

MINUTES OF THE PLAN COMMISSION
March 17, 2008

The regular meeting of the Plan Commission was called to order by Chairman Kurt Hezner at 7:08 p.m. at the Village Hall.

Members present: Chairman Kurt Hezner, William Cotey, Terry Howard, Mark Moore, Walter Oakley, and Andy Robinson.

Members absent: Howard Jaffe.

A quorum was established.

Village Staff present: David Smith, Senior Planner; and Pat Sheeran, Project Engineer.

Commissioner Moore moved, seconded by Commissioner Robinson, to approve the February 25, 2008, Plan Commission meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS:

PC 07-33 TSG Investments LLC, Applicant
801 E. Park Avenue

Request is for an Amendment to the Planned Development Final Plan in order to modify the existing building and parking lot to accommodate additional commercial tenants located in a C-3 General Commercial District.

Mr. Terry Wepler, agent for the petitioner, introduced the petitioner was before the Plan Commission meeting at their January 28, 2008 meeting requesting an amendment to the Planned Development in order to modify an existing building and parking lot to accommodate additional commercial tenants located at 801 East Park Avenue.

Mr. Tim Morgan, architect for petitioner, stated that they have included the rear elevations as previously requested. He stated that they are now showing diagrams for the roof screenings for the roof top mechanical units which incorporated a site line exhibit. He stated that they will use metal material with neutral colors for the screening. He stated that they object to the request to install a sidewalk in front of the Triccoci tenant as this will cause a loss of parking. He stated that the request to supply loading spaces or docks does not make sense for this project.

Mr. Mike Werchek stated that if there is a large enough commercial tenant that requires a loading dock or space, they will reconfigure the building to accommodate that tenant.

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Mr. Werchek stated that the tenant spaces shown on the plans are just lines on paper at this time. He stated that the spaces as shown may change in the future as they acquire new tenants. He stated that they would like to get a Trader Joes grocer, but they have been unsuccessful. He stated that they will landbank three parking spaces on the east end of the site.

Mr. Morgan stated that in response to Staff comments, they do not want to dictate what the sign colors should be. He stated that the signs should be unique to each commercial tenant.

Mr. John Carlson, Landscape Architect for the tenant stated that in response to Staff's comments regarding the landscape planting in the public right of way the overhang is very small.

Mr. Pat Sheeran, Village Staff engineer, stated that the petitioner needs a State permit to install landscaping within the public right of way.

Mr. Carlson stated that due to the lack of space, they are looking for a little flexibility to install in the public right of way.

Mr. Werchek stated that they will again submit a legal description for the land located behind the subject building that lies within I.D.O.T. right of way property.

Commissioner Moore stated that he is skeptical that a Trader Joes could not be convinced to locate at the proposed site.

Mr. Werchek stated that he wouldn't argue with Trader Joes.

Chairman Hezner stated that it will be difficult to design parking near proposed tenant spaces numbers four and seven.

Mr. Werchek stated that he will have a glass company taking tenant space number 3. He stated that this tenant wants to have a front and back entrance.

Commissioner Howard stated that he is concerned that the proposed improvements to the commercial center maintain an appropriate balance of uses and that there will not be a negative impact on the parking.

Mr. Werchek stated that it is difficult to predict who the tenants will be but that they will incorporate a cap on tenant use type.

Mr. Morgan stated that they would like more flexibility as to how they control the type of commercial tenant uses.

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Chairman Hezner stated that he wants the sidewalk installed in front of the Tricocci tenant space.

Mr. Werchek stated that he cannot lose more parking spaces.

Commissioner Moore stated that he is concerned as to how snow will be removed on the site.

Mr. Werchek stated that the snow will be removed as necessary.

Chairman Hezner stated that the petitioner will need IDOT approval for any changes to the driveway curb cuts. He stated that he agrees with the petitioner to landbank the three parking spaces on the east end of the subject site.

Mr. Werchek stated that the islands at the rear of the building will help with truck loading areas.

Chairman Hezner stated that he is concerned about the trucks loading at the rear could block traffic.

Mr. Morgan stated that the parking space angles are at 45 degrees. He stated that he will try to design a loading area.

Chairman Hezner stated that he supports the dead-end parking at the west end of the building. He stated that he supports Staff's request to install additional turn lanes at the driveway exits if IDOT should request it.

Mr. Werchek stated that they will paint the roof top mechanical units to match the building facades.

Chairman Hezner stated that he prefers roof top mechanical units to be screened. He stated that the petitioner should comply with the ARC recommendations.

Commissioner Moore stated that there is not enough pedestrian access from the east end to the west end of the site.

Mr. Werchek stated that he does not want to be stuck with something that is not marketable.

Chairman Hezner stated that the petitioner should consider constructing interior corridors between tenant spaces.

Commissioner Cotey stated that the layout in the rear of the building should be revised.

Chairman Hezner stated that a 10 by 25 loading space should be incorporated into the plan.

Mr. Werchek stated that he needs to be able to accommodate employee parking.

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In the matter of PC 07-33, Commissioner Cotey moved, seconded by Commissioner Howard, to continue this item to the May 12, 2008, Plan Commission meeting.

Motion carried 6 - 0.

PC 08-05.2 Medline Industries and McShane Corporation, Applicant
1400, 1500, and 1501 Harris Road

Request is for a Major Adjustment to the Planned Development Final Plan in order to incorporate a unified sign criteria for the Planned Development not previously reviewed and approved for property in an O-2, Office, Manufacturing and Distribution Park District.

Mr. David Smith, Senior Planner, stated that the Plan Commission may recall that the petitioners, Medline Industries and McShane Corporation, were at their February 25, 2008 meeting requesting approval of a Major Adjustment to the Planned Development Final Plan in order to incorporate a unified sign criteria for the Planned Development not previously reviewed and approved for property in an O-2 Office, Manufacturing and Distribution Park District located at 1400, 1500, and 1501 Harris Road.

Mr. Smith stated that during the course of the February 25, 2008 Plan Commission meeting, the item was continued in order to provide the petitioner an opportunity to address the concerns and review comments by Staff and the Plan Commission. Mr. Smith stated that the petitioner has made revisions to the proposed Unified Sign Criteria for Liberty Point Planned Development and is ready to present the changes to the Plan Commission.

Mr. Terry Wepler, agent for the petitioner, stated that the petitioner was concerned about the Staff request for the free standing sign setback to be 25 feet. He stated that the O-2 District is 25 feet, but that the I-1 District is 5 feet for directional signs.

Mr. Smith stated for clarification that the setback is the same at 25 feet from the public right of ways in both the I-1 and O-2 Districts.

Mr. Wepler stated that the petitioner is still seeking a 5 foot setback for directional signs for the Liberty Point Planned Development.

Mr. Duane Laska, sign contractor and author of the proposed Unified Sign Criteria, stated that it is difficult to comply with Staff's request to establish building facade location restrictions for wall signs as this may inhibit individual tenant architectural preferences. Mr. Laska recommended that Staff should be able to approve the future wall sign locations or that they go to the Appearance Review Commission, and then to the Village Board for approval.

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Mr. Laska stated that Staff is requesting that landscaping should be required for freestanding signs in accordance with petitioner's Attachment 4. Mr. Laska stated that landscaping should not be required for directional signs, but only for the larger free standing signs.

Mr. Laska stated that he agrees with Staff that there should be any allowance for raceways for wall signs.

Chairman Hezner stated that raceways should be allowed in order to minimize the holes left in the walls when non-raceway signs are removed.

Mr. Laska stated monument base color for free standing signs will be a brushed aluminum.

Chairman Hezner stated that the freestanding directional signs should not be more than five (5) feet in height.

Chairman Hezner asked if there is a Professional Directional Sign for the campus. Mr. Laska stated that there is a multi-tenant directional sign on the east side of Harris Road.

Mr. Jim Herchenbach, 19377 Peterson Road, stated that he is a neighbor of the subject industrial site that the buildings are directly south of his property. He stated that he is concerned about the location of the signs and that the light that is already cast on the buildings in the evening is a nuisance.

Mr. Laska stated that the proposed wall signs on the north elevations will be back lit or non-illuminated.

Mr. Herchenbach stated that there are already lights that illuminate the walls.

Commissioner Moore asked why the petitioner is proposing wall signs to be allowed to be as large as 160 square feet in area. Mr. Wepler stated that the 160 square feet is a proposed maximum. He stated that it will depend upon the wall size of the building.

Commissioner Howard asked for clarification of the criteria that would allow up to two wall signs on the same building facade.

Mr. Laska stated that additional signs per business occupancy be permitted dependent upon the length of the building facade. He stated that in the instance that the building exceeds 500 feet in lineal length, then a second sign will be permitted on the same facade, except for multi-tenant buildings with three (3) or more tenants or condo units that have a separate rear truck dock area, in which case a second sign will be permitted on the rear truck dock area only.

Commissioner Robinson asked if Mr. Herchenbach's site lighting complaint can be addressed. Mr. Smith stated that Staff will investigate the existing lighting condition of the development and address

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the current site lighting issue for its compliance with the Code and the Planned Development regulations.

Mr. Herchenbach asked why wall signs need to be installed on the north building facades. Mr. Laska stated that not all tenants will have signs.

Chairman Hezner stated that the tenant entrances are on the north side of those buildings on the east side of Harris Road.

In the matter of PC 08-05.2, Commissioner Oakley moved, seconded by Commissioner Howard, to recommend the Village Board of Trustees approve a Major Adjustment to the Planned Development Final Plan in incorporate a unified sign criteria for the Planned Development not previously reviewed and approved for property in an O-2, Office, Manufacturing and Distribution Park District, subject to the following conditions: 1) Freestanding signs shall have a minimum setback of 25 feet from the public right of way and a minimum setback of 15 feet from all other property lines, except that Private Traffic Directional Signs shall be permitted a minimum setback of 5 feet from the public right of way and all other property lines; and 2) Any raceways incorporated into the installation of any wall signs shall be part of the sign design and match the wall in color and texture.

Motion carried 5 – 1, Commissioner Moore voting against.

NEW BUSINESS: None.

COMMUNICATIONS AND DISCUSSION:

Commissioner Howard moved and Commissioner Cotey seconded a motion to adjourn.

Motion carried 6 - 0.

Meeting adjourned at 9:15 p.m.