MEETING:	**Development Commission**
DATE:	**February 12, 2009**
LOCATION:	**Municipal Building – Room 214**

CALL TO ORDER - ROLL CALL

Chairman Bakes called the meeting to order at 7:30 p.m.

MEMBERS PRESENT: Jeffrey Bakes, Rich Bergmann, Philip McBride, Wayne Lowrey, Mark Mercier, Patrick Watkins, William Cannon, Ed Zimel, Jr. (Aux.).

MEMBERS ABSENT: Seth Sabel (Aux.), Terrance Kerns (Aux.).

ALSO PRESENT: Trustee William Manton, Board Liaison
Patrick Grill, Community Development Director
Jackie Reyff, Chief Planner

QUORUM PRESENT: Yes

Chairman Bakes appointed Auxiliary Member Ed Zimel, Jr. as a full member of the Commission for this meeting.

PLEDGE OF ALLEGIANCE

Everyone joined in the Pledge of Allegiance.

APPROVAL OF AGENDA

Commissioner Zimel motioned to approve the agenda as presented, seconded by Commissioner Watkins. **Voice Vote:** All Ayes – Motion carried.

APPROVAL OF MINUTES

Commissioner Bergmann made a motion to approve the January 8, 2009 minutes, seconded by Commissioner Zimel. **Voice Vote:** All Ayes - Motion carried.

CALL OF CASES

A. **Menards, Inc. (Northeast corner of Barrington Road/Irving Park Road)** – Petitioners are requesting approval of a Preliminary and Final Plat of Subdivision at the Northeast corner of Barrington Road and Irving Park Road, Hanover Park, Illinois.

Date of publication for the public hearing was January 21, 2009 in the Daily Herald.

STAFF SUMMARY

Background and summary information per Staff Report dated February 4, 2009 was presented by J. Reyff.

PETITIONER TESTMONY

The following person was sworn in by Chairman Bakes: Theron Berg, 4777 Menard Drive, Eau Claire, WI 54703.

QUESTIONS/COMMENTS FROM THE AUDIENCE

There were no questions/comments from the Audience.

QUESTIONS/COMMENTS FROM THE COMMISSIONERS

Commissioner Mercier asked if businesses going into these lots will come before Development Commission for ingress and egress to those lots. J. Reyff stated a business on these lots would come before Development Commission in the case of a Special Use or to build something that would require a P.U.D., but ingress and egress is something that would be handled at staff level with building permits. Commissioner Mercier asked about the access easements between Lots 2 and 3, and Lot 5 and Bank of America is being considered. J. Reyff replied that is in discussions between Menards and the Bank of America property owner. Mr. Berg added that Menards is negotiating a separate document with the bank to handle access and easements for stormwater. He stated with Lots 2 and 3 because they don't know where the building will end up, it was not shown in the easement agreement. Commissioner Mercier asked where that leaves maintenance for those two lots. Mr. Berg stated those lots belong to Menards so by default they are theirs.

Commissioner Bergmann asked for clarification on subdividing the McDonald's lot in comparison to what it was previously. Mr. Berg stated McDonalds was just a ground lease and was never subdivided. He stated everything they are subdividing today is Lot 2, and McDonalds was not a separate lot.

Commissioner McBride commented on the traffic flow pattern among the lots and noted a couple of areas that are prone to cause accidents.

Commissioner McBride motioned to close the taking of testimony, seconded by Commissioner Bergmann. Voice Vote: All Ayes - Motion carried.

Commissioner Zimel motioned to approve the petitioner's request for Preliminary and Final Plat of Subdivision for the Menards Subdivision, seconded by Commissioner Lowrey.

ROLL CALL VOTE:	Rich Bergmann	Yes
	William Cannon	Yes
	Wayne Lowrey	Yes
	Philip McBride	Yes
	Mark Mercier	Yes
	Patrick Watkins	Yes
	Ed Zimel, Jr.	Yes
	Jeffrey Bakes	Yes

Motion passed by a vote of 8 to 0. This case will be presented to the Village Board of Trustees at their regularly scheduled meeting on Thursday, March 5, 2009 at 7:30 p.m. in Room 214 of the Village Hall.

OTHER MATTERS

Chairman Bakes announced a workshop will be held on the Comprehensive Plan update following adjournment of the meeting.

ADJOURNMENT

Meeting adjourned at 7:42 p.m. on motion made by Commissioner Zimel, seconded by Commissioner Lowrey. **Voice Vote:** All Ayes - Motion carried.

Minutes transcribed by:

Wendy Holtz, Secretary
on this 12th Day of February 2009

Jeffrey Bakes, Chairman