

**MINUTES**  
**Joint Finance & Economic Development and Planning & Zoning Committee**  
**July 7, 2015 – 6:45 p.m.**  
**Fulton Conference Room**

Members Present: D. Seaman, Chair – Finance and Economic Development  
J. Vandenberg, Chair – Planning and Zoning  
M. Pannitto, Village Trustee  
T. Grady, Village Trustee

Members Absent: None

Other Village Board Present: B. Maher, Village Trustee  
B. Younker, Village Trustee

Staff Present: D. Niemeyer, Village Manager  
M. Mertens, Assistant Village Manager  
S. Tilton, Assistant Village Manager  
B. Bettenhausen, Village Treasurer  
I. Baker, Economic Development Director  
D. Schepers, Public Works Director  
A. Connolly, Planning Director  
S. Neubauer, Police Chief  
T. Kopanski, Water Superintendent  
J. Prinz, Village Engineer

Others Present: M. Nolan, Tribune  
M. Gilbert, Junction

**ITEM #1** - The meeting of the Planning and Zoning Committee was called to order at 6:51 p.m.

**ITEM #2 – CONSIDER APPROVAL OF THE MINUTES OF THE FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING HELD ON MAY 26, 2015 AND PLANNING AND ZONING COMMITTEE HELD ON JUNE 16, 2015-** Motion was made by Trustee Maher, seconded by Trustee Grady, to approve the minutes of the Finance and Economic Development Committee meeting held on May 26, 2015 and Planning and Zoning Committee Meeting held on June 16, 2015. Vote by voice call: Motion carried.

**ITEM #3 – DISCUSS UPDATE ON RBT INDUSTRIES PROJECT**– Economic Development Director, Ivan Baker, presented an update on the incentive agreement for RBT Industries (Great Escape). The incentive agreement stipulated a start date of October 1, 2014 with a completion date of February 1, 2016. Due to permitting review related to the storm water detention the project has not commenced on time however, the developer is still able to meet completion date of February 1, 2016. Upon discussion, the Committee appreciated the notification in the delay of the start date and is pleased that the project will be completed on time.

**ITEM #4 – DISCUSS AMENDMENT ON COMPLETION DATE FOR MACK COMPANIES PROJECT** – Economic Development Director, Ivan Baker, presented an overview of the façade redevelopment agreement for Mack Industries at 183<sup>rd</sup> and Oak Park Avenue. The agreement called for the façade to be complete by December 31, 2014 and was delayed due to construction issues related to the sprinkler system installation. The developer is seeking an extension to December 31, 2015. Upon

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discussion, the consensus of the Board was to have staff draft an amendment to the agreement with an appropriate completion date.

**ITEM #5 – DISCUSS LEGACY POND** – Assistant Manager Mertens and Village Engineer, Jennifer Prinz, provided an overview of the Master Storm Water Detention Pond proposed at the Panduit site at 175<sup>th</sup> and Ridgeland Avenue. The proposed pond, if constructed, is estimated at \$4.5 million. The Village Engineer has applied for a permit with the MWRD and is anticipating receipt of permit by October 2015. The Village would have one year from the receipt of the permit to start construction of the pond and conveyance system and 3 years from the issuance of the permit to complete the construction. Staff highlighted the need for the construction of the pond in order to maximize the full development of the Panduit site as well as the key target areas within the downtown business district. Should this pond system not be constructed, each development site would need to be developed to accommodate storm water detention on their site which could take up to 30% to 40% of the property, thus reducing the amount of development in these target areas. Attached is a map and cost estimates of the pond and conveyance system as well as an exhibit showing the percentage of the storm water detention system that would apply to each target area.

Motion was made by Trustee Pannitto, seconded by Trustee Vandenberg, to adjourn this joint meeting of the Finance and Economic Development and Planning and Zoning Committees. Vote by voice call. Chairman Seaman declared the motion carried and adjourned the meeting at 7:33 p.m.

MSM:lv

cc: *Village Board*  
*Village Manager*  
*Assistant Village Managers*  
*Village Treasurer*  
*Deputy Village Clerk*