

VILLAGE OF FRANKFORT
JOINT ECONOMIC DEVELOPMENT, LAND USE AND POLICY AND PLAN
COMMISSION MINUTES

December 10, 2008

CALL TO ORDER AND ROLL CALL

Trustee Kevin Egan called the joint meeting of the Economic Development Committee, Land Use and Policy Committee and Plan Commission to order on December 10, 2008, at 6:07 p.m., at the Village Administration Building, 432 W. Nebraska Street.

Members in attendance were Mayor Jim Holland; Trustees Doug Walker, Mike Stevens, Cindy Heath, and Kevin Egan; Economic Development Committee members Courtney Stillman, Ed Niemic, Mindy Olivieri, Paul Slade, Ron Kokal and Paula Dejmek Woods; Plan Commissioners Bob Beeson, Ken Chemers, Jim Matlock and Bill Matevich; Land Use and Policy Committee Members Don Lorenz and Brian Samuels. Others in attendance included Village Administrator Jerry Ducay, Asst. Village Administrator Howard Sloan, Police Chief Rob Piscia, Special Events Coordinator Mary Canino, Director of Building and Zoning Craig Eyer and Senior Planner Zachary Brown.

APPROVAL OF THE MINUTES (December 6, 2008)

Trustee Heath made a motion (#1), seconded by Trustee Egan, to approve the minutes of December 6, 2008, as presented. The motion was approved by unanimous voice vote.

COMPREHENSIVE PLAN: FUTURE LAND USE UPDATE

Village Administrator Jerry Ducay reviewed the 2004 Comprehensive Plan Update as it related to ultimate growth goals of the village, limitations of the village's facility planning area, growth goals of neighboring communities, commercial and industrial opportunities, and existing development trends within the study area. Mr. Ducay identified various regional development projects including the completed extension of I-355, various intermodal facilities, the proposed South Suburban Airport, Stuenkel Road interchange on I-57, Illiana Expressway, Eastern Will County Wastewater Planning Study and the Midewin Parkway and the projects impact on future growth within the study area.

Discussion ensued regarding growth of the village east of Harlem Avenue recognizing future industrial and commercial opportunities along the I-57 corridor and the potential interchange at Stuenkel Road. Economic Development Committee member Paul Slade noted that given the existing development patterns east of I-57, the proposed future south suburban airport, and financial assistance being offered by adjacent communities, the area east of Harlem Avenue will likely develop industrially, stating the only question is in who's community the property will develop. Mr. Ducay noted that the comprehensive plans of the adjacent communities to the east identify the area for future industrial growth and identified several existing tiff districts east of I-57.

Committee members recognized the need for continued diversification of the village's tax base however expressed concern for the extent of financial assistance that may be required to compete with adjacent municipalities and the desire to maintain the village's high standards for development. Trustee Egan stated that if the village desires to grow into this area the village would have to take a proactive approach to annexation and balance the financial benefits with the potential philosophical changes in the villages approach to development.

Committee members discussed existing county development within the study area noting that the central portion of the study area has experienced high subdivision activity that will likely preclude the village's growth into this area. Trustee Heath expressed concern for the lack of infrastructure in the area and the undue financial burden that would be placed upon existing village residents if necessary infrastructure is extended to service properties that are annexed to the village. Mayor Holland noted that the Route 45 corridor is primarily comprised of large un-parcelized properties, which would aid in village expansion into the area.

Mr. Ducay noted that the Village has a boundary agreement with the Village of Manhattan that extends along Scheer Road for the length of the township. Committee members questioned the duration of the agreement and inquired if said agreement should be extended to ensure opportunities along Route 45.

In light of the discussions committee members questioned if detailed land use studies should focus on the Route 45 corridor as well as the area east of Harlem as opposed to the entire study area.

Committee members questioned the need to come to a consensus on the issues being discussed and were informed by Mr. Ducay that the purpose of the meeting was to introduce the issues and get preliminary feedback from the group prior to presentation of a complete plan for their consideration. Mr. Ducay noted that an additional meeting would likely take place after the first of the year at which time a more detailed consensus would be reached.

ADMINISTRATION BUILDING EXPANSION PROJECT: ARCHITECTURAL SERVICES SELECTION

Mr. Ducay stated that the Land Use and Policy Committee met on December 6, 2008 and heard presentations from six architectural firms who desired to provide architectural design services for the expansion of Village Hall. After consideration of the six proposals the group was narrowed to three finalists including Architectural Resource Corporation, The Linden Group and Arête 3. Mr. Ducay presented conceptual renderings provided by the three finalists for the committee's consideration.

Committee members discussed the merit of the three firms noting that each was qualified to provide the desired services. Mr. Ducay noted the percentage costs identified by each company stating their similarity. Committee member Stevens encouraged the Committee not to be dissuaded by the conceptual elevations provided for consideration noting that the selected firm would work with the village to develop plans that would satisfy the village's aesthetic desires.

Member Lorenz made the motion (#2), seconded by member Egan to select Architectural Resource Corporation as the firm to provide design services for the village hall expansion. The motion was approved by unanimous voice vote.

Mr. Ducay explained that the next step in the process is to begin contract negotiations with the selected firm and subsequently development of conceptual architectural designs.

OTHER BUSINESS

None.

ADJOURNMENT

Trustee Heath made a motion (#3), seconded by Trustee Stevens, to adjourn the December 10, 2008 joint meeting of the Economic Development Committee, Land Use and Policy Committee and Plan Commission at 8:03 p.m. The motion was approved by all present.