

MINUTES OF THE PLAN COMMISSION
July 23, 2012

The regular meeting of the Plan Commission was called to order by Acting Chairman William Cotey at 7:01 p.m. at the Village Hall.

Members present: Acting Chairman William Cotey, Scott Adams, Dan Donahue, David Semmelman, and Kurt Schultz.

Members absent: Chairman Mark Moore and Walter Oakley.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; and Fred Chung, Senior Project Engineer.

Commissioner Schultz moved, seconded by Commissioner Semmelman, to approve the May 21, 2012, Plan Commission meeting minutes.

Motion carried 5 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**PC 12-11 Feed My Starving Children, Applicant
740 East Park Avenue**

Request is for a Special Use Permit for a Food Preparation and Kindred Products, Miscellaneous, in order to allow Feed My Starving Children, a non-profit, dry meal packing plant operation, to occupy a tenant space in an I-3, General Industrial District.

Mr. David Smith, Senior Planner, introduced the petitioner and their request for a Special Use Permit. Mr. Smith stated that the petitioner is requesting a Special Use Permit for a Food Preparation and Kindred Products, Miscellaneous, in order to allow Feed My Starving Children, a non-profit, dry meal packing plant operation, to occupy a tenant space located at 740 East Park Avenue. He stated that the property is part of the Life Storage Centers Planned Development in an I-3, General Industrial District. He stated that Feed My Starving Children (FMSC) is planned to occupy 18,312 square feet of Building 'B2', part of the five (5) building Park Avenue Corporate Center campus. He stated that the only change to the property that hasn't already been approved is the proposed designated area for bus parking. He stated that the property owner intends to complete the previously approved Phase Three improvements in conjunction with the FMSC tenant build-out work and that this work is included in the Plan Commission packets.

Ms. Pat Swanke, Director of Operations for Feed My Starving Children, introduced the company profile to the Plan Commission. She stated that FMSC has been in the Lake County area for the

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past three years, much of their work being done at the Lake County Fair Grounds. She stated that their vision has been to strive to eliminate starvation of children throughout the world. She stated that approximately 92% of the donations received go directly into the feeding program and approximately 8% go into the overhead cost.

Ms. Swanke introduce a dry food packet to the Plan Commission and described its contents. Ms. Swanke described the supply chain logistics as to how the food is produced, shipped, and distributed. She stated that up to 70 countries receive the food that they distribute. She stated that the five (5) primary countries that receive their food include Haiti, Nicaragua, Philippines, Zimbabwe, and Kenya.

Ms. Swanke stated that they use human volunteers in lieu of machines. She stated that they have a goal of packing over 300,000,000 meals in the next three years. She stated that as part of their strategic plan, they intend to open three new packing sites, one of which is the Libertyville site in the Park Avenue Corporate Center. She stated that their plan is to initially pack up to 12,000,000 meals a year at the Libertyville site, use up to 50,000 volunteers and 10 employees with a potential goal of packing up to 40,000,000 meals.

Ms. Swanke stated that the feedback from current volunteers has been profound with testimonies that indicate the volunteer service is a life changing experience. She stated that the communities where they currently pack meals have embraced their organization.

Mr. Jean Jodoin, Life Storage Centers, stated that he is the owner of the property of the subject site. He stated that they have been working on the project for a very long time. He stated that they are please with the development of the park and with the tenants they currently have. He stated that there would be no better organization than FMSC as a tenant in the Park Avenue Corporate Center. He stated that they are moving forward with Phase Three while they do the FMSC interior build out. He stated that they are going to beautify the exterior on Fifth Street, they are going to take down the two story office building, (located between buildings A and B), to create parking on that side, (Fifth Street) with the hope of renting out that side of the property as there's been no interest to rent out the spaces on that west side of the buildings up to this point.

Mr. Mark Price, architect for the FMSC tenant build out, presented the proposed floor plan relative to the tenant build out work for FMSC. Mr. Price described the anticipated on site traffic movement from Park Avenue for volunteer drop off in front of the building and the truck movement from Fifth Street for the dock area behind the building.

Mr. Smith stated that the Park Avenue Corporate Center, previously occupied by the Solar Corporation, is a an approved Planned Development applied for by Life Storage Centers intended to incorporate self-storage, warehousing, and office with a "Work-Ship-Store" theme for the industrial park on a 17.3 acre parcel of land as Phase One of the Planned Development. He stated that the property owner then proposed Phase Two which is primarily the development of the Green Tree Animal Hospital located on the eastern end of the property. He stated that it was later amended to allow land uses to be more commercially oriented and incorporate certain manufacturing and assembly-type land uses as Special Permitted. He stated that Staff noted that this was a significant change in direction from the initial "Work-Ship-Store" theme for the

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industrial park. He stated that the Village Board approved this request with the condition that assembly uses be classified as Special Permitted Uses. Mr. Smith stated that as a dry meal packing operation, FMSC requires a Special Use Permit.

Mr. John Spoden, Director of Community Development, stated that the proposal is part of a parallel process whereby the FMSC may seek their tenant build out all while the previously approved Phase Three improvements are completed at the same time.

Acting Chairman Cotey stated that it is then important for the property owner to understand that the two elements of the parallel process which are the FMSC tenant build out and the Phase Three improvements are completed at the same time.

Mr. Jodoin stated that with every tenant that occupies the facility, there is a sign of success.

Acting Chairman Cotey asked the property owner if they have had a chance to review the DRC Staff Report comments. He asked for a response from the petitioner to Staff's review comment regarding the configuration of the bus parking area. Mr. Price described the proposed bus traffic movement on site.

Mr. Spoden stated that the area where the petitioner is proposing to park the buses is currently not striped and Staff agrees that it is an appropriate location to park the buses but that it is better to reconfigure the bus parking spaces in an angled fashion instead of the tandem arrangement as shown on the site plan.

Acting Chairman Cotey asked if there would be an opportunity for the volunteers to use public transportation to get to the FMSC facility. Mr. Jodoin stated that the volunteers typically come in groups such as from schools or church groups, not as separate individuals and therefore would not be conducive for a public transportation arrangement.

Acting Chairman Cotey asked the property owner if they concur with the Village Engineering Staff review comments. Mr. Jodoin agreed to comply with the Engineering Staff review comments.

Acting Chairman Cotey asked the property owner if they concur with the Village Fire Department Staff review comments. Mr. Jodoin stated that he agrees to comply with the Fire Department Staff review comments.

Commissioner Schultz stated that FMSC is a great organization. He asked the property owner if he is in agreement with the Staff recommendation for approval subject to the listed conditions in the DRC Staff report. Mr. Steve Osborne, Life Storage Centers, stated that it is his understanding they would be applying for two separate permits simultaneously, one for the tenant space and the other for the exterior improvements.

Commissioner Donahue stated that he is concerned about the potential impact of a substantial increase in vehicles at the site and questioned as to whether the parking lot is big enough. Mr. Smith stated that the petitioner is meeting the Zoning Code requirement for parking and with the

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addition of the bus parking area, Staff anticipates that the parking need will be sufficiently accommodated. He stated that Staff is requesting an opportunity to meet with the petitioner's architect to discuss the bus parking striping.

Commissioner Donahue asked if a traffic study was done at the onset of the initial Planned Development proposal. Mr. Spoden stated that he does not recall a traffic study being done by a professional traffic consultant.

Mr. Jodoin stated he does not recall a traffic study being done.

Mr. Spoden stated that at the time when the Planned Development request initially came in, the anticipated land uses were deemed less intensive relative to traffic. He stated that if the Plan Commission deem it necessary to have a traffic study done now, he would defer to them. He stated that from a Staff position, knowing that FMSC will limit the number of volunteers per meal packing session, a traffic study is not advised.

Commissioner Donahue stated that he is more concerned about the cars and less concerned about the buses and the overlap during the transition of volunteers leaving and arriving.

Commissioner Adams stated that he is concerned about parking along Fifth Street. He stated that he is concerned about the impact upon the neighboring residents along Fifth Street.

Mr. Spoden stated that Fifth Street is a truck route.

Mr. Jodoin stated that he believes that parking is not permitted along Fifth Street.

Mr. Osborne stated that additional parking will be opened up once the two story office building is demolished and the additional parking lot is constructed and accessed from Fifth Street.

Mr. Spoden stated that Staff advised the petitioner to have a courtesy meeting with the neighbors prior to the public hearing.

Acting Chairman Cotey asked what the occupancy load for the tenant space per Code. Ms. Swanke stated that the maximum number of volunteers that the space will accommodate is 152 and the number of staff will be 10 at any one time.

Mr. Jerry Moews, FMSC Site Supervisor, stated approximately 50% of the volunteers will arrive in buses or vans or vehicles typically larger than the standard passenger vehicle. He stated that he plan is showing eleven (11) bus parking spaces but that is more than enough. He stated that they may have only two or three buses at a time.

Acting Chairman Cotey asked if the 18,000 square foot tenant space accommodates the anticipated number of people. Mr. Smith stated that he Building Division has had an opportunity to review the proposed tenant space build out plans and they have not raised any red flags to date regarding the tenant space occupancy load.

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Acting Chairman Cotey asked the property owner if he would like for the Plan Commission to go for a vote tonight. Mr. Jodoin stated that he would like for the Plan Commission to go for a vote.

Acting Chairman Cotey asked the property owner if he has had a chance to review the motion (recommended conditions for approval as outlined in the DRC Staff report). Mr. Jodoin responded that he has reviewed the DRC Staff report.

In the matter of PC 12-11, Commissioner Adams moved, seconded by Commissioner Schultz, to recommend the Village Board of Trustees approve a Special Use Permit for a Food Preparation and Kindred Products, Miscellaneous, in order to allow Feed My Starving Children, a non-profit, dry meal packing plant operation, to occupy a tenant space in an I-3, General Industrial District, subject to the following conditions:

1. *The previously approved Park Avenue Corporate Center Planned Development Phase III site development improvements be complete prior to issuing occupancy to Feed My Starving Children. These improvements include:*
 - (1) *Previously Permitted Concrete Sidewalk located between Building A2 and Building B.*
 - (2) *Previously Permitted Parking Lot Asphalt Paving, Curbs, Gutters, Pavement Markings and Landscaping Islands located on the north and south ends of Building B1. Twelve (12) spaces on the north end and nineteen (19) spaces on the south end. This will require the demolition of the existing two story structure which results in the complete separation of building 'A' from building 'B'.*
 - (3) *Previously Approved Parking, Sidewalk and Landscaping along the west side of Building B1.*
 - (4) *Previously Permitted ADA Ramp and Pavement Markings located in front of Building C, and the Southwest Corner of Building B2.*
 - (5) *Previously Permitted Parking Lot Seal Coat and Pavement Markings for the main lot in front of Building C.*
 - (6) *Previously Approved Building Elevations for Building B and C that would follow the demolition of the interstitial connections between Buildings A and B; and between Buildings B and C.*

Motion carried 5 - 0.

Ayes: Cotey, Adams, Donahue, Schultz, Semmelman
Nays: None
Absent: Moore, Oakley

COMMUNICATIONS AND DISCUSSION:

Commissioner Donahue moved, seconded by Commissioner Schultz, to adjourn the Plan Commission meeting.

Motion carried 5 - 0.

Meeting adjourned at 8:45 p.m.