

MINUTES OF THE PLAN COMMISSION
August 26, 2013

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:04 p.m. at the Village Hall.

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

Members absent: None.

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

Commissioner Cotey moved, seconded by Commissioner Schultz, to approve the June 10, 2013, Plan Commission meeting minutes.

Motion carried 7 - 0.

Commissioner Donahue moved, seconded by Commissioner Schultz, to approve the July 22, 2013, Plan Commission meeting minutes.

Motion carried 7 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**PC 13-19 Kratos Volleyball Academy, Applicant
 1400 Harris Road**

Request is for a Special Use Permit for a Fitness and Recreational Sports Center in order for Kratos Volleyball Academy to operate a volleyball training and recreational facility in an O-2, Office, Manufacturing and Distribution Park District.

Mr. David Smith, Senior Planner, stated that the petitioner, Kratos Volleyball Academy, is requesting approval for a Special Use Permit for a Fitness and Recreational Sports Center in order for Kratos Volleyball Academy to operate a volleyball training and recreational facility in an O-2, Office, Manufacturing and Distribution Park District at 1400 Harris Road. Mr. Smith stated that the subject property is located within the Liberty Point East Planned Development. He stated that in addition to the petitioner, that the real estate broker for the property is also present at tonight's meeting to help answer questions relative to the building and the other tenants located on site.

Ms. Maribel Geroy, petitioner, stated that they are seeking occupancy of the 40,255 square foot tenant space. She stated that their volleyball academy is intended to serve primarily 6 to 18 year

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old children and to provide a place for them to practice. She stated that the hours of operation are from Monday to Friday from 4:30 p.m. to 9:30 p.m. and on Saturdays from 11:00 a.m. to 4:00 p.m. She stated that they will also accommodate social volleyball camps and will be able to accommodate up to 120 people at a time for these events and tournaments to accommodate up to 350 people. She stated that access for passenger vehicles will be taken from Harris Road, but that tournaments will be held only on the weekends. She stated that there are 489 parking spaces for both buildings and that does not include the landbanked parking spaces located at the west end of the building. She stated that they will promote carpooling and use of the Metra commuter rail line to their members and visitors, especially during tournament events.

Mr. Pablo Rosique, petitioner, stated that carpooling is common in the recreational and tournament volleyball business. He stated that buses can be parked in the rear of the building in the truck dock area.

Ms. Geroy stated that buses can drop off passengers in front of the main entrance then drive around to park in the rear. She stated that 48 parking spaces have been designated for their use on a routine basis, but that the entire parking lot will be shared by them and the other tenants at Liberty Point East.

Commissioner Oakley asked the petitioner if they have experience with volleyball league activity. Mr. Rosique stated that there are between 15 and 22 volleyball clubs throughout the State of Illinois. He stated that the proposed location will be open to local leagues as well.

Commissioner Oakley asked for clarification of the proposed vending area shown on the floor plan. Mr. Rosique stated that the vending area will be comprised of pre-packaged food items and microwave. He stated that there will be no cooking on site.

Commissioner Oakley stated that he is concerned about the potential impact that Culligan's growth may have on the site and that this situation should be monitored if Kratos takes occupancy at the subject site.

Commissioner Adams stated that he is concerned about the impact upon parking availability during tournaments.

Mr. Rosique stated that there is a separation between morning and afternoon tournament matches with a 45 minute window between. He stated that this allows the morning match play attendees to vacate the premises and for the afternoon attendees to arrive and setup with little or no conflict between the two.

Commissioner Adams stated that consideration could be given to allowing participants and attendees to make use of the Prairie Crossing Metra parking lot.

Mr. Smith stated that upon further review, Staff has concluded that the Metra parking lot should not be used in order to keep it available for the commuters.

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Ms. Geroy stated that Culligan generally doesn't use more than 10% of their minimum required parking.

Commissioner Cotey requested clarification regarding the proposed number of volleyball courts the petitioner intends to install in the tenant space.

Mr. Rosique stated that they are showing seven courts on the proposed floor plan, but that is a concept at this point. He stated that they have contemplated making floor plan adjustments to the vending and table seating area in order to accommodate an eighth court.

Ms. Geroy stated that the proposed floor plan is not definitive but only conceptual at this point.

Commissioner Cotey stated that he is concerned about the disposal of refuse as these industrial facilities are not intended for food service.

Mr. Steve Trapp, real estate broker for Liberty Point East, stated that refuse facilities have been incorporated into each tenants area.

Commissioner Cotey stated that he is concerned about the potential to attract rodents.

Mr. Trapp stated that the tenant can plan for and accommodate the proper refuse disposal.

Commissioner Cotey stated that any future plans to accommodate proper refuse disposal should be designed to be environmentally effective.

Commissioner Semmelman asked if parking is permitted along Harris Road. Mr. John Spoden, Director of Community Development, stated that parking is not permitted along Harris Road.

Commissioner Donahue stated that the site plan appears to show that the truck court yard area striped for passenger vehicle parking.

Mr. Trapp stated that the building that is occupied by Culligan is designed with 20% of the floor area devoted to assembly use and 80% of the floor area devoted to warehouse use and therefore requires very little parking in practical terms.

Commissioner Schultz requested clarification as to the traffic route that visitors will take to access the site.

Ms. Geroy stated that vehicles will come from Harris Road.

Commissioner Schultz stated that the tournament events are his only concern. He stated that consideration should be given to what Building Code requirements are and what the exiting plan during tournament events should be.

Commissioner Schultz asked if there will be a mezzanine in the Kratos volleyball tenant space. Mr. Trapp said that there will not be a mezzanine.

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Chairman Moore asked if there will be any retailing activity from within the Kratos volleyball space. Ms. Geroy stated that there will not be retailing in the space.

Chairman Moore stated that he is concerned about the traffic movement during peak times such as tournament events.

Mr. Trapp stated that they would work to identify traffic patterns and respond with appropriate recommendations for bus arrival and parking policies. He stated that they may implement on-site directional guidance such as the use of traffic cones or other implementations.

Chairman Moore asked for clarification as to the proposed indoor visitor seating. Mr. Rosique stated that they anticipate up to three occupants per athlete would concurrently visit the facility during volleyball activities.

Chairman Moore asked the petitioner what they would like the Plan Commission to do tonight regarding the petitioner's request. Ms. Geroy stated she would like the Plan Commission to give a positive recommendation to the Village Board for the requested Special Use Permit.

In the matter of PC 13-19, Commissioner Schultz moved, seconded by Commissioner Oakley, to recommend the Village Board of Trustees approve a Special Use Permit for a Fitness and Recreational Sports Center in order for Kratos Volleyball Academy to operate a volleyball training and recreational facility in an O-2, Office, Manufacturing and Distribution Park District, subject to the following condition: 1) That all volleyball tournaments hosted by Kratos Volleyball Academy be conducted only on Saturdays and Sundays.

Motion carried 7 - 0.

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

COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, announced that the Trimm property is under contract for development.

Mr. Spoden announced that the Village Board passed a Zoning Code text amendment relative to parking requirements in the C-1, Downtown Core Commercial District and that the Village Board requested that the Plan Commission study parking requirements further in the C-1 District.

Mr. Spoden stated that Staff has been directed to further study transient merchant regulations.

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

Motion carried 7 - 0.

Meeting adjourned at 7:53 p.m.