



Village of Bourbonnais
PUBLIC HEARING BEFORE THE CORPORATE AUTHORITIES
~MINUTES~

Monday, April 18, 2016

1. **Call to Order:** The Public Hearing was called to order at 5:15 p.m. by Village President Paul Schore.
2. **Roll Call:** Village Clerk Brian Simeur called the roll with the following Trustees present: Trustee Vera Amiano, Trustee Bruce Greenlee, Trustee Rick Fischer, Trustee Randy King, Trustee Jeff Keast and Trustee Jack Littrell. Also in attendance were Village Treasurer Ron Riebe, Village Attorney Patrick Dunn and Village Administrator Michael Van Mill.
3. **Public Hearing -** Amendment to an Annexation Agreement recorded February 14, 2013 Between the Village of Bourbonnais and IM Steel Inc. (Belson) for real estate located on Larry Power Road, Bourbonnais, Illinois.

Pat Dunn gave a brief overview of the reason for the Public Hearing tonight.

Attorney Ken Carlson spoke on behalf of IM Steel (a/k/a Belson) and noted that also in attendance were Mark Posen (IM Steel/Belson), Kevin Kennell (IM Steel/Belson), Jeff Bennett (Realtor/Developer) and Mike Gingerich (Project Engineer)

Mr. Carlson said that the site is a 27 acre parcel and runs south to I-57 from Larry Power Road. He noted that before the bailer and sheer equipment are brought over from their current site to the new site, the office building and warehouse will be built out. Mayor Schore asked if that will be put in writing as part of the revised annexation agreement and Mr. Carlson said that yes it would.

Mr. Carlson said that the company anticipates that the number of employees will grow with this move. He also stated that he doesn't expect an increase in traffic on Larry Power Road due to this move except for the area between the railroad tracks and the new entrance.

Mike Gingerich, engineer on the project, discussed the drainage plan for the property and a detention pond in front of the office building.

Jeff Bennett, a local real estate developer who is working with Belson on the new site, talked about other interest in the property. He said that the only interest was a self-storage facility. Mr. Bennett also said that he doesn't feel that the current Belson property on the corner of Rt. 50 and Larry Power Road has not had a negative impact on the properties near there. In fact, development on adjacent property is still occurring.

Mr. Carlson said that air testing of the current site was done by a 3rd party safety group and the levels of air contaminant are less than one would expect, and in fact, the levels were non-detectable.

Trustee King asked about the Vacuum System (Sparks System). Kevin Kennell explained what the Sparks System does and that it was installed in December 2015. Trustee Greenlee asked Mr. Kennell if the smoke that is seen is only from cutting steel and not from burning wire and he said that is correct.

Pat Dunn asked if anyone was living on the proposed site. Mr. Carlson said no there is not.

Trustee King asked if there have been IEPA issues since the last time the Board and the IM Steel/Belson group met. Mr. Carlson said that a Target customer reported something to the local Target manager and they called the IEPA and no issues were recorded. He also said that the IEPA recently observed the Sparks System and no formal feedback has been given to Belson.

4. Public Comments:

Steve Bisailon, Bourbonnais Township Road Commissioner, asked about the detention pond and the elevations given that the water table is high out there and wanted to know where the water was going to go. Mr. Gingerich said that there should not be any issues and explained why. He said that all this storm water detention will meet or exceed the Village's codes.

Fred Voight asked what the surface would be used on the property. Mr. Gingerich said it will be a mix of asphalt, slag and grass.

Mr. Bisailon asked about the inlet and outlet of the detention pond. Mr. Gingerich said that will all be determined in final engineering and per the Village's codes.

Mr. Bisailon showed pictures that depict yellow smoke from the current Belson property (exhibits attached) and said that there is a safety issue (visibility) for drivers at times when the smoke is really thick and it also doesn't look very good when driving into the area. He finds it hard to believe that this smoke just disappears as the Belson representatives have said.

Trustee King commented that he is not aware of Belson tripling the size of their operation as Mr. Bisailon suggested previously in the meeting. It was then noted by Mr. Carlson that the stockpiles would be capped at 23 feet high.

Jerry Alexander (also speaking on behalf of Mike Merten the owner of the Antique Mall across from the current Belson property) feels that this will impact property values. He said that Mr. Merten has lost tenants and customers as a result of the smoke that the current operation releases that impacts the Antique Mall property to the north. He mentioned the surface for the storage of steel and what is required and he encourage the Board to check into this. He also doesn't believe that all that smoke is being cleaned as claimed.

Mr. Alexander asked what the response was from the IEPA was during their recent inspection. Mayor Schore also asked what the IEPA inspection revealed and Mr. Carlson said that the IEPA had no comment on their inspection.

Trustee King asked those in the audience if they have gone to the Village of Bradley about their concerns given Belson's current operation is in Bradley. Mr. Alexander said he talked with them but has not gotten in depth with them on this matter but did say that a Village of Bradley representative said that they didn't want to comment on the matter.

Bill Warburton from Affordable Mini Storage asked if the Village of Bourbonnais has spoken to the Village of Bradley about Belson. Trustee King said that he has and that the Village of Bradley noted one incident.

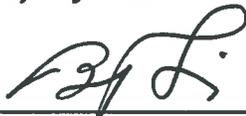
Mr. Warburton also asked if the steel will be shipped out of the proposed location by rail and Mr. Posen said no.

Mr. Bisailon just reiterated that he is concerned about the water run-off from the proposed site and that he doesn't feel that this has been really addressed.

5. **Adjournment:**

A motion was made by Trustee King and seconded by Trustee Keast to adjourn the Public Hearing. Motion passed on a voice vote of 6-0 and the meeting adjourned at 6:14 p.m.

Respectfully Submitted by:



Brian Simeur, Village Clerk



Village of Bourbonnais
VILLAGE BOARD MEETING
~MINUTES~
Monday, April 18, 2016

CALL TO ORDER: The meeting was called to order at 6:18 p.m. by Mayor Paul Schore (normal start time of 5:30 p.m. was delayed due to the Public Hearing that preceded this meeting). The pledge of allegiance was led by Village Trustee Rick Fischer.

1. **ROLL CALL:** Village Clerk Brian Simeur called the roll with the following Trustees present: Trustee Vera Amiano, Trustee Bruce Greenlee, Trustee Rick Fischer, Trustee Randy King, Trustee Jeff Keast and Trustee Jack Littrell. Also in attendance were Village Treasurer Ron Riebe, Village Attorney Patrick Dunn, and Village Administrator Van Mill.

2. **APPROVAL OF MINUTES:**

a. **Regular Board Meeting Minutes**

A motion was made by Trustee Amiano and seconded by Trustee Fischer to suspend the reading and approve the regular board meeting minutes from April 4, 2016. Motion passed on a voice vote of 6-0.

3. **REPORTS FROM COMMISSIONS AND ADVISORY BOARDS:** None.

4. **BIDS AND QUOTES:** None.

5. **CORRESPONDENCE:** None.

6. **FINANCE COMMITTEE:**

Trustee Vera Amiano, Chair

a. **Consideration to Approve Accounts Payable April 18, 2016:**

Motion made by Trustee Amiano and seconded by Trustee Greenlee to approve the bills as presented.

Roll call vote:	Trustee Amiano - Aye	Trustee King - Aye
	Trustee Fischer - Aye	Trustee Keast - Aye
	Trustee Greenlee - Aye	Trustee Littrell - Aye

Motion passed on a vote of 6-0.

7. **POLICE COMMITTEE:**
Trustee Bruce Greenlee, Chair

Police Chief Jim Phelps noted that this Saturday, April 22, 2016 the Village of Bourbonnais will be hosting a multi-jurisdiction active shooter preparedness drill at Olivet Nazarene University.

8. **COMMUNITY & ECONOMIC DEVELOPMENT: None.**
Trustee Vera Amiano, Chair

9. **PUBLIC WORKS COMMITTEE:**
Trustee Bruce Greenlee, Chair

Public Works Director Mike Chamness asked residents to refrain from blowing grass into the streets when doing their yard work, which can lead to storm sewer issues. Mayor Schore said the same holds true for brush - please place it in your yard and not the street.

10. **PARKS & RECREATION COMMITTEE:**
Trustee Jeff Keast, Chair

Trustee Keast noted that the Village parks are open from dawn to dusk.

11. **FRANCHISE, LICENSE & ADMINISTRATION:**
Trustee Rick Fischer, Chair

Trustee Fischer said that a follow up planning meeting for the Board and Department Heads will be called in the next couple of weeks.

12. **ANNEXATION, BUILDING & ZONING COMMITTEE:**
Trustee Rick Fischer, Chair

- a. Ordinance No. 16-2018 (An Ordinance Amending An Annexation Agreement For Certain Property Owned By IM Steel On Larry Power Road) First Reading

A motion was made by Trustee Fischer and seconded by Trustee Keast to table said ordinance at Village Attorney Dunn's request. Motion passed on a voice vote of 6-0.

13. **COMMUNITY AFFAIRS & SERVICES COMMITTEE:**
Trustee Vera Amiano, Chair

Trustee Amiano thanked all of those individuals that helped with the Village's booth at the Home Buyers' Expo that was held on April 9, 2016.

14. **UTILITY COMMITTEE:**
Trustee Jack Littrell, Jr., Chair

Mr. Chamness said that cameras will be used to check for inflow and infiltration (I&I) from Cavalier Park to KARMA.

15. **BUILDINGS & GROUNDS COMMITTEE:**
Trustee Randy King, Chair

Mr. Chamness also reported that the pavilion roof at Goselin Park needs to be replaced and bids are being sought and a metal roof is being looked at as an alternative. He said that it could be replaced before the Friendship Festival.

16. **COMMITTEE MEETINGS SET:**

- Wednesday, April 27, 2016 at 4:00 p.m. - Finance at the Administration Building

17. **VILLAGE ADMINISTRATOR'S REPORT:**

Refer to the Village Administrator memo that is attached.

18. **VILLAGE ATTORNEY'S REPORT:**
Patrick Dunn, Attorney

- a. Request for a motion to hold a closed meeting to discuss the minutes of meetings lawfully closed under the Illinois Open Meetings Act, whether for purposes of approval by the body of the minutes or semi-annual review of the minutes pursuant to Section 2.06 of the Act as allowed by 5 ILCS 120/2 (c) (21) with no final action to be taken in closed session or after reopening into regular session.

A Motion made by Trustee Amiano and seconded by Trustee Fischer to adjourn into Executive Session following the Public Comments section of this meeting with no action to be taken following the Executive Session. Motion passed on a voice vote of 6-0.

19. **VILLAGE PRESIDENT'S REPORT:**
Paul Schore, Village President

- a. Proclamation No. 16-293 (A Proclamation Designation the 23rd Day of April 2016 as "Comcast Cares Day" in the Village Of Bourbonnais, Illinois.)

Motion made by Trustee Fischer and seconded by Trustee Keast to read said proclamation by title only. Motion passed on a voice vote of 6-0.

Motion made by Trustee Fischer and seconded by Trustee Amiano to adopt said resolution. Motion passed on a voice vote of 6-0.

- Mayor Schore is looking forward to talking to the City of Springfield about their new interchange in an effort to gain insight into what the Village can expect with the new I-57 interchange that is being built at Bourbonnais Parkway.

20. **OLD BUSINESS:**

Trustee Littrell said there is still some activity at Perry Farm entrance off of Coyne Street and the Village Police Department will keep a watchful eye on things over there.

21. **NEW BUSINESS:** None.

22. **PUBLIC COMMENTS:**

- Ryan Kimberlin from Comcast invited the Board and residents to participate in Comcast Cares Day to be held this Saturday morning, April 23, 2016 at the Perry Farm.
- Motion made by Trustee Keast and seconded by Trustee Greenlee to move into the Executive Session as allowed for in the Village Attorney's section of this meeting. Motion passed on a voice vote 6-0.
- Motion made by Trustee King and seconded by Trustee Keast to move back into the regular board meeting. Motion passed on a voice vote 6-0.

23. **ADJOURNMENT:**

Following the board's return from Executive Session, a motion was made by Trustee Amiano and seconded by Trustee Fischer to adjourn the regular board meeting. Motion passed on a voice vote of 6-0 and the meeting adjourned at 6:45 p.m.

Respectfully Submitted by:



Brian Simeur, Village Clerk

Administrator's Report

Village Board Meeting

Monday April 18, 2016

- Mayor, Laurie and I attended the Daily Journal's Progress Award dinner last Thursday night. Three of our nominees were recognized for their unique qualities. BBCHS won the Innovator in Education Award. Hospice won the Innovator in Social Services. And, Beef O Brady's was recognized as Small Business of the Year. They all recognized and thanked the Village for their nomination.
- On Wednesday April 6, the Mayor and I attended and made a presentation to the Bradley Bourbonnais Rotary. During the last week, I was approached by those in attendance thanking us for the great information about Bourbonnais.
- On Monday April 11, I attended the Great Lakes Basin Railroad public meeting at the Manteno Sportsmans Club. The US Surface Transportation Board held the hearing. The proposed 278 mile rail line goes from LaPorte, IN to Milton, WI.
- On April 12, we hosted the first meeting of the Bourbonnais Parkway Steering Committee. This is an exercise to build consensus on the economic development opportunities and physical site planning needs for prioritized real estate development in and around the new interchange. In attendance were representatives of Bradley and Manteno, the Alliance, and property owners. The study is being done by RATIO Architects and Piggush Engineering. The next meeting is scheduled for May 10.
- As a result of a vacancy being created for the Administrative Assistant, we posted the position internally and received some very good applicants. We performed interviews during the last couple weeks. I am pleased to announce that Sue Cellini has accepted the position and she started today.
- The joint meeting of the Bourbonnais Elementary and Village Board members is this Thursday, April 21. The meeting will take place at Aurelio's. The time is 6:00pm. I need a firm number of attendees. So, if you have not already RSVP'd, please let me know tonight.
- On April 29, I will be attending the CIP's 13th Annual Industrial Summit in Oak Brook. Presenters will be discussing the state of the industrial market in NE IL.
- The Mayor, Laurie and I are scheduled to meet this Friday with representatives of the City of Springfield to garner information on how they are attempting to market and promote a new I-55 interchange for development.
- Lastly, I have a draft report outlining last month's planning session. I want to get it out to everyone. Also, no date is set for our follow up meeting. We need to come up with an agreeable date.