

PLANNING BOARD
MARCH 25, 2008
7:00 PM

The regular meeting of the Planning Board was called to order by Pro-tem Chairman Floyd Garrett, on Tuesday, March 25, 2008 at 7:00 PM. One member Doug Jenco absent.

Also present: Ed Graham, Rodney Tonelli, Steve Larsen, Brian McKeirnan and Kevin Breslin, Jerry Buchenau and Don LaPaglia.

A motion by Leonard Pulaski to appoint Floyd Garrett, Chairman Pro Tem. Seconded by Jim Bosonetta. All voted in favor of motion. Motion carried.

Pledge to the Flag was given.

PRESENTATION OF MINUTES

The minutes of the Public Hearing, January 22, 2008 and the Regular Meeting, February 26, 2008 were presented.

A motion by Stella Weifus to approve minutes of Public Hearing of January 22, 2008 as presented. Seconded by Wes Winkler. All voted in favor of motion. Motion carried.

A motion by Wes Winkler to approve minutes of Regular meeting of February 26, 2008 as presented. Seconded by Greg Hickey. All voted in favor of motion. Motion carried.

Lenny Pulaski questioned some comments that were not in the minutes. His comments were in the minutes. Questioned the exit on Mississippi for the Legacy. Fire Department OK with going to back of building. There is only 7' from property line. Spencer Street paved and open. Question on parking lot to Mississippi go east or west on Douglas to St. Louis. Steve Larsen will look into and put in review comments. Fire Department OK with building? Steve Larsen – sent plans to the Fire Department for review and should be done shortly. Spencer Street to improve road for garbage pickup. Steve Larsen to get with developer and address. Developer has not resent plans.

CENTERPOINT INTERMODAL CENTER EAST
(Proposed Distribution Facility)

Brian McKcKiernen – introduced the CenterPoint East expansion to bring the first building built for sale. Showed plans for the building.

Wes Winkler asked if the water sewer extension has been approved?

Brian – the first two steps have been approved, last step approval by IDOT by June 1st.

Floyd Garrett – will this go to Hoff Road right away?

Kevin Breslin – explained will end at Strawn Road, extension to show as cul-d-sac. IDOT will require improvements to Hoff Road. Strawn Road cul-d-sac secondary access.

Floyd Garrett – who will take care of Hoff Road after?

Kevin Breslin – state road right now, may be extended in the future.

Wes Winkler – would this hold true if Coldwater is improved?

Brian McKiernen – specific site, explained boundary lines. Facility #14 cul-d-sac off Walter Strawn Road. Extend Walter Strawn to Route 53. Right of way to connect to Hoff Road. Outlots will be preserved. Berm along edge, gap on northeast corner for off site storm water. Purpose to direct water thru our site and then release water.

Kevin Breslin – approvals were given over a year ago. This is for I-4 zoning. No revision, concept plan has already been approved.

Brian McKiernen – first phase to put in sewer line to construct first building. Berming eight to ten feet high, roadway and utility improvements.

Kevin Breslin – signed deal with Bissell. Delivery date the first quarter of 2009. Will be outside the TIF, will bring in tax base for Village and school district.

Lenny Pulaski – security fence for Bissell?

Brian McKiernen – entire perimeter will be fenced, will be sensitive to the residential.

Kevin Breslin – will generate tax base right away.

Lenny Pulaski – who will maintain the roads?

Kevin Breslin – Village will maintain roads, stand alone SSA for this side. SSA will support Village cost for roads.

Greg Hickey – will there be a left turn lane?

Brian McKiernen – yes.

Kevin Breslin – road segment, Walter Strawn will be the only roadway in site, all other roads will be private, on site road way will be privately owned.

Brian McKiernen – building #14 will be 500,000 sq. ft. for Bissell. Will have a 250,000 extension pad, will be fenced, fully docked on each site, office in northwest corner.

Floyd Garrett – asked about lighting.

Kevin Breslin – will be foot candle.

Brian McKiernen – explained lighting, some lighting on perimeter.

Lenny Pulaski – asked if vegetation on berm?

Kevin Breslin – yes, berm eight to ten feet high with vegetation.

Floyd Garrett – asked about sign, are you going to follow our sign ordinance?

Kevin Breslin – monument signage for east side.

Brian McKiernen – sign same as the other sign on Route 53.

Floyd Garrett – asked about restrictions on sign?

Rodney Tonelli – restrictions were different in the other ordinance, any signs will have to follow the ordinance. Will check to see what is in the annexation agreement regarding sign, make sure we are not violating our ordinance. Will be just building signage, ground sign goes with current regulations, will check sign on height and get back with you.

Lenny Pulaski – when is the start date?

Brian McKiernen – as soon as possible, delivery date of January 2009. Will be landscaping along private road, no landscaping on fence line.

Kevin Breslin – will have covenants by property association.

Brian McKiernen – entire area will be fenced.

Kevin Breslin – first property for the east side of town, had this vision with the original park. Credit to the Village to see the envision for this development. Distribution center, will make use of intermodal ramps.

Greg Hickey – explain the access for Walter Strawn extension.

Kevin Breslin – easement allowed for emergency access, second means of ingress and egress. Will address the comments from Ruettiger Tonelli.

A motion by Wes Winkler in consideration of the requirements of applicable Village Ordinances and Annexation Agreements, that the Plan Commission recommend approval of the Site Plan for Facility #14 within the CIC-East Addition to the Deer Run Industrial Park, subject to the following conditions; approval of the Village Engineer, approval of Village Planner, submittal and staff approval of a landscape plan, staff approval of a lighting plan and compliance with the applicable Annexation Agreement and Village Ordinances. Seconded by Leonard Pulaski. A voice vote was called: Jim Bosonetta – yes, Floyd Garrett – yes, Greg Hickey – yes, Leonard Pulaski – yes, Stella Weisfus – yes, Wes Winkler – yes. Motion carried.

FIRST INDUSTRIAL CONCEPT INTRODUCTION

Aimee Ingalls – First Industrial, east of Route 53, which was the McCleery property, 60 acres, proposed preliminary project.

Jason Sparks from First Industrial explained his business. Corporate headquarters are in Chicago. Have done a lot of development in the Chicago area. Own and operate industrial real estate. Explained how they have gotten here. First plan was not what Village was looking for. Development north of Diagonal Road, 58 acres. Aware of development to west and east. We are interested in continuing. Concern is how to get access and not cause a issued with Elwood. Transportation plan separate from comp plan. Potential to the east. Bring road down to Hoff Road will not solve the issue. What is the access you want us to use for future development to the east? Your comments on what you want us to persue.

Wes Winkler – asked where is the location of the parcel?

Jason Sparks – directly east of Coldwater Road.

Floyd Garrett – will there be a lot of truck traffic?

Jason Sparks – a ball park figure of 80-90 auto daily, 15-20 trucks, access issue is what we are concerned about.

Rodney Tonelli – when we did the annexation agreement for CenterPoint, we discussed this issue. CIC East extension of Walter Strawn Road will be revisited, there are some larger issues to work out. We are in need of updating the Comp Plan with some of the ideas that came out of the Strategic Planning session. Access to this property and other roads from larger planning issues to address. Manhattan had a plan for Hoff Road as a truck route.

Recommend we go through and update Comp Plan. Ask First Industrial to be patient to give them some definite information.

Aimee Ingalls - give you some definite recommendations. Ready to do comp plan at full speed.

Rodney Tonelli – need to re-visit some other issues to give you some input.

Jason Sparks – thank you for your time, urge you to consider the access to the east, will be the best way.

Wes Winkler – why do you need 466 car stalls?

Jason Sparks – that seems high.

Lenny Pulaski – access to the east?

Jason Sparks – shortest distance to intermodal, traffic to the east is not a high concern.

Lenny Pulaski – would this be a 24-7 operation?

Jason Sparks – yes.

OTHER BUSINESS

Aimme Ingalls – rescheduled the Open Meetings Class for April 21st at 2:00 PM.

A motion by Lenny Pulaski to adjourn meeting. Seconded by Wes Winkler. All voted in favor of motion. Motion carried.

Pat Buchenau
Secretary