

PLANNING BOARD
JANUARY 22, 2008
7:00 PM

The regular meeting of the Planning Board was called to order by Chairman Doug Jenco on Tuesday, January 22, 2008 at 7:00 PM. All members present.

Also present: Ed Graham, Steve Larsen, Kalisa Gray, Brian McKeirnan, Rodney Tonelli, Jerry Buchenau.

Pledge to the flag was given.

PRESENTATION OF MINUTES

The minutes of December 4, 2007 were presented. A motion by Leonard Pulaski to approve minutes of December 4, 2007 as presented. Seconded by Floyd Garrett. All voted in favor of motion. Motion carried.

PUBLIC HEARING

**3.9 ACRE PARCEL COMMONLY KNOWN AS THE “ANNEXATION PARCEL F (the Property”)/ADDITION TO CIC-EAST
ADDITION TO DEER RUN INDUSTRIAL PARK**

The minutes of the Public Hearing were taken by Court Report LeAnn Hibler.

Minutes are attached.

Ed Graham – consider a recommendation amendment to concept plan for 3.9 acre parcel. Recommendation to Village Board on the petition for zoning map amendment for three (3) categories for this parcel. Read from section of ordinance for recommendation.

A motion by Floyd Garrett to recommend to Village Board the approval of Amending Zoning Map of C-1 (Local Shopping District). Seconded by Leonard Pulaski. All voted in favor of motion. Motion carried.

A motion by Floyd Garrett to recommend to Village Board the approval of Amending Zoning Map of C-3 (Downtown Central Business District). Seconded by Stella Weifus. All voted in favor of motion. Motion carried.

A motion by Floyd Garrett to recommend to Village Board the approval of Amending Zoning Map of I-4 (Category B, Large Scale Industrial Planned Development District). Seconded by Greg Hickey. All voted in favor of motion. Motion carried.

A motion by Wesley Winkler to recommend to Village Board approval of Amended Concept Plan for Deer Run Industrial Park. Seconded by Leonard Pulaski. All voted in favor of motion. Motion carried.

CENTERPOINT BUILDING #10

Brian McKeirnan from CenterPoint explained that Building 10 is located on Mississippi Street, North of Potlatch. Lot is not developed. Dock on one side of building. Will be a spec building, no clients as of yet. Explained the type of building, showed landscaping plan.

Leonard Pulaski asked about truck traffic.

Brian McKeirnan – will use CenterPoint Drive down Mississippi to Baseline Road.

Aimee Ingalls – have you any input from the Fire Department for fire lanes? What kind of tenants do you see going in there?

Brian McKeirnan – could be one tenant, will be a small building.

Aimee Ingalls – does not have rail.

Brian McKeirnan – no, just dock door for traffic in and out.

Rodney Tonelli – everything is in accordance with I-4, smaller building, only docked on one side, will only see one side of building and landscaping.

Brian McKeirnan – will be the last development within the park.

Wes Winkler – will face Mississippi.

Floyd Garrett – Fire Department did not want parking up by building.

Rodney Tonelli – that was raised at one time but have gotten past that.

Brian McKeirnan – already check with Fire Department and they have approved.

A motion by Leonard Pulaski to recommend to Village Board approval of Building #10. Seconded by Floyd Garrett. All voted in favor of motion. Motion carried.

**CENTERPOINT INTERMODAL CENTER AT DEER RUN,
MASTER PLAN P.U.D. AMENDMENT #11**

Rodney Tonelli – this is a housekeeping item, projects already completed. Master Plan to see what we have done and approved, a reference document.

A motion by Wes Winkler to recommend to Village Board approval of Master Plan P.U.D. Amendment #11 for CenterPoint Intermodal Center. Seconded by Leonard Pulaski. All voted in favor of motion. Motion carried.

**CENTERPOINT INTERMODAL CENTER AT DEER RUN,
MASTER PLAN P.U.D. AMENDMENT #12**

A motion by Wes Winkler to recommend to Village Board approval of Master Plan P.U.D. Amendment #12 for CenterPoint Intermodal Center. Seconded by Floyd Garrett. All voted in favor of motion. Motion carried.

**PROVENA ST. MARY OCCUPATIONAL HEALTH FACILITY
CONCEPT PLAN**

Brian McKeirnan explained the location of Provena St. Mary Health Facility, south of Walter Strawn, east of Building 8, between Building 8 and the highway. A three acre site, proposed two entrances on Walter Strawn.

Aimee Ingalls – you are looking at the beginning of a concept plan.

Doug Jones with Provena, oversees occupational health. Will be for initial injuries, work physicals, drug screening for industry. Urgent call work at facility. Will have both occupational and urgent call. Should not have a lot of truck traffic. Urgent care on one side and occupational health on the other side, will also have room for physical therapy.

Wes Winkler – will this be open to other industries?

Doug Jones – yes.

Floyd Garrett – is there a lot of wetland on the property?

Brian McKeirnan – some. Will be building road on western side. Two roads proposed to bring trucks in and one for care to come in. Will have to get an easement for access. Secondary will not come out to Walter Strawn and go east and west. No other access, one way in and one way out, will go out on Walter Strawn and not Mississippi. Will be a buffer area to protect the wetland.

Question was asked if the road will be private or public?

Brian McKeirnan – will be a private drive. Working with Corps of Engineers on access road.

Wes Winkler – do you need two access roads?

Yes – median strip down Walter Strawn is a safety issue to west so traffic does not have to turn around. The access on the east will be for cars, we need both due to traffic flows. Secondary will allow access. Tried to separate auto from truck traffic. This is just a concept plan right now.

Ed Graham – concept plan, will have final later.

A motion by Leonard Pulaski to recommend to Village Board approval of Concept Plan for Provena St. Mary Occupational Health Facility. Seconded by James Bosonetta. All voted in favor of motion. Motion carried.

OTHER BUSINESS

Aimee Ingalls – Strategic Planning will be February 27th and 28th.

Will be conducting an Open Meetings Session.

BP Amoco has new owners, they have plans for the facility.

Sunshine Foods has purchased the entire building they occupy.

Legacy strip mall on St. Louis and Mississippi will be coming.

Floyd Garrett – question about Diagonal Road to Hoff Road, to fix the road.

Brian McKeirman – working with cemetery to be restored, when site is developed, road will be in good condition.

Need another road to cemetery.

A motion by Leonard Pulaski to adjourn meeting. Seconded by James Bosonetta. All voted in favor of motion. Motion carried.

Pat Buchenau
Secretary