

MINUTES OF THE PLAN COMMISSION
January 28, 2013

The regular meeting of the Plan Commission was called to order by Acting Chairman William Cotey at 7:03 p.m. at the Village Hall.

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

Members absent: Chairman Mark Moore.

A quorum was established.

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

Others present: James Woods, P.E., PTOE, Civiltech Engineering, Inc.

OLD BUSINESS: None.

NEW BUSINESS:

**PC 13-05 Bridge Development Partners, LLC, Applicant
804 East Park Avenue**

Request is for a Special Use Permit for Planned Development in order to construct a warehousing and distribution facility on approximately 21 acres of land for property located in an I-3, General Industrial District.

**PC 13-06 Bridge Development Partners, LLC, Applicant
804 East Park Avenue**

Request is for a Planned Development Concept Plan in order to construct a warehousing and distribution facility on approximately 21 acres of land for property located in an I-3, General Industrial District.

**PC 13-07 Bridge Development Partners, LLC, Applicant
804 East Park Avenue**

Request is for a Special Use Permit for Warehousing and Storage in order to construct a warehousing and distribution facility on approximately 21 acres of land for property located in an I-3, General Industrial District.

**PC 13-08 Bridge Development Partners, LLC, Applicant
804 East Park Avenue**

Minutes of the January 28, 2013, Plan Commission Meeting
Page 2 of 13

Request is for a Preliminary Plat of Subdivision in order to construct a warehousing and distribution facility on approximately 21 acres of land for property located in an I-3, General Industrial District.

Mr. David Smith, Senior Planner, stated that the petitioner, Bridge Development Partners, LLC, is requesting a Special Use Permit for a Planned Development, a Planned Development Concept Plan, a Special Use Permit for Warehousing and Storage, and a Preliminary Plat of Subdivision in order to construct a warehousing and distribution facility on approximately 21 acres of land for property located at 804 East Park Avenue in an I-3, General Industrial District.

Mr. Smith stated that the land uses that surround the subject site include an R-6, Single Family Residential District on the west side and at the southwest corner of the site. To the north is the DAZ Furniture, Culver's Restaurant located in a C-3, General Commercial District, and the H & H Towing Service in an I-1, Limited Industrial District. Directly to the east is the remaining 21 acre Mungo Industrial Park owned by Tec Property Holdings LLC. Directly to the south is the Aldridge Electric Corporate Headquarters office building zoned O-2, Office, Manufacturing and Distribution Park District.

Mr. Smith stated that the intent of a Planned Development as described in the Zoning Code is to allow the relaxation of applicable requirements, otherwise known as deviations from the Zoning Code in recognition of the fact that traditional use, bulk, space, setback, and yard regulations that may be useful in protecting the character of substantially developed and stable areas may impose inappropriately rigid regulations upon the development of areas that lend themselves to an individual planned approach.

Mr. Smith stated that the proposal includes a two-phased, two building warehouse distribution facility. He stated that Phase One incorporates the western 9.81 acre portion of the subject site and is planned for a 185,750 square foot warehouse building and Phase Two includes the eastern 11.3 acre portion of the subject site with a 220,500 square foot warehouse building. He stated that the petitioner is also seeking to subdivide the property and obtain approval for a Special Use Permit for Warehousing and Storage. He stated that the property is zoned I-3, General Industrial District.

Mr. Smith stated that during the mid 2000's the owners of the Mungo facility sold several vacant undeveloped residential lots located immediately to the west; Seventh Avenue was re-aligned; and a berm, landscaping and fence was installed along the western boundary of the subject site. He stated that the owner at that time was required to apply for and get approval for a Site Plan Permit for the berm, landscaping and fence, but did not. Mr. Smith stated that the current petition before the Plan Commission is to include the Site Plan Permit request and for that request to be wrapped into the Special Use Permit for the Planned Development.

Mr. Mark Christensen, Bridge Development Partners, LLC, petitioner, stated that the site is approximately 21 acres in size. He stated that the proposal is for a Planned Development that includes a two-phase development with two warehouse distribution buildings that will share a common truck court. He stated that the other request includes a Special Use Permit for

Minutes of the January 28, 2013, Plan Commission Meeting
Page 3 of 13

Warehousing and Storage. He stated that every use for the proposal may not be warehousing. He stated that he anticipates that there will be a mix of uses including light assembly.

Mr. Mike Baumstark, Cornerstone Architects, architect for the petitioner, stated that the west building will be approximately 110 feet from the west property line. He stated that the second building will be approximately 220,000 square feet in floor area. He stated that the buildings will have a 30 foot floor to ceiling clearance with overall height of 35 feet. He stated that all traffic circulation will be maintained on site.

Ms. Sue Hanlon, 408 S. Seventh Avenue, stated that she is concerned about the potential increase in noise.

Mr. Christensen stated that there may be some sound coming from trucks idling in the truck court area, but the truck court area will be screened by being located between the two buildings.

Ms. Hanlon stated that the proposed development is too close to her property. She stated that other noise that will come from the development includes the beeping of the forklifts.

Mr. Patrick Paden, 781 Meadow Lane, stated that he is concerned about the close proximity of the parking along the west side of the property. He stated that he is concerned about the lighting coming from the property.

Mr. Baumstark stated there is a 5 foot berm with a 6 foot fence along the west property line that will be extended further to the north.

Mr. Paden stated that there appears to be a gated entrance along Seventh Avenue and is concerned about the lack of buffering along that location of the site.

Mr. Christensen stated that the Fire Department requires an emergency access point. He stated that the current gated access along Seventh Avenue serves as the best location for the emergency access. He stated that he does not anticipate light from vehicle headlights will impact the adjacent properties. He stated that he does not expect that there will be tenants with overtime shifts, but there should be regular hours of operation. He stated that the proposed number of parking spaces is to accommodate a realistic scenario. He stated that the intended types of tenants should be a mix of land uses.

Mr. Paden asked if consideration can be given to installing a fence with attractive aesthetics. Mr. Christensen stated that they can work with the residents regarding the appearance of the fence.

Mr. Paden asked how many truck bays are proposed for the development. Mr. Baumstark stated the west building will have 36 truck bays and the east building will have 44 truck bays.

Mr. Kevin West, 769 East Sunnyside, stated that consideration should be given to providing a different location for the emergency entrance other than at Seventh Avenue. He stated that the Hanna Cylinder employees currently park their vehicles along Seventh Avenue on a regular

Minutes of the January 28, 2013, Plan Commission Meeting
Page 4 of 13

basis. He stated that he is concerned about the potential for more noise from the proposed development.

Mr. Scott Hutchins, 668 Sunnyside Avenue, stated that the Hanna workers park on Seventh Avenue and then cut across the western property line to walk to work.

Mr. Christensen stated that they can enhance the buffer along the western property line.

Mr. Hutchins stated that there are 65 children below the age of 14 that live on Sunnyside Avenue and is concerned about the impact that the proposed development will have on his neighborhood.

Mr. Robb Kristopher, 742 East Lincoln Avenue, asked what the distance is between the proposed west building and the Seventh Avenue right of way. He asked what type of manufacturing is expected to occupy the buildings. Mr. Baumstark stated that the distance is approximately 110 feet.

Mr. Christensen stated that they expect a mix of uses. He stated that Hanna Cylinder who currently occupies the site is a heavy industrial facility with an option to renew their lease.

Mr. Kristopher stated that he is concerned about the noise and pollution and the potential impact upon the children who live in the area.

Mr. Chris Bonny, 708 East Sunnyside Avenue, stated that he has concerns about the potential increase in traffic.

Mr. Baumstark stated that the building facade material includes pre-cast concrete.

Mr. Bonny asked what the total number of parking spaces are. Mr. Baumstark stated that the west building has 302 parking spaces and the east building has 237 parking spaces with 80 truck dock bays.

Mr. Bonny stated that he is concerned about the vehicles crossing the bike path.

Mr. Craig Shatzer, 773 Sunnyside Avenue, asked if the building windows will face Seventh Avenue. Mr. Baumstark stated that there will be windows for the office spaces.

Mr. Shatzer stated that he is concerned about the potential noise impact and stated that the proposal for the berm is not sufficient to buffer the impact of the development.

Mr. Baumstark stated that that the windows for the new buildings would not be operable and will not open thereby helping to buffer the noise.

Mr. Mike Peterson, 1910 Forest Creek, stated that if his company had the opportunity, they would move into the facility being proposed.

Minutes of the January 28, 2013, Plan Commission Meeting
Page 5 of 13

Commissioner Schultz asked if the petitioner could provide additional renderings that can show other visual perspectives of the development. Mr. Baumstark stated that he can create a rendering showing a visual perspective along the Seventh Avenue setback further east from the existing building.

Commissioner Schultz asked for clarification regarding the building footprint location, the change in amount of green space, the change in the number of parking spaces, and the change in the number of truck dock bays. He stated that he is concerned about the close proximity to the residential district.

Mr. Christensen stated they do not intend to limit future tenants only to warehouse users. He stated that there is already interest from potential users.

Commissioner Schultz stated that he would like to see the berm extended further to the south.

Commissioner Donahue asked if consideration should be given to creating a Master Plan for the proposed development. Mr. Smith stated that the site is too small to meet the minimum land size requirement per the Zoning Code regulations to be planned as a Master Plan.

Commissioner Donahue asked where truck trailers will be stored on site. Mr. Christensen stated that trailers will be stored within the truck court area against the dock doors.

Commissioner Donahue asked how much interior parking was landscaped. Mr. Christensen stated that approximately 10-12% of the parking lot is landscaped.

Commissioner Donahue asked what marketing methods is the petitioner using. Mr. Christensen stated that in Lake County there are not many good locations for industrial users. He stated that industrial users have been focusing on infill development.

Commissioner Semmelman asked how the petitioner is addressing the concern for noise. Mr. Christensen stated that the recent stamping operation is noisier than any tenant that would occupy the proposed development. He stated that the construction of the proposed buildings will subdue noise and will have very little impact on the adjacent properties. He further stated that a modern manufacturer will use high-tech equipment and will generate less noise.

Commissioner Semmelman stated that there will be trucks idling and forklifts operating at night and is still concerned about the potential for a noise nuisance.

Mr. Christensen stated that forklifts will operate inside the buildings and that the buildings will be constructed with state-of-the-art techniques.

Commissioner Semmelman stated that he is still anticipating sound levels that will have an impact on adjacent properties.

Commissioner Adams asked if the petitioner can bolster the proposed landscaping. He then asked if there will be air conditioners that will produce noise. Mr. Christensen stated that the

Minutes of the January 28, 2013, Plan Commission Meeting
Page 6 of 13

buildings will remain temperate throughout the summer and there will be little need for air conditioning except for the office spaces.

Commissioner Adams asked how the petitioner will address security concerns for the subject site. Mr. Christensen stated that security will be addressed as each tenant seeks occupancy on a case-by-case basis.

Commissioner Adams asked about the disposition of Hanna Cylinders and if they can relocate into the new building. Mr. Christensen stated that the new building can be retro-fitted for a heavy user if necessary.

Commissioner Oakley asked if there will be light spilling onto adjacent properties. Mr. Christensen stated that they are looking into different options for lighting.

Acting Chairman Cotey asked if they will take out the old foundation of the existing buildings. Mr. Christensen stated that all of the old foundations will be taken out.

Acting Chairman Cotey asked if environmental reports are being done. Mr. Christensen stated that they have done EPA reports and will follow their guidelines. He further stated that they will also remove asbestos.

Acting Chairman Cotey stated that the petitioner should address the lighting concerns already discussed during the public hearing tonight. He stated that consideration should be given to landbanking the parking along the west property line.

Mr. Christensen stated that they may consider landbanking some parking.

Acting Chairman Cotey stated that he is concerned about the bike path issue and the difference in grade between the bike path and the subject property. He further stated he is concerned about the potential for noise impact upon the adjacent properties.

Acting Chairman Cotey asked the petitioner if covenants will be created for the subject development. Mr. Christensen stated that all the tenants must obey the local ordinances.

Mr. Larry Dziurdzik, Allen Kracower Associates, Landscape Architect, presented the proposed landscape plan. He stated that a tree survey was completed by a licensed arborist. He further stated that 90 trees were identified on the property. He then stated that 75 of the existing trees are proposed to be preserved. He stated there is an existing berm along the west property line. He stated that there are large trees existing south of the emergency access point adjacent to Seventh Avenue. He then stated that he wanted to save those trees. He stated there is a fence at 10 feet in height at that point and the fence is a board-on-board type. He then stated they are proposing to extend the berm north of the existing berm at a height between 4 feet and 6-1/2 feet with a 6 foot fence on top of the proposed berm. He stated they are proposing to add 40 additional evergreen trees, 25 additional shade trees, and 15 additional ornamental trees to the landscape plan on both sides of the fence and berm. He stated that they are meeting the minimum 10% open space requirement for a planned development. He further stated that this

Minutes of the January 28, 2013, Plan Commission Meeting
Page 7 of 13

particular property requires a minimum of 94,364 square feet of green open space and they are providing 98,000 square feet of green open space. He stated they are meeting the Staff requested 10% of interior parking lot landscaping. He then stated that they are also providing foundation plantings along the building foundations and that they are counting that towards their 10% open space requirement for the planned development. He stated that they are enhancing the driveway entry with additional landscaping and they are planting a number of mature trees.

Mr. Chris Bonny, 708 East Sunnyside Avenue, stated that the petitioner's proposed berm and fence extension to the north with a berm height of 4-1/2 to 6 feet does not appear to match the existing berm height.

Commissioner Schultz asked if the petitioner provided an outdoor gathering space for the subject site's employees such as picnic tables. Mr. Dziurdzik stated that they could provide an area south of Building One.

Commissioner Schultz stated that he is concerned about the lack of green space proposed. He stated that he would like to know what the change is between the existing green space on site versus the proposed green space on site. Mr. Dziurdzik stated that they have not done those calculations yet.

Commissioner Schultz asked the petitioner if consideration was given to constructing a sound wall along the south property line. Mr. Christensen stated that they have not considered constructing a sound wall.

Commissioner Schultz stated that consideration should be given to calculating or determining the sound spillage between a board-on-board fence versus a sound barrier wall.

Mr. Christensen stated that any noise coming from the proposed buildings will be very remote.

Commissioner Schultz stated that he is concerned about the noise impact from the development. He stated that he would like to see additional data regarding the prospective noise from the development. He further stated that he would like to see some type of snow removal plan.

Commissioner Semmelman stated that consideration should be given to extending the berm further to the south and along the south property line near the west property line.

Commissioner Adams stated that he is concerned about the traffic crossing the bike path and is concerned about potential safety issues. He stated consideration should be given to additional landscaping along the bike path north of the site.

Acting Chairman Cotey stated that he appreciates the effort made by the petitioner to provide 10% interior parking lot landscaping. He stated that the petitioner should consider accommodating a sight distance triangle at the bike path in order to increase traffic movement safety. He then stated that consideration could be given to making use of the west parking lot islands as areas for outdoor furniture. He further stated that consideration should be given to

Minutes of the January 28, 2013, Plan Commission Meeting
Page 8 of 13

replacing proposed constructed parking spaces as landbanked parking and provide more green space.

Mr. Angelo Zografos, Pearson, Brown & Associates, petitioner's Civil Engineer, stated that the existing cross-access easements will be maintained. He stated that the petitioner will comply with the Lake County Watershed Ordinance. He then stated that the rain fall flows will be decreased. He further stated that the sanitary infrastructure will be re-routed to the south. He stated that there will be a public water main run through the site to Route 176, and attach a 12-inch main to an existing 16-inch main. He then stated that relative to any flood plain concerns adjacent to the Des Plaines river, the appropriate compensatory storage will be provided.

Acting Chairman Cotey asked where the compensatory storage will be located. Mr. Zografos stated that the compensatory storage will be provided in the parking lot.

Acting Chairman Cotey stated that he is concerned about the excess oil for the truck dock court area and it mixing with the water drainage.

Mr. Zografos state that there will be a series of catch basins constructed on site to address the oil run-off concern. He stated that they will provide a hydro-carbon removal system in the storm water infrastructure.

Mr. Mike Werthmann, KLOA, Traffic Impact Study Consultant for the petitioner, stated that the anticipated traffic to and from the east along Route 176 will constitute 70% of the traffic and the traffic to and from the west along Route 176 will constitute about 30% of the anticipated traffic. He stated that traffic will not add to the peak movements. He further stated that regarding the bike path concern, additional warning signage could be placed at the appropriate locations. He then stated that vehicular speeds will slow down as they cross the bike path. He stated that there are good sight lines along the entrance and the bike path intersection.

Mr. Bonny asked if there is vehicular access from the Aldridge site to the subject site. Mr. Werthmann stated that there is access.

Mr. Bonny stated that St. Mary's Road will be more heavily traveled due to no northbound access from Route 176 to I-94.

Mr. Werthmann stated that it will be limited. He stated that in response to the Civiltech Engineering concern relative to the internal circulation from the subject site to the adjacent Mungo property and Aldridge property, that access to these adjacent properties will be maintained and that the proposed development will help to organize and better define the traffic circulation from one portion of the property to the next.

Mr. Jim Woods, Civiltech Engineering, and acting consultant for the Village of Libertyville, stated that the area north of Building Two approximately 75 feet in width between the building and the northern parking row does not clearly define the intended direction of the traffic flow thereby potentially causing confusion between the truck traffic and the passenger vehicle traffic. He stated he is concerned about the mixing of the two types of traffic in that area.

Minutes of the January 28, 2013, Plan Commission Meeting
Page 9 of 13

Mr. Werthmann stated that this aspect is internal traffic movement and that people understand where they need to go and where they need to park thus alleviating potential traffic conflict. He stated that the parking row located on the north end of the site, north of Building Two, will most likely be the parking spaces least used. He then stated that they can re-study that area to determine if additional traffic movement markings can be incorporated to help alleviate potential for confusion.

Mr. John Spoden, Director of Community Development, stated that regarding the Civiltech Technical Memorandum Comment No. 2 regarding the proposed number of parking spaces, that Staff is requesting the petitioner provide the documentation to demonstrate how the petitioner determined the number of proposed parking spaces.

Mr. Woods stated that regarding the Civiltech Technical Memorandum Comment No. 3, that he was looking for clarification as to the potential number of trips generated if the Mungo site located directly to the east were to be developed as well.

Mr. Werthmann stated that the petitioner can review that question as to the future development, but that it would be speculative at this point. He stated that if the east Mungo half were to be redeveloped, that in all likelihood it would have to come back through the public hearing process anyway.

Mr. Spoden stated that the larger concern was that if it were to be redeveloped that there may be permitted uses that would not be required to come back through the public hearing process thereby the potential for increased traffic impact would not be accounted for.

Mr. Woods, paraphrasing from his Comment No. 4 from the Civiltech Technical Memorandum, stated that the petitioner's Traffic Impact Study appeared to take traffic counts conducted for peak hours in the morning 7:00 a.m. to 8:00 a.m. and in the afternoon from 3:30 p.m. to 4:30 p.m. He stated that the afternoon peak hour traffic counts that he verified were higher at the 5:00 p.m. peak hour and he questioned why the petitioner chose to take a 3:30 p.m. traffic count.

Mr. Werthmann stated that the petitioner did re-calculate for the 5:00 p.m. peak hour and found that the levels of service at that time were acceptable. He stated that he can recalculate for the 5:00 p.m. peak hour to determine the levels of service.

Mr. Woods stated that he is concerned that vehicles may have to utilize a two-stage left turn movement out of the site going westbound on Route 176 especially at the 5:00 p.m. peak hour. He stated that his Memorandum Items Nos. 5, 6, and 7 concur with Traffic Impact Study done by KLOA. He then stated that regarding his review Comment Item No. 8 that the petitioner has based their traffic counts on a warehouse type use only for the entire site. He further stated that there is a potential for other land uses such as industrial as defined by the ITE Trip Generation Manual. He stated that other potential land uses can increase traffic trip generation.

Mr. Werthmann stated that it is his understanding that the predominant land use will be warehouse.

Minutes of the January 28, 2013, Plan Commission Meeting
Page 10 of 13

Mr. Woods stated that consideration should be given to higher traffic generating land uses in the analysis.

Mr. Werthmann stated that KLOA concurs with Review Comment Item No. 9 in the Civiltech Technical Memorandum.

Mr. Woods stated that regarding Review Comment No. 10 found in the Civiltech Technical Memorandum, whether or not the petitioner contemplated vehicle type when identifying the queue line links, he stated that the queue line distinctions were not clear from the KLOA Traffic Impact Study. He stated that he could not determine if the KLOA report accounted for truck trailer links when identifying the necessary queue links in the turn lane.

Mr. Werthmann stated that the KLOA report anticipated that passenger vehicle traffic and truck traffic will be distributed throughout the day relative to the impact on the turn lane and the queue line links as it pertains to stacking of vehicles in the turn lane. He stated that in addition to the turn lane that additional use of traffic control signage to help regulate the traffic could be considered as well.

Mr. Woods stated that the concern is especially centered on the westbound turn lane queue and vehicle stacking. He stated that the Village Staff concern is queuing at both along the driveway entrance crossing the bike path, as well as the queuing in the westbound turn lane on Route 176. He then stated that consideration should be given to including a eastbound right turn lane on Route 176 and that coordination should be done with IDOT regarding this issue.

Mr. Woods asked the petitioner if they have determined whether or not an IDOT permit will be required. Mr. Werthmann stated that they have not talked to IDOT yet, but that they will. Mr. Woods stated that IDOT may very well want to see they Traffic Impact Study done by KLOA.

Mr. Woods stated that regarding his Comment No. 12 in the Civiltech Technical Memorandum, that secondary access from Hough Street should be considered. He stated that the secondary access across from Hough Street should essentially be considered if the Mungo portion of the property is to be redeveloped.

Mr. Woods stated that regarding Comment No. 13 from the Civiltech Technical Memorandum, that close scrutiny should be applied when determining curb radii in the site and entering the site.

Mr. Werthmann stated that they will re-examine that curb radii and that they will talk to IDOT regarding any of those improvements within the public right-of-way.

Mr. Woods stated that regarding Comment No. 16 from the Civiltech Technical Memorandum, that close scrutiny and re-examination should be considered regarding the sight distance triangles.

Mr. Woods stated that it appears that KLOA concurs with his Comment No. 17 from the Civiltech Technical Memorandum.

Minutes of the January 28, 2013, Plan Commission Meeting
Page 11 of 13

Commissioner Oakley asked for clarification regarding how levels of service are defined relative to the Traffic Impact Study. Mr. Werthmann stated that within the traffic engineering industry, there are defined levels of service much like a grading scale. He stated that it is based upon the wait time when a vehicle is making a turn from one road to the next waiting on traffic to pass. He then stated that according to industry standards, an acceptable wait period is 35 seconds or less.

Commissioner Adams stated that a single drive access is not adequate. He stated that an increase in security at the bike path should be considered. He then stated that he is concerned about the outdoor storage located on the Aldridge Electric portion of the property.

Mr. Christensen stated that at this time, they have no control over the Mungo site.

Commissioner Adams stated that the petitioner should work with IDOT for a second access point.

Mr. Woods stated that if the petitioner works with IDOT, a second access is feasible.

Commissioner Semmelman stated that there is already a lot of traffic along Route 176.

Commissioner Donahue stated that the driveway entrance proposed to be used by the petitioner is already a choke point for traffic. He stated that traffic going east is a disaster.

Commissioner Schultz stated that he echoes many of the comments already conveyed by the other Commissioners. He stated that he is concerned about the traffic along Route 176. He then stated that Rockland Road will become a secondary traffic route and he anticipates an increase in traffic along Rockland Road as well. He further stated that he is also concerned about the stacking both at the turn lanes at Route 176 entering the site and exiting the site.

Acting Chairman Cotey stated that stop lights at Route 21 and at St. Mary's Road along Route 176 should be lengthened in their light timing.

Mr. Pete Govorchin, 733 East Sunnyside Avenue, stated that he is concerned about the timing of the construction of the project. He stated that he is concerned about the impact on the residential home values relative to the proposed development.

Mr. Pat Paden, 781 Meadow Lane, stated that he is concerned about the potential for noise from the proposed development. He stated that he likes the idea of landbanking the parking along the west property line.

Mr. Christensen stated that the home values are not anticipated to change after the construction of the proposed development.

Mr. Scott Hutchins, 668 East Sunnyside Avenue, stated that he is concerned about the noise from the proposed development. He stated he is concerned about the potential increase in traffic from

Minutes of the January 28, 2013, Plan Commission Meeting
Page 12 of 13

the proposed development. He then stated he is concerned about the apparent change in the proposed height of the berm along the west property line.

Mr. Mary Slight, 29796 N. River Drive, Libertyville, Illinois, stated that she was expecting more green space for the proposed development. She stated that she is concerned about the potential noise from the proposed development. She then stated that she is concerned about the traffic control at the intersection of the bike path and the driveway accessing the site.

Ms. Sue Hanlon, 408 S. Seventh Avenue, stated that the proposed development is too close to her property. She stated that she is concerned about the noise coming from the proposed development. She then stated that she is concerned about the fumes from the diesel engines of the trucks coming from the proposed development.

Mr. Troy Zumbrunnen, 757 East Sunnyside Avenue, stated that he is concerned about the proposed berm not providing enough buffer between the proposed development and the residential neighborhood. He stated that from his property he can see the industrial site. He then stated that the proposal is not aesthetically appealing.

Mr. Christensen stated that they will revisit the comments and address the concerns. He stated that more study shall be given to the proposed plan.

Commissioner Schultz stated that the petitioner should consider re-evaluating the photometrics. He stated that the petitioner should give consideration to incorporating LEED standards into the proposed development.

Mr. Christensen stated that they are sensitive to the lighting issue and that they will attempt to reduce any off-site light spillage.

Commissioner Semmelman stated that more study of the light plan and the traffic impact should be given.

Commissioner Adams stated that the goal of the Comprehensive Plan is to protect the homeowners of the Village.

Commissioner Oakley stated that the petitioner should work with IDOT.

Acting Chairman Cotey stated that these requests should be continued to the February 25, 2013, Plan Commission meeting agenda.

In the matters of PC 13-05 thru PC 13-08, Commissioner Donahue moved, seconded by Commissioner Adams, to continue these items to the February 25, 2013, Plan Commission meeting.

Motion carried 6 - 0.

Minutes of the January 28, 2013, Plan Commission Meeting
Page 13 of 13

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

COMMUNICATIONS AND DISCUSSION: None.

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

Motion carried 6 - 0.

Meeting adjourned at 10:42 p.m.