

Administrative Tow Fee

Police Chief Rob Piscia presented a revenue initiative for an administrative tow fee to the Committee. The fee would be charged to the owner of the vehicle apprehended as part of a DUI arrest or any type of warrant arrest.

Chief Piscia noted that last year the Police Department towed 351 vehicles that met such criteria. The criteria would exclude individuals that were towed because of accidents or for violating the 2" snowfall ordinance.

Mayor Holland made a motion (#10), seconded by Trustee Stevens, to recommend the Village Board adopt an Administrative Tow Fee in the amount of \$200.00. The motion was unanimously approved.

Stimulus Funding Options

Aaron Fundich presented the Committee with several Stimulus Bill funding options that included resurfacing of Sauk Trail, Wolf Road between the CN/EJ&E tracks and Route 30, and Steger Road from Harlem Avenue to 80th Avenue. Mr. Fundich indicated the State of Illinois is considering an additional stimulus bill. Projects, however, must be "shovel ready" within 90 days

of the bill's approval. If the Village wished to be eligible, it would be necessary to complete design engineering for IDOT approval.

Mayor Holland made a motion (#11), seconded by Trustee Stevens, to recommend the Village Board authorize an expenditure in the amount of \$15,000 in MFT funds for engineering services related to Sauk Trail resurfacing. The motion was unanimously approved.

ADJOURNMENT

Member Lorenz made a motion (#), seconded by Member Kokal, to adjourn the February 10, 2010 meeting of the Land Use and Policy Committee at 7:55 p.m. The motion was unanimously approved.

Recorded by (via tape): Jerry Ducaj

Transcribed by: Debbie Cox