

Village President Michelini called the meeting to order at 7:00 p.m. followed by the Pledge of Allegiance.

Roll Call

Trustee Felten	Yea	Trustee Keck	Yea
Trustee Mattingly	Yea	Trustee Watermann	Absent
Trustee Lee	Absent	Trustee Heinz	Yea

Also present: Village Manager Anne Marie Gaura, Director of Finance Jeff Zoepfel, Chief of Police Dennis Schmidt, Director of Building Tim Brophy, Director of Community Development Amy Furfori, Director of Public Works Mike Pubentz, Deputy Village Clerk Helen Prester, Administrative Analyst Mera Johnson, Village Attorney Peter Wilson, Village Engineer Peter Wallers, Members of the Press and others.

Items for Separate Action

A. Recommendation of the Plan Commission on PC 06-031FP on the Final Plat for 123 Keck Avenue.

The petitioner, David McCormick, is seeking approval of the Final Plat for property located at 123 Keck Avenue. This includes a total of four lots to be platted for a total of approximately 1.86 acres. Director Furfori reminded the Board that a renovated farm home is currently situated on this site. The Plan Commission voted 5 to 1 to recommend conditional approval of the Final Plat and to waive the Village's requirement for curbs, gutters and sidewalks. Director Furfori advised the Board that the one dissenting vote cast was in response to the Petitioner seeking a waiver of the Village's curb, gutter and sidewalk requirements.

Mr. McCormick stated that the reason he is seeking approval to waive the curb, gutter and sidewalk requirements is due to the larger lot sizes and more rural feel of the development plan. Trustee Heinz and Trustee Mattingly voiced their opposition to allowing this variance.

Trustee Mattingly moved **to approve PC 06-031 Final Plat for 123 Keck Avenue, to include comments and letters by Community Development dated August 10, 2006, Engineering Enterprises Inc. dated August 10, 2006 and Planning Resources, Inc. dated August 10, 2006 and to not waive the requirement for curbs, gutters and sidewalks.** Trustee Keck seconded this motion.

4 Yea. 0 No. Motion Carried. Trustee Mattingly, Heinz, Felten, Keck voting yea.

B. Recommendation of the Plan Commission on PC-032 SLE on the Site, Landscape and Engineering Plans for the Fox River Foods Expansion.

The Plan Commission has recommended conditional approval of Fox River Foods' request to construct a 74,250 square foot warehouse addition. The site is located south of Baseline Road, east of Lake Street and north of Caterpillar. Director Furfori explained that one of the conditions of this approval is that the petitioner comes back to the Village to clean up some zoning issues associated with this parcel.

Trustee Heinz **moved to approve PC06-032 SLE II, Site, Landscape and Engineer Plans for Fox River Foods.** Trustee Felten seconded this motion.

4 Yea. 0 No. Motion Carried. Trustee Heinz, Felten, Keck, Mattingly voting yea.

C. Recommendation of the Plan Commission on PC 06-033 SLE II Site, Landscape and Engineering Plans for Gusto Packing Company Expansion.

Gusto Packing is seeking approval to build a 100,500 square foot warehouse addition to the north of their existing facility. The site plan, landscape plan and engineering plan were all prepared by Ochsenschlager Construction. Director Furfori stated that Staff is still working with Kane County on stormwater issues associated with the Frelk Farm property, which is immediately adjacent to this site.

Trustee Heinz moved **to grant conditional approval PC 06-033-SLE II Site, Landscape and Engineering Plans for Gusto Packing Company to include the comments and letters by Community Development dated August 10, 2006, Engineering Enterprises, Inc. dated August 10, 2006 and Planning Resources, Inc. dated August 8, 2006.** Trustee Mattingly seconded this motion.

4 Yea. 0 No. Motion Carried. Trustee Heinz, Felten, Keck, Mattingly voting yea.

D. Recommendation of the Plan Commission on PC 06-034 SLE II on the Site and Landscape Plans for JC Penney.

The Plan Commission has recommended conditional approval of 06-34-SLE II Site and Landscape Plans (not including signage) for JC Penney. Manager Gaura reminded the Board that Penney's will be the third large retailer to occupy the Ogden Hill Center, joining Menard's and Office Depot. Penney's will encompass approximately 103,500 square feet of space. In response to an inquiry from Trustee Heinz, Director Furfori advised that Staff has been working closely with IDOT on accesses into this shopping center. It is currently planned to have three signaled access into the Ogden Hill Center; one from Route 34, one from Hill Avenue and one from Route 30.

Trustee Keck moved **to approve the Plan Commission recommended conditional approval of 06-034 SLE II Site and Landscape Plans, not including signage for JC Penney to include the comments and letters by Community Development dated August 10, 2006, Engineering Enterprises, Inc. dated August 8, 2006 and Planning Resources Inc. dated August 10, 2006.** Trustee Mattingly seconded this motion.

4 Yea. 0 No. Motion Carried. Trustee Keck, Mattingly, Heinz, Felten voting yea.

E. Professional Services Agreement for Preliminary Engineering for the Montgomery Preserve Tax Increment Financing District with Engineering Enterprises, Inc. in the Amount of \$80,956.00.

Manager Gaura stated that that there will be substantial engineering costs incurred in determining the cost of improvements that need to be included in the TIF Development Agreement. Engineer Wallers agreed with this assessment, and explained that Village-led projects will encompass all the public improvements associated with the TIF. These will include construction of the regional pumping station, Pearl Street storm sewer reconstruction, Barbara Lane extension and a traffic study for the TIF area. The contract amount for preliminary engineering is \$80,956.00. The funding will be provided by the TIF developer and will be eligible for reimbursement to them

Trustee Mattingly moved **to approve Preliminary Engineering costs of \$80,956.00 for the Montgomery Preserve Tax Increment Financing District.** Trustee Felten seconded this motion.

4 Yea. 0 No. Motion Carried. Trustee Mattingly, Heinz, Felten, Keck voting yea

F. Professional Services Agreement for Hydrologic and Hydraulic Study for the Montgomery Preserve Tax Increment Financing District with Engineering Enterprises, Inc. in the Amount of \$105,000.00

Engineer Wallers explained that this study will be used to coordinate the final development plans for grading and the frontage road bridge with the TIF Developer. The goal is to insure that there is no increase in flooding up or downstream of the project. In addition, this study will allow the Village and the TIF developer to understand the impact of the floodplain work so they can proceed forward with final plans and establishing costs for the grading work

Trustee Keck moved **to approve a Professional Services Agreement for Hydrologic and Hydraulic Study for the Montgomery Preserve Tax Increment Financing District with Engineering Enterprises, Inc. in the amount of \$105,000.00.** Trustee Mattingly seconded this motion.

4 Yea. 0 No. Motion Carried. Trustee Keck, Mattingly, Heinz, Felten voting yea.

Adjournment – 7:30 PM

Seeking no further business to come before the Board, it was moved by Trustee Heinz and seconded by Trustee Felten **to adjourn the meeting.**

4 Yea. 0 No. Motion Carried. Trustee Heinz, Felten, Keck, Mattingly voting yea.

Barbara G. Argo
Village Clerk