

Village of Bartlett

Plan Commission Meeting

Minutes

June 9, 2016

Chairman Lemberg called the meeting to order at 7:05 pm.

Roll Call

Present: J. Lemberg, J. Miaso, D. Negele, A. Hopkins, T. Ridenour, M. Hopkins, J. Allen

Absent: J. Kallas, S. Cook, T. Connor

Also Present: J. Plonczynski, CD Director; R. Grill, Asst. CD Director, A. Zubko, Village Planner

J. Lemberg welcomed Jack Allen as the new member of the Plan Commission.

Approval of Minutes

A motion was made to approve the minutes of the April 14, 2016 meeting.

Motioned by: J. Miaso

Seconded by: A. Hopkins

Motion carried.

Case #16-04 Elgin Beverage Development

A. Zubko presented the following:

The petitioner is requesting a Site Plan Review for a proposed 80,008 square foot industrial building/warehouse on a 6.71 acre lot in the Blue Heron Business Park for Elgin Beverage, a beverage distributor. There is room on this lot for a 45,000 square foot addition if needed in the future. A Site Plan Amendment will be required for the addition.

The proposed building will be constructed of smooth form finished white pre-cast concrete wall panels with grey accents. The office area is located on the west side of the building facing Route 25. The proposed building height to the highest point is 33'-3".

The Site Plan shows 4 exterior docks and 7 drive-through doors, 4 on the south side of the building and 3 on the north side of the building.

Two curb cuts are proposed, one along Miles Parkway and the other along future Slade Road. Slade Road is proposed to be completed by November 2016. The curb cut off Miles Parkway will be used by trucks and cars and the south curb cut will only be used for trucks to access the loading areas and drive in doors.

The Zoning Ordinance requires 35 parking spaces for this use (office & warehouse). The Site Plan identifies a total of 40 car parking spaces, including two (2) handicapped accessible spaces which meets the Zoning Ordinance requirements.

The Landscape Plan is currently being reviewed.

The Engineering and Lighting Plans are currently being reviewed.

The Staff recommends approval of the petitioner's request subject to the conditions and Findings of Fact which are outlined in your Staff Report. The Petitioner is in attendance.

T. Ridenour asked how many people were employed at Elgin Beverage and wondered if they are all there at the same time because there are only 40 parking spaces. He also inquired about the "future trash enclosure" on the plans.

Attorney for the Petitioner, J. Hoscheit, stated currently there are 40 employees, working different shifts. There has been a site analysis and there will not be an issue.

A. Zubko said at this time they will be wheeling out their trash. Since there have been a lot of trash issues in the industrial parks in general, we require this to be put on all of the plans. This way we can force them to enclose the trash containers.

No other comments were made.

A motion was made to approve the Site Plan along with the Conditions and Finding of Fact outlined in the Staff Report.

Motioned by: D. Negele

Seconded by: J. Miaso

Motion Carried.

Case # 16-03 Greco Warehouse – Brewster Creek Business Park

A. Zubko presented the following:

The petitioner is requesting a Site Plan Review for a proposed 169,648 square foot industrial building on an 11.15 acre lot in the Brewster Creek Business Park, Unit 1. This facility would be constructed as a core and shell building and have tenant offices built out at the time of lease.

The proposed building will be constructed of smooth form finished grey pre-cast concrete wall panels with blue and dark grey accents. The proposed building height to the highest point is 44'-6" which does meet our new requirement of 45 feet.

The Site Plan shows 28 exterior docks and 2 drive-through doors on the east side of the building.

Two curb cuts are proposed along Brewster Creek Boulevard. Both curb cuts will be used by trucks and cars to access the employee parking lot and loading areas.

The Zoning Ordinance requires 160 parking spaces for the warehouse and 37 stalls for the office space totaling 197 parking stalls. The Site Plan identifies 197 car parking spaces, including six (6) handicapped accessible spaces. This would meet the Zoning Ordinance requirements. There are also 42 truck parking spaces located east of the loading docks.

The Landscape Plan is currently being reviewed.

The Engineering and Lighting Plans are currently being reviewed.

The Staff recommends approval of the petitioner's request subject to the following conditions and Findings of Fact outlined in your Staff Report. The Petitioner is here as well.

J. Lemberg asked if there were any questions from the members or anything the Petitioner would like to add.

Ron DeRosa, Petitioner, said he was just there to answer questions that anyone may have.

T. Ridenour questioned that parking trucks on the north side was not recommended.

A. Zubko pointed out that recommendation was for the next petition.

M. Hopkins asked with all the petitions for the office industrial buildings, will there be full screening for all rooftop equipment? Do the elevations portray rooftop equipment and screens or are we just saying it's our policy that we screen them?

A. Zubko said she believes that is part of the building code but screening is only from the roadway.

M. Hopkins questioned if it was only the line of site to the roadway?

A. Zubko said this was correct.

M. Hopkins asked how this is checked.

A. Zubko answered through the building department.

R Grill answered that this is inspected by the building department and it is written on every one of their reports.

A. Zubko remarked that it may not always be on the actual elevations that they do show, some show this, and others do not.

M. Hopkins asked, ultimately if this is checked?

A. Zubko and **R Grill** answered yes. If you find any that are not let, us know and we will forward this on to the building department.

J Lemberg asked if there were any more questions or comments for the petitioner.

A motion was made to approve the Site Plan along with the Conditions and Findings of Fact outlined in the Staff Report.

A motion was made to approve.

Motioned by: J. Miaso

Seconded by: A. Hopkins

Motion Carried.

Case # 15-24 Exeter Brewster Creek Business Park – Lot 9C1 Site Plan Review

A. Zubko presented the following:

The petitioner is requesting Site Plan Review for a proposed 421,403 square foot industrial building on Lot 9C1 in the Brewster Creek Business Park, Unit 1.

The building will contain a maximum of two office spaces at this time, however; the petitioner may decide to add office space at some point in the future and if this occurs a Site Plan Amendment will be required with review and approval by both the Plan Commission and the Village Board.

The Site Plan shows 47 exterior docks, 23 on the north side and 24 on the south side of the building. The I-2 EDA Zoning District requires the docks on the north side of the building to be enclosed and recessed 15 feet from the front building elevation due to their location along a corner side yard. The petitioner is requesting a variation from this requirement to allow for exterior loading docks on the north side of the building. To help meet the intent of the ordinance the building will be about 6' below the street elevation and heavily landscaped with 48 evergreen trees, 8 ft. in height to provide year round screening as well as large deciduous trees to screen the northern loading docks from Brewster Creek Boulevard. The Zoning Board of Appeals will conduct the public hearing for the variations at the July 7, 2016 meeting.

The proposed building will be constructed with pre-cast concrete panels and is primarily beige in color with a yellow band around the building. The height of the building would be 40'-6" at the parapets located at the corners of the building.

Two curb cuts are proposed along Brewster Creek Boulevard located along the north property line. Each access point would be for trucks and automobiles; however, the parking is located separate from the truck drive aisles.

The petitioner is also requesting a variation to allow a reduction in the number of parking spaces. The Site Plan identifies 227 parking spaces, including eight (8) handicapped stalls. The Zoning Ordinances requires 449 spaces for this use. The plan however shows 222 future land banked parking spaces, which would increase the total parking provided on this site to 449 spaces and if constructed would meet the Zoning Ordinance requirements.

At this time there are no end user(s) for this building and the number of employees that will be employed at this large facility is also an unknown factor. Brewster Creek Business Park currently has a parking deficit for several properties that have grown/expanded over the years. Staff is of the opinion 100 stalls of the 222 land banked parking spaces located west of the proposed building should be built at the time of construction of the building and other parking and a total of 122 parking stalls should be land banked. They also show future landscaping as well.

The Petitioner also requests to install 40 truck stalls and to land bank another 70 for the future. Staff is of the opinion trailer stalls shall be avoided on the north side of the property if possible and all truck and trailer parking should be located on the south side of the property.

The Staff recommends approval of the petitioner's request subject to conditions and Findings of Fact as outlined in your Report. The Petitioners are here as well.

J. Lemberg asked if there are any questions from staff.

M. Hopkins questioned the 15 foot recessed docks along Brewster Creek Boulevard.

A. Zubko responded that this is in the requirement in our Zoning Ordinance. Since they will not be recessing them they are requesting a variance.

M. Hopkins wanted to know if the Petitioners were looking for the Plan Commission to apply a condition for approval that no trailer parking be allowed on the north setback or north yard.

A. Zubko advised there will possibly be a land bank parking agreement depending on if the Village Board approves or denies. This would hopefully encourage them not to put in the future land bank parking for the truck stalls on the north side of the property. It shows they will not be constructing this at this time. They are dashed-in and also screened for landscaping. Staff encourages them not to, but will be ok with it and will be included in the parking agreement.

T. Ridenour asked how it will be determined when the land bank parking spaces be built.

A. Zubko said that the parking land agreement states that Staff can enact when it needs to be built typically if they run out of parking.

T. Ridenour asked if this is something that Staff recommends or should this be avoided if possible?

A. Hopkins wanted to know if there are other parking issues in that industrial park or is it that they are not be enforced.

A. Zubko replied that the issues are typically with the smaller buildings and some have been addressed by building temporary parking in surrounding lots or purchasing property next door.

A. Hopkins commented as to what would happen if a business needs more parking and they cannot afford to add to existing parking, how is the enforced by the Village?

A. Zubko stated the land bank agreement is actually recorded in the Records office and this would be worked out between the Village and our Attorneys and that would be a legal document to force them to build them.

T. Ridenour wanted to go back a bit, and questioned are the problems with existing smaller buildings that we didn't stipulate enough parking originally and now there isn't room?

A. Zubko stated that most of the buildings do meet the parking requirements. Some did not have end users therefore we were not aware of the number of employees each of the lots would have. There isn't an end user on this project but there is actually land that they could use to add parking if necessary. Larger buildings usually have less employees, and smaller buildings tend to have more.

D. Negele questioned if there are any other buildings as big as this one and was told there is only one other building.

J. DeFilippis (Petitioner) stated that they actually own the building directly south of the site and that is the Creatives Werks building with 200 parking spaces and they have not had any issues.

D Negele commented that there are 2 office spaces but couldn't locate them.

A. Zubko pointed out they were in the northeast corner as well as the northwest corner.

M. Hopkins asked if there is a limit on the proportion of office space that can be developed in this building since it will affect the parking.

A. Zubko stated we do not limit the office space but do require a standard of at least 5000 square feet for each office location when the parking calculations are done.

J. Lemberg asked if the Petitioner has anything else to add.

J. DeFilippis (Petitioner) feels the parking is sufficient and that's the other reason why they are proposing the land bank parking. The Village will be able to deny certificate of occupancy of future tenants if the parking does not exist.

J Lemberg asked if there were any more questions or comments.

A motion was made to approve of the Petitioners' request subject to the following Conditions and Findings of Fact outlined in the Staff Report.

A motion was made to approve.

Motioned by: D. Negele
Seconded by: J. Miaso

Motion Carried.

New Business/Old Business

ON TO 2050 - CMAP

Video Review

All members were given handouts pertaining to the Video. A. Zubko and J. Plonczynski asked all members to complete the online survey to give feedback from Municipalities on how well they are doing and where other meetings will be. This video will be on the Village website and we will encourage people to give us their feedback.

J. Lemberg asked for further discussion.

**Old Business
New Business**

J Lemberg welcomed new member Jack Allen.

J. Allen spoke of his background both personal and professional and was looking forward to give back to the community.

J. Plonczynski commented that some projects they have been discussed in the past are now being built now, such as Bartlett Point West subdivision, Bartlett Ridge would like to start building soon, as well. Some of the industrial building are also under construction or in the process.

M. Hopkin asked if the results were ever published for the TOD project.

J. Plonczynski mentioned R. Grill was more involved with that but was coming to the Village Board on June 21. Also, there will a public TOD meeting July. Our plan is, to have a triple Joint Committee Meeting involving the EDC, Plan Commission and the Zoning Board of Appeals. Consultants will come and present it and get everyone's input.

A motion was made to adjourn

Motioned by: D. Negele

Seconded by: A. Hopkins

Motion Carried.

The meeting adjourned at 7:40