



Village of Itasca
Community Development Committee Meeting Minutes
Tuesday, May 7, 2019
6:00 p.m.
Itasca Municipal Complex, Board of Trustees Room

1. Call to Order

The Community Development Committee Meeting was called to order at 6:07 p.m. by Trustee Latoria.

2. Roll Call

PRESENT: Mayor Jeff Pruyn, Trustee Marty Hower, Trustee Marty Latoria, Trustee Ellen Leahy, Trustee Jeff Aiani, Trustee Lucy Santorsola.

ABSENT: Trustee Frank Madaras.

ALSO PRESENT: Hamilton Partners Partner Mark Hamilton, Hamilton Partners Partner John Wauterlek, Hamilton Partners Partner Mike Wauterlek, Hamilton Partners Partner Ron Lunt, Hamilton Partners Partner Tom Maher, RWG Engineering Principal Bob Gudmundson, RWG Engineering Project Engineer Andrey Strelkov, Trustee-Elect Dino Gavaness, Trustee-Elect Kathy Linsner, Community Development Director Shannon Malik Jarmusz, Village Administrator Carie Anne Ergo, Village Attorney Chuck Hervas, Village Clerk Jody Conidi.

Trustee Latoria led the Pledge of Allegiance.

Trustee Latoria invited audience participation; there was none.

3. Development – Hamilton Partners (Pierce Road and Hamilton Lakes Drive)

Trustee Latoria introduced discussion for a proposed industrial building by Hamilton Partners on a vacant site in the northeast area of the Pierce Road and Hamilton Lakes Drive intersection in Hamilton Lakes that would require a variance to the ROC zoning at Hamilton Lakes.

Hamilton Partners Partner Lunt introduced the Hamilton Partners team including associates from RWG Engineering and presented a history of Hamilton Lakes and the vacant site. The planning for Hamilton Lakes began in 1975 with Mayor Wesley Usher and improvements began with the creation of the lakes, paving of streets, and the first building, the Hamilton Hotel at 500 Park Boulevard, being built. A few years later, Pierce Road was rerouted for a Boise Cascade deal that fell through thus creating a uniquely shaped site in the area north of the current Pierce Road and Hamilton Lakes Drive intersection that remained vacant. In 1999, the Village expanded its sewer system, Hamilton Partners agreed to close their property sewer system to join the Village's, and the retention pond was filled-in.

Recently the Village approved a new data center to be built by Raging Wire on the north half of the vacant site where the old sewer plant was located. Hamilton Partners is now interested in building an industrial building with loading docks on the remaining south half of the vacant site. A tenant in 500 Park Boulevard is expanding and Hamilton Partners would like to keep the tenant's distribution within Hamilton Lakes. A zoning variance would be required for the vacant site and Hamilton Partners is requesting Village Board opinion prior to committing financial resources into the project.

RWG Engineering Principal Gudmundson, Hamilton Partner consulting civic engineer, provided an overview of the proposed industrial building and design issues. The vacant property is lot 3 in subdivision 2. The industrial building would have loading docks on the north side of the building that faces the Raging Wire data center and burms on the other three sides. To the east of the industrial building is Pierce Road with office buildings and the Itasca Hyatt Place on the other side of Pierce Road.

Trustee Madaras arrived at 6:25 p.m.

Raging Wire is constructing a new private shared drive from their data center southward to connect to Hamilton Lakes Drive at Pierce Road and the industrial building would utilize the private shared drive for access to their building. The private shared drive will be located to the west of the industrial building and was approved with the Raging Wire development plans and meets Village requirements.

The parking lot on the south side of the industrial building would be land banked until a tenant required additional parking. Truck traffic would access the loading docks by the private shared drive or a right-in and right-out only turn on Pierce Road near the northeast corner of the building and existing islands on Pierce Road would remain. The industrial building would eventually have 19 loading docks and truck staging areas would be included in the development plans.

Forty percent of the site would remain green and storm water retention on the site already exists. Hamilton Partners will need to meet DuPage County water compliances to control water volume and encourage water to soak into the ground when it leaves the building.

The industrial building would be 9,200 sq. ft. with a 32' high. The building would be used for office, storage, and distribution purposes only, no production would be onsite, and the building would have two or three tenants.

Proximately of the edge of the vacant site to residential areas is 1,350' to the west/northwest, 1,900' to the north and across Devon Avenue, 900' to the south and across I-390, and 850' east to The Residences at Hamilton Lakes.

Mayor Pruyn stated he would not want to see additional industrial buildings in Hamilton Lakes. Hamilton Partners Partner Lunt stated nothing west of Hamilton Drive would support an industrial building and Partner Maher stated no other sites in Hamilton Lakes would support loading docks.

Trustee Aiani explained the meeting was informal for Village Board feedback before Hamilton Partners commits funds to the project. Hamilton Partners Partner Lunt added Hamilton Partners' vision of Hamilton Lakes remains the same with only this change. Trustee Aiani likes the project. Trustee Leahy is open to the plan but wants beautification in the building and landscaping to avoid the proposed industrial look. Trustee Latoria is not in favor of industrial buildings stating it was too early with the new I-390 just opening.

Hamilton Partners were invited to meet with Mayor Pruyn and Community Development Director Malik Jarmusz for further discussions about the proposed industrial building.

4. Adjournment

Trustee Madaras moved to adjourn the Community Development Committee Meeting at 7:05 p.m. Trustee Santorsola seconded. Motion carried by unanimous voice vote.

Submitted this 7th day of May 2019:

Jody A. Conidi, Village Clerk