

MINUTES OF THE PLAN COMMISSION
May 21, 2018

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:06 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Amy Flores, Matthew Krummick, Walter Oakley, Richard Pyter, Kurt Schultz, and Eric Steffe.

Members absent: None.

A quorum was established.

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

Commissioner Steffe moved, seconded by Commissioner Pyter, to approve the April 23, 2018, Plan Commission meeting minutes.

Motion carried 7 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

PC 18-05 Principle Construction Corp., Applicant
1755, 1795, 1801 and 1851 N. Butterfield Road

Request is for an Amendment to the Planned Development Final Plan for the Libertyville Corporate Center Planned Development in order to construct a warehouse distribution facility located in an O-2 Office, Manufacturing and Distribution Park District.

PC 18-06 Principle Construction Corp., Applicant
1755, 1795, 1801 and 1851 N. Butterfield Road

Request is for an Amendment to the Site Plan Permit for the Libertyville Corporate Center Planned Development in order to construct a warehouse distribution facility located in an O-2 Office, Manufacturing and Distribution Park District.

Mr. David Smith, Senior Planner, introduced the petitioner's request. Mr. Smith stated that the petitioner, PharmaLogistics, is requesting approval for an Amendment to the Planned Development Final Plan in order to allow construction of an office/warehouse/distribution building on a 10 acres lot with ancillary parking and storm water detention in an O-2 Office, Manufacturing and Distribution Park District located at 1801 N. Butterfield Road.

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Mr. Smith stated that the subject property is the 10 acre Lot 2 of the four lot 38.6 acre Libertyville Corporate Center subdivision. Mr. Smith stated that currently on Lot 3 addressed as 1795 N. Butterfield Road exists the three story office building occupied by both PharmaLogistics and NuWave offices. Mr. Smith stated that the existing 245,000 square foot warehouse building on Lot 1 addressed as 1755 N. Butterfield Road is occupied by NuWave's warehouse distribution facility.

Mr. Mike Long, agent for the petitioner, PharmaLogistics, stated that the proposed changes from the prior approved plan include shifting the building to the south approximately 48 feet, certain minor adjustments to the parking lot layout, and the detention area located to the north to be expanded.

Commissioner Flores asked for clarification regarding how vehicles will exit the site. Mr. Long described the anticipated traffic movement for both entering and exiting the site. He stated trucks exiting the southern access drive from the subject property are required to turn north onto Butterfield Road.

Commissioner Steffe asked the petitioner why they needed to move the building further to the south. Mr. Long stated that in order to address their employee parking needs adequately it is necessary to make the building and parking lot adjustment accordingly.

Mr. Mike Zaccaro, PharmaLogistics representative, stated that they currently have 40 employees that currently exist on site in the Nu-Wave building and there are 80 more employees stationed in Mundelein. He stated that once the new building is constructed then there will be 120 employees to start with a growth target to 220 employees.

Commissioner Steffe asked for clarification of the petitioner's lighting plan. Mr. Long stated that they are proposing building mounted wall pack fixtures and that their photometric plan indicates that the footcandle illuminations reach zero at the property lines.

Commissioner Steffe asked why they needed to expand the detention area north of the building. Mr. Long stated that it was their intent to impact the southern detention area as little as possible.

Commissioner Steffe asked if their stormwater management system will connect to the Villages storm sewer system. Mr. Long responded that it will tie in to the Village's storm sewer.

Mr. Zaccaro stated that he lives in the adjacent neighborhood to the south so that he is very motivated to be a good neighbor to the adjacent residential area with the proposed development.

Commissioner Krummick asked for further clarification as to how the proposed development will impact the remaining undeveloped Lot 4 of the subdivision and its future development potential relative to storm water management and required detention. Mr. Long stated that they are aware of the limitation on impervious area for the future development of Lot 4, but that they will explore various ways to accommodate its future development and still be compliant with the storm water management and detention regulations.

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Commissioner Krummick asked if a commercial owners association exists or if one will be created. Mr. Zaccaro stated that a purchase agreement is still pending.

Commissioner Pyter asked for additional clarification regarding the entering and exiting of the site. Mr. Zaccaro stated that no trucks may exit from the southern exit to go southbound onto Butterfield Road.

Commissioner Pyter stated that he noticed that the existing parking lot within the subdivision floods after a rain today.

Mr. Long stated that the existing docks on the existing building are not well equipped to convey storm water. He stated that the proposed new development should help with the existing water problem. He stated that it won't solve the water problem completely, but it will help the situation.

Commissioner Schultz asked if the exterior lighting can include a timing switch to dim at appropriate times. Mr. Long stated that they will have that ability.

Commissioner Schultz asked about the management of their trucks on site. Mr. Zaccaro stated that they do not own their own trucks. He stated that 75% of the truck traffic will come from UPS deliveries. He stated that their primary business is with hospitals and that there will be no weekend deliveries. He stated that there shouldn't be any noise nuisance as their operation is not machine intensive. He stated that it is a more manual intensive operation.

Chairman Moore asked for clarification as to how vehicles will cross access the site after Lot 4 develops. Mr. Smith stated that the proper cross access easements shall be required to be in place.

Chairman Moore asked the petitioner what they would like for the Plan Commission to do tonight. Mr. Long stated that they are ready for a recommendation from the Plan Commission tonight.

In the matter of PC 18-05, Commissioner Steffe moved, seconded by Commissioner Schultz, to recommend the Village Board of Trustees approve an Amendment to the Planned Development Final Plan for the Libertyville Corporate Center Planned Development in order to construct a warehouse distribution facility located in an O-2 Office, Manufacturing and Distribution Park District, subject to the conditions outlined in the Development Review Committee Report dated May 18, 2018 in Pages 5, 6, and 7 with the further amendment that the additional comments relative to the Engineering approval shall be addressed prior to final engineering approval for the issuance of a Site Development Permit.

Motion carried 7 - 0.

Ayes: Moore, Flores, Krummick, Oakley, Pyter, Schultz, Steffe
Nays: None
Absent: None

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In the matter of PC 18-06, Commissioner Oakley moved, seconded by Commissioner Steffe, to recommend the Village Board of Trustees approve an Amendment to the Site Plan Permit for the Libertyville Corporate Center Planned Development in order to construct a warehouse distribution facility located in an O-2 Office, Manufacturing and Distribution Park District, subject to the conditions outlined in the Development Review Committee Report dated May 18, 2018 in Pages 7 and 8 with the further amendment that the additional comments relative to the Engineering approval shall be addressed prior to final engineering approval for the issuance of a Site Development Permit.

Motion carried 7 - 0.

Ayes: Moore, Flores, Krummick, Oakley, Pyter, Schultz, Steffe
Nays: None
Absent: None

STAFF COMMUNICATIONS AND DISCUSSION:

Mr. John Spoden, Director of Community Development, stated that the Comprehensive Plan is moving forward. He stated that the Lakota Group is finishing up their initial section in the process and will start interviews with key stake holders beginning June 6, 2018. He stated that the Comprehensive Plan Review Committee has been named and they will begin their initial meetings on June 7, 2018. He stated that William Cotey will be chairing that group for the Village.

Mr. Spoden stated that the petitioner for the property located at 941 Sandstone that was subject to the proposed amendment to the resolution approving the plat of subdivision in order to remove some of the conditions that were tied to the original approval has withdrawn their entire application. He stated that the property is now for sale.

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

Motion carried 7 - 0.

Meeting adjourned at 7:48 p.m.