

MINUTES OF THE PLAN COMMISSION
April 13, 2015

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

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

Members absent: None.

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

Commissioner Cotey moved, seconded by Commissioner Donahue, to approve the February 9, 2015, Plan Commission meeting minutes.

Motion carried 7 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**PC 15-06 Bridge Point 94 LLC, Applicant
851-937 E. Park Avenue**

Request is for a Major Adjustment to the Planned Development Final Plan in order to make modifications to the parking lot in order to accommodate truck trailer and truck tractor parking locations on the site not previously approved on the Planned Development Final Plan in an I-3, General Industrial District.

Mr. David Smith, Senior Planner, introduced the petitioner's request to the Plan Commission. Mr. Smith stated that the petitioner, Bridge Point 94, LLC, was granted approval for a Special Use Permit for Planned Development, a Planned Development Concept Plan, a Special Use Permit for Warehousing and Storage, and a Preliminary Plat of Subdivision by the Village Board in July of 2013. Mr. Smith stated that the Village Board then granted approval for the Planned Development Final Plan and Final Plat of Subdivision in June of 2014 in order to construct two warehousing and distribution buildings on approximately 22 acres of land for property located at 851-937 East Park Avenue in the I-3, General Industrial District.

Mr. Smith stated that the west building is approximately 185,670 square feet in floor area and the east building is approximately 220,542 square feet in floor area. Mr. Smith stated that the Final Plan was approved with a truck court area with docks to be located between the two buildings thus screening this area from adjacent properties. Mr. Smith stated that passenger (automobile) vehicle parking was planned and approved to be located along the perimeter of the site outside of the truck court area.

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Mr. Smith stated that Bridge Point 94, LLC, is now requesting a Major Adjustment to the Final Plan for the subject site in order to allow truck and trailer parking to the north and east of the buildings at the site. Mr. Smith stated that the proposal includes the reduction of a landscape island on the southeast end of the site, the parking of semi-tractor trucks on the northern end of the site outside of the interior truck court area, and the storage of truck trailers along the east facade of the east building. Mr. Smith stated that the previous approval was based on testimony from the applicant that only automobile parking would be allowed around the perimeter of the site and that trucks would be limited to the interior truck court area. Mr. Smith stated that the applicant appeared before the Village Board at their March 10, 2015 meeting requesting approval for the Major Adjustment to the Planned Development Final Plan for the proposed changes. Mr. Smith stated that the Village Board of Trustees did not find that the proposed changes were in substantial conformity with the approved plan and therefore referred the item back to the Plan Commission to hear the matter in a Public Meeting. Mr. Smith stated that Village Staff sent out courtesy public notice letters to inform the neighboring property owners of this Public Meeting.

Mr. Mark Houser, Bridge Development Partners and tonight's petitioner, stated that the proposed changes are on behalf of the Frito Lay company which is seeking occupancy on the south end of the east building. Mr. Houser stated that they attempted to accommodate Frito Lay by keeping all of the trucks in the interior truck court area, but stated that Frito Lay's distribution needs requires them to store some trailers on the east side of the building. Mr. Houser stated after they submitted their request for the Major Adjustment to the Planned Development Final Plan, Frito Lay has since then requested to add even more trailer storage spaces on the east side of the east building for a total of 18 parking spaces for truck trailers at the southeast location. Mr. Houser stated that Frito Lay is also requesting to allow shipping and receiving to take place between 9:00 p.m. and 6:00 a.m. He stated that he has been told by Village Staff that the request for deliveries during those times would require an amendment to the Special Use Permits for the Planned Development and the Warehousing and Storage as each ordinance contained the condition that restricts overnight deliveries. He stated that he understood that he would have to ask for a continuance to the May 11, 2015 Plan Commission agenda.

Mr. Houser stated that in response to the Economic Development Division Staff comment found in the DRC Staff report which indicates that a predominance of distribution uses does not offer a good land use mix or provide for a solid employment base, Mr. Houser countered by stating that they anticipate that the next tenant will be a manufacturer.

Mr. Houser stated that Bridge agrees with Staff's comment that the trucks should be maintained in the truck court area, but this is not feasible for the Frito Lay tenant.

Mr. Houser stated that in response to Staff's concern with potential vehicular maneuvering conflicts between passenger vehicles and trucks that a certain amount of mixing of truck traffic and passenger vehicle traffic is unavoidable, but that they do not anticipate conflicts.

Mr. Houser stated that they will submit updated Auto-Turn exhibits to be more consistent with the landscape plan.

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Mr. Angelo Zografos, Engineer for the petitioner, stated that they have revised the Auto Turn exhibit.

Mr. Houser stated that they will revise the trailer storage area on the east side of the east building in order to eliminate the dead-end parking layout for the passenger vehicle parking.

Mr. Houser stated that the Village Attorney should have a copy of the easement agreement executed between Bridge Development and the neighboring Mungo property.

Mr. Houser stated that they will include an addendum from KLOA to address the potential increase in truck traffic from the Frito Lay tenant once they occupy.

Mr. Zografos reviewed the Engineering Division comments listed in the DRC Staff report. He stated that will comply with the Engineering Comments.

Mr. Craig Kramer, 1203 Ashbury Lane, stated that he is concerned about the truck turning radius, the potential fast turnaround of the trucks coming in and out of the site and what the impact will be when the buildings are fully occupied.

Mr. Houser stated that the traffic study done by KLOA took into consideration a fully occupied facility.

Mr. Dale Sherman, 766 Meadow Lane, inquired what Mr. Houser's role is with the development. Mr. Houser stated that he works for the developer.

Mr. Sherman asked about the anticipated Frito Lay truck traffic. Mr. Houser stated that there could be as many as 26 trucks in and out of the site on a daily basis.

Mr. Sherman stated that he is concerned that the additional truck traffic will violate the established allowable noise parameters. Mr. Sherman asked if there are other tenants in the building now. Mr. Houser stated that there currently are not other tenants in the building at this time.

Ms. Karen Born, 1108 Ashbury Lane, stated that she is concerned about the impact upon the air quality. She stated that she prefers that the trucks do not idle over night.

Mr. Houser stated that the trucks come with engine block heaters. He stated that during the winter time the engine block heaters will plug into power and keep the engine from freezing over night during the winter time and that they will not need to idle the trucks.

Mr. Steve Gretson stated that he is concerned about the proposed 18 additional trailers.

Ms. Diane Weitekamper, 103 Camelot Lane, stated that she was concerned that the truck drivers will sleep in the truck cabs. She stated that she is concerned that there will be noise coming from the trucks crossing the bridge on Rt. 176. She stated that she is concerned that the increase in the truck traffic will cause additional traffic delays.

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Mr. Sherman, stated that the landscaping hasn't been planted yet. He stated that he is concerned that the noise issue has not been adequately addressed yet. He stated that the current proposal to amend the prior approvals is part of an incremental change to the overall site and the protections put in place to protect the neighboring residential properties. He stated that the petitioner should be bound to the prior approval.

Mr. Steve Groetsema, Bridge Development Partners, stated that they are not expecting other future tenants will need the same trailer storage spaces as Frito Lay.

Ms. Janice Pearson, 742 Meadow Lane, stated that many neighboring households will be affected.

Commissioner Oakley stated that he needs additional information about the tenant, their hours of operation, and information on the noise factor.

Mr. Houser stated that this particular application is extremely time sensitive.

Commissioner Flores stated that the site will use an existing truck route. She stated that the neighboring Mungo property has truck trailers as well.

Commissioner Cotey asked about the power source for the heating blocks for the trucks. Mr. Houser stated that they can run the power line underground with the power outlets exposed above ground at the end of the proposed parking spaces for the trucks.

Commissioner Cotey stated that consideration should be given to shutting off the power to those outlets during the summer months. He asked how long the trailers are. Mr. Houser stated that the trailers are approximately 53 feet in length.

Commissioner Cotey asked for clarification for the maneuvering path of the trucks as they park the trailers. Mr. Zografos, stated that the trucks/trailers are double axel which helps to improve turning radius.

Commissioner Cotey asked for clarification of the number, size, and length of the Frito Lay straight trucks. He asked about the lease terms as well. Mr. Houser stated that he will go back and get clarification from Frito Lay regarding the straight trucks. He stated that the lease terms include a 5 ½ year lease.

Commissioner Semmelman stated that he would be interested in entertaining a proposal to cap the number of trailers per tenant. He stated that it might help to serve the petitioner if they had a representative from Frito Lay at the next meeting to help address some of the questions given tonight.

Commissioner Schultz stated that this proposal would set a bad precedent. He stated that he is concerned about the potential for unmanaged growth in trailer storage for this site. He stated that it is difficult for him to support this request.

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Mr. Houser stated that it will be self-managed to a certain extent; otherwise, an overcrowding of on-site trailer storage would be self-defeating for the property owner.

Chairman Moore asked if other alternatives were explored to meet the Frito Lay tenants truck/trailer storage needs. He stated that he is concerned that the trailers themselves would be used for warehousing of product. Mr. Houser stated they looked closely at utilizing the truck court area, but this was not enough for Frito Lay.

Mr. Groetsema stated that the trailers are dropped off at the site most likely as empty.

Chairman Moore stated that this is precedent setting right out of the gate and is concerned about this and the additional trips generated by the anticipated increase in truck traffic.

In the matter PC 15-06, Commissioner Donahue moved, seconded by Commissioner Cotey, to continue this item to the May 11, 2015, Plan Commission meeting.

Motion carried 7 - 0.

Ayes: Moore, Cotey, Donahue, Flores, Oakley, Schultz, Semmelman

Nays: None

Absent: None

COMMUNICATIONS AND DISCUSSION:

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

Motion carried 7 - 0.

Meeting adjourned at 8:17 p.m.