



11/10/20

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Dept. of Planning & Community Development  
33 S. Arlington Heights Rd.  
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RE: Plan Commission Application – Proposed PUD Amendment to 703 W. Algonquin Rd.

### **PROJECT DESCRIPTION**

Construct an approximate 54K SF expansion to the existing "Phase 1" Hamilton Partners warehouse/distribution facility development. The building expansion design intent is to match the existing building in aesthetic, height and width while increasing the overall footprint approximately 208'.

This expansion will involve the demolition of the existing office/warehouse building to the south where a trailer/van parking facility for the tenant is to be constructed complete with a small truck maintenance garage. We are attaching a preliminary construction schedule for the project, along with site plans, architectural renderings, preliminary civil design, landscaping design, and photometrics to depict current design development.

As to tenant specific impacts and information, we are attaching a traffic study and truck turn study along with the following narrative from the tenant as to a description of operation:

Frito-Lay North America is the convenient foods business unit of PepsiCo (NASDAQ: PEP), which is headquartered in Purchase, N.Y. Frito-Lay makes some of the most popular and high-quality snacks available in the marketplace today. These include Lay's and Ruffles potato chips, Doritos tortilla chips, Cheetos snacks, Tostitos tortilla chips and branded dips, SunChips multigrain snacks and Fritos corn chips. Frito-Lay is known for its "Direct Store Delivery" system – the largest DSD system in North America. We deliver our chips directly to stores to ensure freshness and merchandize them ourselves, which gives us a tremendous competitive advantage in the marketplace. Our go-to-market system also includes warehouse distribution, giving us additional flexibility that helps drive our strong partnerships with our customers.

In this location, we will be supplying Frito Lay product to the northern and western suburbs of Chicago. We will receive case deliveries of Frito Lay products from our manufacturing centers in Beloit, WI and Frankfort, IN via our dedicated semi truck and trailer fleet. We will have a team of warehouse employees that will unload the product into the Distribution center and will pick orders and load them onto small route van trucks that will deliver directly into convenience and small grocery stores. For our large grocery store chains, we deliver larger customer orders via a 53' semi truck and trailer.

It will be a 24/7 operation. We will unload overnight (11pm-7am) and will pick product and load route vans and semi trailers from 7am-11pm Sunday through Friday. Our team makes direct to store deliveries 7 days a week.

Total Number of Employees: Roughly 162 at MAX capacity, 2021 we will have roughly 123 employees onsite.

In Phase 2, the warehouse team will have 50 employees that work onsite for the entirety of the day. The office staff (25 employees) will work from 8am-5pm. The transportation team, 13 employees, who operate a 53' semi truck will be starting between 10pm and 3am and return back to the site from 6am-noon. The sales route van employees (approximately 74 Employees) that will be arriving between 4am-7am and departing the site from 1pm-4pm. During this phase we will also be receiving product deliveries, estimated 12 per day, that will be delivered on a 53' semi-truck between the hours of 7pm and 7am.

Note: On the traffic study we used 74 van employees at full capacity; however, we will start at roughly 35-40 route vans in 2021 and add 5-6 routes per year. This site is built for 10+ years of growth for our market.