

PLANNING BOARD
FEBRUARY 26, 2008
7:00 PM

The regular meeting of the Planning Board was called to order by Chairman Doug Jenco on Tuesday, February 26, 2008 at 7:00 PM. All members present.

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

Pledge to the flag was given.

PRESENTATION OF MINUTES

The minutes of January 22, 2008 were presented. A motion by Floyd Garrett to approve minutes of January 22, 2008 as presented. Seconded by Leonard Pulaski. All voted in favor of motion. Motion carried.

CENTERPOINT INTERMODAL CENTER EAST

Proposed Distribution Facility (499,500 sq. ft.)

Brian McKeirnan from CenterPoint explained the site plan and where the building will be erected. Will be facility #4, buffer on all sides. Pipeline on the southwest to northeast, access road will be along the pipeline. Storm sewer on the southern side of access road. Buffer will hid the trailer park, buffer will be 50' wide, no calculations on height, landscaping on top of berm. Maximum of 8' high.

Floyd Garrett – problem with drainage on Route 53.

Brian McKeirnan – will bring the water through our site.

Rodney Tonelli – is this a spec building?

Brian McKeirnan – we have a tenant, tax revenue will come to the Village and other taxing bodies. Building 499,200 sq. ft. can expand to 700,000 sq. ft..

Floyd Garrett asked if the water and sewer will cross Route 53?

Brian McKeirnan – first phase will be the entrance road and cul-d-sac and water main. Working with IDOT on road. Will bring in utilities along Coldwater Road. Tie in water at Mississippi, will be a loop. All infrastructure in the first phase. No rail service. Building will be similar to what we already have, will have expansion plan for future development. The user will be a distribution center. No changes to Hoff Road. Land is being preserved in case of a metra station.

Rodney Tonelli – there is a lot of unknowns with Hoff Road. May be a east west truck route.

Water and sewer to be extended to service buildings.

Ed Graham – west of Route 53 has a Master PUD, are you going to do for the east side also?

Brian McKeirnan – yes.

Rodney Tonelli – asked if the plan reviews have been done?

Brian McKeirnan – preliminary with CTE right now, hopefully will be done in March.

Leonard Pulaski – any free standing signage on the property?

Brian McKeirnan – no discussions on signage right now, will get you an answer.

Elaine Pochiro – asking where the main entrance will be?

Brian McKeirnan – extension of Walter Strawn and Route 53. 80 feet to be dedicated to Village. No TIF, tax revenue to Village and other taxing bodies.

Rodney Tonelli – asked about landscaping on Coldwater Road and Hoff, what is anticipated in first phase?

Brian McKeirnan – will be just the middle part right now.

Wes Winkler – what is the anticipated build out?

Brian McKeirnan – doing the civil engineering with CTE, by the end of this year. Explained landscaping along front of site and private road, site on northeast end will be landscaped. Explained the Photometric plan.

Leonard Pulaski – asked if there will be fencing for security?

Brian McKeirnan – will be fenced. Would like to take to the Village Board for approval.

Rodney Tonelli – staff needs to review documents creating the parcel, review landscaping plan, need to address comments from engineer, look at IDOT permits and storm water management. Come back to Zoning in March and go to Village Board in April for approval. Need to address signage and entry.

Elaine Pochiro – own 60 acre parcel on east side of Coldwater Road, want to do as residential. Concerned with adequate buffer and lighting, residence will be there.

Rodney Tonelli – that is a concern of Staff also. Will get some answers for the next meeting.

LEGACY COMMERCIAL CENTER

Rodney Tonelli – this is a site plan, Baxter and Woodman has done the civil review. There are a couple of items to be reviewed. Just received the plan for landscaping. Staff to review landscaping, photometric plans.

Leonard Pulaski – asked about the entrance and exit on Mississippi, are they going both ways?

Steve Larsen – full access.

Rodney Tonelli – will have to look at.

Leonard Pulaski – back of building, 7' to retention pond, no access for fire department, will trucks be able to get through?

Steve Larsen – yes, will check with Fire Department.

Leonard Pulaski – in the back, no access for deliveries, all traffic in front, could create congestion. How are you going to accommodate all the traffic?

Steve Larsen – alternate plan for traffic.

Rodney Tonelli – depends on type of tenants that will be there, will be a mix of users. Need to analysis to get trucks in there. Will follow up at next meeting.

Wes Winkler – access off Spencer Street?

Steve Larsen – not an approved street, would need to be fully approved.

Floyd Garrett – northwest corner of building, easement between lot line and building.

Rodney Tonelli – yes, want Douglas Street right of way to be vacated.

Leonard Pulaski – access to trash area through St. Louis Street to Lot 1.

Steve Larsen – yes.

Rodney Tonelli – building set back is 5', residential is 7'. Will get answers and bring back next month.

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

Pat Buchenau
Secretary