

**FRANKFORT PARK DISTRICT
SPECIAL COMMITTEE MEETING
Tuesday, December 12, 2023 at 7:30 pm, following the Board Meeting
at the Founders Community Center**

- I. Call to Order
- II. Administration
 - A. Personnel
 - B. Closed meeting Minutes
- III. Park Management
- IV. IL Rescue Funds
 - A. Fort Frankfort
 - B. Founders Gym
- V. Facility & Property Update
 - A. Founders Center
 - i. Gym Truss Status
 - ii. Roof Issues
 - B. Five Oaks Park Property
 - C. Windy Hill OSLAD
 - D. Laraway Road Property – road expansion
 - E. Land Donation
- VI. Affiliate Agreements
- VII. Referendum
- VIII. Executive Session for the purpose of discussing:
The purchase or lease of real estate 5 ILCS 120/(2)(5)); Personnel 5 ILCS 120/2(c)(1); imminent or pending litigation 5 ILCS 120/2(2)(c)(1)
- IX. Adjournment

The Frankfort Park District is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or have questions regarding the accessibility of the meeting, are requested to contact the Gina Hassett at 815-469-9400 or at [ghassett@frankfortparks.org](mailto:gassett@frankfortparks.org) to make reasonable accommodations for those persons.

Will County, Illinois Tax Detail Inquiry

18-13-02-100-001-0000

Township

STUENKEL
RICHARD TRUST

GREEN
GARDEN

% DUANE
STUENKEL

23261 S 88TH
AVE

FRANKFORT IL
60423

Property
Class

Tax Code

Tax Rate

F

1802

5.9010

2021 NET EAV 2022 NET EAV

121,573

131,938

Taxing Body	2021		2022	
	Rate	Amount	Rate	Amount
FOREST PRESERVE	.1339	162.79	.1257	165.85
WILL COUNTY BLDG COMM	.0000	.00	.0000	.00
GR GAR TWP TOWN FUNDS	.1324	160.96	.1290	170.20
GR GAR TWP ROAD FUNDS	.4507	547.93	.4393	579.60
FRANKFORT FIRE DIST	.8174	993.74	.8066	1,064.21
SCHOOL DISTRICT 207-U	3.6389	4,423.92	3.4484	4,549.75
COMM COLLEGE DIST 525	.2848	346.24	.2876	379.45
PEOTONE PUB LIBRARY	.1052	127.89	.1024	135.10
WILL COUNTY	.5761	700.39	.5620	741.50
*** TOTAL ***	6.1394	7,463.86	5.9010	7,785.66



Stuenkel Family Property – possible 40 acre land donation - 1813021000010000

December 6, 2023



To: Board of Commissioners

From: Gina Hassett, Executive Director

Re: Five Oaks HOA – Attorney Client privilege

Members of the Five Oaks HOA Board have requested that the Board review their request to settle the Five Oaks Park lawsuit under the terms below.

Per our meeting in October, the Park District legal counsel has been asked to file a motion to dismiss. The motion has been filed and they are awaiting a status update.

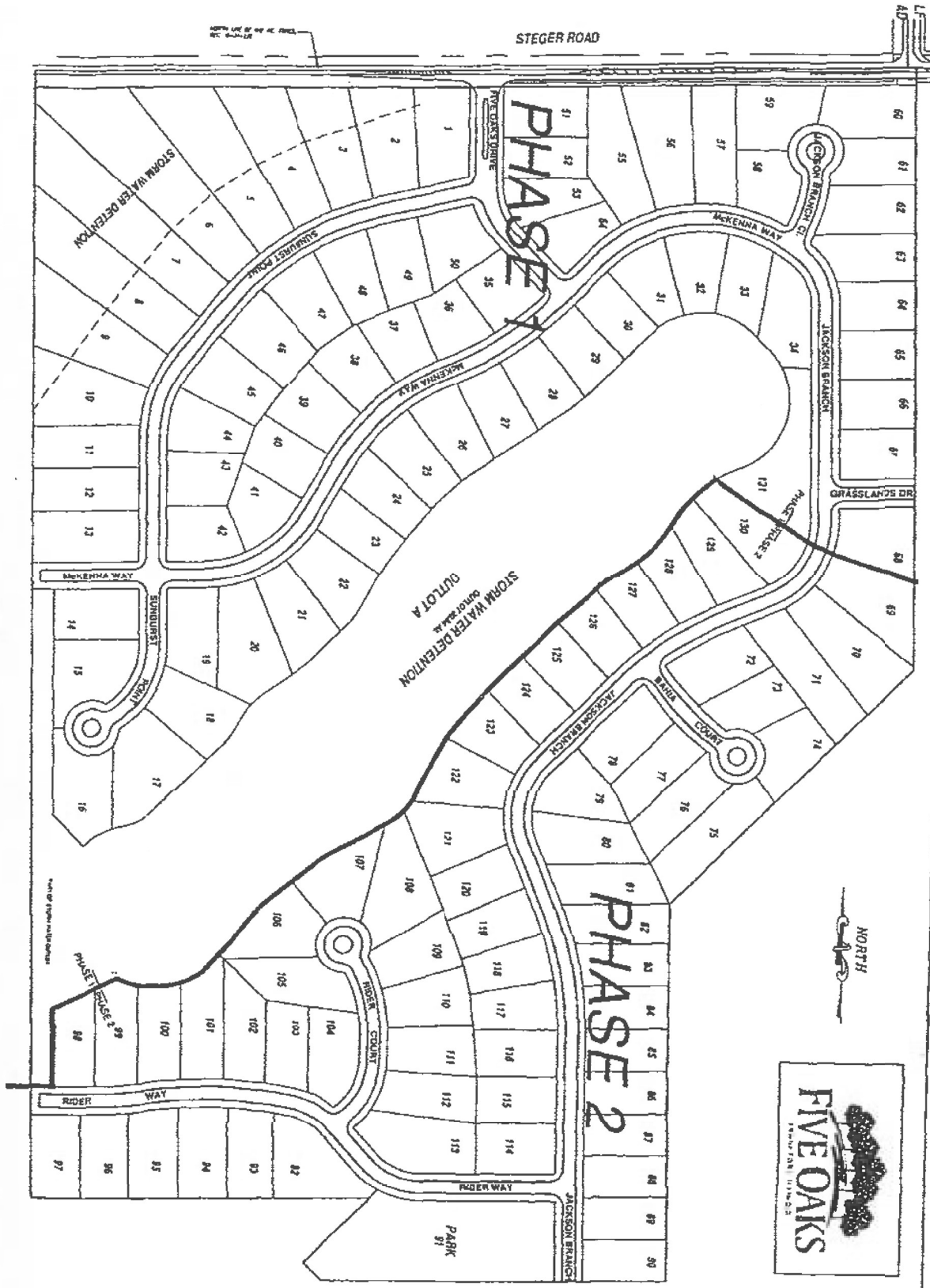
If the Board was to accept the conditions of the HOA, the HOA would work to approve the terms at their February 2024 meeting.

Five Oak HOA Terms to settle are provided below.

- Five Oaks to dismiss any and all lawsuits against the Park District
- Five Oaks to waive any and all outstanding monies due and owing from the Park District
- Five Oaks to discontinue the practice of charging the Park for any annual HOA fees once there is an amendment to the declaration removing the parcel or parcels owned by the district from assessments. The amendment should be drafted by the Park District. The association will assist with gaining approval.
- Park District to develop the 1 corner lot (southeast corner) of the 3 which they own into a “Passive Park” during the Spring season of 2024. This would primarily be “green space” including grading, seeding, and some park benches. This work will be completed at the cost of the park District.
- Park District to continue to maintain all 3 lots weekly during the growing season.
- Park District has the right to further develop the other 2 lots as they see fit and as they are able to afford up to and including, selling of the 2 remaining lots

Staff would like to remind the Board that the park parcel in the Five Oaks Subdivision is for the entire 20,000 residents not just Five Oaks HOA Board.

The request to grade the park parcel would be unbudgeted. Any benches that would be installed would require an ADA path to at least one bench and grading that would meet the ADA requirements. There is more than just dirt and seed. To do what they are asking I think it would be standard for us to install a sign, get a partial site survey to ensure the lot will meet the adjoining lot as it is rough and install ADA paths and benches. I would estimate these costs to be \$40-60K.



NOTES

1. ALL LOTS ARE TO BE DEVELOPED WITHIN 18 MONTHS OF THE DATE OF THIS PLAN.
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9. ALL LOTS ARE TO BE DEVELOPED WITHIN 18 MONTHS OF THE DATE OF THIS PLAN.
10. ALL LOTS ARE TO BE DEVELOPED WITHIN 18 MONTHS OF THE DATE OF THIS PLAN.

FIVE OAKS OF FRANKFORT
 FRANKFORT, ILLINOIS
 PROPOSED
PHASING PLAN

MGA
 240 N. Industrial Drive
 Oakley, Illinois 60451
 (815) 939-4321
 FAX: (815) 939-9610
M. GINGERICH, GEREAX
 ASSOCIATES
 ENGINEERING • PLANNING • SURVEYING

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 Exhibit E