

PLANNING & ZONING COMMISSION

November 23, 2020 – 6:00 PM

Zoom Remote Meeting

The meeting was called to order by Chairman DAN FRIANT at 6:00 p.m. followed by the Pledge of Allegiance. Members present: TERRY McEVILLY, DAN WITTENKELLER, BOB WHITE, BRUCE MILLER, MIKE CLEMMONS and BOB WILSON. Dan Duffy, Village Administrator and Chris Spesia, Village Attorney were also present.

Public Forum:

Chairman Dan Friant opened up the Public Forum. Village Clerk advised no comments or questions were sent via email. Dan Duffy asked if anyone in the Village Hall wanted to speak at this time. No one spoke for the Public Forum.

Approval of the February 11, 2020 Minutes:

Commissioner Wittenkeller moved, Commissioner Miller seconded the motion to approve the meeting minutes of the February 11, 2020 plan/zoning meeting.

Ayes: Commissioners McEvelly, Wittenkeller, White, Wilson, Miller and Clemmons

Nays: None

Absent: None

Motion carried.

Approval of the November 10, 2020 Minutes:

Commissioner Clemmons moved, Commission Wittenkeller seconded the motion to approve the meeting minutes of the November 10, 2020 plan/zoning meeting.

Ayes: Commissioners Wittenkeller, Clemmons, Wilson

Nays: None

Abstain: Commissioners McEvelly, White and Miller

Absent: None

Motion carried.

Upcoming Agenda Items: None

Briefing on Village Board Actions and Related Matters: Dan Duffy mentioned the next Planning and Zoning Meeting for December 8, 2020. It will remote and the agenda item at this time is for Ethan Properties Memory Loss Center. It will be an amendment from 40 rooms to 60 rooms.

Board Actions and Related Matters- Administrator Duffy mentioned that although meetings are remote, we are still moving along with projects. It is keeping the Village Hall busy.

Public Hearing:

Chairman Friant entertained a motion to open the public hearing for Case 2020-05 Rezoning Land from Grundy County Agriculture to Village of Minooka M2 “Manufacturing District” on a certain property located at the Southwest Corner of Minooka Road and McLindon Road in Aux Sable Township, Grundy County, Illinois to be annexed into the Village (Prime Project) and Granting a Conditional Permitted Use

Permit for Certain Property on a certain property located at the Southwest Corner of Minooka Road and McLindon Road in Aux Sable Township, Grundy County, Illinois to be annexed into the Village (Prime Project)

Commissioner McEvelly moved, Commissioner Wittenkeller seconded the motion to open the public hearing for consideration of Case 2020-05 Rezoning Land from Grundy County Agriculture to Village of Minooka M2 "Manufacturing District" on a certain property located at the Southwest Corner of Minooka Road and McLindon Road in Aux Sable Township, Grundy County, Illinois to be annexed into the Village (Prime Project) and Granting a Conditional Permitted Use Permit for Certain Property on a certain property located at the Southwest Corner of Minooka Road and McLindon Road in Aux Sable Township, Grundy County, Illinois to be annexed into the Village (Prime Project).

Ayes: Commissioners McEvelly, Miller, Wilson Wittenkeller, White & Clemmons

Nays: None

Absent: None

Motion carried.

Village Attorney wanted to verify that the mailed notices were sent for tonight's meeting. Village Clerk Orsola Evola verified that they were sent to all surrounding properties.

Chairman Friant opened the public hearing at 6:13 p.m.

Administrator Duffy gave a brief overview of the items presented. The Prime Trucking Project consists of a 26 Acre Parcel of Minooka road and Mclindon road. The project consists of several trucks coming in, in and out. The project will consist of 17 million dollar investment with roughly 50 jobs to begin with.

There were no questions for the Staff and the Commissioners.

Prime Attorney, Peter Bazos presented on behalf of Prime. He mentioned Corporate Agent, Corey Doel and Engineer, Jeff Jacob was present. This property is under contract by Prime. With recommendation and approval of the Village Board, we would close before the end of the year. Mass grading would start and the facility would be up and running before the end of next year. Prime operates almost 7000 trucks nationally. Customers that are already served in Minooka are Grainger, Walmart, USCS, Ikea...etc. The average wage of employees is \$71,000 plus benefits. Many of these employees will buy homes and fuel in the Minooka area. Mr. Bazos wanted to show his appreciation to all Village staff on working with them for the past couple weeks.

Village Attorney, Chris Spesia mentioned the Village will be adopting, if approved on Tuesday, a sewer use and pretreatment ordinance that is very detailed and protection that the Village needs in regards to the food grade products that come out of the tank.

Commissioner McEvelly asked if Water retention is south of the property. Engineer Jacob confirmed that. Chairman Friant asked about sales and what the plans are on that. Mr. Doel advised they operate many vehicles out of the country. One of thing that we'd entertained is that it would be location where they could purchase used vehicles. Mr. Doel said they resell within their own fleet.

Village Attorney mentioned that the properties with recapture fees are accessible as it is a public document.

A Public Member, Mr. Bennie Helland, voiced a concern objecting to the project based on devaluing properties surrounding the site due to the used truck sales parking. Mr. Bazos advised this is not a used truck lot. Mr. Doel advised the average age of the trackers is around 2 years old and the trailers are around 5 years old. Village Attorney Spesia mentioned there will be heavy landscaping and Mr. Bazos added that it will be very well maintained.

Commissioner Clemmons moved, Commissioner Wilson seconded the motion to close both public hearings for Case 2020-05 at 6:54 p.m.

Ayes: Commissioners McEvelly, Wittenkeller, White, Miller, Wilson & Clemmons

Nays: None

Absent: None

Discussion amongst commissioners; No discussion.

Commissioner McEvelly motioned based on the evidence presented and the reasons set forth in the Planning and Zoning meeting and recommendation sheets, I move to recommend to the Village Board the Approval of Case #2020-05 Rezoning Land-Grundy County Agriculture District to Minooka M2 Manufacturing District. Commissioner White seconded the motion.

Ayes: Commissioners McEvelly, White, Miller, Wittenkeller, Clemmons, & Wilson

Nays: None

Absent: None

Motion carried.

Commissioner McEvelly motioned based on the evidence presented and the reasons set forth in the Planning and Zoning meeting and recommendation sheets, I move to recommend to the Village Board the Approval of Case #2020-05 Conditional Permitted Use-Food Grade Tank Wash Facility. Commissioner Clemmons seconded the motion.

Ayes: Commissioners McEvelly, White, Miller, Wittenkeller, Clemmons, & Wilson

Nays: None

Absent: None

Motion carried.

Chairman Friant stated that the case would go before the full village board for approval on November 24, 2020 at 6:30 pm.

Old Business: None.

New Business: None.

As Appropriate: None.

Adjournment:

Chairman Friant adjourned the meeting at 7:06 p.m.

Orsola Evola
Village Clerk

Approved: December 8, 2020