

Village of Gilberts

Village Hall
87 Galligan Road, Gilberts, IL 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

Village Administrator Memorandum 62-15

TO: Chairman Randy Mills
Plan Commission/Zoning Board of Appeals

FROM: Ray Keller, Village Administrator



DATE: July 1, 2015

RE: Final Plan – Prairie Business Park IV

Interstate Partners LLC has submitted a final plan for their Building IV site, located at the southeast corner of the Prairie Business Park PUD. Because Prairie Business Park was entitled a Planned Unit Development (PUD), the final plan requires Plan Commission review and Village Board approval before permits may be issued.

The subject area is currently used in part by J.S. Reimer, whose equipment and materials will be relocated with the development of this site. Interstate Partners will construct a 285,820 s.f. building that will extend across Lots 44 through 57, approximately 14.7 acres in combined lot size. The site will have 246 parking spaces located around the perimeter of the building with docks located on the north and south sides of the building. Access to the site will be provided via Burnet Drive and Arrowhead Drive on the north and east sides of the site, respectively. Interstate Partners have not yet identified any specific uses or tenants for the building.

The final plan and accompanying building and landscaping exhibits appear to comply with the UDO and the terms of the PUD ordinance. The engineering details accompanying the final site plan will be reviewed by Baxter & Woodman prior to the issuance of any permits. Staff recommend approval of the final plan for Building IV.

**Plan Commission
Village of Gilberts
87 Galligan Road
Gilberts, IL 60136
July 8, 2015
7:00 p.m.**

AGENDA

- 1. CALL TO ORDER**
- 2. ROLL CALL/ESTABLISH QUORUM**
- 3. APPROVAL OF MINUTES**
 - A. June 17, 2015
- 4. NEW BUSINESS**
 - A. Approval for a Final Plan for Prairie Business Park IV
- 5. OLD BUSINESS**
- 6. COMMUNICATIONS**
- 7. ADJOURNMENT**

NOT APPROVED MINUTES

Village of Gilberts
87 Galligan Road
Gilberts, Illinois 60136
Plan Commission/Zoning Board of Appeals Meeting Minutes
June 17, 2015
7:00 p.m.

Call to Order

Chairman Mills called the meeting to order at 7:00 p.m.

Roll Call/Establish Quorum

Present were Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, and Chairman Mills. Also present was Village Administrator Keller. Not present was Commissioner McHone and Vice Chairperson Davidowski.

Approval of Minutes

A motion was made by Commissioner Borgardt and seconded by Commissioner Sullivan to approve the amended minutes of April 22, 2015. Roll Call: Vote: 5-ayes. (Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Commissioner Knudsen will be added to the list of members present. Commissioner Borgardt seconded the motion to approve the minutes, which will be updated.

New Business

Public hearing on a petition by Mr. Demitri Stavropoulos for a variance from the Unified Development Ordinance, Chapter 10 "Nonconformities" for his property located at 214 Galligan Road

A motion was made by Commissioner Sullivan and seconded by Commissioner Borgardt to open the public hearing. Roll Call: Unanimous Voice Vote: all ayes. (Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Administrator Keller gave a brief description of the property and stated the concern the Board members had while discussing this matter at the meeting. They had discussed the possibility of asking for a variance to set the six month window for a discontinued nonconforming use.

Mr. Demitri Stavropoulos stated that the property is currently under contract with a small trucking company.

Commissioner del Vecchio questioned the number of trucks which would be utilized in the business. Mr. Stavropoulos stated that he believes there are 4 to 5 trucks.

Commissioner Knudsen questioned the intent of the business to grow. Mr. Stavropoulos informed the commissioners that he did not have that conversation with the business owners. He added that it is a Father and Son owned business.

Ms. Rosemary Geier Grant stated that her family has lived in the same house for 56 years, and her mom rents out three apartments. She was initially concerned for the traffic increase and worried about her mom's ability to continue to rent the apartments. However, she no longer has those concerns.

In an unrelated matter the Board recently approved an Ordinance prohibiting truck traffic through "Old Town" Galligan Rd. The trucks would be required to access Tyrrell Road from Koppie Drive.

A motion was made by Commissioner Knudsen and seconded by Commissioner Borgardt to close the public hearing. Roll Call: Unanimous Voice Vote: all ayes. (Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

A motion was made by Commissioner Borgardt and seconded by Commissioner del Vecchio to recommend approval to the Village Board for a variance from the Unified Development Ordinance, Chapter 10 "Nonconformities" for property located at 214 Galligan Road. Roll Call: Vote: 5 ayes. (Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

This matter will be placed on the July 7th Board Meeting Agenda.

Commissioner Borgardt recused himself from the next portion of the meeting due to a direct conflict.

Public hearing on a petition by B Square Inc. for a special use permit at 211 West Higgins Road to allow an indoor car sales business in the I-1 zoning district

A motion was made by Commissioner Sullivan and seconded by Commissioner del Vecchio to open the public hearing. Roll Call: Unanimous Voice Vote: all ayes. (Commissioners del Vecchio, Knudsen, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Administrator Keller stated that B Square Inc. was requesting a special use to operate an indoor auto sales business. Currently the building has a mix of both office and commercial use in the 6 units.

Petitioner Bob Borgardt stated that the sales would mostly be done through the internet and all inventory will be kept inside the building.

Commissioner Sullivan questioned the number of cars which would be kept at the business. Mr. Borgardt stated that 8 to 10 cars could fit in the space if needed, since there are not any offices located in the building. However, financially speaking, when he first begins he would not have 8 to 10 cars. As the business grows, if additional space was needed, he would most likely move the business to a different location.

A motion was made by Commissioner Sullivan and seconded by Commissioner del Vecchio to close the public hearing. Roll Call: Unanimous Voice Vote: all ayes. (Commissioners del Vecchio, Knudsen, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

A motion was made by Commissioner Knudsen and seconded by Commissioner Sullivan to recommend approval to the Village Board a special use permit at 211 West Higgins Road to allow an indoor car sales business in the I-1 zoning district. Roll Call: Vote: 4 ayes. (Commissioners del Vecchio, Knudsen, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Old Business - none

Communications

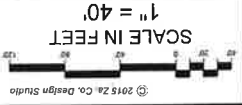
There is a meeting tentatively scheduled for July 8th regarding the final plans for the gas station site at the intersection of Tyrrell and Higgins.

Adjournment

A motion was made by Commissioner Borgardt and seconded by Commissioner Sullivan to adjourn from the meeting at 7:26 p.m. Roll Call: Unanimous Voice Vote: all ayes. (Commissioners Borgardt, del Vecchio, Knudsen, Sullivan, and Chairman Mills). 0-nays. 0-abstain. Motion carried.

Respectfully Submitted,
Karen Danca

PRAIRIE BUSINESS PARK, GILBERTS
 BUILDING IV



Project: Building IV
 Date: 08/11/11
 Drawn by: C. Gil
 Checked by: C. Gil

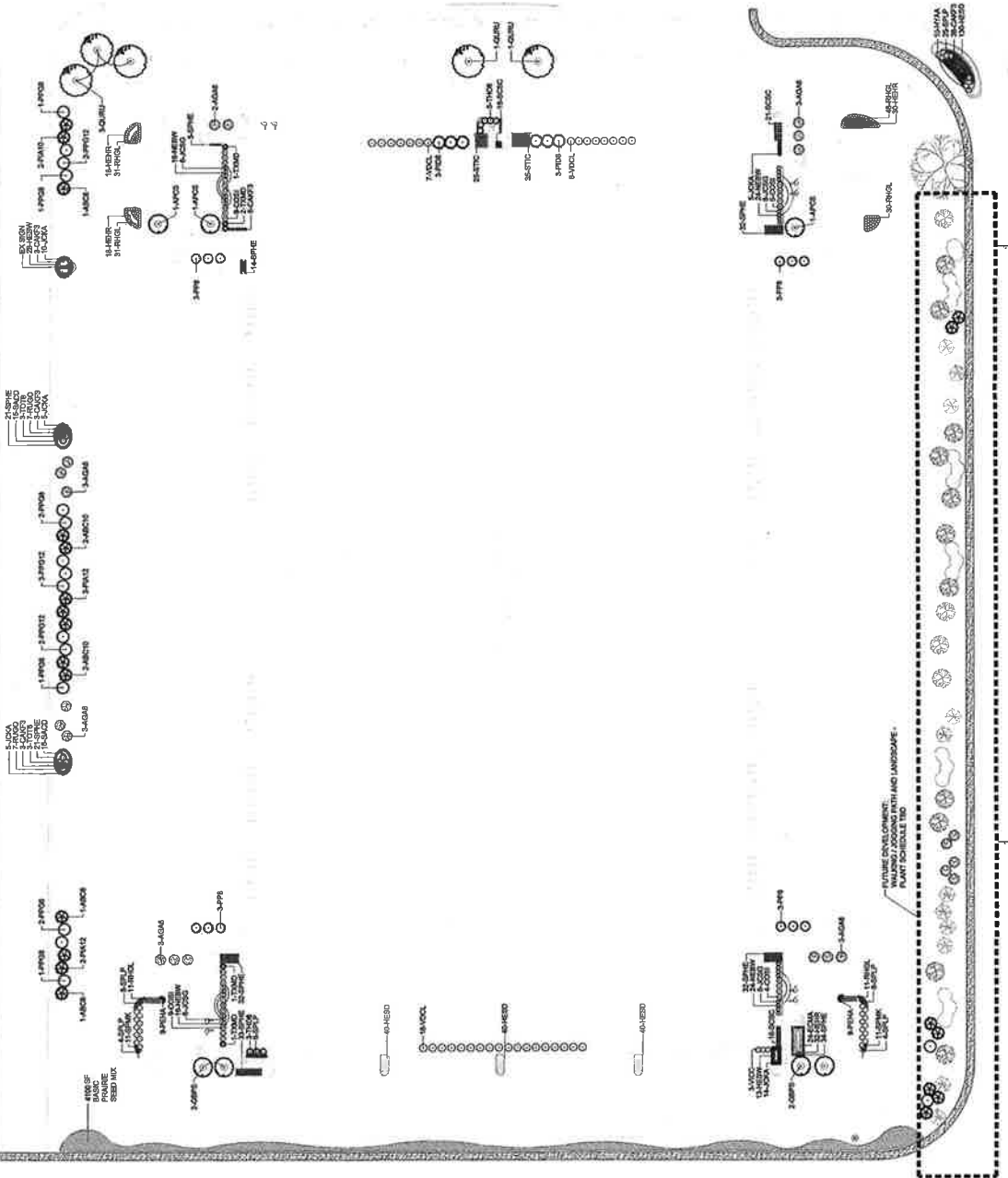


Sheet No.
 L1
 1 of 1

PLANT SCHEDULE

PLANT TYPE	PLANT NAME	COMMON NAME
01	1-01	1-01
02	2-01	2-01
03	3-01	3-01
04	4-01	4-01
05	5-01	5-01
06	6-01	6-01
07	7-01	7-01
08	8-01	8-01
09	9-01	9-01
10	10-01	10-01
11	11-01	11-01
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97	97-01	97-01
98	98-01	98-01
99	99-01	99-01
100	100-01	100-01

NOTE: ALL TOP AREAS AND BED AREAS WILL BE IRRIGATED





PBP - IV
GILBERTS, IL

A



PRAIRIE BUSINESS PARK



HARRIS ARCHITECTS, INC.
WWW.HARRISARCHITECTS.COM #87.303.1155

APPLICATION FOR
 PRELIMINARY & FINAL SUBDIVISION PLAT AND
 FINAL PLANNED UNIT DEVELOPMENT (PUD)

Development Name: Prairie Business Park IV Date of Submission: 6/29/2015

I. APPLICANT:

Prairie Business Park IV JV LLC Illinois LLC
 Name Corporation

90 Prairie Parkway
 Street

Gilberts IL 60136
 City State Zip Code

Mark Ebecher 847-428-5303 847-428-5342
 Contact Person Telephone Number Fax Number

Owner / Authorized Member
 Relationship of Applicant to subject Property

Tax Parcel Numbers of Property 02-24-452-027 thru 040

II. ACTION REQUESTED (Check applicable boxes):

- Preliminary Subdivision Plat
- ~~Final Subdivision Plat~~ Development Plan
- Residential
- Non-Residential

Any additional requests, which are being processed with the Plat (i.e. rezoning, annexation, etc.):

Per Development Agreement for Prairie Business Park

Is this development within the City limits?

- Yes.
- No, requesting annexation.
- Under review by another governmental agency and requires review due to 1.5 mile jurisdictional requirements.

III. DEVELOPERS STAFF:

Attorney: Steve Blumenthal Telephone Number: 312-701-6840 Fax Number 312-701-6801

Builder: TBD Telephone Number: _____ Fax Number _____

Developer: Interstate Partners Telephone Number: 847 428 5303 Fax Number 847 428 5342

Engineer: RW6 Engineering LLC Telephone Number: 630-480-7889 Fax Number _____

IV. PROJECT DATA:

1. General Location: Lots 44-56 and a portion of lot 57 of the Final Plat of Subdivision for Prairie Business Park

a. County: _____

b. Township: _____

c. PIN#(s): 02-24-452-027 thru 040

2. General description of the site: _____

3. Existing zoning on the site: ~~_____~~ PUD / I-1

4. Acreage of the site: ≈ 14.7 Acres

5. Character of surrounding area:

	Zoning	Jurisdiction	Existing Land Use	Adopted Village Plan
North				
South				
East				
West				

6. List any deviations being requested from the subdivision standards (e.g. R.O. W. widths, easements, etc.):

None

7. List Controlling Ordinances (zoning, annexation ordinances, etc plans, etc.): _____

8. Date and name of approved Preliminary Plat (if applicable): _____

9. List any deviations being requested from the approved Preliminary Plat (if applicable): _____

NONE

V. PROPOSED DEVELOPMENT:

1. General Land Use Data:

	Residen'l.	Comm'l	Office	Industrial	ROW	Park	School	Private	Other*	Total
No. Of Acres										
% of Total										

*Please explain: _____

2. Describe any non-residential, commercial or industrial portion of the development: _____

Proposed 285,000 +/- SF Industrial Building

VI. SCHOOL AND PARK DONATION REQUIREMENTS (calculation tables must be attached):

1. Required School Donation of _____ acres will be met by a _____

2. Required Park Donation of _____ acres will be met by a _____

VII. PRIVATE FACILITIES

1. Private open space and recreational facilities include _____

which will be maintained by _____

DISCLOSURE OF BENEFICIARIES

PRAIRIE BUSINESS PARK IV JV LLC
Name

90 Prairie Parkway Gilberts, IL 60136
Address

2) Nature of Benefit sought: Development Plan Approval

3) Nature of Applicant: (please check one)

- a. Natural Person
- b. Corporation LLC
- c. Land Trust/Trustee
- d. Trust/Trustee
- e. Partnership
- f. Joint Venture

4) If applicant is an entity other than described above, briefly state the nature and characteristics of applicant:

5) If in your answer to Section 3 you checked box b, c, d, e or f. identify by name and address each person or entity which is a 5% shareholder in the case of a corporation, a beneficiary in the case of a trust or land trust, a joint venture in the case of C3Se of a joint venture, or who otherwise has a proprietary interest, interest in profits and losses or right to control such entity:

	Name	Address	Interest
a.	<u>INTERSTATE Partners LLC</u>	<u>90 Prairie Parkway Gilberts, IL</u>	<u>TBD</u>
b.	<u>JSR Properties LTD</u>	<u>60158 Tyrrell Elgin, IL</u>	<u>TBD</u>
c.	_____	_____	_____
d.	_____	_____	_____

6) Name, address and capacity of person making this disclosure on behalf of the applicant:

Mark Ebacher 90 Prairie Parkway Gilberts, IL 60136 / Manager / Authorized Member

IMPORTANT NOTE: In the event your answer to Section 5 identifies entities other than a natural person, additional disclosures are required for each entity.

VERIFICATION

I, Mark Ebacher being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the applicant, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained therein are true in both substance and fact.

[Signature]

Subscribed and Sworn to before me this 29th day of June, 2015.

[Signature]

Notary Public

