

MINUTES OF THE PLAN COMMISSION
September 30, 2019

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:22 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Amy Flores, Walter Oakley, Richard Pyter, and Eric Steffe.

Members absent: Matthew Krummick and Kurt Schultz.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; and Jeff Cooper, Village Engineer.

OLD BUSINESS: None.

NEW BUSINESS:

PC 19-15 Jim Butler, Butler Coring, Inc., Applicant
738 E. Park Avenue

Request is for a Special Use Permit for a Specialty Trade Contractor in order to allow the occupancy of Butler Coring, a concrete contractor, in the tenant space located in the Park Avenue Corporate Center Planned Development located in an I-3, General Industrial District.

PC 19-16 Jim Butler, Butler Coring, Inc., Applicant
738 E. Park Avenue

Request is for an Amendment to the Planned Development Final Plan in order to reduce the minimum required number of parking spaces for the Park Avenue Corporate Center Planned Development located in an I-3, General Industrial District.

Mr. Jim Butler, Butler Coring, Inc. and applicant, stated that he is requesting approval for a Special Use Permit request for a Specialty Trade Contractor in order to allow the occupancy of Butler Coring, a concrete contractor, in the tenant space located in the Park Avenue Corporate Center Planned Development located in an I-3, General Industrial District at 738 E. Park Avenue.

Mr. Butler stated that he is also seeking approval for an Amendment to the Planned Development Final Plan in order to reduce the minimum required number of parking spaces for the Park Avenue Corporate Center.

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Mr. Butler stated that he will have about ten (10) employees on site. He stated that Butler Coring, Inc. is a multi-faceted construction service company that provides ground penetrating radar scanning, concrete coring, sawing, excavation, and concrete repair requirements for plumbers, electricians, HVAC contractors as well as general contractors and homeowners. He stated that he intends to store indoors heavy equipment including 2 International dump trucks, 1-2 pick-up trucks, 2-3 saw trailers, 2-3 generator trailers, and 2 Bobcat trailers. He stated that a portion of the interior space also includes office area and a service area for the heavy equipment. He stated that access will come from Fifth Street which is a truck route. He stated that the trucks and other equipment will turn south onto Fifth Street then access Park Avenue and head for the Tollway to go to Chicago where most of their work sites are located.

Mr. Butler presented his proposed floor plan exhibit to the Plan Commission for the 738 E. Park Avenue tenant space. He stated that this tenant space is next to the Feed My Starving Children tenant and that they will both share the same loading dock.

Ms. Mary Zukowski, 625 Broadway Street, stated that she is concerned about the petitioner's trucks leaving early in the morning. Mr. Butler stated that his trucks and equipment may leave between 6:00 a.m. and 6:30 a.m.

Ms. Zukowski stated that seems too early.

Mr. Butler stated that he would like to explore allowing his trucks maneuvering to the rear of the building and exiting through the parking lot in front of Cross Fit out to Park Avenue in order to avoid putting his vehicles and equipment on Fifth Street to Park Avenue. He stated that this alternative route might help to address the concerns about the traffic and noise impact on Fifth Street.

Mr. John Spoden, Director of Community Development, stated that it is not certain what the structural integrity of the driveway behind the building is and should be investigated first.

Mr. Jim Ader, 223 Fifth Street, stated that he lives across the street from the subject tenant space and the Ninja Warriors tenant space. Mr. Ader stated that he is concerned about the overflow parking along Fifth Street. He stated that the employees of Metalex are still parking along Fifth Street. He stated that he is concerned about the kids being dropped off by their parents along Fifth Street going to the Ninja Warriors. He stated that he is aware that the request by Ninja Warriors to allow parking along Fifth Street was turned down by the Village. He stated that the Park Avenue Corporate Center needs to educate their customers where they should park.

Mr. Todd DeFranco, 212 Third Street, stated that it would be a shame to let the space go vacant.

Ms. Kathy Holmberg, 621 Broadway Street, stated that the Village should decrease the noise and traffic along Fifth Street.

Mr. Perry Zukowski, 625 Broadway Street, asked about the days of operation of the petitioner. Mr. Butler stated that they will primarily operate Monday through Friday. He stated that the

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office staff generally do not work on Saturdays, but the heavy equipment operators may retrieve trucks and equipment on some Saturdays.

Mr. Zukowski stated that the Plan Commission should remember that there are 18 townhomes along Fifth Street right across the street from this tenant space.

Mr. Mike Belcher, Butler Coring, stated that most of the vehicles are vans, not semi-trucks. He stated that 3 or 4 people will come in the morning to drive the vehicles out to job sites.

Mr. Butler stated that they will use the trucks 3-4 times per week.

Commissioner Pyter stated that the rear driveway behind the building should be investigated to determine if it is feasible to use.

Commissioner Steffe stated that the parking issues should be investigated as it relates to the overflow parking onto Fifth Street by Metalex and Ninja Warriors.

Commissioner Flores stated that it should be determined how the rear driveway will be maintained and plowed if used on a regular basis.

Commissioner Oakley stated that the subject property was at one time the Solar Corporation and heavy industrial user for many years. He stated that the townhomes across the street came after Solar Corp.

Mr. Spoden stated that the mix of land uses on both sides of Fifth Street have been a big debate for over 20 years. He stated that the land where the townhomes are currently located on the west side of Fifth Street was initially zoned residential then it switched to industrial zoning then back to residential. He stated that Fifth Street has been classified as a truck route since the 1920's.

Chairman Moore asked the petitioner what he would like for the Plan Commission to do this evening. Mr. Butler stated that he would like for the Plan Commission to render their recommendation to the Village Board.

In the matter of PC 19-15, Commissioner Oakley moved, seconded by Commissioner Steffe, to recommend that the Village Board of Trustees approve a Special Use Permit for a Specialty Trade Contractor in order to allow the occupancy of Butler Coring, a concrete contractor, in the tenant space located in the Park Avenue Corporate Center Planned Development located in an I-3, General Industrial District, in accordance with the plans submitted.

Motion carried 5 - 0.

Ayes: Moore, Flores, Oakley, Pyter, Steffe
Nays: None
Absent: Krummick, Schultz

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In the matter of PC 19-16, Commissioner Pyter moved, seconded by Commissioner Steffe, to recommend that the Village Board of Trustees approve an Amendment to the Planned Development Final Plan in order to reduce the minimum required number of parking spaces for the Park Avenue Corporate Center Planned Development located in an I-3, General Industrial District, in accordance with the plans submitted.

Motion carried 5 - 0.

Ayes: Moore, Flores, Oakley, Pyter, Steffe

Nays: None

Absent: Krummick, Schultz

PC 19-18 Kenneth Sossong, BECO Management, Inc., Applicant
1910-1950 Innovation Way

Request is for an Amendment to the Site Plan Permit in order to construct parking lot and landscape improvements and install truck dock doors at the Innovation Park commercial, office and industrial tenant facility located in an O-2, Office, Manufacturing and Distribution Park District.

Mr. Ken Sossong, BECO Management and applicant, presented his request for approval of an amendment to the Site Plan Permit. Mr. Sossong stated that they are proposing to remove 20 parking spaces and reconfigure a landscaped parking lot island in order to reconstruct four (4) loading dock doors and truck access to them on the south facade of the building. He stated that these site changes are needed in order to serve the RollUp mini-warehouse build-out along the south side of the Innovation Park campus building. He stated that Maple, Pear, and Hackenberry trees are proposed to be relocated as part of the scope of work.

Commissioner Oakley asked for clarification as to whether the future tenants in the RollUp mini-warehouse facility will be permitted uses or not. Mr. John Spoden, Director of Community Development, stated that each warehouse occupant will be required to apply for occupancy and Staff will review each on a case-by-case basis.

Chairman Moore asked what the disposition is on the proposed window sign. Mr. Sossong stated that they withdrew their sign plan and will revisit the sign regulations and come back with a new sign plan at a later date.

Chairman Moore asked the petitioner what he would like for the Plan Commission to do this evening. Mr. Sossong stated that he would like for the Plan Commission to make their recommendation to the Village Board tonight.

In the matter of PC 19-15, Commissioner Pyter moved, seconded by Commissioner Steffe, to recommend that the Village Board of Trustees approve an Amendment to the Site Plan Permit in order to construct parking lot and landscape improvements and install truck dock doors at the

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Innovation Park commercial, office and industrial tenant facility located in an O-2, Office, Manufacturing and Distribution Park District, subject to the following condition:

- 1. Remove the existing RollUp sign as installed and resubmit a sign plan that complies with the Zoning Code regulation or apply for a variation for signage.*

Motion carried 5 - 0.

Ayes: Moore, Flores, Oakley, Pyter, Steffe

Nays: None

Absent: Krummick, Schultz

STAFF COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that he would like to thank Commissioner Oakley for his participation in the American Planning Association annual state conference held in Evanston, Illinois this year.

Mr. Spoden stated that the next Comprehensive Plan Review Committee meeting will be held on October 2, 2019.

Commissioner Oakley moved, seconded by Commissioner Steffe, to adjourn the Plan Commission meeting.

Motion carried 5 - 0.

Meeting adjourned at 8:00 p.m.