

Village of Riverwoods  
Plan Commission Meeting  
October 4, 2007

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In Attendance:

David Niedelman  
Joan Becker  
Laurie Breitkopf  
Cheryl Chamberlain  
Larry Kanar  
David Ritter  
William Kaplan  
Bruce Huvad  
Pat Glenn  
Sherry Graditor  
Linda Dunn  
John Norris

Absent:

Kristine Ford

Minutes taken by Debbie Limer

The meeting was called to order at 7:30 PM.

IV. Approval of Minutes

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Commissioner Chamberlain moved to approve the minutes. Commissioner Breitkopf seconded the motion. Motion was carried by voice vote.

V. Visitors Wishing to Address the Plan Commission

None

VI. Current Matters

Public Hearing: Shell Station

Commissioner Chamberlain moved to open the Public Hearing. Commissioner Becker seconded the motion. Motion was carried by voice vote.

Atty. Huvad read the public notice for the Public Hearing. We are working tonight to approve the amendment to the special use and move it on to the Board of Trustees for approval. If the amendment is recommended to the Board of Trustees, they will pass the ordinance amending the special use to substitute a Shell station for the BP station. The plan will then come back to the Plan Commission for a final review and then back to the Board of Trustees for a final approval. The main difference in the Shell station proposal is the size of the food mart and the car wash.

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Keith Kondrot told the commissioners that he has material samples tonight. All of the commissioners have a packet with elevations of the buildings, site plan, canopy rendering, and overall rendering. The Shell station has been reconfigured, but is laid out almost identically to the original BP station proposal. Mr. Kondrot pointed out and explained the material samples. The red stripe in the canopy had to remain due to Shell's requirements, but the red stripe has been removed from the food mart and the car wash awnings. The landscape plants being used on the site will basically be the same as the BP landscape plan. Shell is working on using natural plantings. They will be using the same landscape contractor as BP has planned to use. The sign has changed to the digital sign mentioned at the last meeting. Commissioner Chamberlain asked about the dimensions of the sign. Michelle Knapp, of Shell Petroleum, stated it will be 8 feet by 12 feet. Mr. Kondrot commented that it is similar in size, if not exactly the same size, as the BP sign. Atty. Huvard suggested that they check to make sure that the sign is the same size as what was approved for BP.

Mr. Kondrot went over the brick and stone samples and pointed out where they will be placed on the Shell structures. Atty. Huvard pointed out that the elevation stone and the actual stone sample look very different from each other. Mr. Kondrot stated that he went with the more linear stone because he felt it went better with the overall design of the station. The consensus of the commissioners was that they liked the sample stone better than the elevation design as well. Atty. Huvard asked about graffiti on the brick. Mr. Kondrot stated that he has not looked into that issue because he did not think that it would be a problem in Riverwoods. He added that the stone at the bottom of the building cannot be graffiti-ed. Ms. Knapp commented that normally the better something looks; the less likely that it will be graffiti-ed. Chair Niedelman told Mr. Kondrot that he has done a good job. He appreciated that effort that he put into the project. We feel good about what is being presented.

Atty. Huvard asked Mr. Kondrot if he stands by the answers that he has given at prior meetings. Mr. Kondrot stated that he does. Atty. Huvard asked about the illumination. Mr. Kondrot reported that the fixtures may not be the same, but the amount of illumination will be similar to the BP project. Atty. Huvard commented that we have gone over the path of the tanker. The path will be the same as in the original BP plan. Ms. Knapp added that the tanker will access the station using Route 22 or Lake Cook Road.

Commissioner Breitkopf moved to close the Public Hearing. Commissioner Chamberlain seconded the motion. The motion was carried by voice vote. The Public Hearing closed at 7:50PM.

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Commissioner Becker moved to discuss the Shell Station proposal. Commissioner Chamberlain seconded the motion. The motion was carried by voice vote.

Chair Niedelman asked if there were any additional comments or questions. There were none.

Commissioner Ritter moved to close the discussion. Commissioner Breitkopf seconded the motion. The motion was carried by voice vote.

Commissioner Chamberlain moved to approve the amendment to the Special Use at the Plan Commission level and suggested a recommendation of approval to the Board of Trustees. Trustee Becker seconded the motion. Motion was carried by voice vote.

VII. Comments from the Chairperson

Commissioner Becker told the commissioners that she has had an email conversation with Atty. Huvad about the authority of the Plan Commission. She questioned if there are any documents on the authority of the Plan Commission. Atty. Huvad explained that the Illinois Municipal Code sets up the guidelines for Plan Commissions. Plan Commissions preside over Comprehensive Plans, subdivisions, extensions of streets, and other infrastructure planning. Special sections of zoning go before the Plan Commission. Plan Commission guidelines are set up by State statute and Village ordinance. Commissioner Becker wanted to know if there is an ordinance for the Plan Commission. Atty. Huvad stated that there is no global document outlining the authority of the Plan Commission. Commissioner Becker commented that it is authority by practice and habit. Atty. Huvad reported that most Plan Commissions review findings of fact to ensure that special uses do not have an adverse effect on the Village. Commissioner Becker pointed out that once Shell is done, we could revisit the Comprehensive Plan and its goals to make sure that we are meeting them. Commissioner Breitkopf agreed, stating that reviewing and revising the Comprehensive Plan once every five years is not sufficient to track progress. Atty. Huvad added that Plan Commissions are usually commissioned to do things on behalf of the Board. Chair Niedelman stated that we are interested in volunteering our time to take on projects the Board of Trustees wants us to do. Commissioner Becker reported that we should engage in conversations about things going on in the Village.

VIII. Old Business

None

IX. New Business

None

X. Adjournment

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Chair Niedelman reminded the commissioners that Arts and Riverwoods is next weekend. The change of location to Ryerson Woods last year was a great one. It greatly enhanced the event.

Commissioner Chamberlain moved to adjourn the meeting. Commissioner Breitkopf seconded the motion. Motion was carried by voice vote.

The meeting adjourned at 8:05PM

Respectfully Submitted,      Debbie Limer

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In Attendance:

David Niedelman  
Joan Becker  
Laurie Breitkopf  
Cheryl Chamberlain  
Larry Kanar  
Bruce Huvad  
Sherry Graditor

Absent:

Kristine Ford  
David Ritter

Minutes taken by Debbie Limer

The meeting was called to order at 7:30 PM.

IV. Approval of Minutes

Plan Commission Meeting – August 2, 2007

Commissioner Chamberlain moved to approve the minutes as amended. Commissioner Becker seconded the motion. Motion was carried by voice vote.

V. Visitors Wishing to Address the Plan Commission

None

VI. Current Matters

Shell Petroleum

Mr. Kondrot told the Commissioners that he was looking at tonight's meeting as a workshop with the Public Hearing to follow on Oct 4<sup>th</sup>. The Public Hearing will work as a concept meeting. The project will then go on to the Board of Trustees. He stated that he gave the commissioners one drawing with all of the elevations to scale, so that it is easier to analyze them together. The plan is to make the canopy blend into the building using the stone and the awning colors. The sign in the drawing is not the final sign. It will change a little. At the next meeting he will have all of the elevations, the site plan, and landscape plan. Atty. Huvad asked if there is any preliminary engineering that is needed for Pat Glenn. He understood that the changes being made from the original BP plans are small. He stated that he would check with Pat to see if he wants anything ahead of the Public Hearing next month. Mr. Kondrot commented that he hopes that Shell is going in the correct direction. Chair Niedelman asked about the Shell monument sign. Mr. Kondrot explained that the stone will be to the same height as the building. Michelle Knapp of Shell Petroleum commented that they are hoping to do an electronic sign. Atty. Huvad

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suggested that they check the Sign Ordinance. Only certain kinds of illumination are allowed. He suggested that they check with the manufacturer about the brightness of the sign. Ms. Knapp stated that the sign is brighter during the day and dims at night. Two similar signs are located at Lake Cook Road and Route 41 and Park Avenue and Route 41. Atty. Huvad asked if Shell has ever had any traffic problems related to the signs. Mr. Kondrot stated "no." Atty. Huvad suggested looking at the data sheet for the sign. Ms. Knapp indicated that she would look into it. Shell has only gotten positive feedback from these signs.

Commissioner Breitkopf asked about the outside of the building. Mr. Kondrot stated that stone goes partway up the building, then brick, and the cornice around the building finishes it up at the top. Commissioner Breitkopf wanted to know if Shell was planning to bring in material samples for the Public Hearing. Mr. Kondrot responded that he would. Commissioner Breitkopf wanted to know if the drawing was accurate with the yellow awning and red stripe on the store and car wash building. Mr. Kondrot explained that the yellow in the awning drawings is not accurate; the color is more of a goldenrod with the red stripe. Commissioner Breitkopf wanted to know if the commissioners were okay with the stripe. Mr. Kondrot explained that he is trying to bring all of the pieces together in the design including the gas pump canopy and building awnings. Mr. Kondrot pointed out the red stripe in the canopy. Commissioner Becker, Chamberlain, and Breitkopf agreed that they did not like the red stripe and asked that it be removed from the awnings. Commissioner Chamberlain wanted to know if there is any other green in the design besides the signage of the food mart. Mr. Kondrot stated that there was a green stripe at the cornices of the store and car wash. Commissioner Breitkopf asked about the brown trim around the windows. Mr. Kondrot commented that it is brown anodized aluminum.

Sherry Graditor asked about seeing elevations of the retaining wall. Mr. Kondrot stated that there is not much that they can do about the wall. It will be an eight foot modular block wall. They can go with large or small block, and they may be able to make the wall curve to make it a bit more eye appealing. He added that he did not see how to overcome the technical issues that come with the site and the need for the wall. Chair Niedelman asked about using different colors of blocks within the wall. Mr. Kondrot stated that he thought that that would make the wall look like band aids. He suggested making the wall beige, so that it will blend in. Commissioner Niedelman added that Chuck Stewart is working on the landscape plan. Atty. Huvad asked if the commissioners could get a rendering of the wall in a neutral color with plantings around it. Mr. Kondrot responded that he can, but even with plantings it will still be a modular wall. Atty. Huvad suggested Mr. Kondrot look at the originally approved color for the wall. Chair Niedelman wanted to know if the rendering elevation could be at the height of a person driving by the wall in

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a car along Deerfield Road. That would give the commissioners the best elevation to analyze it.

Commissioner Becker asked about the discussion about the pond from the last meeting. Atty. Huvad explained that because the majority of the water being stored on the site is compensatory, it cannot be stored underground. Commissioner Becker asked if any of the water could be stored underground. Mr. Kondrot stated that there are flood plain issues. Every time we change something on the site, Storm Water Management requires more storage on the site. Atty. Huvad commented that if the second parcel of the site is developed, we can move some of the detention. He added that he will ask Pat Glenn to explain that further at a future meeting. Commissioner Chamberlain commented that as a non-engineer it is hard to visualize what the wall will look like approaching the Village. Commissioner Niedelman added that this is the entranceway to the Village. Mr. Kondrot told the commissioners that it is going to be a boring wall. Chair Niedelman reported that he would like to see an idea of what it will look like. Atty. Huvad added that there will be some landscaping to soften it. Commissioner Kanar reported that a rendering at eye level will prove the point that the wall will not be noticed.

Atty. Huvad asked for an update on the operational issues. He wanted to know if the traffic pattern for the refueling tanker will be the same as before. Mr. Kondrot explained that Shell wants the route for the tanker to include as many State routes as possible. Atty. Huvad stated that the Village wants to make sure that we have looked at and approved the route. We want as little access from Deerfield Road as possible. The BP route had no tanker access from Deerfield Road. Ms. Knapp responded that Shell will look at the special use. Atty. Huvad asked how often and at what time of the day a refueling tanker is expected. He asked how much gasoline Shell expects to sell. Ms. Knapp explained that a tanker carried about 9K gallons of gasoline. There is 20K gallons of underground storage. There should be at least one tanker a day. Shell tries not to refill at peak times during the day. Shell hopes to sell at least 10K gallons a day, or 300K to 400K gallons a month. Chair Niedelman stated that the Village is looking for revenue. Atty. Huvad explained that most communities want a detailed analysis of costs versus revenue. That would include the projected number of refueling trucks and gallons sold. Ms. Knapp reiterated that Shell thought they would sell between 300K and 400K gallons of gasoline a month. Mr. Kondrot added that most people do not realize that the refueling tanker has come in.

Chair Niedelman questioned if the service station will be open 24/7. Ms. Knapp stated that it would. Chair Niedelman asked about alcohol. Ms. Knapp stated that they would love to be able to sell alcohol. Atty. Huvad asked about beer and wine. Ms. Knapp reported that they would take whatever the Village will give them with respect to a liquor license. Shell expects the food mart to do about \$80K a month without liquor or about

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\$100K a month with liquor. Chair Niedelman wanted to know if anyone has talked to Chief Weinstein about the station being open 24/7. Atty. Huvad commented that he did not think that was a problem. Mr. Kondrot added that the Chief has never brought it up as a problem at any of the staff meetings. Atty. Huvad indicted that Pat Glenn brought down the intensity of the lighting in the past. He asked them to please look at the special use, and see if they can go with the same intensity or lower. Mr. Kondrot stated that they can look at it, but the light has to be sufficient to not cause accidents on the site. Commissioner Chamberlain mentioned that the lighting should shine downward because the area behind the site is residential. Commissioner Breitkopf asked that the lighting be energy efficient. Ms. Knapp stated that it will be.

Mr. Kondrot commented that for the next meeting he will have all of the elevations, site plan, landscape plan, samples, and retaining wall elevation. Chair Niedelman stated that Mr. Kondrot should send that list to Pat Glenn to make sure that Pat has all that he needs. There is a Village meeting with Chuck Stewart on Tuesday. Chair Niedelman commented that he will talk to Chuck as well. Mr. Kondrot told the commissioners that Shell is planning to use the same contractor and landscaper as the previous plan.

VII. Comments from the Chairperson

None

VIII. Old Business

None

IX. New Business

None

X. Adjournment

Commissioner Kanar moved to adjourn the meeting. Commissioner Breitkopf seconded the motion. Motion was carried by voice vote.

The meeting adjourned at 8:20PM.

Respectfully Submitted,

Debbie Limer

Village of Riverwoods  
Plan Commission Meeting  
July 5, 2007

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In Attendance:

David Niedelman  
Joan Becker  
Laurie Breitkopf  
Cheryl Chamberlain  
Larry Kanar  
Bruce Huvad  
Pat Glenn  
William Kaplan  
Linda Dunn  
Sherry Graditor  
Michael Haber  
William Svatik

Absent:

Kristine Ford  
David Ritter

Minutes taken by Debbie Limer

The meeting was called to order at 7:30 PM.

IV. Approval of Minutes

Plan Commission Meeting – February 1, 2007

Commissioner Chamberlain moved to approve the minutes. Commissioner Becker seconded the motion. Motion was carried by voice vote. Chair Niedelman abstained.

V. Visitors Wishing to Address the Plan Commission

None

VI. Current Matters

Atty. Huvad told the Commissioners that we have a representative of Shell here tonight for procedural reasons. The Board of Trustees has already approved the special use for the service station. Shell wants to amend the special use. With an amendment to the special use there needs to be a formal hearing where the applicant must show its changes, but those changes must still work within the special use. The only change that Shell is proposing is a change to the appearance to the building. The building will be smaller, but occupy the same foot print. Having the petitioner here tonight will give everyone the chance to make suggestions before a formal hearing. This is the reason the Trustees were invited to attend. Keith Kondrot, the architect for the project, introduced himself. He stated that the project is going to be the same as BP's proposed project. There will be 10 pumps with a canopy. In the packet is an overlay of one project on top of the other.

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They are very similar. The convenience store will be smaller going from 39,000 square feet to 29,000 square feet. The car wash will be a little bigger because Shell uses a different type of car wash. There are preliminary ideas for the landscape plan. He stated that the site will have a Circle K food mart and Shell gasoline pumps. They are separate owners. There will need to be some adjustments because of the smaller building, but the retention pond will be about the same size. Chair Niedelman questioned if the food mart will be a Circle K. Mr. Kondrot commented that he was not sure. Circle K has recently taken over some of the food marts on the south side. Commissioner Chamberlain asked if the signage would change with a Circle K. Chair Niedelman stated that there are many Circle Ks in Arizona.

Mr. Kondrot told the Commissioners that the car wash building would be a concrete base and roof. The aesthetic outside is then added to that base. Commissioner Becker asked if the buildings are going to be the usual bright yellow. Mr. Kondrot stated that they will not be. The bright yellow is only on the canopy. The building is proposed to be a buttercup yellow. Commissioner Breitkopf asked what the yellow exterior material of the buildings is proposed to be. Mr. Kondrot stated Shell has proposed brick. Commissioner Kanar asked about having a shingled roof. Mr. Kondrot stated that on the convenient store a shingled roof is not a problem. It is hard to do on the car wash building. Commissioner Breitkopf commented that she liked the stone exterior. Commissioner Chamberlain commented that she liked the stone and the lighting. She does not like the striping on the awning. It would look cleaner with a plain awning. Sherry Graditor asked about the street signs. Mr. Kondrot reported that they would simply plug their signs into the Village approved signs for BP. He added that Circle K may want its own sign. They will make it work within the ordinance limits. Sherry Graditor wanted to know who will be responsible for the entire project once it is completed since there will be two operators. Mr. Kondrot stated that Circle K will manage it as one business. Sherry Graditor commented that we were going to require a landscape agreement with the project when BP was the operator. Pat Glenn added that the proposed landscape agreement was with the property owner. That does not change. Michael Haber asked about the gasoline islands. Mr. Kondrot stated there will be a canopy that is trademark Shell. The columns will match the architecture of the building, so they can be faced with stone or brick. Chair Niedelman reported that the building will be a soft yellow. The canopy over the pumps will be "Shell" yellow. Sherry Graditor asked if there is a way to get samples of the brick and stone. Mr. Kondrot stated that there is.

William Svatik asked if the elevation of the car wash is accurate. Mr. Kondrot commented that Shell uses the "mini tunnel" car wash. It eliminates the long wait times. It can run 30 cars through in an hour; which is twice as fast as other car washes. Commissioner Chamberlain asked about the landscape plan. Mr. Kondrot stated that they are getting it from BP and are working on it. Commissioner Chamberlain asked about the bike pathway. Mr. Kondrot stated it will be the same as the BP plan. Pat Glenn added that the

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pathway will not be dropped. Commissioner Becker reported that Chuck Stewart has worked with BP on the landscape plan. She asked that the landscaping be native within the confines of what can be done on the site. She wants it to look like Riverwoods. Mr. Kondrot stated that they can make adjustments. Linda Dunn asked about the trim on the windows. Mr. Kondrot commented that they are not sure what the color will be yet, but probably dark. Linda Dunn indicated that she would like to see a beige building elevation. She asked about the stone in brown. Mr. Kondrot stated that he has seen the stone in other colors. Michael Haber reported that this plan is improved over the BP plan. He added that Mr. Kondrot should be commended on the overall look of the station. Commissioner Chamberlain stated that this is the entry to the Village. The residents are not excited about the gas station, so anything that can be done to soften the impact would be well received.

Atty. Huvard brought up the subject of the retaining wall. It is in the plan because of the floodplain. He showed Mr. Kondrot a brochure for a suggested brick product for the wall. He added that they should keep in mind the color scheme of the project. Mr. Kondrot stated that there are lots of options in color and in shape. He can only bring in pictures of the product. He suggested that the Commissioners go out and look at sites where the material has been used. He can provide them with a list of locations. They can coordinate with the colors of the project, but the wall will have to be very modular. It will not be as random as the design of the building. Chair Niedelman thanked Mr. Kondrot for his time, and the work that he has done. It looks good. Mr. Kondrot stated that he would bring in new elevations of the canopy, change in building color, and signs. Sherry Graditor asked if Circle K is going to request liquor sales. Mr. Kondrot stated that they would like beer sales, but it is not a "make or break" for the project to go forward.

VII. New Business

None

VIII. Comments from the Chairperson

None

IX. Adjournment

Commissioner Becker moved to adjourn the meeting. Commissioner Breitkopf seconded the motion. Motion was carried by voice vote.

The meeting adjourned at 8:05PM

Respectfully Submitted,

Debbie Limer

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February 1, 2007

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In Attendance:

Ron Pankau  
Joan Becker  
Laurie Breitkopf  
Cheryl Chamberlain  
Kristine Ford  
Larry Kanar  
William Kaplan  
Bruce Huvad  
Sherry Graditor  
David Niedelman

Absent:

David Ritter

Minutes taken by Debbie Limer

The meeting was called to order at 7:30 PM.

IV. Approval of Minutes

Plan Commission Meeting – October 5, 2006

Commissioner Chamberlain moved to approve the minutes as amended. Commissioner Breitkopf seconded the motion. Motion was carried by voice vote.

Plan Commission Meeting – November 2, 2006

Commissioner Chamberlain moved to approve the minutes as amended. Commissioner Breitkopf seconded the motion. Motion was carried by voice vote.

V. Visitors Wishing to Address the Plan Commission

None

VI. Current Matters

Chair Pankau commented that he wanted to compliment Commissioner Chamberlain on the nice job she did with the Caucus Committee.

Upcoming Issues

Chair Pankau told the Commissioners that he thought it would be a good idea to touch base on upcoming issues in the Village. Mayor Kaplan suggested starting with the fact that BP Amoco has pulled out of its project on Deerfield Road and Milwaukee Avenue. Shell has expressed an interest in taking BP Amoco's place. Atty. Huvad explained that the owner of the site had a lease with BP. The lease ran out, and he went to Shell. If

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nothing in the site plan changes, the change in lessee will not impact what has already been done. If Shell does want to change something, we will have to decide if it is a major or minor change. Shell will have to come to us, so we can decide if we want to grant an amendment. We can then amend the special use and direct Shell to prepare different drawings within the site plan. Mayor Kaplan stated that the architect from Shell came in to the Village and asked some questions. BP realized that it has have lost money and did not want to develop any new stations. We will have new drawings for a new station. Mayor Kaplan added that he felt Shell will be more willing to work with us. Atty. Huvard told the Commissioners that BP had a lease for the site. Shell should go with the same egress and ingress. This will be an easier process for Shell because BP did all the prep work.

Chair Pankau stated that Amcore Bank has pulled out of the other lot on the site. Atty. Huvard commented that the owner will work with us to find another tenant for the site. The owners of the 37 acres got back their budget. They have reported that the construction budget is too high. There is a significant gap between the costs, and what they want to make on the project. They are looking into what they can do to improve the situation. They may need to do a less ambitious project. Commissioner Ford asked what is meant by "less." Atty. Huvard explained that they may just develop the area along Milwaukee Avenue. Those lots have a proven market and disturb less of the site. Interested tenants could be restaurants, banks, or a pharmacy. The owners need to strike a balance between risk and return. They paid about \$5M for the site. Each one-acre site would go for a lot of money. Chair Pankau stated that he sees a need to redo the intersection of Deerfield Road and Milwaukee Avenue. There are a lot of accidents there. Atty. Huvard commented that the southwest and northwest corners of the intersection are not developed. IDOT is requiring intersection improvements for the entire intersection when the 37- acre development goes in. that is \$3M to \$4M worth of off-site improvements for a total of \$4.5M to \$5M worth of road improvements. It is not fair to the owners of the 37-acres because they are being required to pay 100% of the intersection improvement costs when they only occupy 25% of the space. Chair Pankau indicated that he is concerned about the traffic coming out of Colonial Courts onto Deerfield Road. David Niedelman asked about a recapture on the intersection improvements. Atty. Huvard reported that is very hard to do because of all of the villages involved.

Commissioner Becker asked about the interior of the 37 acre site. Atty. Huvard explained that the owners are convinced that they are going to have to do what the IEPA says needs to be done; which is removing the tree cover and adding vegetative cover. Commissioner Becker stated that could be prairie-like. Commissioner Breitkopf asked about the trees. Atty. Huvard stated that there is no tree survey yet. Mayor Kaplan commented that the trees will need to come down. Atty. Huvard commented that the owners want to change

the classification of the site. They do not want it regulated as a landfill. Commissioner Becker questioned if we should hire our own consultants. Atty. Huvad stated that we can when we want to. Commissioner Becker added that the cost of trees is a large factor to the owners. She called the EPA. She understands that there can be trees on the site. It is more work and more costly. She would want to know from someone on our side if we can have trees put in. Commissioner Ford wanted to know what other communities have done. The land is valuable to someone at some time. Atty. Huvad told the Commissioners that Chuck Stewart wants the owners to plant trees in certain areas. We have a responsibility for the long term. We want to make sure that we keep things in the landfill from moving into the watershed. Commissioner Becker stated that she was told if damage could happen, it would have happened by now. Atty. Huvad admitted that he does not understand all of the environmental answers. Mayor Kaplan added that we do not know what is in the landfill. Atty. Huvad stated that effluent testing indicates the types of materials that were buried in the landfill. Commissioner Ford stated that we have to protect our water supply. Atty. Huvad added that the landfill was shut down in 1976 or 1977. Chair Pankau told the Commissioners this is the last major development in the Village and we should take the time necessary to have it developed well.

#### Herrmann Property

Chair Pankau brought up the subject of the Herrmann property. Mayor Kaplan commented that the Village put in an offer to buy the property. Trustee Graditor stated that the property is 7.5 acres, only 1.5 acres is buildable. The rest is a conservancy easement. Mayor Kaplan commented that he would like to purchase it as a park. The amount that the Herrmann estate's attorney came back with was too expensive to consider. He questioned who else would want the property. Trustee Graditor explained that the 1.5 acre building pad is right on Deerfield Road, and the property taxes would still be based on 7.5 total acres.

#### Plan Commission issues

Commissioner Becker asked if there is any way for the Plan Commission to be informed of proposed developments sooner. Trustee Graditor commented that all documentation is supposed to be in to the Village 14 days ahead of any meetings. Mayor Kaplan added that many people come into the Village Hall, and their project does not go anywhere. Commissioner Kanar indicated that we can insist on our date guidelines. Atty. Huvad admitted that sometimes we do take things with less than 14 days in advance because of certain circumstances. Commissioner Kanar commented that other villages are more rigid on their deadlines. Commissioner Breitkopf stated that the BP Amoco wall was sprung on us at the meeting with no prior materials or explanation. We never saw it before. Atty. Huvad explained the background events for the BP project. The wall appeared because of things the Village asked BP to do. We asked for renderings and drawing, but did not get them as we asked. The wall was changed because of the limitations of the 37 acres.

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Commissioner Chamberlain asked if Shell is still going to have the wall. Atty. Huvad stated that they would unless they wait until the 37 acres is developed to put in the station. Commissioner Chamberlain asked what it will look like. Mayor Kaplan reported that there has to be some give and take. Commissioner Becker stated that she is not just talking about the wall, but having background information to developments in the Village. Commissioner Ford reported that she wants harder deadlines and a memo from the staff with recommendations and background information. Chair Pankau suggested a summary memo from staff meetings ahead of Plan Commission meetings.

VII. Comments from the Chairperson

Chair Pankau told the Commissioners that he is commuting between two homes. Now is a good time for him to step down from his position as Chair. Mayor Kaplan thanked Ron Pankau for his fourteen years on the Plan Commission. He has been exemplary. Mayor Kaplan stated that the Chair of the Plan Commission should be on the Village staff. He stated that he is nominating David Niedelman to become the new Chair of the Plan Commission. He is currently on the Village staff. He can brief the Commissioners on developments because he will know about them. David Niedelman will be resigning from the Zoning Board of Appeals. Mike Ford is being appointed to replace him. Mayor Kaplan commented that David Niedelman has a lot of experience. He was a Trustee and has now been attending staff meetings for about two years. Chair Pankau stated that this will help the Plan Commission a great deal.

David Niedelman told the Commissioners that he started on the Thorngate Committee. He was a Trustee for eight years. He was the Chair of the Zoning Board of Appeals. He is now on the Village staff and has been asked to come back to a committee. Chair Pankau commented that it is a good fit. The Commissioners are good, hard working people. We live in a unique community. It is hard to maintain our standards. We have had to stand our ground on zoning changes and developments. There is a lot of pressure to change. We are fighting the fight and have done a good job. Commissioner Chamberlain commented that she is sorry to see Chair Pankau go.

VIII. Old Business

None

IX. New Business

None

X. Adjournment

Commissioner Chamberlain moved to adjourn the meeting. Commissioner Kanar seconded the motion. Motion was carried by voice vote.

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The meeting adjourned at 8:30PM.

Respectfully Submitted,

Debbie Limer