

**I. CALL TO ORDER:**

The Planning and Zoning Commission meeting was called to order at 7:30 pm by Chairman Susanke.

**II. ROLL CALL:**

Present were Chairman Susanke, Commissioners Gilmore, Kaufman, Slovacek, Magsamen and Martin. Commissioner Kotleba arrived at 7:32pm. Also in attendance were Community Development Director Scott, Planner Pociecha and forty (40) persons in the audience.

**III. PLEDGE OF ALLEGIANCE:**

Chairman Susanke led those in attendance in the Pledge of Allegiance.

**IV. APPROVAL OF AGENDA:**

**MOTION:** Moved by Commissioner Martin and seconded by Commissioner Kaufman to approve the agenda as presented. Upon roll call, the motion was approved.

**AYES:** Commissioners Gilmore, Kaufman, Slovacek, Magsamen, Kotleba and Martin  
**NAYS:** None

**V. APPROVAL OF MINUTES:**

**MOTION:** Moved by Commissioner Gilmore and seconded by Commissioner Kaufman to approve the minutes of October 26, 2015 as presented. Upon roll call, motion was approved.

**AYES:** Commissioners Gilmore, Kaufman, Magsamen, Kotleba and Martin  
**NAYS:** None  
**ABSTAIN:** Commissioner Slovacek

**VI. QUESTIONS FROM THE AUDIENCE:** None

**VII. NEW BUSINESS:**

**A. Public Hearing – Petition 15-16: Oakview Corporate Park-Special Use for Meat Processing for Devanco Foods**

**MOTION:** Moved by Commissioner Martin and seconded by Commissioner Slovacek to open the Public Hearing. Upon roll call, motion was approved.

**AYES:** Commissioners Gilmore, Kaufman, Slovacek, Magsamen, Kotleba and Martin  
**NAYS:** None

The Public Hearing opened at 7:33 pm.

Chairman Susanke said the notice of the public hearing was published.

Village Clerk Traver swore in Tom Nacht, CFO, Devanco Foods and Evan Bartzis, General Manager, Devanco Foods.

Chairman Susanke said the subject property is identified as Lot 3 of the Oakview Corporate Park Resubdivision No.1. The vacant lot of approximately 7.45 acres is part of a light industrial use area within the Special Development District (SSD) zoning of the Oakview Corporate Park.

Chairman Susanke said the proposal's preliminary site plan calls for construction of an approximately 74,200 square foot office/warehouse processing building with one drive-in door, seven docks, and 100 parking spaces. Also shown on the site plan is the potential for a future expansion that would add another 48,500 square feet to the building (to the east), a drive-in door, and seven docks.

Evan Bartzis presented a brief background of Devanco Foods, which is a USDA certified food manufacturing company that specializes in Gyros, Italian Beef, Sausage and numerous other products found across the food service and retail industries. He said the business is currently located in Elk Grove Village. He said the business operates five days a week with two shifts and that a new facility would give them the opportunity to achieve a high level of food certification (SQF-Safe Quality Food), and expand their retail product line.

Mr. Bartzis explained how the processing of the products are done including how the materials are brought into the plant, how they are packaged and how they are shipped out. He addressed sanitation and rodent control. He also spoke to the drawings of the preliminary renderings of the proposed building and parking.

Mr. Nacht addressed the current employees (80) and the job creation of double the employees which would be necessary for the larger site.

Commissioners addressed the petitioners on questions they had, including how the processing was done, how waste was handled, cleaning of the grease traps (weekly), what type of compactors are used, consideration of an interior compactor, how recycling is handled, overhead cleanliness (full wash down every night), odors, type of exhaust system and how it works, location and height of the exterior silo, traffic generation from employees and delivery trucks, number of shifts for employees, hours of operation (5am to Midnight), concerns because plant is located near Dundee Middle School, security and security system for the proposed building and landscaping plans.

The Public Hearing was opened to the public for comment.

William Beith, Assistant Village Administrator for the Village of Gilberts, expressed concerns about odors, how odors would be monitored, the impact on commercial and retail development for West Dundee and Gilberts, and asked that Ray Keller's (Village Administrator, Gilberts) letter of December 22, 2015, be entered into the record, and requesting that due to the inclement weather which may have prevented people from attending this meeting to schedule another meeting.

Christine Brown, 172 Reston Lane, Gilberts expressed concerns over the odor and traffic.

Michael Castellano, 134 Charleston Lane, Gilberts, said he has a good understanding of similar companies and this is not a good place for it.

Michelle Bauer, 167 Reston Lane, Gilberts, would like to see a whole complete plan including phase 2 as well as a second presentation with an odor advisor.

Shawn Bauer, 167 Reston Lane, Gilberts, is concerned about the closeness to the school and ice arena and the traffic it will bring into the area.

Patrick VerHalen, 287 Town Center Blvd., Gilberts, asked about a traffic study and if there was one done when Opus came in.

Ken Slack, 512 Reston Lane, Gilberts, asked for the definition of light commercial and expressed concerns about the closeness of the school and residential area.

Scott Fietsam, United We Stand, Inc., owner of lots 1-4 Oakview Corporate Park expressed concerns on the impact on his property, would like a traffic study, asked to postpone a recommendation due to the inability of people to attend meeting because of weather and suggested consideration of zoning for a development like senior housing.

RJ Grewal, Leaf's Ice Centre, 801 Wesemann Drive, West Dundee expressed concerns about air quality(pumps outside air into Ice Centre Building), odor and traffic and impact it would have on the facility.

Ernie Leonard, 201 Reston Lane, Gilberts, expressed concerns about landscaping, odor and the Village Board's willingness to bring in a meat processing facility.

Tom Roeser, property owner Route 72 and Wesemann Drive, expressed concerns about the financial impact, need for a traffic study, that a portion of his property (retail center) didn't receive notification and reschedule this meeting due to inclement weather, so others would have the opportunity to voice their opinions.

Craig Welker, Leafs Ice Centre, 801 Wesemann Drive, is a certified ice technician and expressed concerns about the air which would be brought into the building, impact on the Ice Arena's business, odors and potential safety problems.

There was no further comment from the public or any comment from Village Staff.

**MOTION:** Moved by Commissioner Gilmore and seconded by Commissioner Magsamen to close the Public Hearing. Upon roll call, motion was approved.

**AYES:** Commissioners Gilmore, Kaufman, Slovacek, Magsamen, Kotleba and Martin  
**NAYS:** None


**MOTION:** Moved by Commissioner Martin and seconded by Commissioner Slovacek to delay consideration for a Special Use for Meat Processing for Devanco Foods pending an engineering study, traffic control study, air quality study, landscaping plan including fencing and security. Upon roll call, motion was approved.

**AYES:** Commissioners Gilmore, Kaufman, Slovacek, Magsamen, Kotleba and Martin  
**NAYS:** None

## **IX. ADJOURNMENT**

**MOTION:** Moved by Commissioner Gilmore and seconded by Commissioner Martin to adjourn the Panning & Zoning Commission meeting Motion was approved by unanimous voice vote.

Respectfully submitted,

  
Barbara Traver  
Village Clerk