



Planning and Development Department Development Newsletter

October 2015

River Bend Road Lift Station

The Plan Commission approved a conditional use permit for a new sanitary sewer lift station at 1742 River Bend Road west of Yuma Street. The site is a 5.8 acre undeveloped outlot that was dedicated to the Village as part of the development of the Blackhawk Subdivision Phase IV. The site will include an asphalt access drive and a wet well immediately west of the 720 square foot lift station building. This lift station has been planned for many years and will replace two existing lift stations, one on Falls Road and the other east of Wichita Lane. The Water and Wastewater Utility intends to construct the lift station in 2016 in conjunction with the reconstruction of River Bend Road.

The Plan Commission also recommended that the Village Board approve an ordinance to add water and sanitary sewer facilities as conditional uses in the Park and Recreation zoning district in order to construct the lift station on Village-owned land zoned Park and Recreation.

J.B. Real Estate Building Addition

The Plan Commission approved a site plan for a 15,684 square foot building addition at 2260 Dakota Drive. The site includes an existing 15,300 square foot building and parking lot constructed in 1996. The addition will be built on the west side of the building and includes a 19 space parking lot, one truck dock, and one at grade overhead door located on the south side of the addition. The project is being built on speculation for a future warehouse/office user. Construction is expected to begin in spring 2016 and be complete by the end of the year.

Our Savior Lutheran Church Accessory Building

The Plan Commission approved a site plan for a new accessory storage building at Our Savior Lutheran Church at 1332 Arrowhead Road. The proposed garage/storage building will be 24 feet by 16 feet and will be located near the existing 12 foot by 12 foot shed on the northeast corner of the property.

Needs Assessment Study: Parks and Recreational Facilities Impact Fees

The Village is in the process of updating its park and recreational facilities impact fees. The current Needs Assessment Study was last updated in August 2009 and included 42 different Fee Districts and 15 different Service Areas divided into three categories (Community Parks, Neighborhood Parks and Vest Pocket Parks). Current park impact fees range from \$2,751 to \$5,059 per dwelling unit.

