



From: Mayor Matichak <mayor.matichak@villageofelwood.com>

To: matti25@juno.com

Sent: Thu, Jun 22, 2017 08:03 PM

Subject: Fwd: Compass - Feedback and Responses

Attachment (2KB), Compass - Feedback... (33KB), Attachment (1KB) image001.png (21KB)

Sent from my iPhone

Begin forwarded message:

From: Marian Gibson <marian.gibson@villageofelwood.com>

Date: June 20, 2017 at 3:57:01 PM CDT

To: mayor.matichak@villageofelwood.com, Fred Hayes <fred.hayes@villageofelwood.com>

Subject: FW: Compass - Feedback and Responses

Marian T. Gibson, ICMA-CM

Village Administrator

Village of Elwood

401 East Mississippi Ave.

Elwood, IL 60421

marian.gibson@villageofelwood.com

815 424-1094 (Direct)

815 509-2282 (Cell)

815 423-6861 (Fax)

From: Ian McDonald [mailto:imcdonald@northpointkc.com]

Sent: Tuesday, June 20, 2017 1:46 PM

To: Patrick Robinson <probinson@northpointkc.com>; Tom George <tgeorge@northpointkc.com>;

Marian Gibson <marian.gibson@villageofelwood.com>; Joshua Robbins <Joshua@serafin.com>; Scott

Burnham <scott@serafin.com>; David Just <davidj@serafin.com>

Subject: Compass - Feedback and Responses

See attached feedback and draft responses. First two listed items of feedback probably warrant further discussion on response. The rest are preliminary so please let us know if you have any comments. Thanks.

Sincerely,

Ian McDonald | General Counsel/Project Manager

Total: 1 Image(s) | [View Slideshow](#)

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image001.png
(21KB)

NorthPoint Development

d: 816.384.2292 | m: 785.218.6583

4825 NW 41st Street, Suite 500

Riverside, MO 64150

www.beyondthecontract.com

Please note that our address has changed!

First Name : MARY LYNN
Last Name : COLDWATER
organization : ELWOOD RESIDENT
Telephone
Email : MCOLDWATER@CARCARECOLLISIONCENTERS.COM
Street :
City : Elwood
State : Illinois
zip : 60421-6008

Message : ELWOOD // MANHATTAN DOES NOT NEED THIS IMPACT OF MORE TRUCKS AND INNER CITY WORKERS COMING TO OUR QUIET FARM TOWN, WITH THE UNDERSTANDING WE NEED GROWTH BUT NOT THIS KIND. IT TOTAL BULLSHIT THAT YOU ARE TRYING TO FEED US THAT YOU WILL KEEP ALL TRUCKS OFF ROUTE 53 AND MANHATTAN ROAD AND ALL THE SIDE ROADS, I THINK WE HEARD THIS SAME LINE NOT THAT LONG AGO FROM THE POLITICIANS REGARDING CENTER POINT SUCH LIES!!!! ALL OUR ROADS AND SIDE STREETS ARE PACKED WITH TRUCKS AND INNER CITY PEOPLE GOING TO CENTER POINT, WE WERE TOLD THEN THEY WOULD NOT BE GOING THRU VILLAGE OF ELWOOD, NOR DOWN 53, JUST 55 AND 80, HAHAHA YOU ALL ARE FULL OF SHIT.... WE ARE NOT STUPID, THERE IS NO CARE OR HEART IN WHAT ALL OF US RESIDENTS WILL FEEL WITH THIS HUGE IMPACT ALONG WITH CENTER POINT. THIS MEETING IS HORSE SHIT ALSO, THE RESIDENCE WILL NOT BE ABLE TO SPEAK THERE MIND, WE ALL NEED TO VOTE YOU OUT!!

AS FAR AS JOBS GO, THATS A JOKE, ALL YOU DO IS HIRE THE BLACKS FROM THE INNER CITY , I SEE THEM EVERY DAY ON 53, ASK CHIEF HAYES OF ELWOOD HOW MANY TICKETS ELWOOD POLICE WRITE UP ON THESE INNER CITY PEOPLE WITH WARRANTS, NO DRIVERS LICENSES, ECT.....
ALL OF OUR MAIN ROADS AND SIDE ROADS ARE NOT AND NEVER WERE STRUCTURED FOR THIS AMOUNT OF TRAFFIC OR WEIGHT, SO WHAT ARE YOU GOING TO DO ABOUT THIS
????????????????????????????

WE NEED TO STOP COMPASS BUSINESS PARK IN ELWOOD// MANHATTAN , LOOKING FORWARD TO PROTESTING ON JUNE 27 2017

RESPONSE: TBD

First Name : Jill
Last Name : Berscheid
organization :
Telephone :
Email : jberscheid@hotmail.com
Street :
City : Elwood
State : Illinois
zip : 60421

Message : I am so upset to hear all about your "great" plans for my town. I grew up and planned on raising my 6 small children here. My whole village is upset about yet, more warehouses surrounding us. No one here believes in all the rainbows you're promising us. Most importantly, after reading your information here, our property value has already decreased \$20,000 just with the announcement of your back door operations (I've already contacted a Realtor). I probably live in the hardest house to sell

in the village. I am scared to death that I won't be able to sell and get out of my house without losing money. Let alone my parents who have been in their house over 40 years, and live off Ridge Road, who are going to be highly impacted with all this nonsense. Elwood doesn't want the 15,000 jobs here or the construction jobs. These workers are the rudest people ever. I've had warehouse workers drive through intersections while I was in the middle of a crosswalk- pushing a double stroller, these workers throw their garbage out of their windows all the time, they blow the stop sign right outside my bedroom window every morning between 5:45 and 6 A.M. as they fly down the street. So we are NOT excited to be getting 15,000 more of these very rude people. We wanted a small town to raise our children, just as it was when I grew up here. But my family is totally screwed since we have to live in Will County because of my husbands job. I was proud to be from the small village of Elwood. But now I'm stuck with a house I won't be able to sell for what I bought it at just two years ago. To top all this off, we are in the middle of putting a slate roof on our 1898 house. We will never get back this investment. Our Village has been promised all the sunshine and rainbows before... and those promises have brought nothing except headaches and fear from the warehouse workers and the semitrucks. I will be at the open house on the 27, with my 6 children so you guys can see, first hand, the children being directly affected because we now are planning on moving away from our perfect forever home! More importantly, we will be leaving behind the many friends who have become family to us.

RESPONSE: TBD/Return call/Invite to meet in person

First Name : shirley

Last Name : koren

organization :

Telephone :

Email : jefferykoren@aol.com

Street :

City : Manhattan

State : Illinois

zip : 60442

Message : So basically you are putting large concrete building directly across from my house, closing down Brown road heading west and basically causing my house value to decrease significantly. Is this correct?

RESPONSE: Shirley, thank you for your feedback and voice message. Compass Business Park is a class-A business park. We will take appropriate steps to make the park aesthetic pleasing not only in our building design but also in how the park is landscaped. This will include constructing detention and retention ponds, appropriate treescaping, and berms to screen the park from neighboring properties. To prevent truck traffic from leaking into nearby residential areas, we will construct barriers and cul-de-sacs. The exact location of these traffic limiting measures are only preliminary.

To address your statement on home values, I would like to pass along our experience on home values near a similar project that I have worked on: Logistics Park Kansas City in Edgerton, Kansas. The following information is based on residential homes that are closest to this business park. Appraised

values range from \$134,000 to \$831,110 and the increase in home values have varied from 1.50% to 23.65% from 2016 to 2017.

A table of residential homes in close proximity to Logistics Park Kansas City follows:

Address	Year Built	2017 Appraised Value	2016 Appraised Value	% Change
19901 Pepper Tree Lane	1976	\$ 215,700	\$ 198,711	8.56%
19903 Pepper Tree Lane	1976	\$ 234,200	\$ 189,400	23.65%
19905 Pepper Tree Lane	1976	\$ 199,800	\$ 190,800	4.72%
19907 Pepper Tree Lane	1977	\$ 205,100	\$ 196,560	4.34%
19909 Pepper Tree Lane	1977	\$ 627,100	\$ 533,400	17.57%
19911 Pepper Tree Lane	1999	\$ 448,080	\$ 403,330	11.10%
19913 Pepper Tree Lane	1982	\$ 296,160	\$ 262,490	12.83%
20265 Pepper Tree Lane	1994	\$ 831,110	\$ 676,040	22.92%
30249 W. 185th Street	2008	\$ 237,500	\$ 202,000	17.57%
30248 W. 185th Street	2008	\$ 273,400	\$ 240,100	13.87%
30235 W. 184th Ter.	2007	\$ 196,900	\$ 178,100	10.56%
18448 Curry Street	2007	\$ 218,000	\$ 204,400	6.65%
18436 Curry Street	2011	\$ 278,900	\$ 270,100	3.26%
18424 Curry Street	2010	\$ 257,000	\$ 253,200	1.50%
18412 Curry Street	2010	\$ 279,700	\$ 258,800	8.08%
30201 W. 184th Street	2004	\$ 192,100	\$ 182,400	5.32%
30200 W. 184th Street	2003	\$ 230,100	\$ 204,100	12.74%
748 Poplar Street	2006	\$ 136,100	\$ 131,800	3.26%
632 Poplar Street	2006	\$ 134,000	\$ 116,400	15.12%

I hope this helps address your concerns. I welcome the opportunity to meet with you to discuss the proposed project. Thank you again for your feedback. Please do not hesitate to let me know if you would like to meet in person to discuss further.

First Name : Roger

Last Name : Bradley
organization : resident
Telephone :
Email : tractors0130@gmail.com

Street
City : Manhattan
State : Illinois
zip : 60442

Message : Are there any plans to buy residential properties next to the proposed Compass Business Park?

Also, I see that the village of Manhattan issued a press release stating that 1000 acres of the proposed development is in their jurisdiction; however I see no mention of Manhattan in any distributions or in Elwood's reports, is Manhattan village being included although this is Jackson Township?

I live in Jackson Township with a Manhattan address and feel that my property will not be desirable in the future to any potential buyers should I ever decide to sell with warehouse development so close to my property.

thanks,
Roger

RESPONSE: Roger, thank you for reaching out with your questions. I would welcome the opportunity to visit with adjacent residential homeowners on the prospect of acquiring their property. As was mentioned in the Village of Manhattan's press release, we have met with Manhattan and Elwood officials regarding the proposed development. In addition, we have met with Jackson Township officials regarding Compass Business Park.

To respond to your concern regarding the desirability of your home to potential buyers, I would like to share our experience on residential impacts and home values from a similar development we have undertaken.

While each set of circumstances is unique – and desirability is relative term that may take into consideration other factors that would warrant further discussion – the most similar project that I have worked on is Logistics Park Kansas City in Edgerton, Kansas. The following information is based on residential homes that are closest to this business park. Appraised values range from \$134,000 to \$831,110 and the increase in home values have varied from 1.50% to 23.65% from 2016 to 2017.

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748 Poplar Street	2006	\$ 136,100	\$ 131,800	3.26%
632 Poplar Street	2006	\$ 134,000	\$ 116,400	15.12%

I hope this helps address your concerns. I welcome the opportunity to meet with you personally to discuss the proposed project. Thank you again for your feedback.

First Name : Ken

Last Name : Duda

organization : Elwood Resident

Telephone :

Email : kduda001@hotmail.com

Street :

City : Elwood

State : Illinois

zip : 60421

Message : Your plan does not show a traffic blockage on South Coldwater Rd to keep trucks from leaving to Rt 53 via that route.

What is the plan there?

RESPONSE: Ken, thank you for your question. We will restrict truck access on South Coldwater Road whether through a physical barrier that restricts the height of vehicles or a cul-de-sac. To the extent it

is not depicted on our website, we will make the appropriate adjustment. Thank you for bringing this to our attention. We welcome the opportunity to visit with you on the preferred method of preventing truck traffic on South Coldwater Road.

First Name : John
Last Name : Pattison
organization : Homeowner
Telephone
Email : jpattison57@gmail.com

Street
City : Elwood
State : Illinois
zip : 60421

Message : I live across the street (Charlmar Acres Subdivision) from your proposed development and I'm not pleased with the impact to my home value. At the least I would hope you plan to build a tall berm parallel to your development and Manhattan road to keep the noise to a minimum

RESPONSE:

John, Thank you for your feedback. The intent of this response is to share our experience on residential impacts and home values from a similar development we have undertaken.

While each situation and market is unique, the most similar project that I have worked on is Logistics Park Kansas City in Edgerton, Kansas. The following information is based on residential homes that are closest to this business park. Appraised values range from \$134,000 to \$831,110 and the increase in home values have varied from 1.50% to 23.65% from 2016 to 2017.

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632 Poplar Street	2006	\$ 134,000	\$ 116,400	15.12%

In terms of noise impact, as part of our proposed project, we will have exterior buffers consisting of berms, detention/retention ponds, and landscaping, reducing noise and visual impacts.

I hope this helps address your concerns. I welcome the opportunity to meet with you personally to discuss the proposed project. Thank you again for your feedback.

Julie Friebele

From: Marian Gibson
Sent: Tuesday, July 11, 2017 4:47 PM
To: ghickey@krausonline.com; sweisfus@sbcglobal.net; wwinkler@stepan.com; Jakefanning@hotmail.com
Cc: Julie Friebele
Subject: PZC meeting

The plan commission meeting July 25, 2017 has been cancelled. There are no applications for consideration.

Marian T. Gibson, ICMA-CM

Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

Julie Friebele

From: Marian Gibson
Sent: Monday, August 07, 2017 4:42 PM
To: Julie Friebele
Subject: Accepted: Publish Notices In Newspaper - Decide if we will have a Planning & Zoning meeting

Julie Friebele

From: Marian Gibson
Sent: Tuesday, September 19, 2017 2:52 PM
To: Julie Friebele
Subject: Fwd: 109 E. Mississippi
Attachments: Elwood Special Use 9-2017.docx; Untitled attachment 00099.htm

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 E. Mississippi
Elwood, IL 60421
(815) 424-1095 Direct
(815) 509-2282 Cell
Email marian.gibson@villageofelwood.com

Begin forwarded message:

From: Robert Sullivan <bsullivan4605@gmail.com>
Date: September 14, 2017 at 4:10:52 PM CDT
To: Marian Gibson <marian.gibson@villageofelwood.com>
Subject: 109 E. Mississippi

Hi Marian,

Here is the final draft staff report for your review.

Bob

Village of
Elwood IL, USA

AGENDA
PLANNING & ZONING MEETING

Tuesday, September 26, 2017
7:00 PM

CALL TO ORDER

ROLL CALL

PLEDGE TO THE FLAG

APPOINT AN INTERIM CHAIRMAN

PRESENTATION OF MINUTES

1. Meeting of the Planning & Zoning Commission – January 24, 2017

PUBLIC HEARING – *Hikmat Masood, Bar/Tavern 109 E. Mississippi Avenue – Special Use Permit*

1. Open Public Hearing
 - a) Staff Presentation
 - b) Applicant Comments
 - c) Commission Discussion
 - d) Public Comments
2. Close Public Hearing
3. Action/Recommendation by the Commission

OTHER BUSINESS

ADJOURNMENT

Elwood IL, USA

SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION MEETING MINUTES

Tuesday, January 24, 2017
7:00 PM

CALL TO ORDER

The Special Meeting of the Planning and Zoning Commission, Village of Elwood, January 24, 2017, at 7:00 PM, was called to order by Chairman Wes Winkler.

ROLL CALL

Present:

Wes Winkler, Chairman
Lenny Pulaski, Commissioner
Darryl Lab, Commissioner
Greg Hickey, Commissioner
Jake Fanning, Commissioner
Stella Weisfus, Commissioner

Also, Present:

Julie Friebele, Village Clerk
Marian T. Gibson, Village Administrator

PLEDGE TO THE FLAG

A. PRESENTATION OF MINUTES

i. Meeting of the Planning & Zoning Commission – December 13, 2016

A motion was made by Commissioner Pulaski to approve the minutes of the December 13, 2016 meeting as presented. The motion was seconded by Commissioner Hickey. All Zoning Commissioners voted in favor of the motion; the motion carried.

B. PUBLIC HEARING - Proposed Zoning Amendment for 26935 Route 53

i. Open Public Hearing

A motion was made by Commissioner Weisfus to open the public hearing for the proposed zoning amendment for the property commonly known as 26935 Route 53. The motion was seconded by Commissioner Lab. All Zoning Commissioners voted in favor of the motion; the motion carried.

Public Discussion

Village Administrator presented a staff review and recommendations to the Chairman and Commissioners in conjunction with the proposed zoning amendment for the property commonly known as 26935 Route 53. Included in the report was the justification for proposing C-2 Community Shopping as the new zoning classification for the aforesaid parcels.

ii. Close Public Hearing

A motion was made by Commissioner Pulaski to close the public hearing for a proposed zoning amendment for the property commonly known as 26935 Route 53. The motion was seconded by Commissioner Weisfus. All Zoning Commissioners voted in favor of the motion; the motion carried.

iii. Action/Recommendation by the Commission

A motion was made by Commissioner Hickey to recommend the Village Board of Trustees approve the proposed rezoning for the property commonly known as 26935 Route 53 from G-R General Residential to C-2 Community Shopping based on the Findings of Fact that:

- a. The amendment is consistent with the purpose and intent of the ordinance;
- b. The amendment is consistent with Village policy;
- c. The amendment does not unnecessarily create a hardship on property owners such as created by numerous non-conformities; and/or
- d. The amendment is not in conflict with this chapter or other Village ordinances.

The motion was seconded by Commissioner Fanning.

A vote was called: Chairman Winkler – yes, Commissioner Pulaski – yes, Commissioner Lab – yes, Commissioner Hickey – yes, Commissioner Fanning – yes, Commissioner Weisfus – yes. The motion carried.

PUBLIC COMMENTS (*limited to two (2) minutes per person*)

No members of the audience offered a public comment.

OTHER BUSINESS

No other business was discussed.

ADJOURNMENT

A motion was made by Commissioner Pulaski to adjourn the meeting. The motion was seconded by Commissioner Lab. All Zoning Commissioners voted in favor of the motion; the motion carried. Adjournment commenced at 7:20 pm.

Julie Friebele
Village Clerk

VILLAGE OF ELWOOD
P.O. BOX 435
ELWOOD, IL 60421
(815) 423-5011

**APPLICATION FOR A SPECIAL USE PERMIT IN
VILLAGE OF ELWOOD**

TO: Village Clerk
Village of Elwood, P.O. Box 435
Elwood, Illinois 60421

The undersigned Applicant(s) request(s) the corporate authorities of the Village of Elwood to approve the following application for a special use permit in the Village of Elwood and in support of said Application, state(s) as follows:

1. Applicant Hikmat Masood
Address 13442 Farmview, Homer Glen IL 60491
2. Owner of Subject Property Hikmat Masood and Safnat Masood
Address 109 Mississippi Ave Elwood IL 60421
3. Attorney _____
Address _____
Telephone Number 815-423-5657
4. Legal description of the subject property:
Frame house with separate frame garage,
sitting on Fenced Lot.
5. Address or location of the subject property 109 Mississippi Ave, Elwood IL 60421
6. Acreage of the subject property estimated 7000 square feet
7. Permanent Index Number of the subject property 10-11-29-114-007-0000
10-11-29-114-008-0000
10-11-29-114-009-0000

8. a. Present Zoning Commercial use C1
b. Present Land Use Vacant
c. Surrounding Zoning N _____ S _____ E _____ W _____
d. Surrounding Land Use N _____ S _____ E _____ W _____

9. When was the last zoning change of the subject property?

10. The proposed special use for the subject property Would like to convert home to Pub with video gaming

11. Is the proposed special use specifically designated as a special use in the district in which the use is to be located? Yes No _____

12. Will the proposed special use comply with all applicable regulations in the district in which the use is to be located? Yes No _____

13. Does any violation of the Village of Elwood Zoning Ordinance exist on the property at the present time? Yes _____ No

14. Is the subject property planned to be improved? Yes
When? Asap
What improvements are planned? use space for pub
What will be the actual use of the improvements? same as above

15. Is any of the subject property in a flood plain? Yes _____ No
If so, what percentage? _____

16. Will the special use
a. Materially affect or impair an adequate supply of light or air? No
b. Increase the hazard from fire and other dangers to surrounding properties? No
c. Diminish the value of adjoining property? No
d. Increase congestion or traffic hazards in the public streets? No

e. Be conducive to an appropriate and orderly development of the district in which it is located? yes

f. Not unreasonably hinder or discourage the appropriate development and use of adjacent land and buildings?
yes

g. Provide adequate parking that is in conformance with all parking standards of the Village of Elwood? yes

h. Are there plans for connecting to the Village water supply system? If not, will you use an on-site well?
yes

17. Has a plat of survey showing the physical conditions of the property at a scale of 1" = 100' been submitted? Yes , No X

18. Has a soil report been submitted (or applied from) the Will-South Cook Soil Conservation District? Yes , No X

19. Has the fee to process this application been submitted?
Yes , No X

The Applicant(s) agree(s) to abide by all Ordinances, regulations, and codes of the Village of Elwood as are in full force and effect on the date of the consideration of this application by the corporate authorities. The applicant(s) also agree(s) to pay any and all fees, costs and expenses of the Village of Elwood, including professional fees, that are necessary and required to act on this application.

DATE: August 9, 2017

APPLICANT(S):

Hikmat Masood
Rahman

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

The undersigned, being first duly sworn upon oath, states that he is (the applicant, one of the applicants, a duly authorized officer of the applicant, one of the beneficiaries of a land trust upon which legal title to the real estate herein described is held), that he has read the foregoing application; that he has knowledge of the facts therein contained and that the same are true in substance and in fact.

Hikmat Masood
Hikmat Masood

SUBSCRIBED AND SWORN to before me

this 9th day of December, 2017
Julie A. Friebele
NOTARY PUBLIC



DO NOT WRITE BELOW THIS LINE

Date of Publication:

Date of Hearing Before Plan Commission:

Recommendations of Plan Commission:

Date of Hearing Before Corporate Authorities:

Denied or Approved:

Ordinance Number:

CERTIFICATE OF PUI

STATE OF ILLINOIS .} Ss.
County of Will,

I, Janet M. Fisher do hereby certify that Eric D. Fisher the publisher of the The Free Press Advocate now and has been for more than six months prior to the publication of this notice hereto annexed, a weekly newspaper of general circulation, printed and published in the city of Wilmington in said County, and that said advertisement or notice relating to the matter of:

City of Elwood Planning and Zoning Commission to consider request for special use of property

has been published in said paper every week, one consecutively of the issues commencing September ending September 6 A.D. 2017, which are the dates of the first and last papers containing the same.

Given under my hand this 6th day of September A.D. 2017,

Printer's Fee \$ 38.50
Paid 20
By:

Eric D. Fisher Publisher

City of Elwood Planning and Zoning Commission
to consider request for special use of property.

PUBLIC NOTICE

PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the Village of Elwood, Will County, Illinois will conduct the following public hearing beginning at 7:00 p.m. on Tuesday September 26, 2017 at the Elwood Village Hall, 401 E. Mississippi Avenue, Elwood, Illinois 60421. The Planning and Zoning Commission will hold a public hearing to consider a request for a special use and modifications pursuant to Section 162.064.C.1 (Local Shopping District) of the Elwood Zoning Ordinance to permit a bar with video gambling in a former residence located at 109 E. Mississippi Avenue. The Permanent Real Estate index Numbers are 10-29-114-007-0000, 10-11-29-114-008-0000, and 10-11-29-114-009-0000.

The legal description of said property:

PARCEL 1: Lot 10 in Assessor's subdivision of Lots 10, 11, 12, 13 and 14 in Block 21 of the Town of Elwood, excepting therefrom that part described as follows: commencing at the Southwest corner of said Lot 10, and running thence East to the North line of Mississippi Avenue 20 feet, thence North at right angles with said Mississippi Avenue to the east line of the alley or street West of said Lot 10, thence Southwesterly along the East line of said alley or street to the point of beginning, all in Will County, Illinois.

PARCEL 2: Lot 9 in Assessor's subdivision of Lots 10, 11, 12, 13 and 14 in Block 21, in said assessor's subdivision, excepting therefrom that part described as follows, commencing at a point 25.5 feet East of the Southwest corner of said Lot 8 running thence North to the South line of adjacent Lot 8 in said Block 21, thence in a southeasterly direction on the North line of said Lot 8 to the East line of said Lot 8, thence South to Mississippi Avenue, thence West to the point of beginning, all in Will County, Illinois.

The Planning and Zoning Commission reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

DATED: September 1, 2017

Julie Freibale
Village Clerk
Village of Elwood

Published in the Free Press Advocate on Wednesday, Sept 6, 2017

Janet M. Fisher

"OFFICIAL SEAL"
Janet M. Fisher
Notary Public, State of Illinois
My Commission Expires 12-15-20



LEGAL NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the Village of Elwood, Will County, Illinois, will conduct the following Public Hearing beginning at 7:00 p.m. on Tuesday, September 26, 2017, at the Elwood Village Hall, 401 E. Mississippi Avenue, Elwood, Illinois 60421. The Planning and Zoning Commission will hold a public hearing to consider a request for a special use with modifications pursuant to Section 162.064 C-1 Local Shopping District of the Elwood Zoning Ordinance to permit a bar with video gaming in a former residence located at 109 E. Mississippi Avenue. The Permanent Real Estate Index Numbers are: 10-11-29-114-007-0000, 10-11-29-114-008-0000, and 10-11-29-114-009-0000.

The legal description of said property:

PARCEL 1: Lot 10 in Assessor's subdivision of Lots 10, 11, 12 13 and 14 in Block 21 of the Town of Elwood, excepting therefrom that part described as follows: commencing at the Southwest corner of said Lot 10, and running thence East on the North line of Mississippi Avenue 20 feet; thence North at right angles with said Mississippi Avenue to the east line of the alley or street West of said Lot 10, thence Southwesterly along the East line of said alley or street to the point of beginning, according to the plat of said Assessor's subdivision recorded October 5, 1869 and re-recorded September 21, 1886 in Plat Book 5, Page 59, as document no. 140880, in Will County, Illinois

PARCEL 2: Lot 9 in Assessor's subdivision of Lots 10, 11, 12, 13 and 14, in Block 21, and Lot 8, in said assessor's subdivision excepting therefrom that part described as follows: commencing at a point 25.5 feet East of the Southwest corner of said Lot 8 running thence North to the South line of original Lot 9 in said Block 21, thence in a southeast direction on the North line of said Lot 8 to the East line of said Lot 8, thence South to Mississippi Avenue, thence West to the point of beginning, all in Will County, Illinois.

The Planning and Zoning Commission reserves the right to continue said hearings from time to time as may be required without further notice, except as may be required by the Illinois Open Meetings Act.

DATED: September 1, 2017.

Julie Friebele

Village Clerk

Village of Elwood

Elwood
IL, USA

Staff Report

To: Village of Elwood Planning & Zoning Commission

From: Robert Sullivan, Principal
Westwood Planning Solutions, LLC

Date: September 19, 2017

Project
109 E. Mississippi Avenue

Petitioner
Hikmat Masood, Part Owner

Purpose
To convert a vacant building formerly used as a residence to a pub with video gaming.

Requested Actions: Special Use Permit (with modifications)

Project Attributes
Address: 109 E. Mississippi Avenue

P.I.N.(s): 10-11-29-114-007-0000
10-11-29-114-008-0000
10-11-29-114-009-0000

Size: Approximately 1,000 square foot building per the petitioner

Comprehensive Plan Planning District: Traditional Town

Existing Zoning: C-1 Local Shopping District

Proposed Zoning: Remain C-1 but proposed special use for bar or tavern.

Existing Land Use: Residential frame duplex.

Proposed Land Use: Pub with video gaming.

Surrounding Land Use:

North: Single family residence

South: Across East Mississippi Avenue is commercial.

East: Vacant lot.

West: Multi-family residence.

OVERVIEW AND BACKGROUND

PROJECT DESCRIPTION & CONTEXT

The subject is located within a historically commercial block which includes residential uses. The Village provided streetscaping and diagonal parking on both sides of the Mississippi Avenue. Also, Tyler Park, a small town square is located just west across Wood St. In general, commercial uses were envisioned for this block based on recent improvements and the block has historically contained commercial uses. Also, the Comprehensive Plan designates this area a Traditional Town Planning Sector, typically meaning a walkable mixed-use type of area.

The primary concerns of the proposed use would be compatibility with immediate neighbors and secondly the suitability of the building for this use.

SITE PLAN

No changes to the existing site plan are indicated. The petitioner indicated that he plans to use an indoor area of about 1,000 square feet to install about 20 seats for a bar.

MOBILITY

Pedestrian and Bicycle:

A sidewalk is provided.

Vehicular/Traffic:

Mississippi is a major street that connects to the Village's street system. The street can handle anticipated traffic based on 20 seats.

BUILDING ELEVATIONS

The petitioner stated his intention to do a façade renovation; however, has not submitted any plans at this time.

DETAILED PLANNING DISCUSSION

Special Use Permit

When considering an application for a special use permit, the decision-making body shall consider the special use standards listed in the Code in Section 162.023 Special Uses (D) (2) Standards. (a) Compatible with existing development. (b) Lot of sufficient size. (c) Traffic. (d) Parking and access. (e) Effect on neighborhood. (f) Adequate facilities. (g) Adequate buffering. The petitioner must adequately address each standard.

Land Use/Compatibility

Lot Coverage

The petitioner is not proposing to increase lot coverage.

Lot Size

Minimum-- None required. The petitioner should consider consolidating the three lots into one.

Density/Floor Area Ratio (F.A.R)

Maximum—1.0

Existing—Less than 1.0

Setbacks

Front Yard:

Required – 20 feet

Existing- exceeds 20 feet

Side Yard:

Required - Zero or more than 5 feet

Existing- Uncertain but the petitioner is not proposing to change it.

Rear Yard:

Required – 20 feet

Existing- appears to exceed 20 feet

Building Height

Maximum - 2 ½ stories

Existing - Less than 2 ½ stories

Parking and Loading

Required – The proposed bar would be classified as an “establishment dispensing food and/or beverages for consumption on the premises” and would require one parking space for each 100 square feet of floor area, or one space for each three seats, plus one parking space for each three employees, whichever is greater. This would be about ten spaces based on 1,000 square feet.

Proposed – None proposed onsite. Fifteen diagonal parking spaces are available off-site in front of the subject property on this side of the street.

Additional parking is available in the Village lot to the Northeast. A potential loading area is located onsite accessed via Wood Street.

Landscape

Required – Trees and shrubs

Proposed – None. The petitioner should provide a plan to add trees and shrubs to the property.

Accessory Structures

Garbage Enclosure(s) – The petitioner must indicate the location and construction of an adequate garbage enclosure.

Garage- No changes are indicated.

Fence(s) – A fence already exists.

Mechanicals/Utility Conduits

The petitioner has not submitted plans for any new mechanical equipment.

Signage

The petitioner has not submitted plans for a sign but has indicated that he will be proposing one. He should consult Section 162.176 for guidance on permitted signs.

Land Use Compatibility.

The petitioner has not indicated hours of operation, and closing hours based on license class are indicated in Section 112.25 in the Code of Ordinances. Since the proposed bar is so close to existing residences, it would seem appropriate to be more restrictive with weekdays closing at 10:00 pm, Saturday by midnight and Sunday by 11:00 pm.

Video gaming is allowed per Section 112.29 of the Code of Ordinances.

Also, the interior of the bar is to be visible from the street per Section 112.27 of the Code of Ordinances.

Outdoor seating may generate noise and activity that negatively impact nearby neighbors, so it is not recommended.

Building Suitability.

The building has two exits per the petitioner. It must comply with all fire codes and provide required bathroom capacity.

This is now before Plan Commission for consideration.

Motion

I move to approve/deny the petition for a special use for a bar with a modification to reduce onsite parking to zero, subject to the following conditions:

That maximum seating is 20, all indoor;

That closing hours will be no later than 10:00 pm weekdays, midnight Saturday and 11:00 pm Sunday;

That a loading area be shown on a site plan;

That a landscape plan be submitted with trees and shrubs;

That a garbage enclosure be shown on a site plan;

That the petitioner return with plans for the façade renovation and sign within three months of Board action;

That the building be brought up to building code and fire code standards prior to opening; and

That the petitioner consider consolidating three lots into one.

<i>Closing Hours for Premises Selling Alcoholic Beverages</i>			
	Weekdays	Saturday	Sunday
Class A, F, H, M	2:00 a.m. to 7:00 a.m.	2:00 a.m. to 7:00 a.m.	2:00 a.m. to 10:00 a.m.
Class B, C, D, K, L	10:00 p.m. to 10:00 a.m.	12:00 a.m. to 10:00 a.m.	11:00 p.m. (Sat.) to noon (12:00 p.m.)
*Class E	Friday and Saturday: Until 12:00 a.m. 18-hour license		
*License shall expire at 12:00 a.m. and shall be valid only for those times set forth in the permit.			

(Ord. 578, passed 5-3-1999; Am. Ord. 1018, passed 10-23-2013)

§ 112.26 LOCATION REQUIREMENTS; RESTRICTIONS.

(A) Licenses issued hereunder shall permit the sale of alcoholic liquor only in the premises described in the application for license. The location may be changed only upon the written permission to make the change, issued by the President with the approval of the Village Board. No license shall issue nor shall a change of location be permitted unless the proposed original or new location is a proper one for the retail sale of alcoholic liquor under the laws of the state and the ordinances of the village. No license shall be issued under this chapter unless the licensee conducts its operations on the first floor or ground level of a building.

(B) No license shall be issued for the sale at retail of any alcoholic liquor within 100 feet of any church, school, hospital, home for aged or indigent persons or for veterans, their wives or children, or any military or naval station; provided that this prohibition shall not apply to clubs, or to restaurants, food shops or other places where the sale of alcoholic liquor is not the principal business carried on, if the place of business not exempted shall have been established for the purposes prior to the taking effect of these provisions. No person shall hereafter engage in business as a retailer of any alcoholic liquor within 100 feet of any undertaking establishment or mortuary.

(C) No license shall be issued for the purpose of selling or offering for sale at retail any intoxicating liquor in any dwelling, house, flat or apartment building.

(Ord. 578, passed 5-3-1999)

§ 112.27 PREMISES REQUIREMENTS.

(A) In premises in which the sale of alcoholic liquor for consumption on the premises is licensed, other than in a restaurant, hotel, club or bowling alley other than one situated on the first or ground floor, no screen, blind, curtain, partition, article or other thing shall be permitted in the windows or

Julie Friebele

From: Robert Sullivan
Sent: Thursday, September 21, 2017 11:17 AM
To: Julie Friebele
Subject: Re: 9-26-2017 Planning & Zoning Meeting Package - 109 E. Mississippi Avenue

Hi Julie,
I have no modifications. Thanks.
Bob

On Tue, Sep 19, 2017 at 4:20 PM, Julie Friebele <julie.friebele@villageofelwood.com> wrote:

Bob,

Marian requested I send the attached 9-26-2017 Draft Planning & Zoning Meeting Package for your review. If you have any modifications, please let her know. We still need to include to the package minutes from January 24, 2017, meeting.

Julie Friebele
Executive Administrative Assistant, Village Clerk
Village of Elwood
401 E. Mississippi Avenue
Elwood, IL 60421
815-424-1079 Fax 815-423-6861

Julie Friebele

From: Marian Gibson
Sent: Thursday, September 28, 2017 8:03 AM
To: Chris Papesh
Cc: engineering; Grey, Jeremy; Brian Sheehan, P.E.; Julie Friebele
Subject: RE: October Plan Commission

Chris,

We spoke at length about this project at a recent meeting with Centerpoint representatives. We have a request. Several staff members will be out of the office on October 24th the day of the scheduled PZC meeting. Would it be possible to get all of the information to our village engineer asap so that we can schedule the PZC meeting for the week prior, October 17th (of course this depends on the availability of our PZC members).

We are just trying to determine if this would be at all possible. If not we may need to delay the meeting until early November which would delay the request going before the Village board until December 6th.

Thanks for your consideration,

Marian T. Gibson, ICMA-CM
Village Administrator
Village of Elwood
401 East Mississippi Ave.
Elwood, IL 60421
marian.gibson@villageofelwood.com
815 424-1094 (Direct)
815 509-2282 (Cell)
815 423-6861 (Fax)

From: Chris Papesh [mailto:cpapesh@geotechconsultantsinc.com]
Sent: Friday, September 22, 2017 11:04 AM
To: marian.gibson@villageofelwood.com
Subject: October Plan Commission

Ms. Gibson,

I have been working on the new unit for CenterPoint Intermodal Center at Deer Run Unit Seven, which is a resubdivision of most of the lots 4-9 in Unit Six (see attached).

I have prepared (which are currently being reviewed by the owner) the following documents:

- Plat of Vacation (for easements on Lot 5 – Block 1)
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- Final Plat for Unit Seven

CenterPoint would like to be on the meeting agenda for the Plan Commission in October.

What must we do to accomplish our goals of being on the October agenda?

What applications, fees, number of copies, and other applicable information must be submitted to Elwood?

The new Unit Seven contains 10 Lots and 164.415 Acres of land.

I will be happy to send you copies of everything for your review as soon as I am released to do so, by my client.

Geotech, Inc.

Christopher M. Papesh

Professional Land Surveyor

Partner/Director of Land Surveying

P: 815-730-1010

C: 815-954-7013

Address: 1207 Cedarwood Drive, Crest Hill, Illinois 60403

e-mail: cpapesh@geotechconsultantsinc.com

website: www.geotechconsultantsinc.com

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Julie Friebele

From: Grey, Jeremy
Sent: Friday, September 29, 2017 12:54 PM
To: Marian Gibson
Cc: engineering; Sheehan, Brian P (Dev); Julie Friebele; Chris Papesh
Subject: RE: October Plan Commission
Attachments: Preliminary Plat - Draft - 09292017.pdf; Final Plat Unit Seven_09292017.pdf

Marian,

Please see the attached proposed final and preliminary plats of subdivision for Pad 9. Please let us know if there are any questions or comments. Would like us to drop off full size copies as well.

Thank you.

Jeremy Grey
Vice President, Development
CenterPoint Properties
1808 Swift Drive
Oak Brook, Illinois 60523-1501
Phone: (630) 586-8297 Fax: (630) 586-8005

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Sent: Thursday, September 28, 2017 8:03 AM
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Cc: engineering <engineering@villageofelwood.com>; Grey, Jeremy <jgrey@centerpoint.com>; Sheehan, Brian P (Dev) <bpsheehan@centerpoint.com>; Julie Friebele <julie.friebele@villageofelwood.com>
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marian.gibson@villageofelwood.com
815 424-1094 (Direct)
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CENTERPOINT INTERMODAL CENTER AT DEER F

A RESUBDIVISION OF PART OF SECTIONS 29 AND 30, IN TOWNSHIP 34
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY,



Scale 1" = 100'

LEGEND:

1. SEE SHEETS 1 AND 2 FOR DETAILED LOT AND EASEMENT LOCATIONS.
2. SEE SHEET 2 FOR LINE AND CURVE TABLE DATA.
3. SEE SHEET 1 AND 2 FOR GENERAL NOTES.
4. SEE SHEET 3 FOR OVERALL BOUNDARY, CERTIFICATIONS AND EASEMENT PROVISIONS.

NORTH LINE OF THE SOUTHWEST-
QUARTER OF SECTION 30-34-10

NORTHEAST CORNER OF
SOUTHWEST QUARTER OF
SECTION 30-34-10

— NORTHWEST CORNER OF THE
SOUTHEAST QUARTER OF
SECTION 30-34-10

NORTH LINE OF THE SOUTHEAST—
QUARTER OF SECTION 30-34-10

GENERAL NOTES:

1. I.E.P.U.D.E. DENOTES INGRESS/EGRESS, PUBLIC UTILITY AND DRAINAGE EASEMENT.
2. P.U.D.E. DENOTES PUBLIC UTILITY AND DRAINAGE EASEMENT.
3. P.U.E. DENOTES PUBLIC UTILITY EASEMENT.
4. D.E. DENOTES DRAINAGE EASEMENT.
5. I.E.E. DENOTES INGRESS/EGRESS EASEMENT.
6. ~~PP~~ INDICATES 8/16" IRON ROD SET IN CONCRETE FOR A PERMANENT MONUMENT.

CENTERPOINT INTERMODAL CENTI
AT DEER RUN UNIT FIVE
(R2006120191)
LOT 10 - BLOCK 2

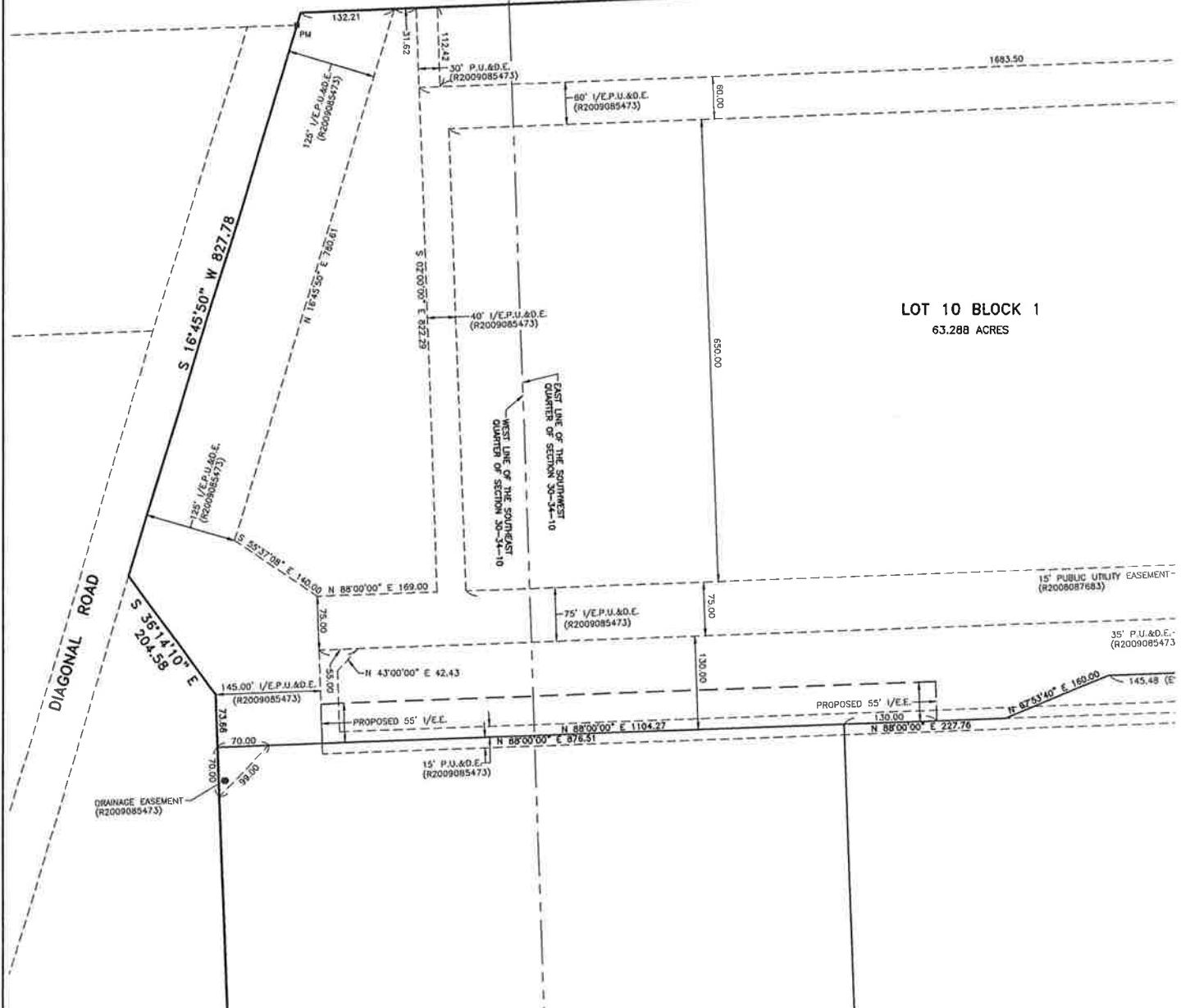
CENTERPOINT INTERMODAL CENTER AT DEER RUN
UNIT FIVE (R2006120191) LOT 11 - BLOCK 2

DEER RUN INDUSTRIAL PARK EAST ACCESS ROAD - R2001115J88)
(VILLAGE OF ELWOOD ORDINANCE NO. 751)

WALTER STRAWN DRIVE
100' HERETOFORE DEDICATED

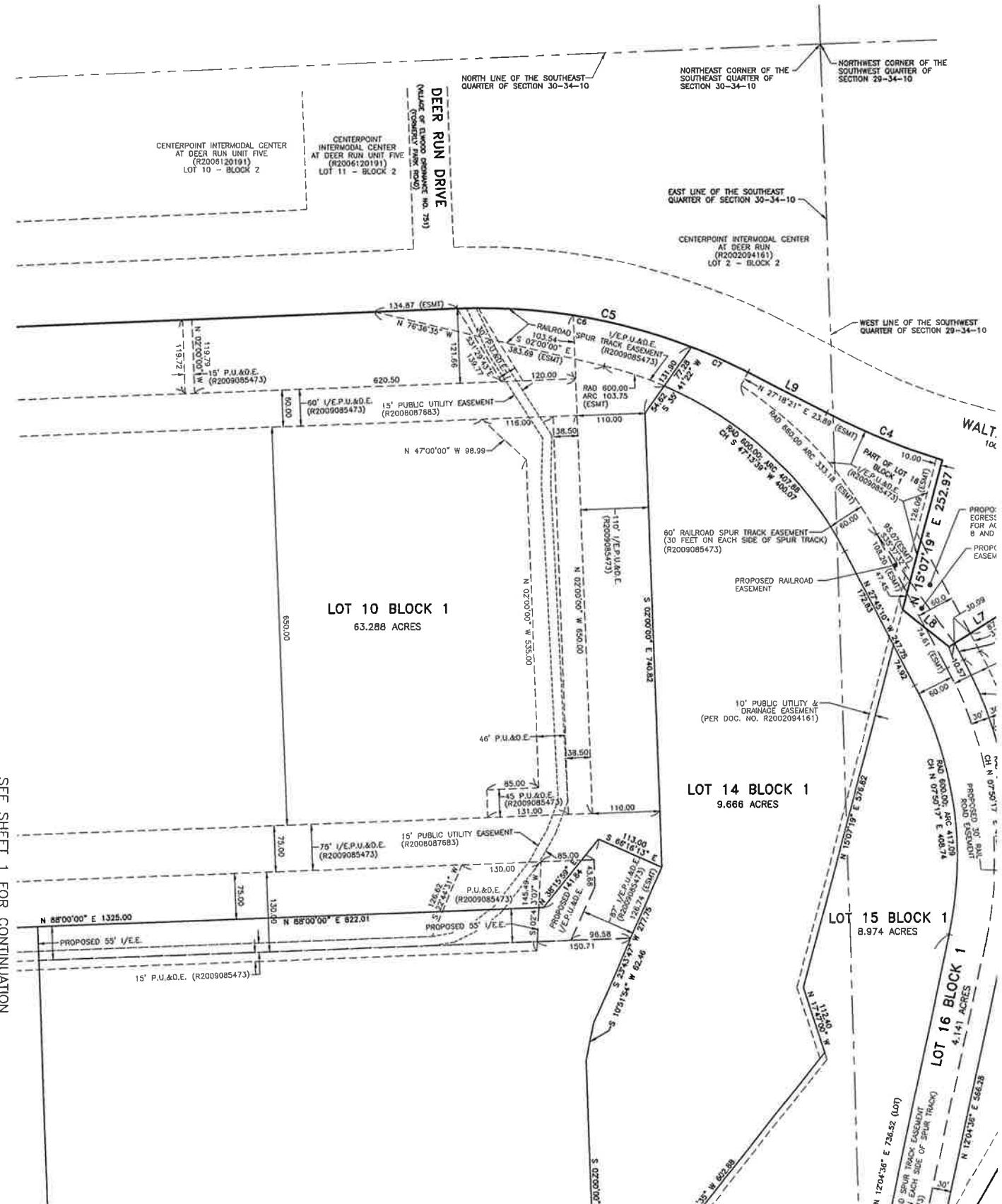
S 87°45'06" W 23°
S 87°45'06" W 2323.02

DT 10 BLOCK 1
63.288 ACRES



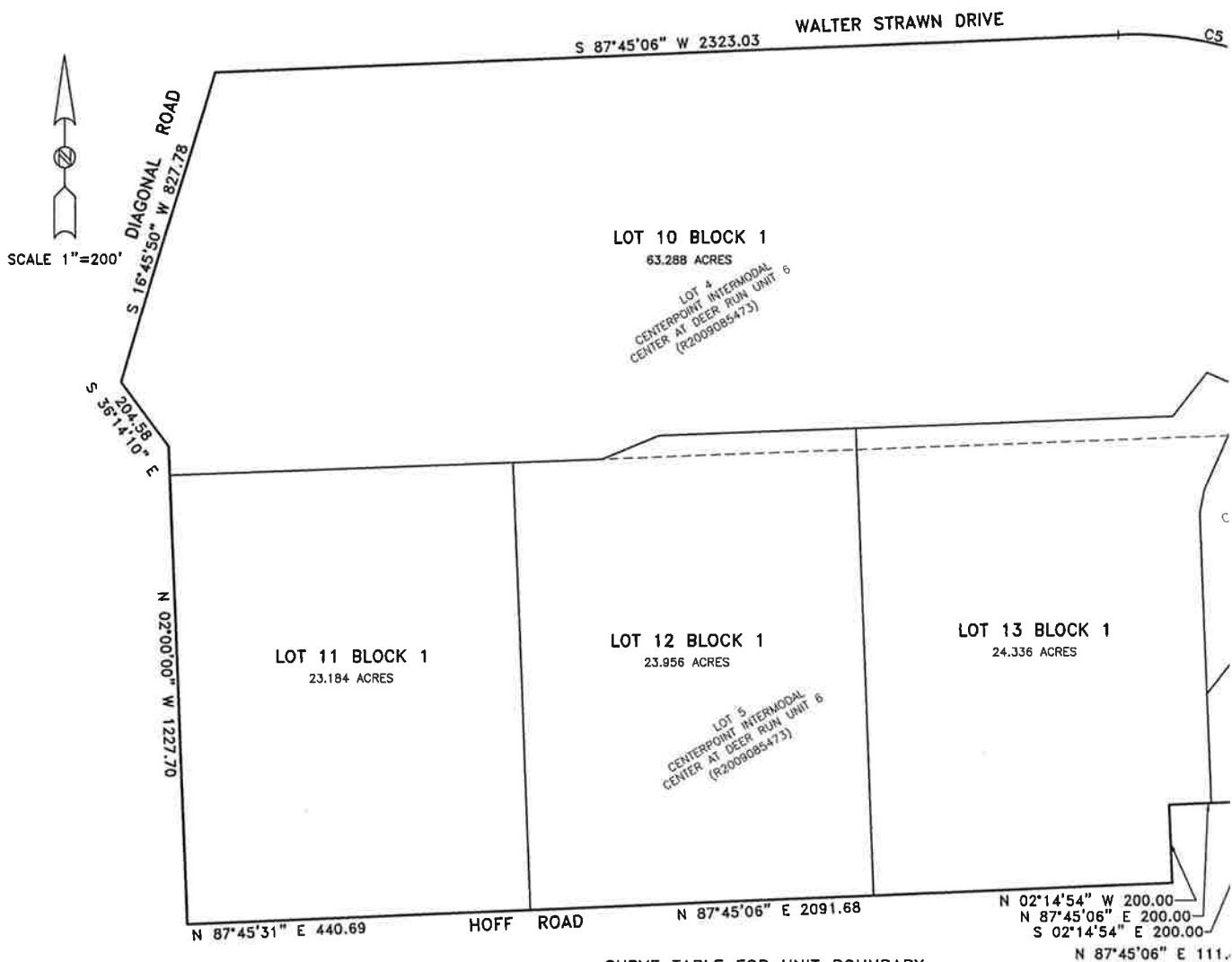
CENTERPOINT INTERMODAL CENTER AT DEER F

A RESUBDIVISION OF PART OF SECTIONS 29 AND 30, IN TOWNSHIP 34
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY,



CENTERPOINT INTERMODAL CENTER AT DEER R

A RESUBDIVISION OF PART OF SECTIONS 29 AND 30, IN TOWNSHIP 34
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, IL



CURVE TABLE FOR UNIT BOUNDARY

NUMBER	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	965.00	79.81	N 62°30'19" W	79.79
C2	965.00	117.53	N 70°59'00" W	117.45
C3	696.78	115.39	S 36°43'37" E	115.25
C4	1160.00	206.91	N 67°48'15" W	206.64
C5	950.00	490.03	N 77°28'17" W	484.61

LEGEND:

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STATE OF ILLINOIS
COUNTY OF WILL } ss

THIS IS TO CERT
ANY OF THE REAL ESTATE DESCRIBE
DATED THIS _____ DAY OF

STATE OF ILLINOIS
COUNTY OF WILL } ss

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY
THAT UNDER THE DIRECTION OF THE OWNERS THEREOF, I HAVE SURVEYED, RESUBDIVIDED AND PLATTED INTO 8 LOTS AND
NO STREETS THAT PART OF SECTIONS 29 AND 30, IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
DESCRIBED AS FOLLOWS:

STATE OF ILLINOIS

Julie Friebele

From: Grey, Jeremy
Sent: Friday, September 29, 2017 12:59 PM
To: Marian Gibson
Cc: engineering; Sheehan, Brian P (Dev); Julie Friebele; Chris Papesh
Subject: RE: October Plan Commission
Attachments: Plat of Easement Vacation 09212017.pdf

Attached is plat of easement vacation as well.

I apologize, I should have had that on the original email.

Thanks.

Jeremy

From: Grey, Jeremy
Sent: Friday, September 29, 2017 12:54 PM
To: 'Marian Gibson' <marian.gibson@villageofelwood.com>
Cc: engineering <engineering@villageofelwood.com>; Sheehan, Brian P (Dev) <bpsheehan@centerpoint.com>; Julie Friebele <julie.friebele@villageofelwood.com>; Chris Papesh <cpapesh@geotechconsultantsinc.com>
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PLAT OF EASEMENT VACATION

