

**MINUTES OF THE PLAN COMMISSION**  
**June 14, 2010**

The special workshop meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:01 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Scott Adams, William Cotey, Robert Guarnaccio, Walter Oakley, Andy Robinson, and Kurt Schultz.

Members absent: None.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; and Heather Rowe, Economic Development Coordinator.

Others Present: John Cortesi, Chairman, Economic Development Commission; Tom Krueser, Commissioner, Economic Development Commission; and Steve Martin, Commissioner, Economic Development Commission.

Chairman Moore recognized and welcomed new member Kurt Schultz to the Commission.

Commissioner Cotey moved, seconded by Commissioner Oakley, to approve the May 10, 2010, Plan Commission meeting minutes.

Motion carried 7 - 0.

**WORKSHOP DISCUSSION WITH THE ECONOMIC DEVELOPMENT COMMISSION:**

Mr. John Cortesi, Chairman, Economic Development Commission and Commissioners Tom Krueser and Steve Martin, along with Staff, presented the draft of the economic development portion of the update to the Comprehensive Plan. Members and Staff noted that the chapter had been re-written to clearly document specific economic goals and implementation strategies. The existing plan calls for additional studies in these area, while the proposed chapter outlines specific actions.

Ms. Heather Rowe, Economic Development Coordinator, outlined the list of developable sites to the Plan Commission and noted that the attempt of the Economic Development Commission was to prioritize necessary tasks. The first item discussed was the Sports Complex property.

After review, Commissioner Guarnaccio inquired if there were any issues with the existing zoning. Staff responded that the existing zoning allows for a multitude of uses; however, a zoning of the corner to C-3, General Commercial District is advisable and would reflect the zoning on the southeast corner of the site.

**Minutes of the June 14, 2010, Plan Commission Meeting**  
**Page 2 of 4**

Economic Development Commissioner Krueser stated that the ownership at the Sports Complex should not be a priority of the Village.

The two Commissions then discussed the following properties:

- Southwest corner of Milwaukee Avenue and Peterson Road
- Southeast corner of Milwaukee Avenue and Artaius Parkway
- School Street residential
- Mallory industrial campus
- Liberty Point
- Downtown train station and Trimm redevelopment
- Southeast corner of Peterson Road and Butterfield Road
- Southeast corner of Milwaukee Avenue and Park Avenue
- Milwaukee Avenue area redevelopment - Milwaukee Avenue to Rockland Road
- Peterson Road streetscaping and redevelopment
- Hollister
- Prairie Crossing train station
- Shell - southeast corner of Peterson Road and US Highway 45
- Northeast corner of Winchester Road and US Highway 45
- Aldridge/Mungo site
- East Park Avenue redevelopment
- Southeast corner of Harris Road and Peterson Road
- Foulds
- East side industrial buffer
- Unincorporated east towards Route 53

The consensus of the two Commissions was as follows:

1. Focus on attracting retail versus office or service uses for the former Frank's/Fresh Foods property.
2. Support the School Street development and note that this item may be deleted from the plan if building permits are secured prior to plan adoption.
3. Encourage a mix of uses at the Mallory industrial campus to include research and development offices, in addition to any market-driven warehousing.
4. Continue to support the proposed redevelopment of Liberty Point (north Meyer Farm) for industrial and warehouse uses.
5. Allow Staff to redesign the Downtown Concept Plan regarding the downtown train station and Trimm property to reflect the legal agreement for the property and other market conditions.

## Minutes of the June 14, 2010, Plan Commission Meeting

### Page 3 of 4

6. Continue to support and office/industrial use for the Ashley Capital property at Route 137 and Butterfield Road.
7. Encourage the owners of the southeast corner of Milwaukee Avenue and Park Avenue to seek opportunities to expand the property to allow for appropriate redevelopment of the corner.
8. Encourage property assemblage, improved signage, landscaping and facade materials, along with shared access for an redevelopment of Milwaukee Avenue between Park Avenue to Rockland Road.
9. Encourage property assemblage, share access, improved signage, and landscaping with any redevelopment along Route 137.
10. Continue to work with Hollister to encourage a commercial component to be incorporated along the frontage of its property along South Milwaukee Avenue.
11. Encourage the development of the Prairie Crossing Train Station in line with the Planned Development Concept Plan for commercial and office uses.
12. Encourage Shell to expedite the sale and development of the southeast corner of Peterson Road and US Highway 45.
13. Market the northeast corner of Winchester Road and US Highway 45 as suitable for commercial, office, or medical uses.
14. Maintain the Aldridge/Mungo property along Park Avenue for industrial use, but consider beautification of other uses along Route 176 frontage to act as a buffer.
15. Encourage property assemblage, share access, as well as improved signage, landscaping, and facade materials with any redevelopment along East Park Avenue.
16. Approach the property owners of the southeast corner of Harris Road and Peterson Road with a proposal for annexation.
17. Assist Foulds in finding a viable option to maintain operations either on a portion of the existing site or elsewhere in the community.
18. Identify key streets requiring streetscaping to provide an appropriate east side industrial buffer.
19. Contact property owners of Roepelt Farm to consider pre-annexation agreements with certain non-monetary incentives or delay of annexation fees.

**Minutes of the June 14, 2010, Plan Commission Meeting**  
**Page 4 of 4**

The Plan Commission thanked the Economic Development Commission and Staff for completing their work on the Economic Development section of the update the Comprehensive Plan.

**COMMUNICATIONS AND DISCUSSION:**

Chairman Moore noted that with the budget restraints that the Village is currently operating under, along with Staff lay-offs, hiring freezes, furlough days, and freezing of salaries, that Plan Commission members consider recommending that the Village Board waive the Plan Commission salaries for fiscal year 2010-2011. The consensus of the Commission was to recommend a one year waiver of the salaries.

Commissioner Oakley moved and Commissioner Adams seconded a motion to recommend that the Village Board of Trustees waive the fiscal year 2010-2011 salaries for Plan Commission/Zoning Board of Appeals members.

Motion carried 7 - 0.

Commissioner Adams moved and Commissioner Oakley seconded a motion to adjourn.

Motion carried 7 - 0.

Meeting adjourned at 9:10 p.m.