

VILLAGE OF
FRANKFORT
EST • 1855

LAND USE AND POLICY COMMITTEE MINUTES
SEPTEMBER 9, 2015

CALL TO ORDER

Chairman Bob Kennedy called the meeting of the Land Use and Policy Committee to order at 8:10 P.M. on Wednesday, September 9, 2015, at the Village Administration Building, 432 W. Nebraska Street, Frankfort, Illinois.

ROLL CALL

Land Use and Policy Committee members present included Mayor Jim Holland, Trustees Bob Kennedy, Mike Stevens, Dick Trevarthan, and Doug Walker; Mike DiMaggio, Stacy Bond, and Brian Samuels. Staff in attendance included Administrator Jerry Ducay, Asst. Administrator Rob Piscia, Police Chief John Burica; Supt. of Public Works Terry Kestel, Director of Utilities Tony Minette, Asst. Director of Utilities Zach Brown; Building Supervisor Adam Nielsen, and Community Relations Manager Mary Canino.

APPROVAL OF MINUTES (May 13, 2015)

Member Samuels made a motion (#1), seconded by Trustee Stevens, to approve the Land Use and Policy Committee minutes for May 13, 2015, as presented. The motion was approved unanimously.

TARGET INDUSTRY AND INDUSTRIAL INCENTIVE PROGRAM (T3IP) GRANTS

A. H&H Die Manufacturing: 22772 Challenger Road – Unit A, Fey/Graefen Industrial Park

Asst. Director of Utilities/Development Services Zach Brown provided the Committee with the applications for two manufacturing businesses that were eligible for tenant improvement grants under the Target Industry and Industrial Incentive Program (T3IP).

Mr. Brown stated H&H Die Manufacturing planned to move its business from Mokena to the Fey/Graefen Industrial Park in Frankfort. He noted the business operation qualified for a tenant improvement grant in the amount of \$9,504.00.

Following discussion, Trustee Walker made a motion (#2), seconded by Member Samuels, to forward a recommendation to the Village Board to adopt a Resolution authorizing approval of a

Target Industry and Industrial Incentive Program grant in the amount of \$9,504.00 for a tenant improvement grant to H&H Die Manufacturing, located at 22772 Challenger Road, Unit A, to be issued upon completion of the improvements. The motion was approved unanimously.

B. SR Precision Machining: 22772 Challenger Road – Unit D, Fey/Graefen Industrial Park

The Committee also reviewed SR Precision Machining’s application for an eligible tenant improvement grant for its metal machining business.

Trustee Stevens made a motion (#3), seconded by Trustee Walker, to forward a recommendation to the Village Board to adopt a Resolution authorizing approval of a T3IP tenant improvement grant in the amount of \$3,741.00 to SR Precision Machining, located at 22772 Challenger Road, Unit D, to be issued upon completion of the improvements. The motion was approved unanimously.

FRANKFORT PUBLIC LIBRARY IMPACT FEE ORDINANCE: DISCUSSION

Building Supervisor Adam Nielsen stated the Frankfort Public Library District passed an ordinance to increase developer contributions to the District, based upon current standards for Illinois public libraries.

The Committee supported the proposed impact fee rate structure but had several questions regarding the need for the changes and the process used to determine the increases. The Committee suggested Mr. Gregoire from the Frankfort Library District be invited to an upcoming meeting to provide an overview of the process used for the new fee structure.

EAST POINT BUSINESS PARK STREET NAME CHANGES: DISCUSSION

Mr. Nielsen reported staff had received a request from the developers of the East Point Business Park to rename several streets in the industrial park to reflect new ownership of the property. Streets named Mark Court, Hannah Drive and Bronson Drive were proposed to be renamed to Roma Court, Fey Drive and Commerce Parkway, respectively.

Mayor Holland made a motion (#4), seconded by Trustee Walker, to forward a recommendation to the Village Board to approve the name changes as presented. The motion was approved unanimously.

COMMUNITY ROOM APPLICATION/REQUEST FORM UPDATE

Mary Canino provided an update to the community room application/request form. She noted the room was not to be used for commercial or personal purposes but for community organizations, such as Frankfort non-profit groups, clubs and homeowner associations. In addition, alcohol use is prohibited.

Following the presentation, brief discussion ensued in which the Committee confirmed no fundraising events would be held in the room, and the room could be reserved one month at a time (no long-term reservation). No further action was taken.

OTHER BUSINESS – None.

ADJOURNMENT

Hearing no further business, Trustee Stevens made a motion (#5), seconded by Member Samuels, to adjourn the Land Use and Policy Committee meeting of September 9, 2015, at 9:00 PM. The motion was approved unanimously.

Recorded by: Rob Piscia

Transcribed by: Debbie Cox (via tape)