

**CITY OF BATAVIA**  
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**PLAN COMMISSION  
AGENDA**

**Wednesday, October 19, 2016  
7:00 PM  
City Council Chambers - First Floor**

1. Call To Order
2. Roll Call
3. Items Removed/Added/Changed
4. Approval Of Minutes  
September 21, 2016, Plan Commission

Documents:

[PC 9-21-16\\_DRAFTF.PDF](#)

5. Continuation Of A Public Hearing: Multiple Family Building At 1600 West Wilson Street, SJR Inc, Applicant
  - Comprehensive Plan Land Use Map Amendment from Public Facilities and Institutional to Residential 8 to 15 Dwelling Units per Acre
  - Establishment of a Planned Development Overlay District in a R4 Multiple Family Residential, Medium Density District
  - Design Review for a New Residential Building

Documents:

[PC-MEMO-SPUHLER-COMP-PD-DR-101416-PACKET.PDF](#)

6. Crash Champions Auto Body Repair, 2080 Main St. And City Property, 2150 Main St. My Properties LLC – 2080 E. Main St., Applicant

- **PUBLIC HEARING:**

- a. Amendments to the Comprehensive Plan Land Use Map
  - b. Amendments to the Official Zoning Map for both 2080 and 2150 Main St., with Planned Development at 2080 Main St.
  - c. Conditional Use for Heavy Vehicle Services at 2080 Main St.
- Design Review for Building Addition at 2080 Main St.

Documents:

[PC-CRASHCHAMPIONS-10142016.PDF](#)

7. Other Business

8. Adjournment

Plan Commission

Tom Gosselin

Sara Harms

Joan Joseph

Tom LaLonde, Chair

Sue Peterson

Gene Schneider, Vice-Chair

**MINUTES**  
**September 21, 2016**  
**Plan Commission**  
**City of Batavia**

PLEASE NOTE: These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the Committee/City Council, and to include some description of discussion points as understood by the minute-taker. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

**1. Meeting Called to Order**

Chair LaLonde called the meeting to order at 7:00pm.

**2. Roll Call:**

**Members Present:** Chair LaLonde; Vice-Chair Schneider; Commissioners Gosselin, Harms, Joseph, and Peterson

**Members Absent:**

**Also Present:** Ed Jancauskas, Deputy Fire Chief, Batavia Fire Department; Scott Buening, Community Development Director; Joel Strassman, Planning and Zoning Officer; Drew Rackow, Planner; Jeff Albertson, Building Commissioner; and Jennifer Austin-Smith, Recording Secretary

**3. Items to be Removed, Added or Changed**

There were no items to be removed, added or changed.

**4. Approval of Minutes: August 17, 2016, Plan Commission**

**Motion:** To approve the minutes from August 17, 2016, Plan Commission minutes

**Maker:** Peterson

**Second:** Schneider

**Voice Vote:** 6 Ayes, 0 Nays, 0 Absent

All in favor. Motion carried.

**5. Design Review: Electronic Changeable Message Signs for Batavia Fire Stations**

- Station 1 (East) – 800 East Wilson Street

- Station 2 (West) – 1400 Main Street

**Batavia Fire Department, Applicant**

Rackow reported that the Design Review is to modify the existing sign cabinets at both fire stations to swap out the sign portion and replace with an electronic message sign. Rackow stated that staff believes that these types of signs could coexist with residential as long as certain regulations are in place. The hours of operation is recommended to be from 7am-9pm. Emergency conditions could be posted outside of those hours. There is an ability to adjust for brightness in the mornings and the evenings. Staff is recommending changeable frequencies

being once per minute. Rackow explained that landscaping is required to be reviewed along with freestanding signs. The West side location would need one ornamental tree planted at that location. Staff is recommending approval of the findings of approval and the two signs subject to the two recommended conditions.

Jancauskas asked the Commission to consider an alteration to the hours of operation. They would like to display a static message past 9pm and the lights could be dimmed so that it is not bothering traffic or the neighbors. They would like a constant message to be displayed all night long.

The consensus of the Commission was in favor of the static message request. The PC asked the applicant to not have the required landscape tree impede any line of sight. Rackow stated that the tree could be planted anywhere on the property with some proximity to the front of the property.

**Motion:** To approve the Findings of Approval  
**Maker:** Joseph  
**Second:** Schneider  
**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider  
**Nay:** None  
6-0 Vote, 0 Absent. All in favor. Motion carried.

**Motion:** To approve the Design Review for the electronic changeable message signs for Batavia Fire Stations subject to staff's conditions with the exception of condition one, allowing the sign to remain on at night with a static message  
**Maker:** Peterson  
**Second:** Gosselin  
**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider  
**Nay:** None  
6-0 Vote, 0 Absent. All in favor. Motion carried.

**6. Windmill Manor Apartments, 2400 Hawks Drive (formally South Drive)  
PUBLIC HEARING: Amendments to the Zoning Map for a Planned Development  
Overlay**

- **Final Plat of Subdivision**
- **Design Review**

**JNP Batavia, LP, applicant**

**Motion:** To open the public hearing  
**Maker:** Schneider  
**Second:** Peterson  
**Voice Vote:** 6 Ayes, 0 Nays, 0 Absent  
All in favor. Motion carried.

Strassman reported that in 2011, the subject property was annexed to the City and zoned R5 Multi-family High Density. With annexation was preliminary approval for a planned development for an approximately 80-unit multi-family building with for residents 55 years and

older to be built using the Illinois Housing Development Authority's Affordable Housing Tax Credit program. The current zoning actions complete entitlements needed to secure building permits for this project.

Applicant JNB proposes Windmill Manor Apartments, to contain 60 one-bedroom and 20 two-bedroom units, with private patios or balconies, along with common social interaction spaces and amenities. An additional one-bedroom unit with an office is provided for the on-site manager. Zoning Code relief was contemplated for this site's project at the time of annexation. Included with the Planned Development is a request to modify 5 requirements of the Zoning Code. These are:

1. To reduce the required number of parking spaces from 137 to 115
2. To omit the required 25% of parking to be in an enclosed building
3. To eliminate the required 10 foot step-back at the 3<sup>rd</sup> floor
4. To increase the maximum net land area per unit from the allowed 2,333 square feet to 2,418 square feet and
5. To increase the maximum building height from the allowed 45 feet to 47 feet, to accommodate for

Windmill Manor would be generally consistent with the project that envisioned with the 2011 annexation of the property. The Planned Development accommodates a reduction in the number of parking spaces, lack of building step-back, and the slightly lower unit count than allowed in the R5 District that were noted in the 2011 annexation agreement.

The requested relief for the number of parking spaces is reasonable given the restriction for residents being 55 years of age and older. According to JNB's narrative, the amount of spaces provided exceeds that suggested by the Institute of Traffic Engineers and what has proven to be sufficient with the similar Thomas Place residence in Glenview mentioned by the applicant in his narrative. With the target of affordable rents, the challenges and potential expense of providing enclosed parking is also a reasonable modification to consider.

The requested relief for building height will not result in the building increasing its basement to roof height. Measured building height is affected by the grade adjacent to the building. The requested relief would allow for changes to the grade adjacent to the building if the grade must be lowered through final engineering. Staff notes that a small portion of the south brick patio extends into the proposed utility easement. The Commission should recommend conditioning approval of the Planned Development ordinance to include language requiring the building owner to remove and replace the patio if access to the sewer in the easement is needed.

Staff agrees with the JNB narrative's assertions that the site is designed to provide affordable housing in a building that fits the site and area. The building design balances use of masonry materials with providing private outdoor space for each unit. Building elevations include articulations that would break up the massing of the walls. Landscaping would be substantial throughout, and provide an inviting presence to the site from Hawks Drive. The proposed monument sign would be well coordinated with the building's design.

Staff had requested an additional pedestrian connection to the public sidewalk on the east side of the site. JNB has stated that substantial grading would be needed to accommodate this and is not considering adding this feature.

Plan Commission action on Design Review is final. In considering approval of Design Review, the Commission must arrive at findings for approval as specified in the Zoning Code. Staff agrees with the findings offered by JNB in its narrative. Additionally, staff notes that added diversity of housing in the City and having a transitional use between single family and commercial uses are both policies in the Land Use Element. The Commission may arrive at the required findings for approval as follows:

- A. The project is consistent with applicable design guidelines.
- B. The project conforms to the Comprehensive Plan, and specifically to the Land Use, Urban Design, and Environment Elements.
- C. The project is consistent with all applicable provisions of the Zoning Code.
- D. The project is compatible with adjacent and nearby development.
- E. The project design provides for safe and efficient provision of public services.

As with the Planned Development, the Commission can consider approving the Design Review to allow for minor modifications to accommodate staff approval of final engineering.

The Final Plat of subdivision is generally consistent with the preliminary plat approved with the 2011 annexation. Included with the subdivision is a request for a variation to the maximum 4:1 slope, to allow a slope of 3:1. Staff has considered and can support this, provided storm water is managed properly with final engineering design. The annexation agreement notes that the developer may receive acceptance from the Geneva School District to waive school contributions due to the residents' age restriction. JNB has committed to the Geneva School District to pay the land-cash fee, and requests that the City waive the Capital Improvement Development Fee. The Geneva School District has accepted the Capital Improvement fee waiver. Staff supports waiving the Capital Improvement fee.

Staff recommends the Plan Commission open and conduct the public hearing for the Planned Development concurrent with its consideration of the Design Review and Subdivision. After closing the hearing, the Commission should take action first on the Planned Development.

For the Planned Development, staff recommends the Commission recommend approval of the amendment to the Zoning Map for a Planned Development Overlay to include the following modifications to the Zoning Code:

1. Zoning Code Table 4.204: Off-Street Parking Requirements - Reduce the required number of parking spaces from 137 to 115

2. Zoning Code Table 2.204: Site Development Regulations – Multi-Family Residential Districts to:
  - a. Omit the required 25% of parking to be in an enclosed building
  - b. Eliminate the required 10 foot step-back at the 3<sup>rd</sup> floor
  - c. Increase the maximum net land area per unit from the allowed 2,333 square feet to approximately 2,418 square feet
  - d. Increase the maximum building height from the allowed 45 feet to 47 feet

Commission recommendation for the Planned Development should also include the following conditions:

1. Allowing minor revisions to site conditions as a result of staff approval of final engineering.
2. The Planned Development ordinance including language requiring the building owner to remove and replace the south patio if access to the sewer in the adjacent easement is needed.

For Design Review, staff recommends the Commission first arrive at findings for approval as noted in the memo. Staff recommends the Commission approve Design Review, subject to City Council approval of the Planned Development, to allow minor revisions to site conditions as a result of staff approval of final engineering.

For the Final Plat of Subdivision, staff recommends the Commission recommend approval of the Final Plat of Subdivision to include the following:

1. A variance to Subdivision Regulations Section 11-6-3 to waive payment of the Capital Improvement Development Fee.
2. A variance to Subdivision Regulations Section 11-5-2-G to allow a slope of 3:1 in place of the maximum 4:1 slope along the south and west sides of the property, subject to staff approval of final engineering.
3. Correcting signature and utility certificates before City officials sign the plat.

Chair LaLonde asked staff about enclosed parking. Strassman stated that the site is challenged from the topography and the only reasonable enclosed parking would be underground. It is likely that placing the parking underground would make the building taller.

Tracy Kasson, 300 East Roosevelt Road, representing applicant J&B Batavia, addressed the Commission. He explained the project and then introduced the applicant to the Commission.

Chris Tritsis, JNB Batavia, LP, discussed the proposed senior housing development. They had a clear vision in 2011 for premier senior housing and our project is a good transition from commercial to the lower density. This affordable housing development would help Batavia meet their affordable housing requirement in a wonderful way. The benefit of using Illinois Housing Development Authority (IHDA) assistance allows us have equity so that we could charge lower rent, ranging from \$800-\$940, with the market rate units \$1150 to \$1250. He listed the requirements for IHDA and shared that they were awarded the project midyear. He discussed the unique topography of the site and the limitations it causes on where they could place the building. He discussed the parking and stated that they are asking for 1.42 parking spaces per

unit. The Institute of Traffic Engineers gave a recommended range of .45-.67 per unit. They performed an internal study and felt like 1.42 was sufficient and allows for more pervious surface and more green space. He shared that the population of senior housing typically is people in their seventies with women as 87% of the population. These projects usually have long waitlists and they typically attract residents from the area. The property would pay property taxes. The building would be built to an equivalent of LEED certified for non-residential buildings.

Chair LaLonde asked for further discussion on the grade challenges on the site. Steve Kudwa, CRK Civil Engineers, walked the Commission through the grades on the site. LaLonde asked about a sidewalk on east side of the property or if there was an opportunity to move the sidewalk to the center of the site. He explained that it would be nice to be able to access the site from the east without having to walk all the way to the other end of the property. Cook stated that City staff did bring that concern up. Chair LaLonde requested to get access as far east as possible and practical. Joseph asked where the snow would be placed to avoid taking away parking spaces. Cook answered that the snow would be plowed away from parking into the open spaces.

Monty Stock, Stock Design Architecture, discussed the structure. It is a 3-story building with a walk out basement. The exterior is primarily stone and cement board siding. There are a number of different rooflines and different materials to add some interest to the building. Citing concern for persons loading and unloading vehicles, LaLonde suggested adding ten minute parking stalls adjacent to the entrances. LaLonde suggested more substance and more architectural emphasis to the main building entrance. LaLonde explained that the scale of the existing entrance enclosure is off. The primary entrance should be emphasized as the most important section of the building.

Chair LaLonde asked for those in the audience to address the Commission. He swore in those who wanted to speak.

Ken Jerome, 728 Branson Drive, Batavia IL, noted that the water level of the creek to the south of the site now rises with heavy rain.. He asked if the runoff from rain would be dumped into the tributary. Mr. Kudwa replied that it would. Strassman stated that the area to the south of WalMart was annexed to the City in part to provide detention for development, including all surrounding properties. It was designed to accommodate the runoff from this property. Jerome asked about the lights in the parking lot identifying two lights in the service yard area that may affect his property. LaLonde stated a photometric plan has been submitted. They chose LED lighting and kept the light pole height down to prevent light pollution to the adjacent residences. LaLonde added that once the landscaping matures you might not be able to see the lights. Jerome asked about a specific area on the map and was informed that it is open green space and not a parking lot. Jerome suggested making walking access to the Walmart very accessible. Jerome asked if the age restriction applies to all residents or just to the person who signs the lease. The developer stated that the age restriction is a fifty-five and older only.

George Ward, 2517 Hansford Avenue, asked if the berm could be expanded based on the height. A berm picture was displayed and showed that the first floor was screened. Cook stated as the berm plantings grow it would screen the building.

Chair LaLonde asked if anyone else in the audience wanted to speak. There were none.

**Motion:** To close the public hearing  
**Maker:** Peterson  
**Second:** Joseph  
**Voice Vote:** 6 Ayes, 0 Nays, 0 Absent  
All in favor. Motion carried.

LaLonde and Peterson stated that the design of the entryway needs more emphasis and should be added as a condition. Chair LaLonde stated that he would like to see the main entrance a story and a half instead of one story for aesthetics and proportions.

**Motion:** To recommend approval of the planned development to include modifications to the Zoning Code:

1. Zoning Code Table 4.204: Off-Street Parking Requirements - Reduce the required number of parking spaces from 137 to 115
2. Zoning Code Table 2.204: Site Development Regulations – Multi-Family Residential Districts to:
  - a. Omit the required 25% of parking to be in an enclosed building
  - b. Eliminate the required 10 foot step-back at the 3rd floor
  - c. Increase the maximum net land area per unit from the allowed 2,333 square feet to approximately 2,418 square feet
  - d. Increase the maximum building height from the allowed 45 feet to 47 feet

And include the following conditions:

1. Allowing minor revisions to site conditions as a result of staff approval of final engineering.
2. The Planned Development ordinance including language requiring the building owner to remove and replace the south patio if access to the sewer in the adjacent easement is needed.
3. Staff approval of an enhanced the entry area to increase the amount of fenestration on the upper stories above the entrance and to increase the height and emphasis of the primary entrance of the building.
4. Adding a sidewalk connection from the building entrance area through the center parking lot landscaped area to the public sidewalk.

**Maker:** Joseph  
**Second:** Schneider  
**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider  
**Nay:** None  
6-0 Vote, 0 Absent. All in favor. Motion carried.

**Motion:** To approve the findings of approval in accordance with staff's recommendations  
**Maker:** Schneider  
**Second:** Peterson  
**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider

**Nay:** None  
6-0 Vote, 0 Absent. All in favor. Motion carried.

**Motion:** To approve the Design Review, subject to City Council approval of the planned development, to allow minor revisions to site conditions as a result of staff approval of final engineering

**Maker:** Joseph

**Second:** Harms

**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider

**Nay:** None

6-0 Vote, 0 Absent. All in favor. Motion carried.

**Motion:** To approve the Design Review, subject to City Council approval of the planned development, to allow minor revisions to site conditions as a result of staff approval of final engineering

**Maker:** Joseph

**Second:** Harms

**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider

**Nay:** None

6-0 Vote, 0 Absent. All in favor. Motion carried.

**Motion:** To approve the final plat of subdivision to include the following:

1. A variance to Subdivision Regulations Section 11-6-3 to waive payment of the Capital Improvement Development Fee.

2. A variance to Subdivision Regulations Section 11-5-2-G to allow a slope of 3:1 in place of the maximum 4:1 slope along the south and west sides of the property, subject to staff approval of final engineering.

3. Correcting signature and utility certificates before City officials sign the plat.

**Maker:** Harms

**Second:** Joseph

**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider

**Nay:** None

6-0 Vote, 0 Absent. All in favor. Motion carried.

**7. PUBLIC HEARING: Amendment to the Official Zoning Map from R0 Single Family Residential to POS Parks and Open Space District for Prairie Path Properties between Wagner Road/Larkspur Lane and River Street, City of Batavia, applicant**

**Motion:** To open the public hearing

**Maker:** Peterson

**Second:** Gosselin

**Voice Vote:** 6 Ayes, 0 Nays, 0 Absent

All in favor. Motion carried.

Strassman reported that this hearing is to review proposed Zoning Map amendments for several now unincorporated properties that contain parts of the Illinois Prairie Path adjacent to Batavia's corporate

limits. City staff has been working with the Kane County Forest Preserve District staff to negotiate an annexation agreement for these properties. The draft agreement specifies that the City would place the properties in the POS Parks and Open Space zoning district to coincide with the City's annexing the properties. No change to these properties is contemplated with annexation and the zoning district change. The properties have been and will continue to be used for portions of the Prairie Path.

The Comprehensive Plan Land Use Map classifies the subject properties as Parks and Open Space. The proposed POS zoning district for these properties conforms to this classification and is the most appropriate zoning classification for these properties. The POS zoning district allows land uses consistent with a public trail open space use such as the Prairie Path. POS zoning would ensure that the Prairie Path in the City of Batavia continues to be an open space facility, and restricts any proposed future development of the properties to only amenities associated with open space use. The zoning changes would be consistent with Comprehensive Plan goals and policies in the Open Space, Land Use, and Environmental Elements.

The Plan Commission must review and approve the following Findings with a Zoning Map Amendment that proposes a zoning district change. These findings are:

For Public Notice: All required public notice has been conducted in accordance with applicable state and local laws.

City staff executed the notice mailing and posting of the property pursuant to City Code.

For Public Meetings and Hearings: All required public meetings and hearings have been held in accordance with applicable state and local laws.

With the Commission's conducting the hearing in accordance with State and local law tonight, this finding will be met.

**Conformance to the Comprehensive Plan.** The extent to which the proposed amendment to the Official Zoning Map conforms generally to the goals and policies of the Comprehensive Plan and Comprehensive Plan Land Use Map.

The proposed amendment to the Zoning Map is consistent with several goals and policies of the Comprehensive Plan, by placing the property in a zoning category most appropriate for the present use of the properties. The proposed POS District matches the Comprehensive Plan Land Use Map designation of Parks and Open Space for the properties.

With a change in zoning district, the following factors and conditions are to be considered.

1. Is the proposed zoning district and the development it allows compatible with the existing uses and zoning of nearby property?
  - Staff notes the proposed POS District will allow the existing use of the property as the Illinois Prairie Path to continue. This use has been compatible with uses and zoning of nearby properties.
2. Is there evidence to suggest that property values will be diminished by the particular zoning restriction changes?
  - Staff notes there is no evidence to suggest that property values will be diminished by the proposed POS District for the subject properties.
3. If any property values are diminished, does the diminishment promote the health, safety, morals, or general welfare of the public?

- Staff notes while there is no evidence to suggest any diminishment, the health, safety, morals and general welfare will be promoted by placing the properties under a Zoning District narrowly tailored to their present use.
4. Does the proposed zoning change provide a greater relative gain to the public as compared to the hardship imposed on the individual property owner?
    - Staff notes the zoning change will provide greater gain to the general public by placing the most appropriate use rights and limitations on public open space properties such as the Illinois Prairie Path. The general public benefits from use of these properties as open space.
  5. Is the subject property is suitable for the zoned purpose?
    - Staff notes the properties and their existing use are suitable for the zoned purpose.
  6. Has the length of time the property has been vacant as zoned been excessive, considering the context of land development in the area in the vicinity of the subject property?
    - Staff notes the properties have already been developed and have been continuously used as open space. There has not been any vacancy.
  7. Is there a community need for the proposed zoning or use?
    - Staff notes the continued use of the parcel as open space provides and fulfills an important community and regional need for trails in northeastern Illinois.

Staff recommends the Plan Commission take the following actions:

- Open and conduct a public hearing for the proposed zoning map amendments.
- Approve Findings for Approval.
- Recommend approval of amendments to the Official Zoning Map to classify the subject properties POS Parks and Open Space upon annexation.

Chair LaLonde asked if there were anyone in the audience willing to speak. There were none.

**Motion:** To close the public hearing  
**Maker:** Joseph  
**Second:** Schneider  
**Voice Vote:** 6 Ayes, 0 Nays, 0 Absent  
All in favor. Motion carried.

**Motion:** To approve the findings for approval  
**Maker:** Joseph  
**Second:** Petterson  
**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider  
**Nay:** None  
6-0 Vote, 0 Absent. All in favor. Motion carried.

**Motion:** To recommend approval of amendments to the official zoning map to classify subject properties Parks and Open Space (POS) upon annexation  
**Maker:** Schneider

**Second:** Harms

**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider  
**Nay:** None  
6-0 Vote, 0 Absent. All in favor. Motion carried.

**8. Administrative Design Review to Change Retaining Wall Material  
Dunkin' Donuts Drive Through, 108 N. Batavia Ave.  
Harry Mehta, HM1 Batavia, LLC, applicant**

Strassman reported that Mr. Mehta is proposing a segmental block wall as a solution to difficulties in excavating the site for the approved poured concrete retaining wall. The only item up for consideration tonight is to change the wall material and everything else would remain the same.

Harry Mehta, applicant, explained that the issue with the concrete wall is the excavation has to be deeper with a concrete wall. A segmental wall requires less excavation. Mehta stated that if he had of known of this before he would have proposed the segmental wall in the first place. He noted that he has since changed engineers.

The Commission viewed the Ready Rock with Ledgerstone finish segmental wall. Schnieder stated that he would prefer an integrally colored block wall. Strassman noted that Mr. Mehta fount that to get any other color other than grey it would be a special order and would not fit his construction schedule. LaLonde stated that he has no issue with the grey color. Joseph agreed. Gosselin stated that the color should fit in well with the limestone in the City.

Chair LaLonde asked if the wall's location would change to accommodate the drive-thru's turns. Mehta stated that he would. The Commission discussed the possibility of limestone shaped blocks. Peterson and Schneider stated that they would prefer the aesthetics of the limestone blocks over the proposed blocks. Mehta stated that they would have to manufacture them and it would take a lot longer to receive them versus the proposed design. Mehta continued that he had reached out to the manufacturer about a different color and was told that they would not be able to supply that in the timeframe needed to get this done.

Chair LaLonde asked if there were anyone in the audience who wanted to speak. There were none.

**Motion:** To approve the proposed change and that staff review the modifications to the locaiton of the wall

**Maker:** Harms

**Second:** Joseph

**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde  
**Nay:** Peterson, Schneider  
4-2 Vote, 0 Absent, Motion carried.

**9. Other Business**

Peterson asked if the Comprehensive Plan is up for review. Strassman stated that the Comprehensive Plan is to be reviewed every three years and would be up for review in 2017.

Strassman reported that the City has received applications for an addition to the former Aldi store off of Main Street and proposed changes to the Comprehensive Plan Land Use Map, Zoning Map, and a Conditional Use to classify the property as Service Business. The applicant would like to open an auto body shop in the expanded building. Strassman stated that there is City-owned property to the west as part of this proposal but no development is proposed on the City-owned land.

Rackow noted that an Initial Land Use Proposal review is scheduled in front of the Committee of the Whole for the "Landmeier" property, which is the 70 acres north of the intersection at Deerpath Road and McKee Street. The review is scheduled for September 27<sup>th</sup>.

Buening announced that a redevelopment agreement has been signed with Shodeen regarding the Baptist Church property. The City owns or is in contract with all of the properties necessary for this development. There is an easement that the City needs to acquire. Once the City has all of the necessary property, Shodeen would submit for zoning approval. Harms asked what the digging was for on the property. Buening stated that the digging was for investigation on the depth of bedrock on the property.

Buening stated that the City has a contract to purchase the Larsen Becker property on both sides of River Street. The short-term intention is to utilize the property for temporary parking. Long-term it would be a redevelopment of some sort.

## **10. Adjournment**

There being no other business to discuss, Chair LaLonde asked for a motion to adjourn the Plan Commission. Peterson moved to adjourn the meeting, Schneider seconded. The meeting was adjourned at 9:16 pm.

Minutes respectfully submitted by Jennifer Austin-Smith

# CITY OF BATAVIA

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DATE: October 14, 2016  
TO: Plan Commission  
FROM: Drew Rackow AICP, Planner  
SUBJECT: **Continuation of a Public Hearing:** Multiple Family Building at 1600 West Wilson Street, SJR Inc, Applicant

- Comprehensive Plan Land Use Map Amendment from Public Facilities and Institutional to Residential 8 to 15 Dwelling Units per Acre
- Establishment of a Planned Development Overlay District in a R4 Multiple Family Residential, Medium Density District
- Design Review for a New Residential Building  
SJR Inc, Applicant

## SUMMARY OF AUGUST 17<sup>th</sup> HEARING

On August 17<sup>th</sup>, the Plan Commission opened a Public Hearing for consideration of a proposed 12 unit apartment building at the former west water tower property at 1600 West Wilson Street. At the Hearing, Mr. Silvestri, representing SJR Inc. presented the proposed project to the Commission. Commissioners inquired about the proposed design and proposed materials to be used. Commissioners questioned the applicant about the amount of storage and parking available for each unit. The Commission discussed the driveway configuration required to allow interior units to access parking and garages.

The Commission received testimony from five members of the public, each were residents of Spuhler or Feece Drives. The residents each spoke in opposition to the project highlighting concerns about the proposed density of the project, parking, additional traffic, snow storage, effect on property values and impacts of renters vs. homeowners.

Speakers noted that the multi-family residential to the south consisted of four unit buildings, which is the established character of the multiple family neighborhood. Residents felt that the increased number of units being requested on the property added to the apparent bulk of the building, and lead to the requests for setback relief.

Residents expressed concerns that additional traffic would increase accidents and incidents of speeding within the neighborhood, which is already subject to cut through traffic from Main to Wilson Streets. Speakers requested that a traffic study be considered for the proposed project, and noted high accident rates in the area for a residential subdivision.

After concluding the receipt of testimony for the evening, the Plan Commission discussed the project. Commissioners were in agreement that they believed that the proposed building was too big and contained too many units for the surrounding neighborhood. Commissioners felt that the proposed density resulted in a structure that needed too much relief from the Zoning Code. The Commission requested that the applicant consider reducing the proposed project to at least the

maximum number of units allowed by the Zoning District of nine units. Mr. Silvestri noted that the economics of the property (cost of land and development costs, such as utilities) were a factor in requesting 12 units. He noted that the dimensions of the property, and the three frontages were factors in requesting the zoning relief through the planned development.

Commissioners requested that the applicant return after reviewing whether he would be able to reduce the size and number of units for the proposed project. The applicant requested a continuation of the hearing to review the results of this meeting. The Commission continued the Public Hearing to October 19<sup>th</sup>. Please review the attached meeting minutes from August 17<sup>th</sup> for additional detail from the Public Hearing testimony.

#### UPDATE SINCE THE PUBLIC HEARING

Since the Hearing, the applicant has reviewed his pro-forma, and been in contact with City Staff. He has indicated to Staff that a reduction of density to 9 or 10 units would require a commensurate reduction to the price of the property or City development fees for the project to remain feasible. No new plans or designs have been proposed for Staff or the Commission to review. The applicant indicated to staff that he would request that the Plan Commission provide a recommendation to the City Council, based on the current proposal. A two-thirds affirmative decision from the City Council to allow the sale of City owned property in conjunction with this proposal.

As there is no additional information to review, please review the Staff Report from August 12<sup>th</sup>, attached for a review of the proposed project. Staff remains supportive of the proposed concept, with the proposal effectively having six units that impact the adjoining residences. Staff believes that the requests for setback relief are appropriate given the three frontages, and existing utilities limiting placement of the structure. Based on the discussion and consensus of the Plan Commission at the last meeting, staff is providing a set of Findings of Approval written in both the affirmative and the negative for the Commission's evaluation in their deliberations.

#### *Findings for Approval:*

Design Review Findings (Affirmative)

#### Design Review Findings:

**A. The project is consistent with applicable design guidelines:** The proposed improvements would be generally consistent with the Multi-Family Design Guidelines, some aspects where differences exist are also considered as part of the Planned Development, or would otherwise not be applicable to a property of this scale.

**B. The project conforms to the Comprehensive Plan, and specifically to the Land Use, Urban Design, and Environment Elements:** As a proposed the proposed plan would conform to the proposed Land Use Map Amendment and advance goals of the Land Use Element. The project does not conflict with Urban Design element goals and policies.

**C. The project is consistent with all applicable provisions of the Zoning Code:** The project requests relief from the Zoning Code through the planned development. In all other regards it will be consistent with the Zoning Code.

**D. The project is compatible with adjacent and nearby development:** The proposed development would provide a transitional buffer from adjacent Office and Commercial Districts to the Single Family Districts to the east. It would be similar to adjacent multiple family development.

**E. The project design provides for safe and efficient provision of public services:** As approved, public services can be delivered safely and efficiently.

Design Review Findings (Negative):

**A. The project is consistent with applicable design guidelines:** The proposed improvements are consistent with some, but not all aspects of the Multi-Family Design Guidelines. The building, being significantly larger than neighboring residential buildings, would not be compatible and integrated with the neighborhood, a primary objective of the design guidelines.

**B. The project conforms to the Comprehensive Plan, and specifically to the Land Use, Urban Design, and Environment Elements:** The proposed project does not conform to the proposed Land Use Map Amendment and advance goals of the Land Use Element. The project conflicts with Urban Design element goals and policies, as it is not well integrated with the surrounding development.

**C. The project is consistent with all applicable provisions of the Zoning Code:** The number of dwelling units proposed exceeds that permitted and does not conform to some setback or driveway requirements. It is the consensus of the Plan Commission that the requested project should not be granted Code relief for said conditions under the Planned Development Overlay. For these reasons, it is not consistent with the Zoning Code.

**D. The project is compatible with adjacent and nearby development:** The proposed development, due to the increased density and building bulk is not compatible with the adjacent Single Family Districts to the east and multiple family to the south.

**E. The project design provides for safe and efficient provision of public services:** As approved, public services can be delivered safely and efficiently.

**Staff Recommendation**

Staff recommends that the Plan Commission resume the Public Hearing, and request any new or additional testimony that does not address items already in the public record. After the receipt of testimony, the Commission should continue their discussion and consider the applicant's request to advance the proposal. Staff recommends the following actions:

1. Open and Continue the Public Hearing for the proposed Comprehensive Plan and Zoning Map (Planned Development) amendments.
2. After the Conclusion of the Public Hearing, staff recommends the Plan Commission
  - a. Approve a Comprehensive Plan Land Use Map Amendment to amend the Comprehensive Plan Land Use Map designation from PFI, Public Facilities and Institutional to Residential, 8 to 15 dwelling units per Acre.
  - b. Approve the Planned Development subject to the following conditions:
    - i. Development shall be substantially in compliance with the plans submitted by Michael J. Grissom and Associates, Donahue and Thornhill Inc. and RLS Landscape dated July 18, 2016 and July 6, 2016.

- ii. Revision of the driveways to provide full access to interior units, with provision of a small landscape area, subject to City Staff approval.
- iii. Replacement of removed tree at Independence with the replacement of trees at a one to one inch caliper rate on site, and/or equivalent contribution to the City Parkway Tree program.
- iv. All trees to be of the required minimum sizing, as required by Zoning Code.
- v. Public Sidewalks other than along Spuhler Road be revised to five feet in width.
- vi. Approval of Final Engineering Plans by City Staff.
- vii. If the City and petitioner do not complete the sale of the property, the approval shall be null and void.

3. Review and approve the Findings of Approval for Design Review.
4. Approve Design Review, subject to the Planned Development and its conditions of approval.

Attachment: Plan Commission Packet  
August 17, 2016 Plan Commission Minutes

C: Mayor and City Council  
Arney Silvestri, SJR Inc. – Applicant  
Kate McCracken, Applicant Attorney  
Media

# CITY OF BATAVIA

---

DATE: August 12, 2016  
TO: Plan Commission  
FROM: Drew Rackow AICP, Planner  
SUBJECT: **Public Hearing:** Multiple Family Building at 1600 West Wilson Street, SJR Inc, Applicant

- Comprehensive Plan Land Use Map Amendment from Public Facilities and Institutional to Residential 8 to 15 Dwelling Units per Acre
- Establishment of a Planned Development Overlay District in a R4 Multiple Family Residential, Medium Density District
- Design Review for a New Residential Building SJR Inc, Applicant

## **Background and Information Supplied by the Applicant**

Arney Silvestri, representing SJR Inc., has submitted applications for several actions to allow for a proposed 12 unit multiple family residence building at the former west side water tower site at the intersection of Wilson Street with Spuhler and Independence Drives. The property is approximately ½ acre. The Comprehensive Plan Land Use Map Amendment would place the property under a land use category consistent with the proposed multiple family residence use and current zoning, rather than the present designation of Public Facilities and Institutional. The proposed Planned Development is to allow for relief from the Zoning Code for several aspects of the development, including a lesser amount of lot area per unit and allowing narrower setbacks among other proposed site conditions. Design Review is required to approve the exterior elevations and design of the site.

The applicant proposes a 12 unit building with 8 two bedroom units and 4 one bedroom units. Six units would access Spuhler Drive and six units would access Independence Drive. Each unit would have one garage parking place and one space in a common driveway. Landscaping is proposed around the perimeter of the site. The parcel is currently zoned R4, Residential Multiple Family Residence Medium Density. Abutting properties to the south share this zoning district. Properties to west are zoned CC, Community Commercial. Properties to the north are O, Office. Properties to the east are zoned R1-L, Single Family Residential. The applicant notes the unique layout of the site and the identified needs for rental housing as factors to consider as part of the review of the request for a Planned Development. As a rental building, it would be subject to the City's Apartment Licensing and Inspection Program.

## **Staff Analysis**

*Comprehensive Plan:* The proposed amendment to the Comprehensive Plan is to place the property into a classification to reflect the conversion to residential. The property is currently designated as Public Facilities and Institutional. The Comprehensive Plan established a Gross Density (area prior to street dedication) for the proposed Multiple Family Residential, Medium Density District designation. An analysis of the change relative to the Comprehensive Plan Goals is as follows:

*Land Use:* The amendment would address goal 1 “Maintain Batavia as an attractive place to live, work, shop and play, with a balance of land uses” through Policy C: “Encourage mixed uses of land where they are compatible and integrated with the neighborhood”. Goal 4 “Maintain a diversity of housing types, prices and styles for all segments of the community” would be met by Policy E to “Effectively use information from studies of the Batavia housing market to better address City-wide housing needs” Goal 5 of “Coordinate land use and transportation planning” would be facilitated through Policy C: “Locate higher density residential uses convenient to transit corridors and employment centers” The amendment would reinforce Goal 8, Policy B, of “Provide gradual land use transitions and buffers between lower intensity and higher intensity uses” and Policy E to “Consider transitional zoning district designations to effectively separate incompatible land use s when amending the Official Zoning Map”, by placing an appropriate designation on the existing zoning of the property.

*Housing, Neighborhood Conservation and Historic Preservation:* The proposed development would assist in accomplishing Goal 1, “Provide a wide range of housing opportunities for people in all life circumstances” by accomplishing Policy A: “Provide a diversity of quality rental and owner occupied housing” and Policy D: “Encourage varied housing styles, densities and types within neighborhoods”. Goal 2 “Preserve the character of established residential neighborhoods” could be accomplished through Policy B: “Prevent commercial encroachment into residential neighborhoods”, by providing a transition from existing commercial and office uses.

*Utility Impacts* – The proposed change is not expected to have a negative impact on the City’s infrastructure or its ability to serve development in the immediate area or the city as a whole. Sufficient utilities/infrastructure is in place to serve the proposed use.

Overall, the proposed Comprehensive Plan Land Use Map Amendment places the property in a Land Use category consistent with the current zoning district and proposed use. The proposed designation would align more closely with the actual proposed residential density requested through the planned development.

*Building/Setbacks/Density (Planned Development Request):* The building would be composed of vinyl sided elevations with an asphalt shingle roof. Second floor units would have individual balconies. Ground units would have smaller concrete patios. An articulated entrance corridor is provided at the north and south elevations. Building setbacks would require relief under the Zoning Code, specifically to allow narrower setbacks. Setbacks are at 21.53 feet on Wilson Street and 23.12 on Spuhler, while the Independence setback is at 25.16 feet. These dimensions are from the balconies. Effectively the building setback is approximately 26 feet on these three elevations. In order to provide greater distance from Wilson Street, the south (rear) setback proposes a greater amount of relief with a setback of 10.26 instead of the required 20 feet. The

proposed building height meets zoning requirements. The applicant intends to provide material and color samples at the Plan Commission meeting.

The applicant does propose density greater than the base district regulations. The R4 Zoning District permits a minimum lot square footage of 2,333 per unit (18.67 units per acre). This base district allowance would permit 9 units on the property. The proposed density would be at a rate of approximately 1,777 square feet per unit (24.53 units per acre). The multiple family developments to the south are approximately 12.41 units per acre (3,510 square foot per unit). The Homes for a Changing Region Plan does forecast a need for additional residential apartments within the community, projecting a need, under a “balanced housing profile” of 1,085 additional multiple family dwellings in the community by 2040.

The Planned Development Overlay allows for greater increases in density, setbacks and other standards for unique developments and to advance Comprehensive Plan goals. The applicant notes the unique configuration of the site as being a factor for the Planned Development request. Three frontages ultimately have an effect of reducing the amount of land available for development on the parcel, as the Zoning Code is not written to contemplate a triple frontage configuration. For this reason a planned development is a suitable solution. The submitted plans would determine the future development of the site. Additionally, by providing the proposed housing mix in the community with one and two bedroom apartments, the building would also further advance City development goals. For these reasons, staff is supportive of the Planned Development request. The increase in the number of units allowed on the property from 9 to 12 under the Zoning District is a reasonable request for the Commission to consider.

*Landscape:* The proposed landscaping generally meets Zoning Code requirements, with trees provided along the perimeter of the site and for parkway plantings. Trees counts do result in one tree per unit. Separate detention areas are not provided as this site was accounted for in the West Winds Subdivision.

*Lighting:* No specific site lighting is proposed other than that required by building code.

*Access:* Access is provided with two driveways, one that faces Spuhler Drive and the other that faces Independence Drive. The proposed driveway as depicted would provide a break in pavement. The consensus of staff upon review of the current plans has concluded that this may create access issues for the center garages, especially if driveway parking places are occupied by larger vehicles. Staff would recommend the replacement of these trees elsewhere on site or if not feasible as a contribution to the parkway tree program. The tree along Independence is 22”, staff would recommend an inch per inch replacement of this tree with additional trees on site. Additionally, the Commission may consider requiring a smaller landscape area to break up the driveway. Relief from driveway requirements would be a Planned Development request. Access to units would be provided by doors with a common hallway oriented north and south. Some garages would also have access to the common hallway. The new public sidewalks are currently depicted at four feet. Staff recommends a condition that all sidewalks other than Spuhler Drive, which is presently four feet, be revised to five feet, consistent with City Code.

*Parking:* The site plan depicts 24 parking places (12 in driveways and 12 in garages). This meets the Zoning Code requirements for multi-family units. As individual garages with storage areas are provided, there is no requirement for bicycle parking.

The Zoning Code has several findings for the Plan Commission to consider for approval of a Design Review. Staff has drafted responses to the findings for the Commission to consider.

*Findings for Approval:*

Design Review Findings:

**A. The project is consistent with applicable design guidelines:** The proposed improvements would be generally consistent with the Multi-Family Design Guidelines, some aspects where differences exist are also considered as part of the Planned Development, or would otherwise not be applicable to a property of this scale.

**B. The project conforms to the Comprehensive Plan, and specifically to the Land Use, Urban Design, and Environment Elements:** As a proposed the proposed plan would conform to the proposed Land Use Map Amendment and advance goals of the Land Use Element. The project does not conflict with Urban Design element goals and policies.

**C. The project is consistent with all applicable provisions of the Zoning Code:** The project requests relief from the Zoning Code through the planned development. In all other regards it will be consistent with the Zoning Code.

**D. The project is compatible with adjacent and nearby development:** The proposed development would provide a transitional buffer from adjacent Office and Commercial Districts to the Single Family Districts to the east. It would be similar to adjacent multiple family development.

**E. The project design provides for safe and efficient provision of public services:** As approved, public services can be delivered safely and efficiently.

**Staff Recommendation**

Staff recommends that the Plan Commission conduct the Public Hearing for the requested Comprehensive Plan and Zoning actions and conduct the Design Review. Staff has provided positive findings for each, consistent with the Staff Recommendation. Staff recommends the following actions:

1. Open and Conduct a Public Hearing for the proposed Comprehensive Plan and Zoning Map (Planned Development) amendments.
  - a. After conducting the Public Hearing, if no further information is to be considered, close the hearing.
  - b. If the Plan Commission requires additional information, or would like to see revisions, continue the hearing to a date certain.
2. After the Conclusion of the Public Hearing, staff recommends the Plan Commission review and take action on the Findings of Approval for Design Review

3. Approve a Comprehensive Plan Land Use Map Amendment to amend the Comprehensive Plan Land Use Map designation from PFI, Public Facilities and Institutional to Residential, 8 to 15 dwelling units per Acre.
4. Approve the Planned Development and Design Review subject to the following conditions:
  - a. Development shall be substantially in compliance with the plans submitted by Michael J. Grissom and Associates, Donahue and Thornhill Inc. and RLS Landscape dated July 18, 2016 and July 6, 2016.
  - b. Revision of the driveways to provide full access to interior units, with provision of a small landscape area, subject to City Staff approval.
  - c. Replacement of removed tree at Independence with the replacement of trees at a one to one inch caliper rate on site, and/or equivalent contribution to the City Parkway Tree program.
  - d. All trees to be of the required minimum sizing, as required by Zoning Code.
  - e. Public Sidewalks other than along Spuhler Road be revised to five feet in width.
  - f. Approval of Final Engineering Plans by City Staff.
  - g. If the City and petitioner do not complete the sale of the property, the approval shall be null and void.

Attachment: Application Submittal

C: Mayor and City Council  
Arney Silvestri, SJR Inc. – Applicant  
Kate McCracken, Applicant Attorney  
Media

### Requested Relief from the Zoning Code for a Planned Development

1. Relief from Table 2.204 for a Minimum Perimeter building setback, corner(east) of approximately 23.12' instead of the required 30 feet.
2. Relief from Table 2.204 for a Minimum Perimeter building setback, corner(west) of approximately 25.16' instead of the required 30 feet.
3. Relief from Table 2.204 for a Minimum Perimeter building setback, rear of approximately 10.26' instead of the required 20 feet.
4. Relief from Table 2.204 for a Minimum Perimeter landscape area for the rear of approximately 9.25' instead of the required 20 feet.
5. Relief from Table 2.204 for private open space for four ground floor units, being provided 24 square feet rather than the required 60 square feet.
6. Relief from Table 2.204 for common open space amenities, 600 square foot playground.
7. Relief from Table 2.204 for a Minimum Perimeter building setback, front of approximately 21.53 instead of the required 30 feet.
8. Relief from Table 2.204 for Minimum net land area per unit of approximately 1,777 square feet instead of the required 2,333 square feet.
9. Relief from 4.207.A to allow a driveway width of approximately 61' instead of 18'.
10. And other relief necessary from the Zoning Code to grant approval of the proposed site plans, in general conformance with the plans depicted for review by the Plan Commission.

Law Offices  
**Hoscheit, McGuirk, McCracken & Cuscaden, P.C.**  
1001 East Main Street, Suite G  
Saint Charles, Illinois 60174-2203

John J. Hoscheit  
John M. McGuirk  
Kate L. McCracken  
Douglas R. Cuscaden

Telephone: 630-513-8700  
Facsimile: 630-513-8799  
Email: [kate@hmcpc.com](mailto:kate@hmcpc.com)

July 15, 2016

**Via Email: [drackow@cityofbatavia.net](mailto:drackow@cityofbatavia.net)**

Mr. Drew Rackow, Planner  
City of Batavia  
100 North Island Avenue  
Batavia, IL 60510

Re: SJR, Inc. Apartment Project Narrative– Former Water Tower Site

Dear Mr. Rackow:

As you know, this firm represents SJR, Inc. (“SJR”), with respect to its anticipated application for approval of a Planned Unit Development providing for the construction of 12 residential rental units (the “Project”) on that certain property commonly known as the former Municipal Water Tower Site (the “Water Tower”). I have been asked to assist the applicant, SJR, with respect to the Project narrative.

As you know, this is an approximately 20,000 sq. foot infill parcel. In conjunction with the removal of the Water Tower, it is my understanding the City made a determination to declare the parcel as surplus property. While there may have been more than one declaration of surplus property for purpose of the solicitation of acceptable bids, ultimately SJR, Inc. was the successful bidder. While it may appear from earlier surveys that SJR was acquiring and developing a lot with a 131 +/- foot lot width to the north, in reality, the true width of the northerly lot line has been determined to be only 123.14 feet in width, requiring certain Project adjustments relating thereto. When the Water Tower was removed several years ago the parcel became a vacant parcel surrounded by commercial uses on Wilson Street to the north, Westwinds Subdivision to the south, single family residential on Spuhler Drive to the east and commercial uses west of Independence.

As stated above, the Project will consist of a 12-unit apartment building comprised of eight 2-bedroom units and four 1-bedroom units. The Project is intended to provide a small, atypical apartment complex with a look much more in keeping with a traditional condominium or townhome development. Garages will be attached as opposed to detached and each unit will have an exterior patio.

This Project is intended to address, to the extent allowed by the size of the parcel, the gap in the housing profile for the market segment in need of moderately priced rental homes near employment and large areas of vehicular access consistent with the recent CMAP

recommendations. The Project further contemplates the addition of landscaping along with proposed sidewalks along Independence and Spuhler Drive and provides an ideal transition between Windmill Center, Westwind Subdivision, Spuhler residential uses and businesses along Wilson Street. Building material samples are being submitted by the Developer and we will be available to continue to respond to comments and to answer any questions Staff may have moving forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Kate L. McCracken". The signature is fluid and cursive, with the first name "Kate" being the most prominent.

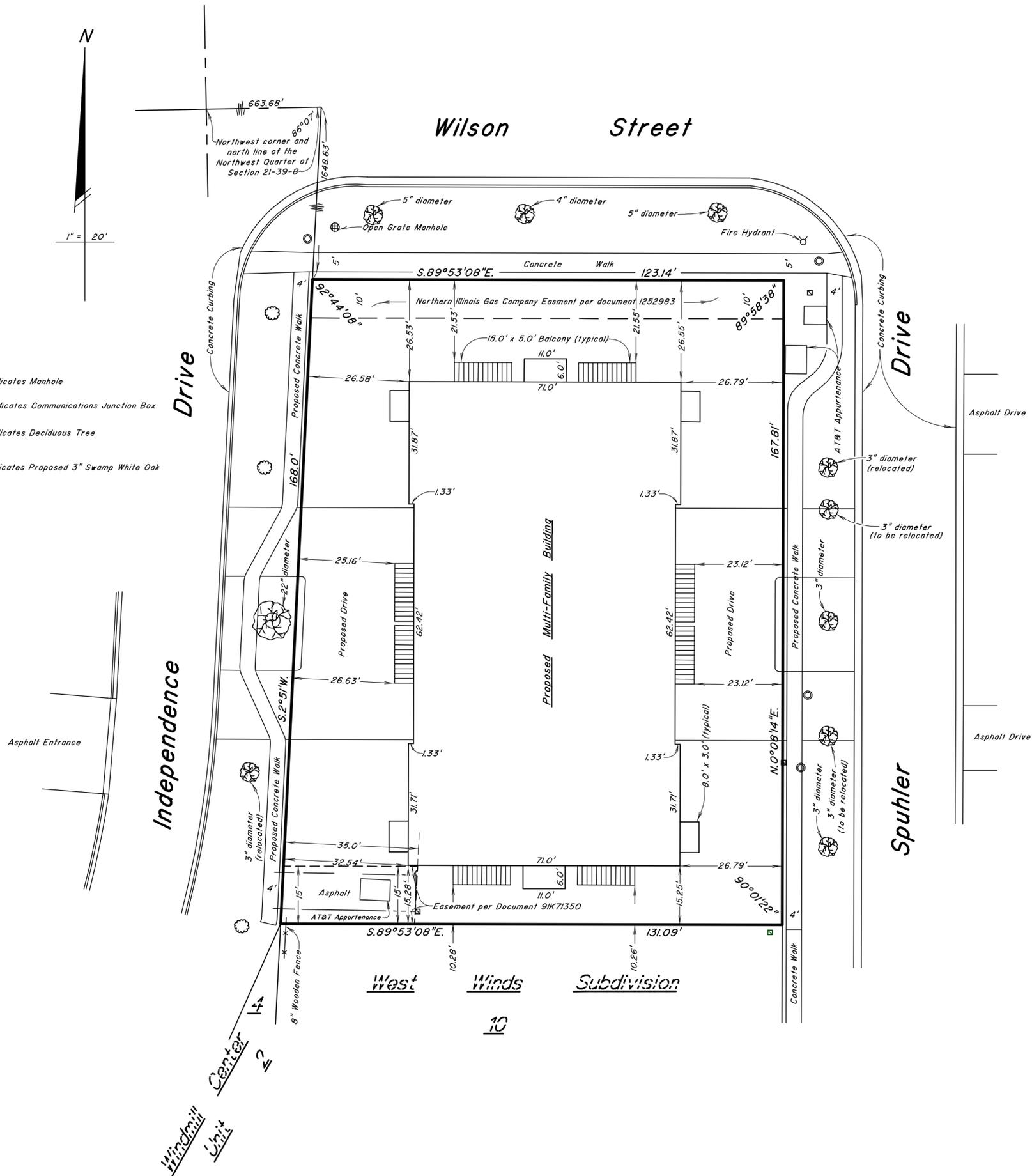
Kate L. McCracken

KLM:dlj

Plat of  
**Part of the Northwest Quarter of Section 21-39-8**  
**Batavia Kane County Illinois**



- Indicates Manhole
- Indicates Communications Junction Box
- Indicates Deciduous Tree
- Indicates Proposed 3" Swamp White Oak



State of Illinois )  
 )ss  
 County of Lee )

This is to certify that the plat hereon drawn is a correct representation of that part of the Northwest Quarter of Section 21, Township 39 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of said Quarter; thence easterly along the north line of said Quarter 663.68 feet; thence southerly along a line forming an angle of 86°07' with said north line (measured from west to south) 1648.63 feet to the south line of Wilson Street for the point of beginning; thence continuing southerly along the prolongation of the last described course 168.0 feet to a northwesterly corner of West Winds Subdivision, Batavia, Kane County, Illinois; thence easterly parallel with the south line of Wilson Street, being also along a northerly line of said West Winds Subdivision forming an angle of 87°15'52" with the last described course (measured clockwise therefrom) 131.09 feet to the east line of Spuhler Drive; thence northerly along said east line forming an angle of 90°01'22" with the last described course (measured clockwise therefrom) 167.81 feet to said south line; thence westerly along said south line 123.14 feet to the point of beginning, in the City of Batavia, Kane County, Illinois together with the improvements proposed to be constructed thereon. All distances are given in feet and decimal parts thereof.  
 Dated at Lee, Illinois, March 1, 2016

Illinois Professional Land Surveyor No. 2411  
 DONAHUE and THORNHILL, INC.  
 (Illinois Professional Design Firm No. 2713)

1321 Woodlawn Road  
 Lee, Illinois 60530  
 (630) 561-1567

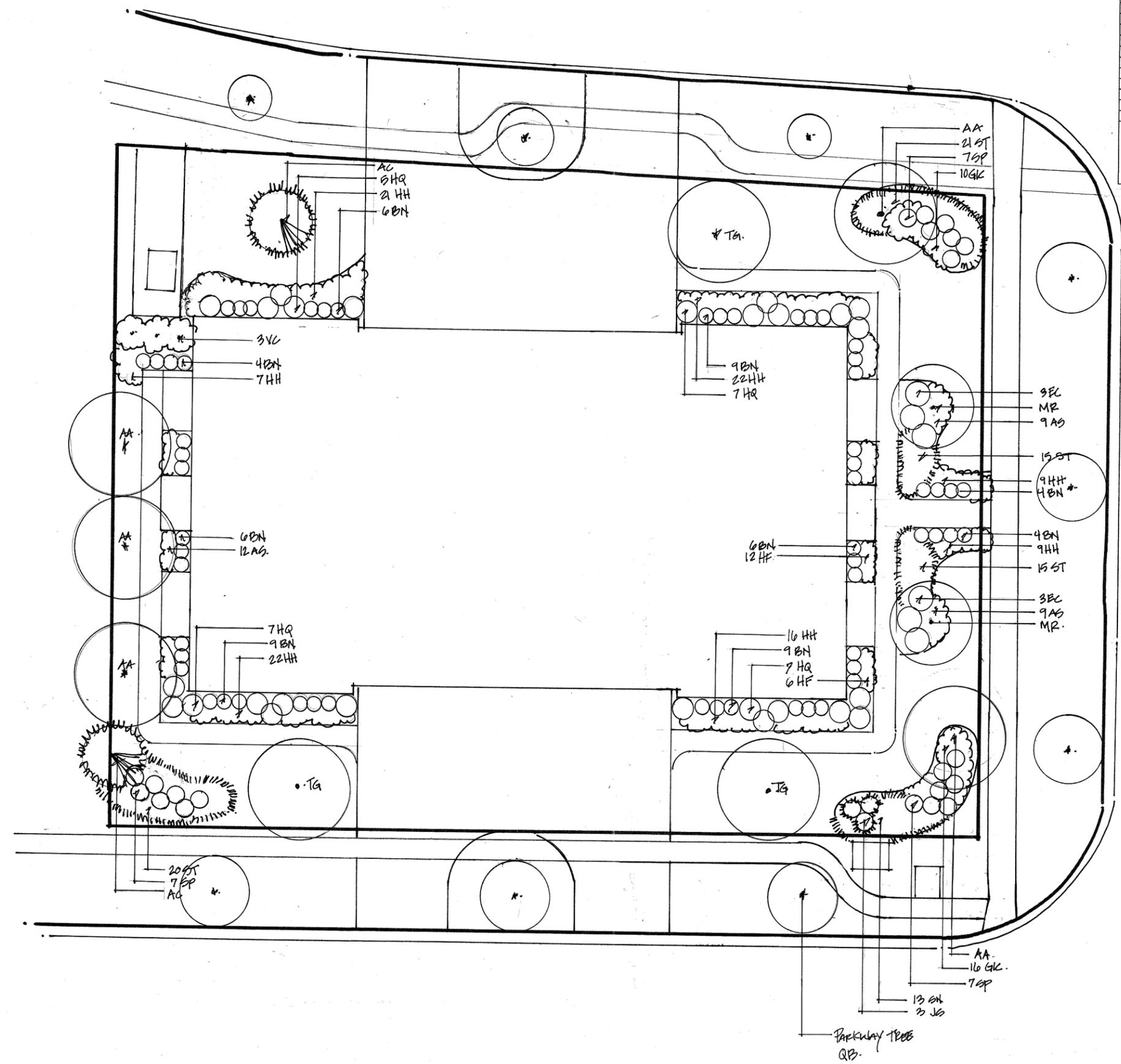


License Renewal/Date of Expiration = 11/30/2016

Plat revised July 6, 2016 to address May 23, 2016 City of Batavia review comments.

Planting Key				
symbol	quantity	botanical name	common name	minimum installed size
HQ	26	Hydrangea 'quickfire'	quickfire tardiva hydrangea	5 gallon
SP	21	Spirea 'tor'	birch leaf spirea	5 gallon
BN	51	Buxus 'northern charm'	northern charm boxwood	5 gallon
EC	6	Euonymus 'compactus'	dwf burning bush	30"bb
JS	3	Juniper 'sea green'	sea green juniper	5 gallon
TG	3	Tillia 'green spire'	little leaf linden	3" bb
AC	2	Abies concolor	concolor fir	8' bb
AA	5	Acer 'autumn blaze'	autumn blaze maple	3" bb
MR	2	Malus 'red jewel'	red jewel flowering crabapple	2" bb
HH	106	Hemerocallis 'happy returns'	yellow daylily	1 gallon
AS	30	Allium 'summer beauty'	allium	1 gallon
HF	18	Hosta 'francee'	green and white hosta	1 gallon
GK	26	Geranium 'karmina'	pink perennial geranium	1 gallon
ST	71	Sporobolus 'tara'	dwf prairie dropseed	1 gallon
SN	13	Sorghastrum nutans	indian grass	1 gallon
QB	1	Quercus bicolor	swamp white oak	3" bb

Notes:  
 Mulch all new planting areas with 3" hardwood shredded bark mulch.  
 Mulch all parkway trees with 3" hardwood shredded bark mulch.  
 Amend all perenial and shrub beds with mushroom compost.  
 Fine grade and seed all remaining lawn areas, sloped areas blanket and seed  
 All plant material to be warranted for one year from installation.



REVISIONS	BY

LANDSCAPE PLANTING PLAN.

**RLS** Landscape and Nursery Co.  
 630.365.4769  
 rllandscapeandnursery.com

Date	4/10/2016
Scale	1"=10'
Drawn	DMK.
Job	
Sheet	L-1 of 1
Of	1

Revised  
 6/6/2016  
 DMK.

North



FRONT ELEVATION



REAR ELEVATION

MICHAEL J. GRIMSON  
AND ASSOC.

920-D PRAIRIE DRIVE  
SYCAMORE ILLINOIS

TEL 815/895-5695  
FAX 815/991-2999

July 18, 2016  
11:45 AM  
14.4.4

SILVESTRI CUSTOM HOMES

WILSON STREET  
BATAVIA ILLINOIS

DRAWN: MJG

SHEET:

5

SCALE 3/16"=1'-0"

MICHAEL J. GRIMSON  
AND ASSOC.

920-D PRAIRIE DRIVE  
SYCAMORE ILLINOIS

TEL 815/895-5695  
FAX 815/991-2999

July 18, 2016  
11:50 AM  
14.4.4

SILVESTRI CUSTOM HOMES

WILSON STREET  
BATAVIA ILLINOIS

DRAWN: MJG

SHEET:

1

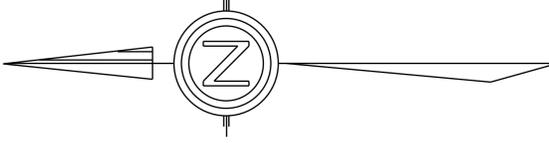


WEST ELEVATION



EAST ELEVATION

SCALE 3/16"=1'-0"

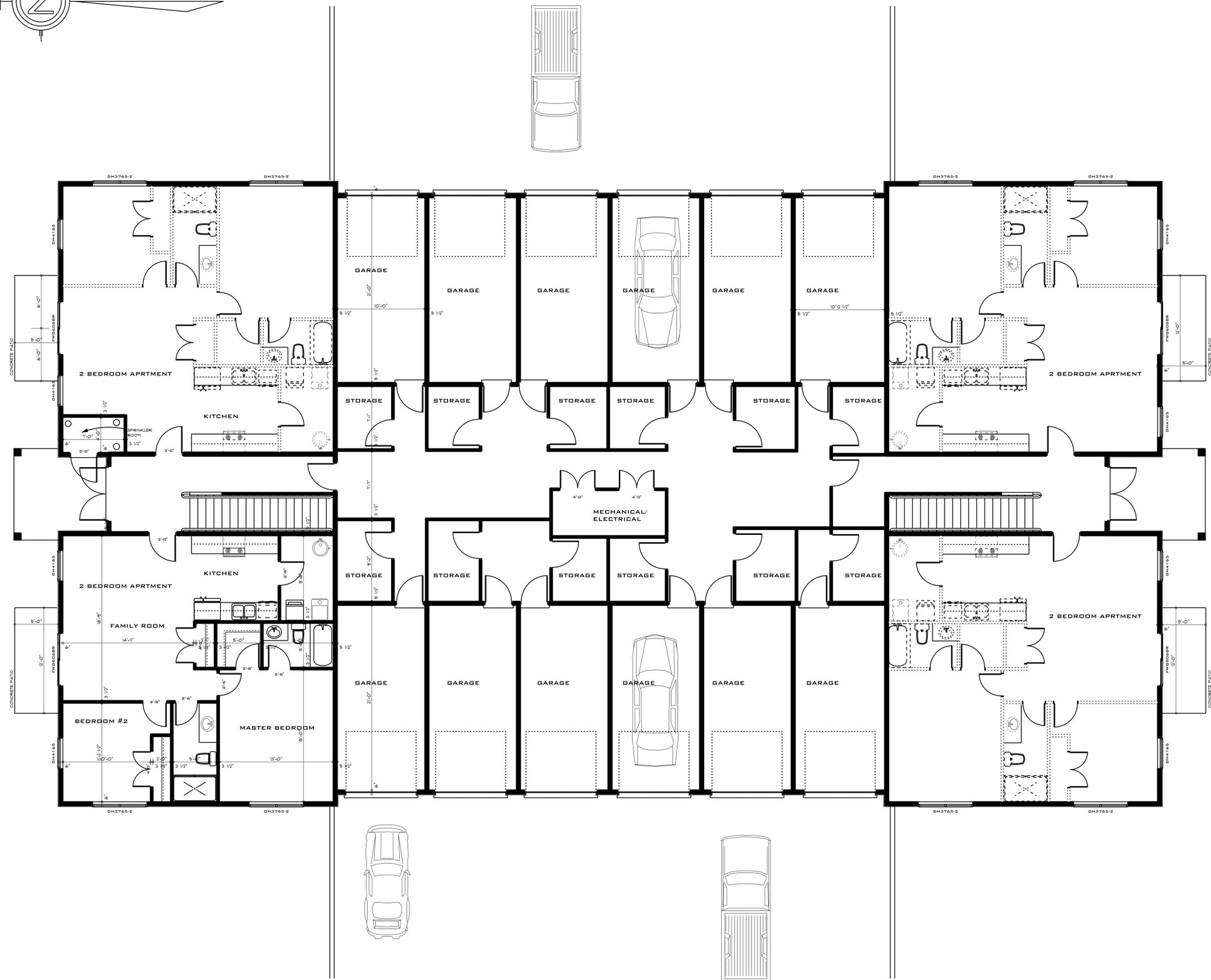


MICHAEL J. GRIMSON  
AND ASSOC.

920-D PRAIRIE DRIVE  
SYCAMORE ILLINOIS

TEL 815/895-5695  
FAX 815/991-2999

July 18, 2016  
11:39 AM  
14.4.4



SILVESTRI CUSTOM HOMES

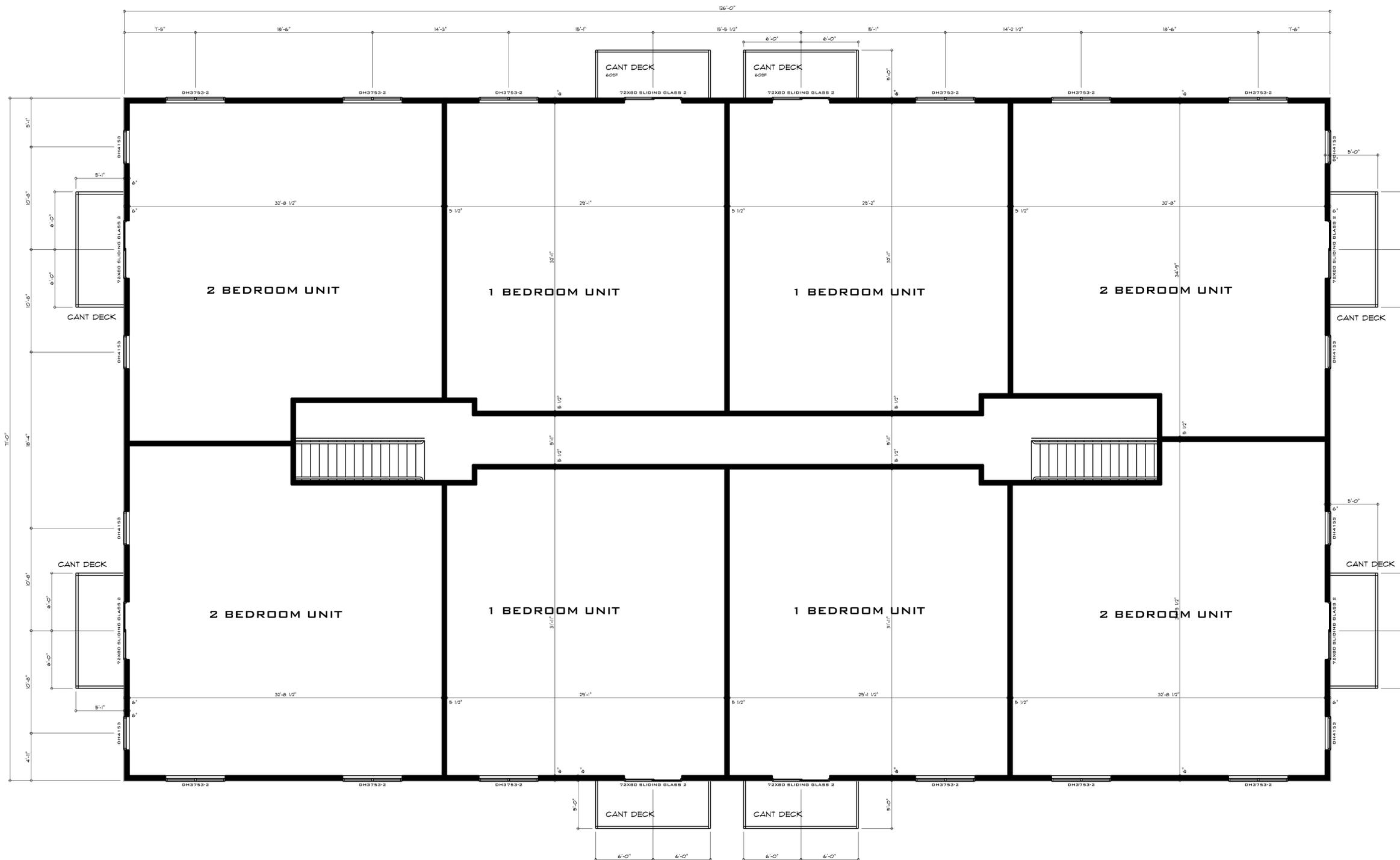
WILSON STREET  
BATAVIA ILLINOIS

DRAWN: MJG

INDEPENDENCE DR

SCALE 3/16"=1'-0"

SHEET:  
**3**



MICHAEL J. GRIMSON  
AND ASSOC.

920-D PRAIRIE DRIVE  
SYCAMORE ILLINOIS

TEL 815/895-5695  
FAX 815/991-2999

July 18, 2016  
11:40 AM  
14.4.4

SECOND FLOOR PLAN

SILVESTRI CUSTOM HOMES

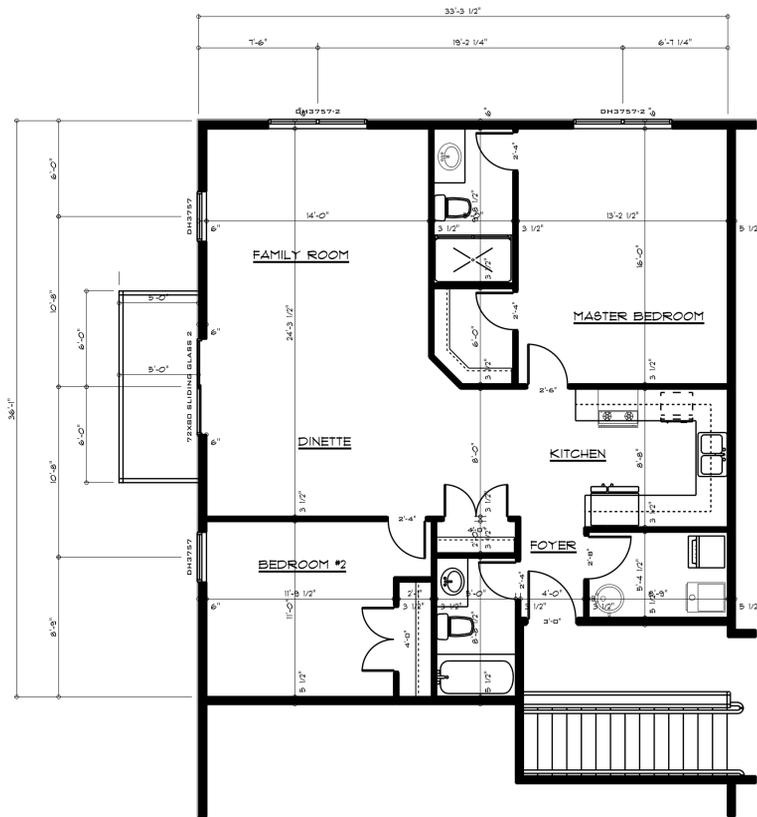
WILSON STREET  
BATAVIA ILLINOIS

DRAWN: MJG

SHEET:

4

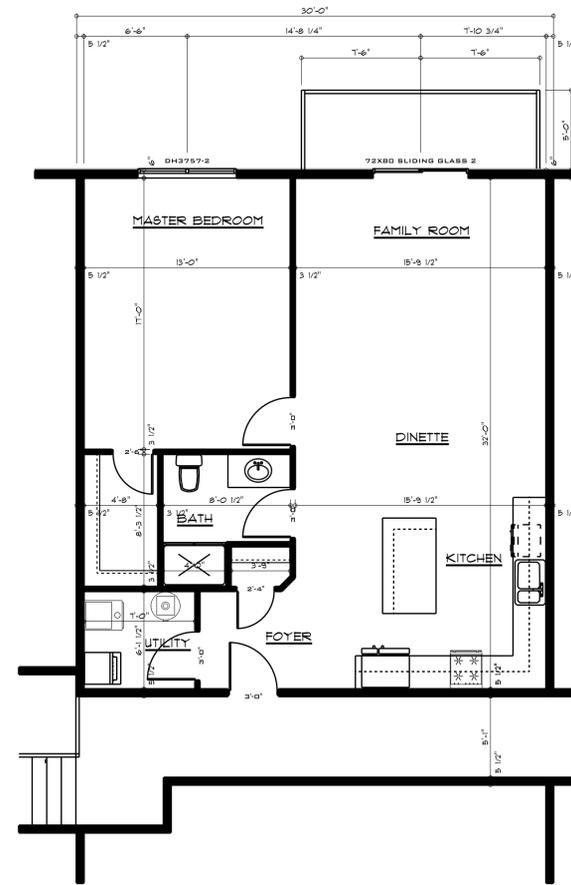
SCALE 3/16"=1'-0"



### FIRST FLOOR PLAN

FIRST FLOOR 12008F

- CROSS BRIDGING SHALL BE PROVIDED IN ALL FLOOR JOISTS SPACED A MAXIMUM OF 8'-0\"/>



### FLOOR PLAN 1 BEDROOM

FLOOR PLAN: 10008F

MICHAEL J. GRIMSON  
AND ASSOC.

920-D PRAIRIE DRIVE  
SYCAMORE ILLINOIS

TEL 815/895-5695  
FAX 815/991-2999

July 18, 2016  
11:41 AM  
14.4.4

SILVESTRI CUSTOM HOMES

WILSON STREET  
BATAVIA ILLINOIS

DRAWN: MJG

SHEET:

5

SCALE 3/16"=1'-0"

**MINUTES**  
**September 21, 2016**  
**Plan Commission**  
**City of Batavia**

PLEASE NOTE: These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the Committee/City Council, and to include some description of discussion points as understood by the minute-taker. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

**1. Meeting Called to Order**

Chair LaLonde called the meeting to order at 7:00pm.

**2. Roll Call:**

**Members Present:** Chair LaLonde; Vice-Chair Schneider; Commissioners Gosselin, Harms, Joseph, and Peterson

**Members Absent:**

**Also Present:** Ed Jancauskas, Deputy Fire Chief, Batavia Fire Department; Scott Buening, Community Development Director; Joel Strassman, Planning and Zoning Officer; Drew Rackow, Planner; Jeff Albertson, Building Commissioner; and Jennifer Austin-Smith, Recording Secretary

**3. Items to be Removed, Added or Changed**

There were no items to be removed, added or changed.

**4. Approval of Minutes: August 17, 2016, Plan Commission**

**Motion:** To approve the minutes from August 17, 2016, Plan Commission minutes

**Maker:** Peterson

**Second:** Schneider

**Voice Vote:** 6 Ayes, 0 Nays, 0 Absent

All in favor. Motion carried.

**5. Design Review: Electronic Changeable Message Signs for Batavia Fire Stations**

- Station 1 (East) – 800 East Wilson Street

- Station 2 (West) – 1400 Main Street

**Batavia Fire Department, Applicant**

Rackow reported that the Design Review is to modify the existing sign cabinets at both fire stations to swap out the sign portion and replace with an electronic message sign. Rackow stated that staff believes that these types of signs could coexist with residential as long as certain regulations are in place. The hours of operation is recommended to be from 7am-9pm. Emergency conditions could be posted outside of those hours. There is an ability to adjust for brightness in the mornings and the evenings. Staff is recommending changeable frequencies

being once per minute. Rackow explained that landscaping is required to be reviewed along with freestanding signs. The West side location would need one ornamental tree planted at that location. Staff is recommending approval of the findings of approval and the two signs subject to the two recommended conditions.

Jancauskas asked the Commission to consider an alteration to the hours of operation. They would like to display a static message past 9pm and the lights could be dimmed so that it is not bothering traffic or the neighbors. They would like a constant message to be displayed all night long.

The consensus of the Commission was in favor of the static message request. The PC asked the applicant to not have the required landscape tree impede any line of sight. Rackow stated that the tree could be planted anywhere on the property with some proximity to the front of the property.

**Motion:** To approve the Findings of Approval  
**Maker:** Joseph  
**Second:** Schneider  
**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider  
**Nay:** None  
6-0 Vote, 0 Absent. All in favor. Motion carried.

**Motion:** To approve the Design Review for the electronic changeable message signs for Batavia Fire Stations subject to staff's conditions with the exception of condition one, allowing the sign to remain on at night with a static message  
**Maker:** Peterson  
**Second:** Gosselin  
**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider  
**Nay:** None  
6-0 Vote, 0 Absent. All in favor. Motion carried.

**6. Windmill Manor Apartments, 2400 Hawks Drive (formally South Drive)  
PUBLIC HEARING: Amendments to the Zoning Map for a Planned Development  
Overlay**

- **Final Plat of Subdivision**
- **Design Review**

**JNP Batavia, LP, applicant**

**Motion:** To open the public hearing  
**Maker:** Schneider  
**Second:** Peterson  
**Voice Vote:** 6 Ayes, 0 Nays, 0 Absent  
All in favor. Motion carried.

Strassman reported that in 2011, the subject property was annexed to the City and zoned R5 Multi-family High Density. With annexation was preliminary approval for a planned development for an approximately 80-unit multi-family building with for residents 55 years and

older to be built using the Illinois Housing Development Authority's Affordable Housing Tax Credit program. The current zoning actions complete entitlements needed to secure building permits for this project.

Applicant JNB proposes Windmill Manor Apartments, to contain 60 one-bedroom and 20 two-bedroom units, with private patios or balconies, along with common social interaction spaces and amenities. An additional one-bedroom unit with an office is provided for the on-site manager. Zoning Code relief was contemplated for this site's project at the time of annexation. Included with the Planned Development is a request to modify 5 requirements of the Zoning Code. These are:

1. To reduce the required number of parking spaces from 137 to 115
2. To omit the required 25% of parking to be in an enclosed building
3. To eliminate the required 10 foot step-back at the 3<sup>rd</sup> floor
4. To increase the maximum net land area per unit from the allowed 2,333 square feet to 2,418 square feet and
5. To increase the maximum building height from the allowed 45 feet to 47 feet, to accommodate for

Windmill Manor would be generally consistent with the project that envisioned with the 2011 annexation of the property. The Planned Development accommodates a reduction in the number of parking spaces, lack of building step-back, and the slightly lower unit count than allowed in the R5 District that were noted in the 2011 annexation agreement.

The requested relief for the number of parking spaces is reasonable given the restriction for residents being 55 years of age and older. According to JNB's narrative, the amount of spaces provided exceeds that suggested by the Institute of Traffic Engineers and what has proven to be sufficient with the similar Thomas Place residence in Glenview mentioned by the applicant in his narrative. With the target of affordable rents, the challenges and potential expense of providing enclosed parking is also a reasonable modification to consider.

The requested relief for building height will not result in the building increasing its basement to roof height. Measured building height is affected by the grade adjacent to the building. The requested relief would allow for changes to the grade adjacent to the building if the grade must be lowered through final engineering. Staff notes that a small portion of the south brick patio extends into the proposed utility easement. The Commission should recommend conditioning approval of the Planned Development ordinance to include language requiring the building owner to remove and replace the patio if access to the sewer in the easement is needed.

Staff agrees with the JNB narrative's assertions that the site is designed to provide affordable housing in a building that fits the site and area. The building design balances use of masonry materials with providing private outdoor space for each unit. Building elevations include articulations that would break up the massing of the walls. Landscaping would be substantial throughout, and provide an inviting presence to the site from Hawks Drive. The proposed monument sign would be well coordinated with the building's design.

Staff had requested an additional pedestrian connection to the public sidewalk on the east side of the site. JNB has stated that substantial grading would be needed to accommodate this and is not considering adding this feature.

Plan Commission action on Design Review is final. In considering approval of Design Review, the Commission must arrive at findings for approval as specified in the Zoning Code. Staff agrees with the findings offered by JNB in its narrative. Additionally, staff notes that added diversity of housing in the City and having a transitional use between single family and commercial uses are both policies in the Land Use Element. The Commission may arrive at the required findings for approval as follows:

- A. The project is consistent with applicable design guidelines.
- B. The project conforms to the Comprehensive Plan, and specifically to the Land Use, Urban Design, and Environment Elements.
- C. The project is consistent with all applicable provisions of the Zoning Code.
- D. The project is compatible with adjacent and nearby development.
- E. The project design provides for safe and efficient provision of public services.

As with the Planned Development, the Commission can consider approving the Design Review to allow for minor modifications to accommodate staff approval of final engineering.

The Final Plat of subdivision is generally consistent with the preliminary plat approved with the 2011 annexation. Included with the subdivision is a request for a variation to the maximum 4:1 slope, to allow a slope of 3:1. Staff has considered and can support this, provided storm water is managed properly with final engineering design. The annexation agreement notes that the developer may receive acceptance from the Geneva School District to waive school contributions due to the residents' age restriction. JNB has committed to the Geneva School District to pay the land-cash fee, and requests that the City waive the Capital Improvement Development Fee. The Geneva School District has accepted the Capital Improvement fee waiver. Staff supports waiving the Capital Improvement fee.

Staff recommends the Plan Commission open and conduct the public hearing for the Planned Development concurrent with its consideration of the Design Review and Subdivision. After closing the hearing, the Commission should take action first on the Planned Development.

For the Planned Development, staff recommends the Commission recommend approval of the amendment to the Zoning Map for a Planned Development Overlay to include the following modifications to the Zoning Code:

1. Zoning Code Table 4.204: Off-Street Parking Requirements - Reduce the required number of parking spaces from 137 to 115

2. Zoning Code Table 2.204: Site Development Regulations – Multi-Family Residential Districts to:
  - a. Omit the required 25% of parking to be in an enclosed building
  - b. Eliminate the required 10 foot step-back at the 3<sup>rd</sup> floor
  - c. Increase the maximum net land area per unit from the allowed 2,333 square feet to approximately 2,418 square feet
  - d. Increase the maximum building height from the allowed 45 feet to 47 feet

Commission recommendation for the Planned Development should also include the following conditions:

1. Allowing minor revisions to site conditions as a result of staff approval of final engineering.
2. The Planned Development ordinance including language requiring the building owner to remove and replace the south patio if access to the sewer in the adjacent easement is needed.

For Design Review, staff recommends the Commission first arrive at findings for approval as noted in the memo. Staff recommends the Commission approve Design Review, subject to City Council approval of the Planned Development, to allow minor revisions to site conditions as a result of staff approval of final engineering.

For the Final Plat of Subdivision, staff recommends the Commission recommend approval of the Final Plat of Subdivision to include the following:

1. A variance to Subdivision Regulations Section 11-6-3 to waive payment of the Capital Improvement Development Fee.
2. A variance to Subdivision Regulations Section 11-5-2-G to allow a slope of 3:1 in place of the maximum 4:1 slope along the south and west sides of the property, subject to staff approval of final engineering.
3. Correcting signature and utility certificates before City officials sign the plat.

Chair LaLonde asked staff about enclosed parking. Strassman stated that the site is challenged from the topography and the only reasonable enclosed parking would be underground. It is likely that placing the parking underground would make the building taller.

Tracy Kasson, 300 East Roosevelt Road, representing applicant J&B Batavia, addressed the Commission. He explained the project and then introduced the applicant to the Commission.

Chris Tritsis, JNB Batavia, LP, discussed the proposed senior housing development. They had a clear vision in 2011 for premier senior housing and our project is a good transition from commercial to the lower density. This affordable housing development would help Batavia meet their affordable housing requirement in a wonderful way. The benefit of using Illinois Housing Development Authority (IHDA) assistance allows us have equity so that we could charge lower rent, ranging from \$800-\$940, with the market rate units \$1150 to \$1250. He listed the requirements for IHDA and shared that they were awarded the project midyear. He discussed the unique topography of the site and the limitations it causes on where they could place the building. He discussed the parking and stated that they are asking for 1.42 parking spaces per

unit. The Institute of Traffic Engineers gave a recommended range of .45-.67 per unit. They performed an internal study and felt like 1.42 was sufficient and allows for more pervious surface and more green space. He shared that the population of senior housing typically is people in their seventies with women as 87% of the population. These projects usually have long waitlists and they typically attract residents from the area. The property would pay property taxes. The building would be built to an equivalent of LEED certified for non-residential buildings.

Chair LaLonde asked for further discussion on the grade challenges on the site. Steve Kudwa, CRK Civil Engineers, walked the Commission through the grades on the site. LaLonde asked about a sidewalk on east side of the property or if there was an opportunity to move the sidewalk to the center of the site. He explained that it would be nice to be able to access the site from the east without having to walk all the way to the other end of the property. Cook stated that City staff did bring that concern up. Chair LaLonde requested to get access as far east as possible and practical. Joseph asked where the snow would be placed to avoid taking away parking spaces. Cook answered that the snow would be plowed away from parking into the open spaces.

Monty Stock, Stock Design Architecture, discussed the structure. It is a 3-story building with a walk out basement. The exterior is primarily stone and cement board siding. There are a number of different rooflines and different materials to add some interest to the building. Citing concern for persons loading and unloading vehicles, LaLonde suggested adding ten minute parking stalls adjacent to the entrances. LaLonde suggested more substance and more architectural emphasis to the main building entrance. LaLonde explained that the scale of the existing entrance enclosure is off. The primary entrance should be emphasized as the most important section of the building.

Chair LaLonde asked for those in the audience to address the Commission. He swore in those who wanted to speak.

Ken Jerome, 728 Branson Drive, Batavia IL, noted that the water level of the creek to the south of the site now rises with heavy rain.. He asked if the runoff from rain would be dumped into the tributary. Mr. Kudwa replied that it would. Strassman stated that the area to the south of WalMart was annexed to the City in part to provide detention for development, including all surrounding properties. It was designed to accommodate the runoff from this property. Jerome asked about the lights in the parking lot identifying two lights in the service yard area that may affect his property. LaLonde stated a photometric plan has been submitted. They chose LED lighting and kept the light pole height down to prevent light pollution to the adjacent residences. LaLonde added that once the landscaping matures you might not be able to see the lights. Jerome asked about a specific area on the map and was informed that it is open green space and not a parking lot. Jerome suggested making walking access to the Walmart very accessible. Jerome asked if the age restriction applies to all residents or just to the person who signs the lease. The developer stated that the age restriction is a fifty-five and older only.

George Ward, 2517 Hansford Avenue, asked if the berm could be expanded based on the height. A berm picture was displayed and showed that the first floor was screened. Cook stated as the berm plantings grow it would screen the building.

Chair LaLonde asked if anyone else in the audience wanted to speak. There were none.

**Motion:** To close the public hearing  
**Maker:** Peterson  
**Second:** Joseph  
**Voice Vote:** 6 Ayes, 0 Nays, 0 Absent  
All in favor. Motion carried.

LaLonde and Peterson stated that the design of the entryway needs more emphasis and should be added as a condition. Chair LaLonde stated that he would like to see the main entrance a story and a half instead of one story for aesthetics and proportions.

**Motion:** To recommend approval of the planned development to include modifications to the Zoning Code:

1. Zoning Code Table 4.204: Off-Street Parking Requirements - Reduce the required number of parking spaces from 137 to 115
2. Zoning Code Table 2.204: Site Development Regulations – Multi-Family Residential Districts to:
  - a. Omit the required 25% of parking to be in an enclosed building
  - b. Eliminate the required 10 foot step-back at the 3rd floor
  - c. Increase the maximum net land area per unit from the allowed 2,333 square feet to approximately 2,418 square feet
  - d. Increase the maximum building height from the allowed 45 feet to 47 feet

And include the following conditions:

1. Allowing minor revisions to site conditions as a result of staff approval of final engineering.
2. The Planned Development ordinance including language requiring the building owner to remove and replace the south patio if access to the sewer in the adjacent easement is needed.
3. Staff approval of an enhanced the entry area to increase the amount of fenestration on the upper stories above the entrance and to increase the height and emphasis of the primary entrance of the building.
4. Adding a sidewalk connection from the building entrance area through the center parking lot landscaped area to the public sidewalk.

**Maker:** Joseph  
**Second:** Schneider  
**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider  
**Nay:** None  
6-0 Vote, 0 Absent. All in favor. Motion carried.

**Motion:** To approve the findings of approval in accordance with staff's recommendations  
**Maker:** Schneider  
**Second:** Peterson  
**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider

**Nay:** None  
6-0 Vote, 0 Absent. All in favor. Motion carried.

**Motion:** To approve the Design Review, subject to City Council approval of the planned development, to allow minor revisions to site conditions as a result of staff approval of final engineering

**Maker:** Joseph

**Second:** Harms

**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider

**Nay:** None

6-0 Vote, 0 Absent. All in favor. Motion carried.

**Motion:** To approve the Design Review, subject to City Council approval of the planned development, to allow minor revisions to site conditions as a result of staff approval of final engineering

**Maker:** Joseph

**Second:** Harms

**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider

**Nay:** None

6-0 Vote, 0 Absent. All in favor. Motion carried.

**Motion:** To approve the final plat of subdivision to include the following:

1. A variance to Subdivision Regulations Section 11-6-3 to waive payment of the Capital Improvement Development Fee.
2. A variance to Subdivision Regulations Section 11-5-2-G to allow a slope of 3:1 in place of the maximum 4:1 slope along the south and west sides of the property, subject to staff approval of final engineering.
3. Correcting signature and utility certificates before City officials sign the plat.

**Maker:** Harms

**Second:** Joseph

**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider

**Nay:** None

6-0 Vote, 0 Absent. All in favor. Motion carried.

**7. PUBLIC HEARING: Amendment to the Official Zoning Map from R0 Single Family Residential to POS Parks and Open Space District for Prairie Path Properties between Wagner Road/Larkspur Lane and River Street, City of Batavia, applicant**

**Motion:** To open the public hearing

**Maker:** Peterson

**Second:** Gosselin

**Voice Vote:** 6 Ayes, 0 Nays, 0 Absent

All in favor. Motion carried.

Strassman reported that this hearing is to review proposed Zoning Map amendments for several now unincorporated properties that contain parts of the Illinois Prairie Path adjacent to Batavia's corporate

limits. City staff has been working with the Kane County Forest Preserve District staff to negotiate an annexation agreement for these properties. The draft agreement specifies that the City would place the properties in the POS Parks and Open Space zoning district to coincide with the City's annexing the properties. No change to these properties is contemplated with annexation and the zoning district change. The properties have been and will continue to be used for portions of the Prairie Path.

The Comprehensive Plan Land Use Map classifies the subject properties as Parks and Open Space. The proposed POS zoning district for these properties conforms to this classification and is the most appropriate zoning classification for these properties. The POS zoning district allows land uses consistent with a public trail open space use such as the Prairie Path. POS zoning would ensure that the Prairie Path in the City of Batavia continues to be an open space facility, and restricts any proposed future development of the properties to only amenities associated with open space use. The zoning changes would be consistent with Comprehensive Plan goals and policies in the Open Space, Land Use, and Environmental Elements.

The Plan Commission must review and approve the following Findings with a Zoning Map Amendment that proposes a zoning district change. These findings are:

For Public Notice: All required public notice has been conducted in accordance with applicable state and local laws.

City staff executed the notice mailing and posting of the property pursuant to City Code.

For Public Meetings and Hearings: All required public meetings and hearings have been held in accordance with applicable state and local laws.

With the Commission's conducting the hearing in accordance with State and local law tonight, this finding will be met.

**Conformance to the Comprehensive Plan.** The extent to which the proposed amendment to the Official Zoning Map conforms generally to the goals and policies of the Comprehensive Plan and Comprehensive Plan Land Use Map.

The proposed amendment to the Zoning Map is consistent with several goals and policies of the Comprehensive Plan, by placing the property in a zoning category most appropriate for the present use of the properties. The proposed POS District matches the Comprehensive Plan Land Use Map designation of Parks and Open Space for the properties.

With a change in zoning district, the following factors and conditions are to be considered.

1. Is the proposed zoning district and the development it allows compatible with the existing uses and zoning of nearby property?
  - Staff notes the proposed POS District will allow the existing use of the property as the Illinois Prairie Path to continue. This use has been compatible with uses and zoning of nearby properties.
2. Is there evidence to suggest that property values will be diminished by the particular zoning restriction changes?
  - Staff notes there is no evidence to suggest that property values will be diminished by the proposed POS District for the subject properties.
3. If any property values are diminished, does the diminishment promote the health, safety, morals, or general welfare of the public?

- Staff notes while there is no evidence to suggest any diminishment, the health, safety, morals and general welfare will be promoted by placing the properties under a Zoning District narrowly tailored to their present use.
4. Does the proposed zoning change provide a greater relative gain to the public as compared to the hardship imposed on the individual property owner?
    - Staff notes the zoning change will provide greater gain to the general public by placing the most appropriate use rights and limitations on public open space properties such as the Illinois Prairie Path. The general public benefits from use of these properties as open space.
  5. Is the subject property is suitable for the zoned purpose?
    - Staff notes the properties and their existing use are suitable for the zoned purpose.
  6. Has the length of time the property has been vacant as zoned been excessive, considering the context of land development in the area in the vicinity of the subject property?
    - Staff notes the properties have already been developed and have been continuously used as open space. There has not been any vacancy.
  7. Is there a community need for the proposed zoning or use?
    - Staff notes the continued use of the parcel as open space provides and fulfills an important community and regional need for trails in northeastern Illinois.

Staff recommends the Plan Commission take the following actions:

- Open and conduct a public hearing for the proposed zoning map amendments.
- Approve Findings for Approval.
- Recommend approval of amendments to the Official Zoning Map to classify the subject properties POS Parks and Open Space upon annexation.

Chair LaLonde asked if there were anyone in the audience willing to speak. There were none.

**Motion:** To close the public hearing  
**Maker:** Joseph  
**Second:** Schneider  
**Voice Vote:** 6 Ayes, 0 Nays, 0 Absent  
All in favor. Motion carried.

**Motion:** To approve the findings for approval  
**Maker:** Joseph  
**Second:** Petterson  
**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider  
**Nay:** None  
6-0 Vote, 0 Absent. All in favor. Motion carried.

**Motion:** To recommend approval of amendments to the official zoning map to classify subject properties Parks and Open Space (POS) upon annexation  
**Maker:** Schneider

**Second:** Harms

**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson, Schneider  
**Nay:** None  
6-0 Vote, 0 Absent. All in favor. Motion carried.

**8. Administrative Design Review to Change Retaining Wall Material  
Dunkin' Donuts Drive Through, 108 N. Batavia Ave.  
Harry Mehta, HM1 Batavia, LLC, applicant**

Strassman reported that Mr. Mehta is proposing a segmental block wall as a solution to difficulties in excavating the site for the approved poured concrete retaining wall. The only item up for consideration tonight is to change the wall material and everything else would remain the same.

Harry Mehta, applicant, explained that the issue with the concrete wall is the excavation has to be deeper with a concrete wall. A segmental wall requires less excavation. Mehta stated that if he had of known of this before he would have proposed the segmental wall in the first place. He noted that he has since changed engineers.

The Commission viewed the Ready Rock with Ledgerstone finish segmental wall. Schnieder stated that he would prefer an integrally colored block wall. Strassman noted that Mr. Mehta fount that to get any other color other than grey it would be a special order and would not fit his construction schedule. LaLonde stated that he has no issue with the grey color. Joseph agreed. Gosselin stated that the color should fit in well with the limestone in the City.

Chair LaLonde asked if the wall's location would change to accommodate the drive-thru's turns. Mehta stated that he would. The Commission discussed the possibility of limestone shaped blocks. Peterson and Schneider stated that they would prefer the aesthetics of the limestone blocks over the proposed blocks. Mehta stated that they would have to manufacture them and it would take a lot longer to receive them versus the proposed design. Mehta continued that he had reached out to the manufacturer about a different color and was told that they would not be able to supply that in the timeframe needed to get this done.

Chair LaLonde asked if there were anyone in the audience who wanted to speak. There were none.

**Motion:** To approve the proposed change and that staff review the modifications to the locaiton of the wall

**Maker:** Harms

**Second:** Joseph

**Roll Call Vote:** **Aye:** Gosselin, Harms, Joseph, LaLonde  
**Nay:** Peterson, Schneider  
4-2 Vote, 0 Absent, Motion carried.

**9. Other Business**

Peterson asked if the Comprehensive Plan is up for review. Strassman stated that the Comprehensive Plan is to be reviewed every three years and would be up for review in 2017.

Strassman reported that the City has received applications for an addition to the former Aldi store off of Main Street and proposed changes to the Comprehensive Plan Land Use Map, Zoning Map, and a Conditional Use to classify the property as Service Business. The applicant would like to open an auto body shop in the expanded building. Strassman stated that there is City-owned property to the west as part of this proposal but no development is proposed on the City-owned land.

Rackow noted that an Initial Land Use Proposal review is scheduled in front of the Committee of the Whole for the "Landmeier" property, which is the 70 acres north of the intersection at Deerpath Road and McKee Street. The review is scheduled for September 27<sup>th</sup>.

Buening announced that a redevelopment agreement has been signed with Shodeen regarding the Baptist Church property. The City owns or is in contract with all of the properties necessary for this development. There is an easement that the City needs to acquire. Once the City has all of the necessary property, Shodeen would submit for zoning approval. Harms asked what the digging was for on the property. Buening stated that the digging was for investigation on the depth of bedrock on the property.

Buening stated that the City has a contract to purchase the Larsen Becker property on both sides of River Street. The short-term intention is to utilize the property for temporary parking. Long-term it would be a redevelopment of some sort.

## **10. Adjournment**

There being no other business to discuss, Chair LaLonde asked for a motion to adjourn the Plan Commission. Peterson moved to adjourn the meeting, Schneider seconded. The meeting was adjourned at 9:16 pm.

Minutes respectfully submitted by Jennifer Austin-Smith

# CITY OF BATAVIA

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**DATE:** October 14, 2016  
**TO:** Plan Commission  
**FROM:** Joel Strassman, Planning and Zoning Officer  
**SUBJECT:** **Crash Champions Auto Body Repair, 2080 Main St. and City Property, 2150 Main St. My Properties LLC – 2080 E. Main St., applicant**

- Public Hearings:
  - Amendments to the Comprehensive Plan Land Use Map for both 2080 and 2150 Main St.
  - Amendments to the Official Zoning Map for both 2080 and 2150 Main St., with Planned Development at 2080 Main St.
  - Conditional Use for Heavy Vehicle Services at 2080 Main St.
- Design Review for Building Addition at 2080 Main St.

## Background

My Properties LLC – 2080 E. Main St., (hereafter “My Properties”) owner of Crash Champions collision repair, has submitted several zoning entitlement applications to propose a heavy vehicle service establishment (auto body shop) to occupy the former Aldi retail store at 2080 Main Street. The City of Batavia owns the abutting vacant commercial property to the west at 2150 Main Street and this property is included in the applications to amend the Land Use Map and Zoning Map. Please see the attached *Proposed Land Use and Zoning to Service Business* map.

All the property would be land use reclassified and rezoned from the existing general commercial land use designation and GC General Commercial zoning district to the proposed service business land use designation and SB Service Business zoning district. No development is proposed on the City-owned property at 2150 Main Street; the former Aldi building would be expanded, and would house Crash Champions.

In June, 2016, Crash Champions presented an [Initial Land Use Proposal](#) to gauge City Council interest in the land use aspect of the proposal. The City Council was generally favorable of the proposed use. The Council was concerned about noise and odor, and the appearance of the site having potential for damaged vehicles to be visible. Mr. Ebert informed the City Council that all work is performed inside the building, and all vehicles awaiting or having completed repair would be brought inside the building or be placed inside a fenced-in area behind the building when the business is not open.

## Information Submitted by the Applicant

**Amendment to the Land Use Map.** In its narrative (attached), My Properties notes that several Comprehensive Plan Land Use Element Goals would be met by the proposal. Crash Champions would provide balance to other automobile oriented businesses in the area while providing an additional opportunity for Batavia residents to receive vehicle body repair in town. City utilities can and do serve the proposed facility. While the building is not obsolete, all properties have indirect access from Main Street and little or no visibility from Randall or Main, making it difficult for retail use. While the business is not wholly retail, the proposed use will bring employment back to an existing building that has been vacant and for sale since 2011.

**Amendment to the Zoning Map/Planned Development Overlay.** The narrative states that with completed notifications and with conclusion of the public hearing, the Zoning Map amendment would be appropriately considered by the Plan Commission. The proposed SB District would be consistent with the service business land use designation that is also part of this proposal.

A Planned Development overlay may be used to implement the Comprehensive Plan and to modify Zoning Code requirements to permit unique development. The former Aldi store was built some 20 years ago and some Code relief would allow for the proposed use to occupy a long-vacant building. Several existing conditions not

in compliance with the current regulations would remain. The Planned Development Overlay seeks modification to the following Zoning Code requirements:

1. Modifications to Table 2.604 to allow:
  - a. The existing west building setback of 0 feet where 10 feet is required;
  - b. The existing front landscape setback of 0 feet in the vicinity of the Main Street entrances where 25 feet is required;
  - c. The existing side landscape setbacks of less than 10 feet where 10 feet is required; and
  - d. Omission of the required raised walkway or planting bed between the east wall of the building and the adjacent parking spaces
2. Modification to Section and Table 4.205.B to allow existing parking spaces and aisles to be less than the required dimensions, and to allow the proposed east parking spaces to have an aisle width of approximately 21 feet where 25 feet is required.
3. Modification to Section 4.211.B.1 to omit parking lot landscape islands and shade trees for every 10 spaces for areas of existing parking;
4. Modification to Section 4.211.B.2 to allow a narrower lot landscape island without a tree at the north end of the parking spaces along the east wall of the building and to omit the landscaped island at the south end;
5. Modification to Section 4.211.B.3 to allow existing concrete parking lot light pole bases of approximately 4 feet in height where a height of 18 inches is the maximum.

The narrative notes that while most of these modifications recognize existing conditions, the reduced standards for new conditions will allow parking spaces for employee only use to occupy the existing paved area near the southeast corner of the site. Being employee only spaces and within the rear fenced in area, there will be virtually no parking aisle traffic to navigate and these will be very low turn-over spaces.

**Conditional Use.** With the proposed SB District, a heavy vehicle service establishment (auto body shop) requires approval of a conditional use. The narrative responds to the required findings for a conditional use by noting the proposed use fits with the automobile service uses of Windmill Creek. Vehicles subject to repair would be located in the building or in the rear fenced-in area. With the concurrent Land Use Map amendment, the proposed use would be consistent with Comprehensive Plan goals and would not unreasonably interfere with the use and enjoyment of nearby properties.

**Design Review.** The existing building contains 14,860 square feet and the proposed addition would add 7,076 square feet. Parking supply to meet code would be provided by the existing site's parking lot to the north, and spaces along the building. To compliment the addition to the east side of the building, the north building elevation would have added masonry wall details and cornice/coping treatments, along with decorative lighting. No significant changes are proposed to the building's west wall, and man and vehicle doors would be added to the south wall. Signage is proposed on the building's east and north walls. Roof-top mechanical units would be located within enclosures painted to match the building's walls.

Landscaping would be added in existing parking lot islands. In addition to landscaping placed along the foundation of much of the proposed addition, pavement would be removed along the building's north foundation line and replaced with landscaping. A solid screen fence is proposed to enclose the existing paved areas to the east of the addition and south of the building to provide screened vehicle and refuse storage. Replacement shielded parking lot light fixtures are proposed on the existing poles.

In response to the required design review findings, the narrative notes that the project is consistent with applicable design guidelines, and its added landscaping, use of quality building materials, and providing screened storage is consistent with many Comprehensive Plan goals addressing land use and aesthetics. The site is located among compatible uses and can be served by City utilities.

#### Staff Analysis

The property containing Windmill Creek shopping center was annexed and zoned B3 Arterial Oriented Commercial as part of a larger annexation of property south of Main Street and west of Randall Road in 1990.

Windmill Creek was placed in the GC District with adoption of the 2010 Zoning Code. The building at 2080 Main was constructed as an Aldi grocery store in 1992. The City acquired the property at 2150 Main several years ago when the original developer was closing out his interest in Windmill Creek.

**Amendments to the Land Use Map.** The City has always envisioned Windmill Creek as being commercial/retail. Despite having limited sight lines from Randall and Main Street and circuitous access, the property was successful in housing Aldi until 2011. In recent years, however, the building has been vacant, and 3 other businesses – Golden Corral, Burger King, and Discount Tires – have left Windmill Creek. Aldi’s inability to lease their building for retail led Aldi to consider new uses for its site. With remaining Windmill Creek businesses being automobile oriented, consideration of a similar use for the Aldi site is reasonable.

In the Comprehensive Plan, the land use classification of Service Business is used to identify areas of quasi-industrial uses and small scale office and service uses. The Land Use Element of the Comprehensive Plan identifies maintaining the commercial viability of the Randall Road corridor and as an on-going issue, along with balancing land uses to serve the community and ensuring sensitive transitions from nonresidential use to residential use. This Element’s goals and policies include balancing land uses by protecting conversion of key retail properties to non-retail, and maintaining sufficient employment areas by encouraging neighborhood retail uses west of Randall Road.

The Service Business (SB) zoning district is intended to permit a combination of light industrial service and retail uses not requiring frequent visits by heavy trucks. The purposes of employment districts (Office, Light and General Industrial, and Service Business) include providing for a range of uses at appropriate intensities and locations, protecting such areas from incompatible uses, and combining service, retail, and light industrial activities. City resources could adequately serve both the Aldi and the City property if they were zoned SB.

The proposed change to Service Business would be contrary to Comprehensive Plan goals and policies directed at preserving retail land, especially in the Randall Road corridor. However, these properties do not have direct frontage or visibility from Randal Road. Many goals and policies related to protecting nearby residential property would be met since both properties are far from residential uses.

Protection of retail land stressed in the Comprehensive Plan is essentially to allow for sufficient sites to provide sales tax revenue. While the GC District allows many more uses that have greater potential to generate sales tax, successful retail businesses increasingly rely on high visibility and easy access from adjacent arterial roads. Unfortunately, these properties have neither of those. This circumstance undoubtedly has limited the Aldi site’s desirability to retailer interest. An auto body shop is not a retail business, but it does involve some retail sales tax producing activity. The SB District does allow limited retail activity.

In addition to staff’s opinion that the proposed service business use and zoning are reasonable for this part of Windmill Creek, Batavia economic development consultant Chris Aiston is supportive of the proposed changes for the following reasons:

1. The former Aldi property is generally perceived as a “Class C” retail site in the area real estate market for reasons including:
  - a. The building is more than twenty years old (built in 1992) and is need of renovation,
  - b. The subject property’s significant distance from and its grade differential between the corner of Randall Road and West Main Street negatively affects its visibility along these two arterial roadways, and
  - c. There are only a limited number of traditional retail business located on properties located within its immediate neighboring area;
2. By all accounts, the demand for “General Commercial” space, whether for rent or purchase, has indicated little, if any, interest in the subject property;
3. Although Crash Champions’ principal business activity is auto body repair (a service enterprise), it does generate retail sales tax through sale of parts;

4. There are a number of existing auto repair-related businesses (not body work) in the immediate surrounding area and by Crash Champions locating at this site; positive customer synergies should occur resulting in increased sales at these existing businesses; and,
5. The re-occupancy and planned expansion/improvements (estimated at ~\$1M) of the former Aldi building will increase the value assessment for the property, typically resulting in stabilizing if not increasing the property tax for the subject parcel, and very possibly for the immediate surrounding properties.

**Amendments to the Zoning Map/Planned Development Overlay.** With staff's support of the proposed Land Use Map Changes, staff supports the proposed SB Service Business District for both properties. For rezoning of property, the Plan Commission must review and approve the Findings as listed below. Staff has provided information relative to each Finding for the Commission to consider.

*Public Notice.* All required public notice has been conducted in accordance with applicable state and local laws;  
*Finding:* My Properties executed the notice mailing and posting of the properties pursuant to the City Code. Letters were sent to proximate property owners and signs were posted on September 30, 2016. Notice was published in the Daily Herald on September 26, 2016.

*Public Meetings and Hearings.* All required public meetings and hearings have been held in accordance with applicable state and local laws.

*Finding:* With the hearing expected to be conducted on October 19, 2016, this finding will be met.

*Conformance to the Comprehensive Plan.* The extent to which the proposed amendment to the Official Zoning Map conforms generally to the goals and policies of the Comprehensive Plan and Comprehensive Plan Land Use Map.

*Finding:* The proposed amendments to the Zoning Map are consistent with several goals and policies of the Comprehensive Plan. The proposed SB Service Business District matches the proposed Comprehensive Plan Land Use Map designations for the properties.

In addition to the findings, the Zoning Code requires the Commission review certain conditions/factors with rezoning of property. Staff has provided information and findings relative to this review for the Commission to consider, as listed below.

1. Is the proposed zoning district and the development it allows compatible with the existing uses and zoning of nearby property?  
**Finding:** The area is characterized by having automobile-oriented uses, uses that have been compatible with surrounding properties for many years. The proposed SB District will allow similar uses and development of the subject properties.
2. Is there evidence to suggest that property values will be diminished by the particular zoning restriction changes?  
**Finding:** There is no evidence to suggest that property values will be diminished by the proposed SB District for the subject properties.
3. If any property values are diminished, does the diminishment promote the health, safety, morals, or general welfare of the public?  
**Finding:** While there is no evidence to suggest any diminishment, the health, safety, morals and general welfare will be promoted by placing the properties under in a zoning district consistent with their proposed land use designation on the Comprehensive Plan Land Use Map.
4. Does the proposed zoning change provide a greater relative gain to the public as compared to the hardship imposed on the individual property owner?  
**Finding:** The zoning change will provide greater gain to the general public by placing the most appropriate use rights and limitations on these properties that are consistent with their proposed land use designation on

the Comprehensive Plan Land Use Map. The change will allow use and development of the properties that is similar to that of other properties in Windmill Creek.

5. Is the subject property is suitable for the zoned purpose?

**Finding:** The properties are located in an area that contains uses similar to those allowed in the SB District. The properties are configured to uses that conform to the proposed district.

6. Has the length of time the property has been vacant as zoned been excessive, considering the context of land development in the area in the vicinity of the subject property?

**Finding:** The properties have had commercial/retail zoning since incorporation in 1990. One property has not been developed and the other contains a building that has been vacant since 2011. These properties have been envisioned as developed, commercially uses properties since incorporation. The length of time the properties have been unused is excessive with nearby properties having been used as planned and zoned since 2011.

7. Is there a community need for the proposed zoning or use?

**Finding:** The City has little property zoned Service Business. This area has been used for automobile-oriented services and this use continues to be in demand in the community. Providing additional property in the City for this use can address this demand.

Planned development overlays are included in the Zoning Code to allow for consideration of improvements that fit a proposed development or use but do not comply with Code's requirement for that improvement. The proposed planned development would apply only to the Aldi property; it is being requested primarily to allow existing nonconforming conditions to become conforming through a Code modification. Proposed new Code modifications would accommodate employee only parking within a fenced enclosure. Staff feels the requested planned development is reasonable and would allow for the Code required number of parking spaces to be provided on site.

Staff notes that access to the City property is provided through a strip of the Aldi property. The City will be seeking recordation of an access easement on the Aldi property for the benefit of the City property. This can be a condition of approval for the planned development. Additionally, an auto body shop can generate noise and the presence of damaged vehicles awaiting repair can compromise the aesthetics of the site. My Properties has indicated that all work would take place inside the building and that all vehicles would be stored inside the building or within the fenced enclosure. It would be reasonable for the Commission to recommend that all vehicle repair work take place inside the building with all doors closed, all vehicles awaiting repair or completion of repair be stored inside the building or within a solid fence enclosure with gates closed, and that an opening in or damage to the fence or gate be repaired within 48 hours.

**Conditional Use.** The proposed auto body shop falls in the land use definition of "*Vehicle Services, Heavy.*" This use is allowed in the SB District with approval of a conditional use permit. This means that the basic use fits the zoning district, but due to the nature of the use, it may impact adjacent properties more than a use that does not require this approval. Approval of a conditional use can include reasonable allowances and conditions. Staff feels the Commission should recommend the same vehicle work and storage, and fence specifications suggested for the planned development, and recording of an access easement for the City property. Additionally, the conditional use should include language that violation of any of the terms of the conditional use approval may cause the City to initiate revocation as specified in the Zoning Code. This could lead to My Properties or a subsequent auto body shop operator being forced to vacate the premises. Like the planned development, the conditional use applies only to the Aldi property.

Windmill Creek does not have a formal owner's association in place to maintain common facilities. Representatives of My Properties have indicated a desire to facilitate the formation of an owner's association. The roads internal to the shopping center that access each site are privately owned; Aldi owns the entirety of the north-south roads from Main Street. These roads are in need of repair that would be undertaken by either an owner's association or the underlying property owner. The City has begun a process to create a special service

area (SSA) covering Windmill Creek to address maintenance of the internal roads if the owner's association does not maintain them. As part of the conditional use approval, the City will require My Properties to not object to the creation of this SSA, and to repair the roads on its property within one year of approval of the conditional use if an owner's association is not established. If an owner's association is established, the City would seek maintenance by the association.

With all conditional uses, the Commission must make findings of fact. Listed below are the required Findings with staff comments for each.

1. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general.  
**Finding:** The area is characterized by having automobile-oriented uses, uses that have been compatible with surrounding properties for many years. The proposed conditional use would be a similar use.
2. The proposed use, as conditioned, conforms with the purposes, intent, and policies of the Comprehensive Plan and any applicable area, neighborhood, or other plan adopted by the City Council.  
**Finding:** As proposed, and with an approved planned development, both imposing the suggested use limitations and conditions, the use would conform with Comprehensive Plan. There is no other adopted City plan for this area.
3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements.  
**Finding:** As proposed, and with an approved planned development, both imposing the suggested use limitations and conditions, and being built pursuant to an issued building permit, the use would conform with the Zoning Code and other requirements of law.
4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.  
**Finding:** The proposed use, with an approved planned development, both imposing the suggested use limitations and conditions, would be similar to existing commercial uses and buffered by other commercial property and wooded open space. The use would not negatively affect use and enjoyment of nearby properties.

**Design Review.** Staff agrees with the narrative's assertions of use of quality building materials and added landscaping having a positive aesthetic impact. The proposed addition will blend well with the building and additional details on the north elevation of the building will improve the building's appearance. Roof-top equipment would be adequately screened. The solid fence enclosure will screen refuse storage and damaged vehicles awaiting repair. The design review applies only to the Aldi properties. The Commission should condition its design review approval on City Council approval of the Land Use and Zoning Map amendments, and on the planned development overlay and conditional use that would include the use conditions.

With all design reviews, the Commission must make findings for approval. Based on the building design and added landscaping, and the need for City Council approvals, the Commission may arrive at the required Findings as listed below.

- A. The project is consistent with applicable design guidelines.
- B. The project conforms to the Comprehensive Plan, and specifically to the Land Use, Urban Design, and Environment Elements.
- C. The project is consistent with all applicable provisions of the Zoning Code.
- D. The project is compatible with adjacent and nearby development.
- E. The project design provides for safe and efficient provision of public services.

## Staff Recommendations

Staff recommends the Commission conduct the public hearing and meeting. After the hearing is closed, staff recommends the Commission take the actions, in order, as listed below.

**Amendments to the Land Use Map.** Staff recommends the Commission recommend City Council approval of the amendments to the Land Use Map for the properties located at 2080 and 2150 Main Street to reclassify both properties to Service Business.

### **Amendments to the Zoning Map.**

1. Approve findings regarding notifications, hearing completion, and Comprehensive Plan conformance as outlined in the *Staff Analysis*.
2. Note arrival at findings for review conditions/factors for the proposed Zoning Map amendments as outlined in the *staff analysis*.
3. Recommend approval of amendments to the Zoning Map for the properties located at 2080 and 2150 Main Street to reclassify both properties to the SB Service Business zoning district.

**Planned Development Overlay.** Staff recommends the Commission recommend City Council approval of the Planned Development Overlay for an auto body shop to include modifications to the Zoning Code as follows:

1. Modifications to Table 2.604 to allow:
  - a. The existing west building setback of 0 feet where 10 feet is required;
  - b. The existing front landscape setback of 0 feet in the vicinity of the Main Street entrances where 25 feet is required;
  - c. The existing side landscape setbacks of less than 10 feet where 10 feet is required; and
  - d. Omission of the required raised walkway or planting bed between the east wall of the building and the adjacent parking spaces;
2. Modification to Section and Table 4.205.B to allow existing parking spaces and aisles to be less than the required dimensions, and to allow the proposed east parking spaces to have an aisle width of approximately 21 feet where 25 feet is required;
3. Modification to Section 4.211.B.1 to omit parking lot landscape islands and shade trees for every 10 spaces for areas of existing parking;
4. Modification to Section 4.211.B.2 to allow a narrower lot landscape island without a tree at the north end of the parking spaces along the east wall of the building and to omit the landscaped island at the south end;
5. Modification to Section 4.211.B.3 to allow existing concrete parking lot light pole bases of approximately 4 feet in height where a height of 18 inches is the maximum.

In addition to the above modifications, the Planned Development Overlay should include the following conditions:

1. All vehicle repair work take place inside the building with all doors closed;
2. All vehicles awaiting repair or completion of repair be stored inside the building or within the proposed solid fence enclosure with gates closed;
3. Opening in or damage to the fence or gate must be repaired within 48 hours;
4. My Properties shall record an easement of access on the now Aldi property to the benefit of the property located at 2150 Main Street;
5. My Properties shall not object to the City's formation of a special service area for the maintenance of Windmill Creek common facilities; and
6. My Properties shall repair the Windmill Creek internal roads on its property within one year of approval of the planned development if an owner's association is not formed.

**Conditional Use.** Staff recommends the Commission recommend City Council approval of a conditional use permit for Heavy Vehicle Services (auto body shop) at 2080 Main Street, subject to the following conditions:

1. All vehicle repair work take place inside the building with all doors closed;
2. All vehicles awaiting repair or completion of repair be stored inside the building or within the proposed solid fence enclosure with gates closed;
3. Opening in or damage to the fence or gate must be repaired within 48 hours;
4. My Properties shall record an easement of access on the now Aldi property to the benefit of the property located at 2150 Main Street;
5. My Properties shall not object to the City's formation of a special service area for the maintenance of Windmill Creek common facilities;
6. My Properties shall repair the Windmill Creek internal roads on its property within one year of approval of the conditional use if an owner's association is not formed; and
7. Violation of the terms of the conditional use may cause the City to initiate revocation as specified in the Zoning Code.

**Design Review.** Staff recommends the Commission approve the design review for the building addition and site improvements for Crash Champions, 2080 Main Street, subject to City Council approval of the following:

1. Amendment to the Land Use Map to Service Business for the property;
2. Amendment to the Zoning Map to SB Service Business District for the property;
3. Planned Development Overlay for the property to include the proposed building addition and site improvements; and
4. Conditional Use Permit.

Attachments

1. Proposed Land Use and Zoning to Service Business map
2. My Properties/Crash Champions application material

c Mayor and City Council  
Department Heads  
Media



**Legend**

- Aldi Inc
- City of Batavia

Maps and data provided by the City of Batavia are not intended to have, nor do they have, the accuracy of surveys or legal descriptions of land areas. GIS data obtained from the City of Batavia is intended for representational use only. Reliance on such maps and data is at the risk of the recipient. This information, in either electronic or map form, is provided "as is." No warranty expressed or implied is made regarding the accuracy, timeliness, or completeness of the data, nor shall the act of distribution constitute any such warranty. This disclaimer applies both to individual use of the data and aggregate use with other data.

**SOURCE: BATGIS, KANEGIS**



**Proposed Land Use and Zoning to Service Business**



**DATE: 10/12/2016**



ideal  
DESIGNS

16041



Lot 15

Lot 16

Lot 11

Lot 9

Lot 10

Lot 12

Lot 14

Lot 4

Lot 8

Lot 7

Lot 6

Lot 13

Lot 5

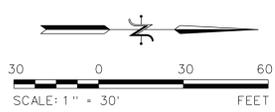
Lot 18

#2080  
E. Main Street  
One-Story  
Frame Building  
14,875 Sq. Ft.

Proposed  
Building Addition  
7,070 Sq. Ft.

Main Street

Randall Road

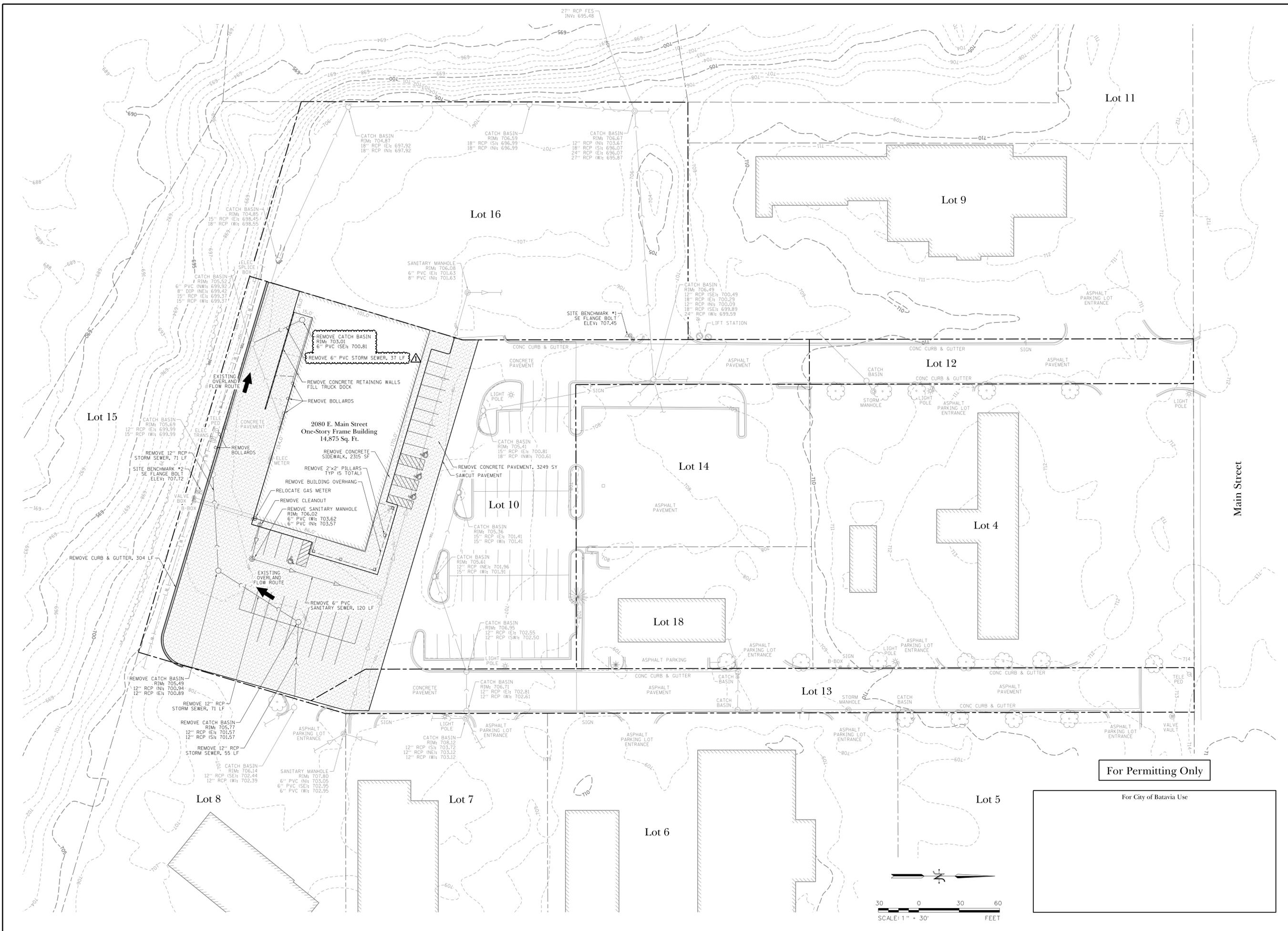


PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER: DOLF BARTING, P.E.	1.		9/19/16
ENGINEER: [blank]			
ENGINEER: [blank]			
TECHNICIAN: [blank]			
TECHNICIAN: [blank]			
TECHNICIAN: [blank]			



Crash Champions - Batavia Auto Body  
Aerial Exhibit  
Batavia, Kane County, Illinois

Project No.:	CCA001
Base File:	[blank]
Sheet File:	Exhibit 2.dgn
Issue Date:	9/26/2016
Scale:	1" = 60'
Sheet Number	[blank]



For Permitting Only

For City of Batavia Use

PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER			
ENGINEER			
ENGINEER			
ENGINEER			
TECHNICIAN			
TECHNICIAN			

**TROTTER ASSOCIATES, INC.**  
**ENGINEERS AND SURVEYORS**  
 409 S.W. Wisconsin Road, Suite D  
 St. Charles, IL 60175  
 Ph: 630-587-0700 • Fax: 630-587-0715

**Crash Champions - Batavia Auto Body**  
**Overall Existing Site Conditions and Demolition Plan**  
 Batavia, Kane County, Illinois

Project No.:	CCA001
Base File:	
Sheet File:	C1.dgn
Issue Date:	9/26/2016
Scale:	1" = 30'
Sheet Number	C.1

REVISIONS PER CITY OF BATAVIA REVIEW

9/19/16

Lot 15

Lot 16

Lot 11

Lot 9

Lot 12

Lot 14

Lot 10

Lot 4

Lot 18

Lot 13

Lot 8

Lot 7

Lot 6

Lot 5

2080 E. Main Street  
One-Story Frame Building  
14,875 Sq. Ft.

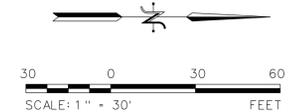
Proposed  
Building Addition  
7,070 Sq. Ft.

Main Street

For Permitting Only

For City of Batavia Use

FLOOR AREA TO LOT RATIO =	21,945 SF / 82,138 SF = 26.7%
PARKING CALCULATIONS	
OFFICE AREA: 1,943 SQ.FT. / PERSON / 100 =	20 PARKING SPACES
BODY SHOP: 15 BAYS @ 3 PEOPLE/BAY =	45 PARKING SPACES
ESTIMATING DRIVE THROUGH: 3 VEHICLES @ 3 PEOPLE / VEHICLE =	9 PARKING SPACES
TOTAL PARKING SPACES REQUIRED =	74 PARKING SPACES
TOTAL PARKING SPACES PROVIDED =	76 PARKING SPACES
BICYCLE PARKING SPACES REQUIRED =	3 PARKING SPACES



PROJECT STAFF	ISSUE	REVISIONS	DATE
PROJECT MANAGER			
ENGINEER			
ENGINEER			
ENGINEER			
TECHNICIAN			
TECHNICIAN			

**TROTTER**  
ASSOCIATES, INC.  
ENGINEERS AND SURVEYORS  
40901 Wisco Road, Suite D  
St. Charles, IL 60175  
Ph: 630.587.0700 • Fax: 630.587.0715

Crash Champions - Batavia Auto Body  
Overall Proposed Improvements Site Plan  
Batavia, Kane County, Illinois

Project No.:	CCA001
Base File:	
Sheet File:	C.2.dgn
Issue Date:	9/26/2016
Scale:	1" = 30'
Sheet Number	

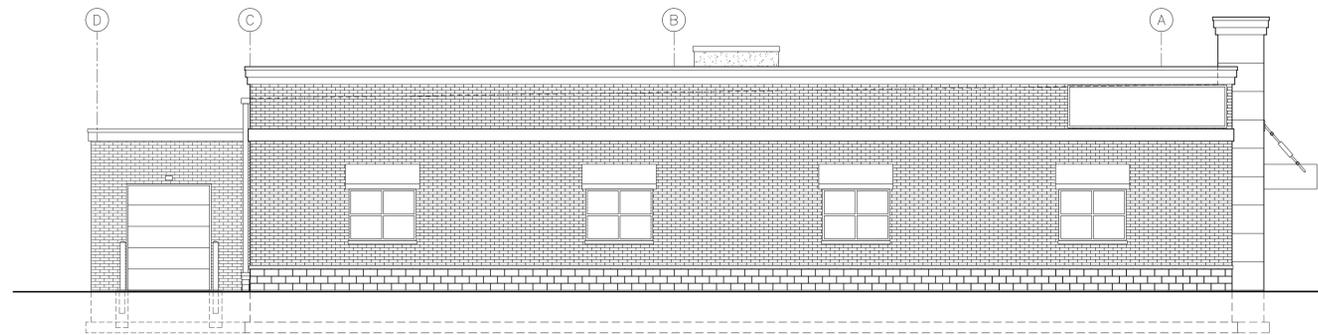
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REVISIONS PER CITY OF BATAVIA REVIEW

1.

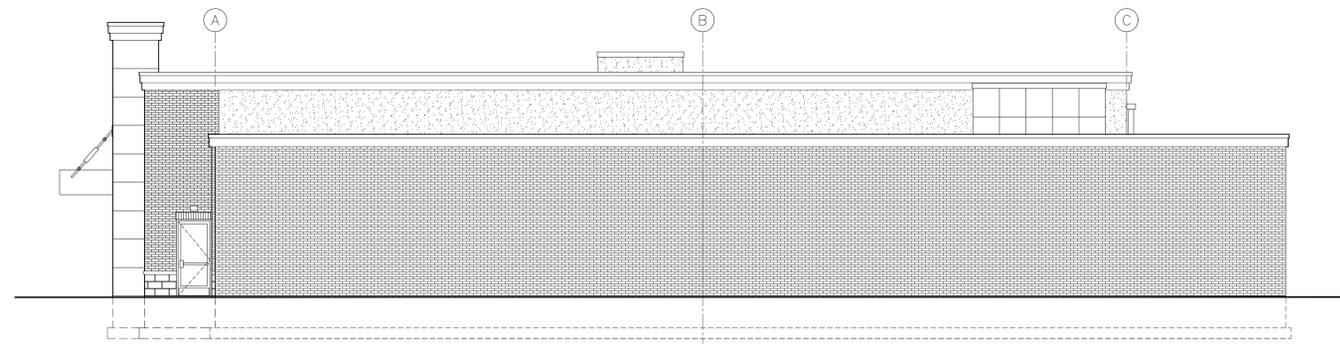
9/19/16

CRASH CHAMPIONS  
2080 MAIN STREET  
BATAVIA, ILLINOIS



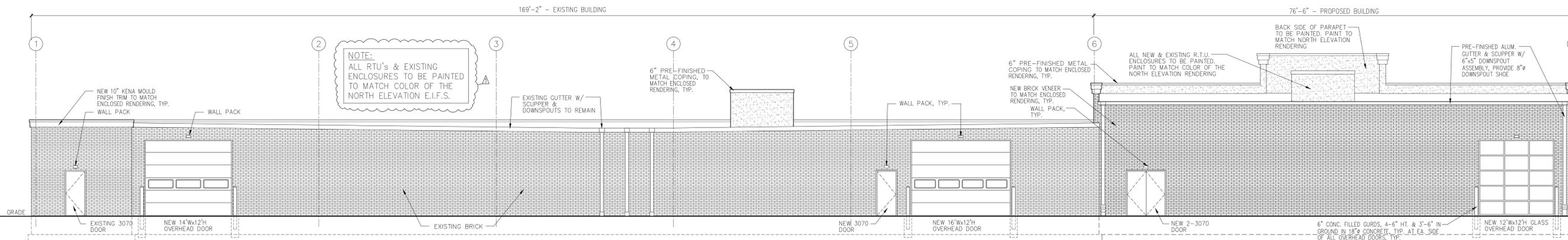
PROPOSED EAST ELEVATION

1/4" = 1'-0"



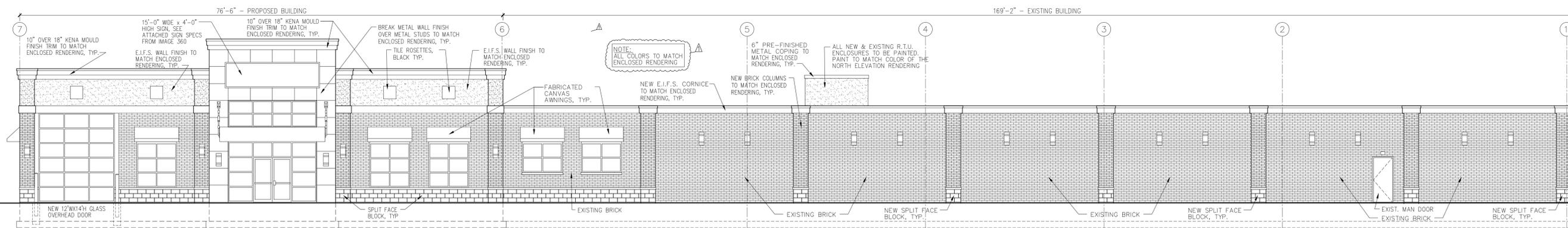
PROPOSED WEST ELEVATION

1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

1/8" = 1'-0"



PROPOSED NORTH ELEVATION

1/8" = 1'-0"

DATE:

EXP. DATE:

REVISIONS

REV # DATE: REV. PER:

1 09/26/00 PER VILLAGE

DATE:

10-03-16

DRAWN BY: MES

PREVIOUS NO.

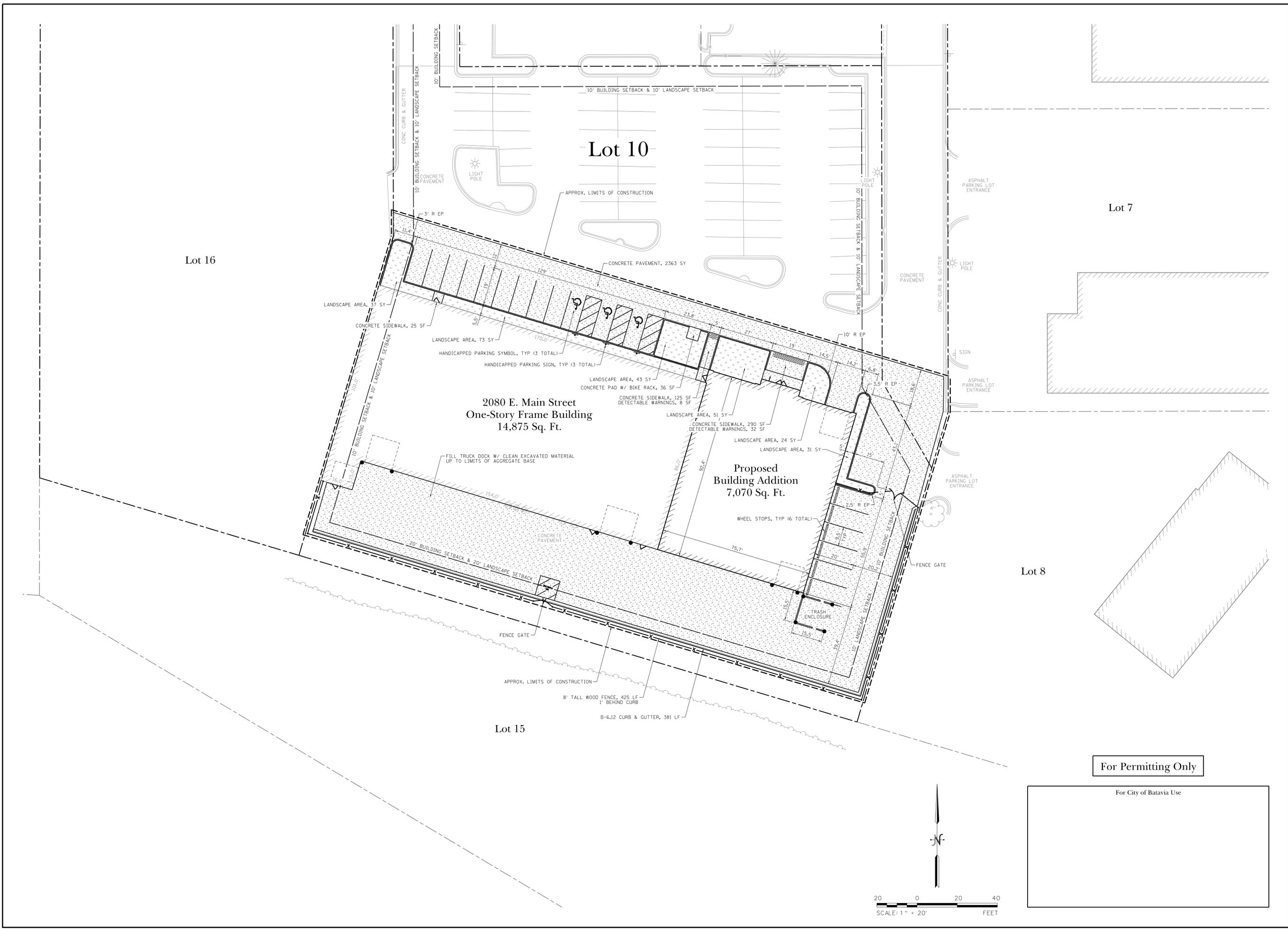
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16041

SHEET NUMBER

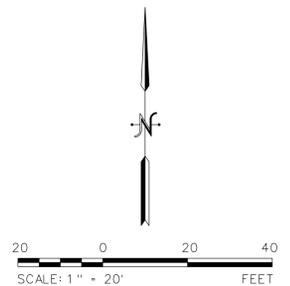
A-3





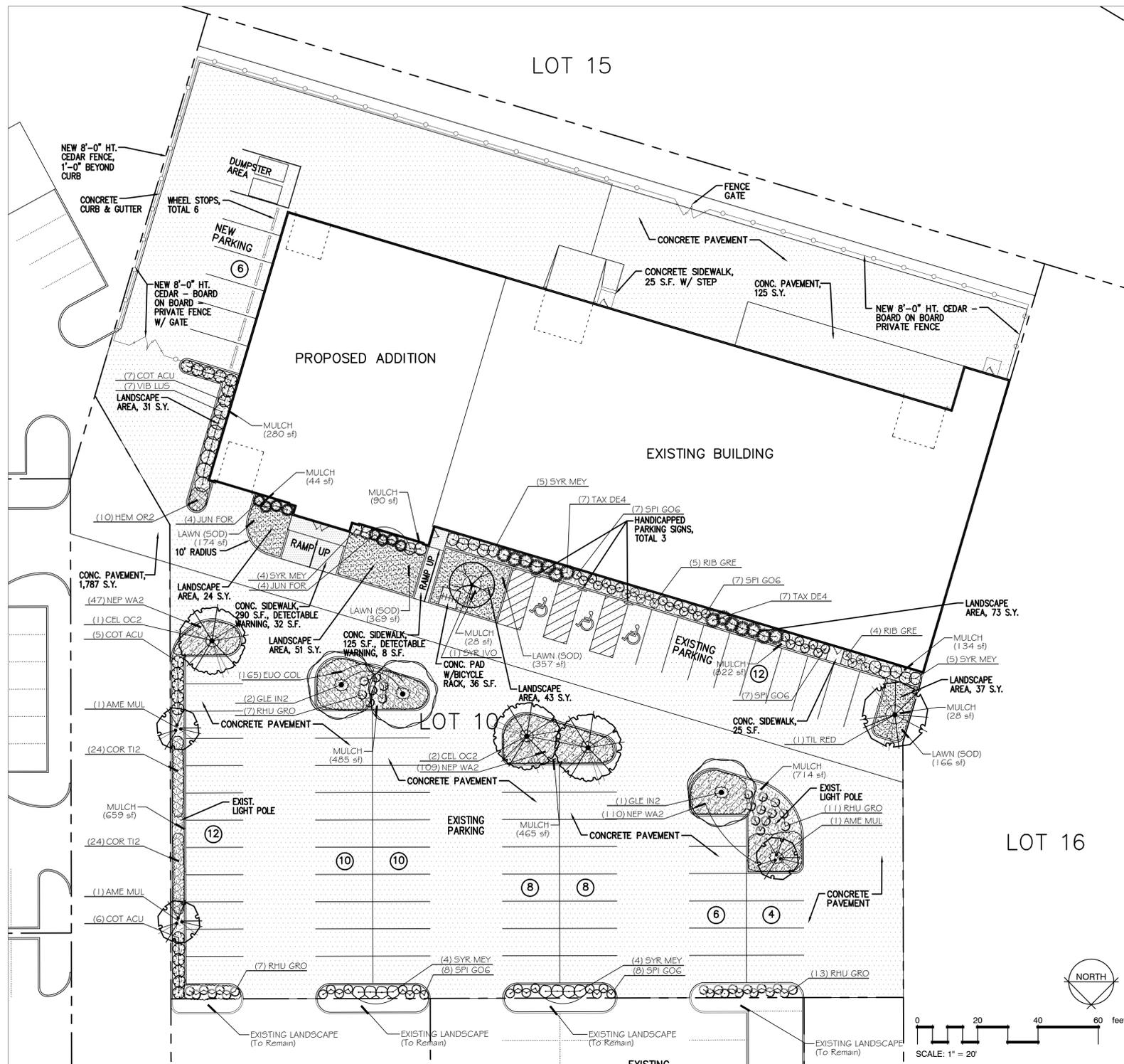
For Permitting Only

For City of Batavia Use



PROJECT STAFF		<b>TROTTER</b> ASSOCIATES, INC. ENGINEERS AND SURVEYORS 40501 Wisco Road, Suite D St. Charles, IL 60175 Ph: 630.587.0700 • Fax: 630.587.0715	DATE	9/19/16
PROJECT MANAGER	DALE MARTIN, P.E.		REVISIONS	
ENGINEER			ISSUE	1.
ENGINEER			PROJECT NO.	CCA001
TECHNICIAN	MIKE WATSON		BASE FILE	C.3.dgn
TECHNICIAN		SHEET FILE	C.3.dgn	
		ISSUE DATE	9/26/2016	
		SCALE	1" = 20'	
		SHEET NUMBER	C.3	
		REVISIONS PER CITY OF BATAVIA REVIEW		

Crash Champions - Batavia Auto Body  
Site Plan and Geometrics  
Batavia, Kane County, Illinois



**PLANT SCHEDULE**

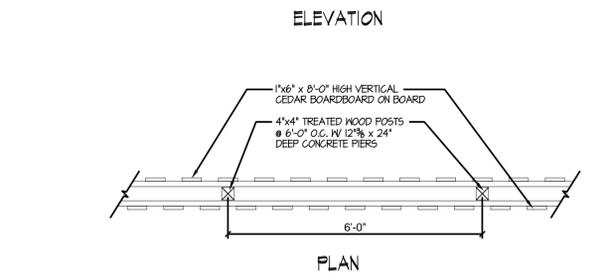
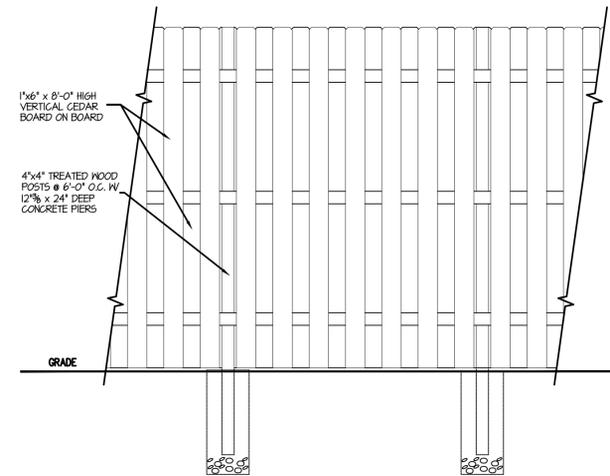
DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY	
CEL OC2	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B # B	2.5' CAL	3	
GLE IN2	GLEDTISIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST COMMON HONEYLOCUST	B # B	2.5' CAL	3	
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B # B	3' CAL	1	
UNDERSTORY TREES	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY	
AME MUL	AMELANCHIER CANADENSIS / SHADBLOW SERVICEBERRY MULTITRUNK	B # B	6" - 8" HT.	3	
SYR IVO	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B # B	2' CAL	1	
DECIDUOUS SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY	
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B # B	36" HT.	18	
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	18" SPREAD	36	
RIB GRE	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B # B	24" HT.	9	
SPI GOG	SPIRAEA JAPONICA 'GOLDFLAME' / SPIREA	B # B	24" HT.	37	
SYR MEY	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	B # B	30" HT.	22	
VIB LUS	VIBURNUM DENTATUM 'CHICAGO LUSTER' / CHICAGO LUSTER ARROWWOOD	B # B	36" HT.	7	
EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY	
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B # B	24" SPREAD	8	
EXISTING EVERGREEN SHRUBS	BOTANICAL NAME / COMMON NAME	COND.	SIZE	QTY	
TAX DE4	TAXUS X MEDIA / DENSE YEW	CONC. EXISTING	3" HT.	14	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT.	SIZE	SPACING	QTY
COR TI2	COREOPSIS GRANDIFLORA 'SUNRAY' / SUNRAY TICKSEED	QUART	18" - 24" HT.	24" o.c.	48
EUC COL	EUONYMUS FORTUNEI 'COLORATA' / PURPLE-LEAF WINTER CREEPER	3" POT	6" - 12" HT.	18" o.c.	165
HEM OR2	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONC.	1 GAL.	18" o.c.	10
NEP WA2	NEPETA X FAASSENI 'WALKERS LOW' / WALKERS LOW CATMINT	QUART	6" - 12" HT.	24" o.c.	266

**SURFACE MATERIAL SCHEDULE**

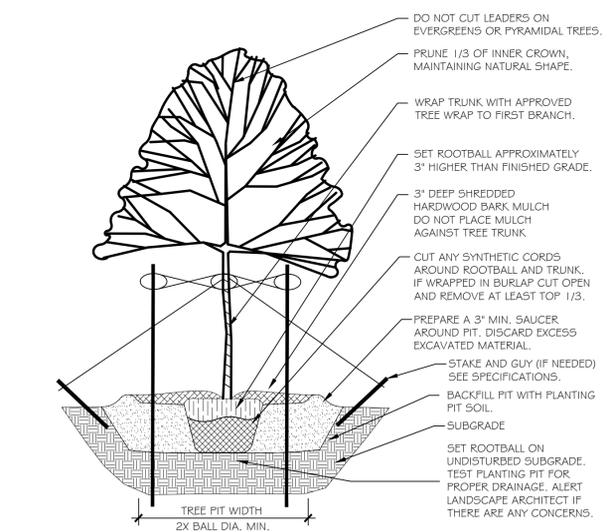
	LAWN (SOD)	1,066 SF
	ASPHALT	43,889 SF
	MULCH	3,587 SF

**LANDSCAPE NOTES:**

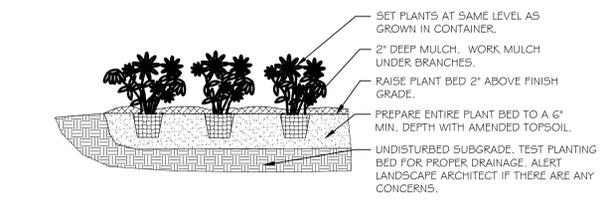
- PLANT QUALITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUALITY.
- ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
- THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DAMAGED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT A DISTANCE OF 8' FROM THE TRUNK.
- ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.
- ANY AREAS TO BE LOAMED AND SEEDING WHICH HAVE NOT BEEN DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 1/2" OF LOAM OVER SCARIFIED EXISTING SOILS. CARE SHOULD BE GIVEN TO NOT PLACE GREATER THAN 1" SOIL OVER EXPOSED ROOTS OF EXISTING TREES IN SUCH AREAS.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR, REPLACE AND UTILITY, PAVING, CURBING, ETC. WHICH IS DAMAGED DURING PLANTING OPERATIONS.
- SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
- REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.
- ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE VILLAGE IN WRITING.
- ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED HARDWOOD BARK MATERIAL TO A MINIMUM 3" DEPTH.
- ALL BEDS SHALL BE EGGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.
- ALL PARKWAYS AND PARKING LOT ISLANDS SHALL HAVE SOD AS A GROUND COVER, UNLESS OTHERWISE NOTED.
- ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 4" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD UNLESS OTHERWISE NOTED.
- THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.
- TREES SHALL BE STAKED AND GUYED, AND HAVE A WATERING SAUCER AT BASE.
- ALL BEDS TO BE DERMED 1/2" TO 24" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
- LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.
- REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.
- PRUNE AND FERTILIZE ALL EXISTING VEGETATION TO REMAIN ON SITE.



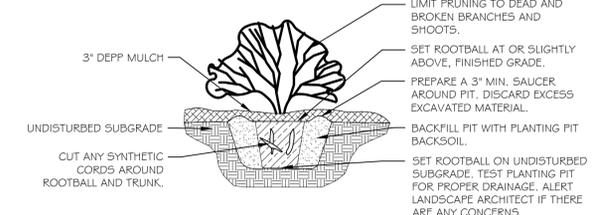
**1 8' HIGH SOLID CEDAR FENCE**  
1/2" = 1'-0"  
323129.23-03



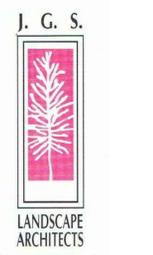
**2 TREE PLANTING DETAIL**  
NOT TO SCALE  
329343-01



**4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL**  
NOT TO SCALE  
329331-03



**3 SHRUB PLANTING DETAIL**  
NOT TO SCALE  
329333-01



7751 W. Mc Carthy Road  
Palos Park, Illinois 60464  
office: 708.361.5124

SSG	2016-08-11
SSG	2016-09-22
SSG	2016-10-05

Landscape Plan

Crash Champions

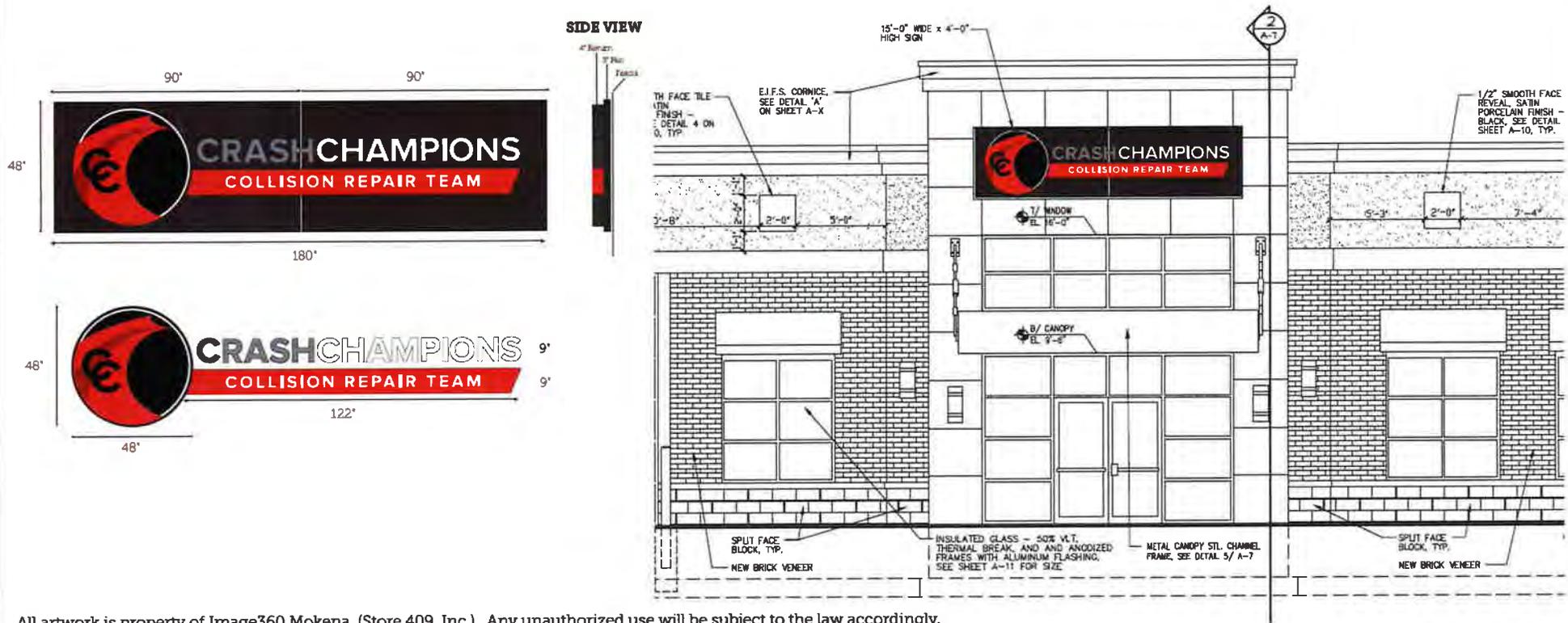
2080 Main Street  
Batavia, Illinois

PREPARED FOR:  
LOCATION:  
Batavia, IL  
DATE:  
8-06-2016  
SCALE:  
1" = 30'  
COMPUTER NAME:  
Batavia\_Lplan  
JOB NUMBER:  
SSG\_42\_2016  
SHEET  
L-1

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Channel Letters Mounted Flush to 3" Fabricated Wireway/Aluminum Pan  
 Grey, Red, Black, Burgundy Translucent Vinyl on White Acrylic Faces  
 Black Trimcap & Black Returns  
 White LED Illumination  
 UL Listed



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- i have reviewed the layout of all artwork elements (logos, fonts, etc.), copy, spelling and punctuation
- graphics shown are for approximate color and positioning only
- if a specific color match is required, the appropriate pantone color code must be used
- changes during production and/or final application may occur
- **by signing below, i approve this artwork to be produced and take full responsibility for any errors**



approval		date	
----------	--	------	--

**CRASH CHAMPIONS**  
**2080 MAIN STREET**  
**BATAVIA, ILLINOIS**

DATE:

EXP. DATE:

REVISIONS

REV #	DATE:	REV. PER:

DATE:  
**08-16-16**

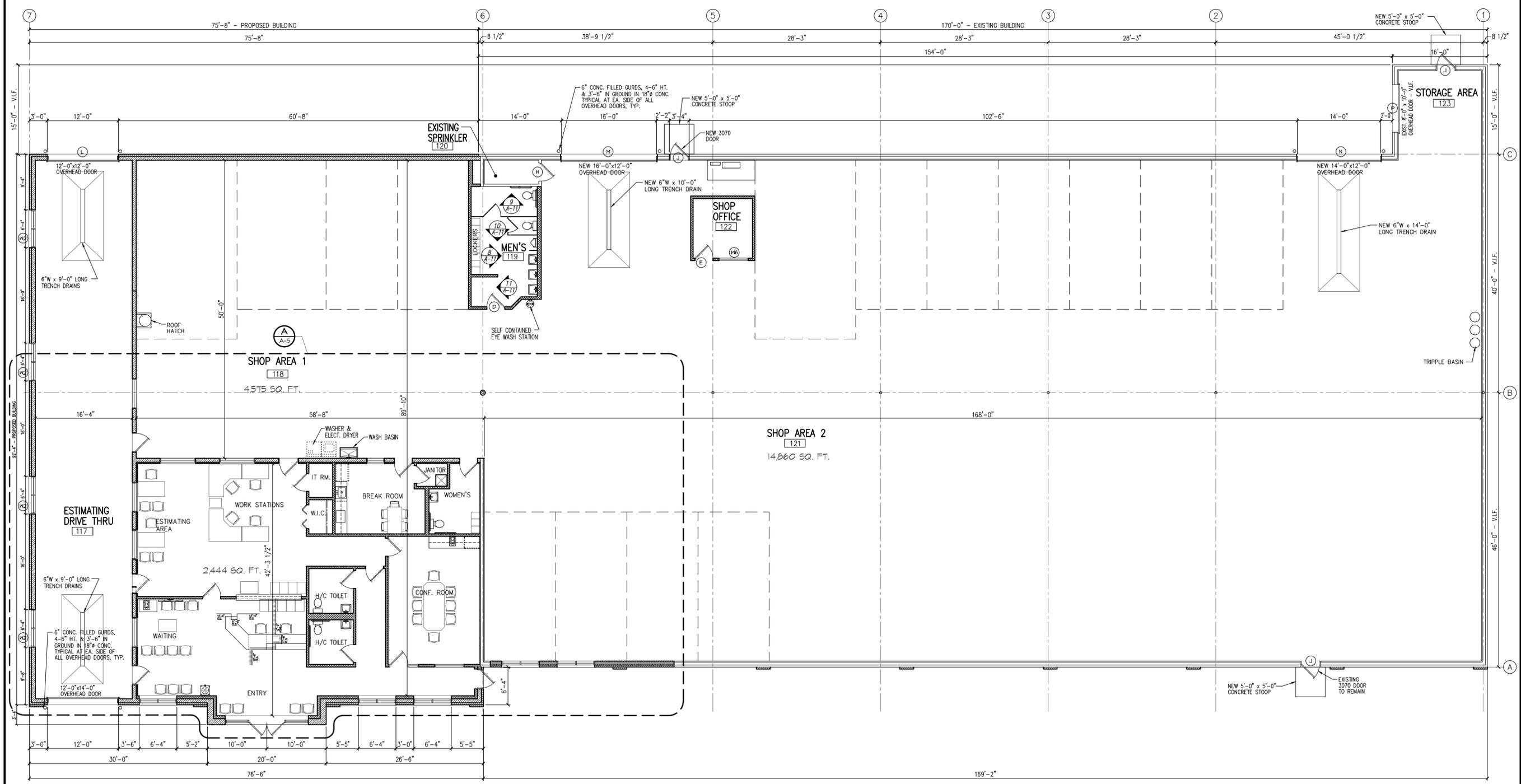
DRAWN BY: MES

PREVIOUS NO.

PROJECT NO.  
**16041**

SHEET NUMBER

**A-1**



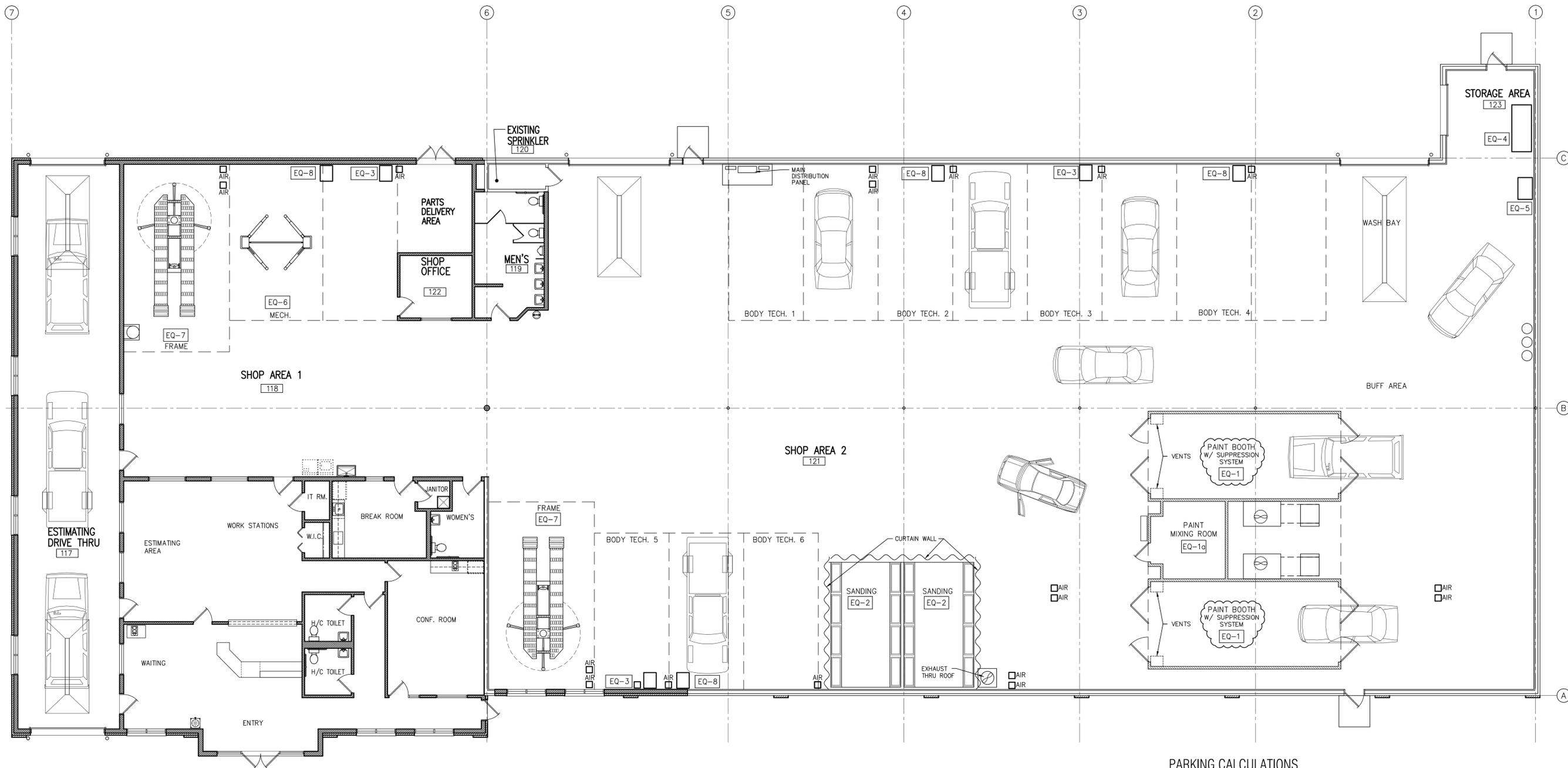
**OVERALL FLOOR PLAN**  
21,918 SQ. FT.

1/8" = 1'-0"



NORTH

EQUIPMENT SCHEDULE	
EQ-1	SPRAY BOOTH
EQ-1a	PAINT MIXING EQUIPMENT
EQ-2	PREP WORKSTATION
EQ-3	TIG WELDER
EQ-4	AIR COMPRESSOR W/ BACK-UP
EQ-5	HOTSY PRESSURE WASHER
EQ-6	4 POST LIFTS
EQ-7	FRAME MACHINE
EQ-8	MIG/ ARC WELDER



**PARKING CALCULATIONS**

OFFICE AREA: 1,943 SQ. FT @ 1 SPACE / 100 SQ. FT. =	20 PARKING SPACES
BODY SHOP: 15 BAYS @ 3 SPACES/ BAY =	45 PARKING SPACES
ESTIMATING DRIVE THRU: 3 BAYS @ 3 SPACES/ BAY =	09 PARKING SPACES
<b>TOTAL:</b>	<b>74 PARKING SPACES</b>

**PARKING CALCULATIONS**

1/8" = 1'-0"



**CRASH CHAMPIONS**  
2080 MAIN STREET  
BATAVIA, ILLINOIS

DATE:

EXP. DATE:

**REVISIONS**

REV #	DATE:	REV. PER:
1	09/26/00	PER VILLAGE

DATE:  
**09-22-16**

DRAWN BY: MES

PREVIOUS NO.

PROJECT NO.  
**16041**

SHEET NUMBER

**A-2**



**PLAN NOTES:**

1. EXTERIOR LIGHTING SHALL BE FULLY SHIELDED, DIRECTED DOWN AT 90 DEGREE ANGLE, AND OTHERWISE DESIGNED SO AS TO AVOID GLARE ONTO NEIGHBORING RESIDENTIAL PROPERTIES. SHIELDED MEANS THAT ALL BULB/LIGHT SOURCE AND COVER PORTION OF A FIXTURE THAT TRANSMIT LIGHT SHALL NOT EXTEND BEYOND BELOW THE OPAQUE PORTION OF SUCH FIXTURE SO THE BULB/LIGHT SOURCE IS NOT VISIBLE FROM GENERAL SIDE VIEW. METAL HALIDE FIXTURES ARE PREFERRED FOR CONSISTENCY BETWEEN DEVELOPMENTS.
2. IN GENERAL, THE HEIGHT OF EXTERIOR LIGHTING FIXTURES SHALL NOT EXCEED THE PREDOMINANT HEIGHT OF THE PRINCIPAL BUILDING TO WHICH IT RELATES.

**LIGHTING FIXTURE SCHEDULE**

MARK	TYPE	MANUFACTURER	MODEL NUMBER	LAMP	VA'S	NOTES
OF1	POLE	MCGRAW EDISON	GLEON-AE-04-LED-E1-SL4	213W LED	213	1, 3
OF2	WALL	MCGRAW EDISON	IST-E02-LED-E1-BL4-ULG	47W LED	47	2, 3

**NOTES:**

1. PROVIDE ALL ARM MOUNTING ADAPTERS AND TENON ADAPTERS AS REQUIRED TO MOUNT LIGHT FIXTURE ON EXISTING STEEL POLE.
2. PROVIDE WALL MOUNT BRACKET.
3. PROVIDE SPILL LIGHT ELIMINATOR FOR LIGHT FIXTURES INSTALLED NEAR PROPERTY LINE.



DATE:

EXP. DATE:

**REVISIONS**

REV #	DATE:	REV. PER:
1	09/23/16	REVISIONS

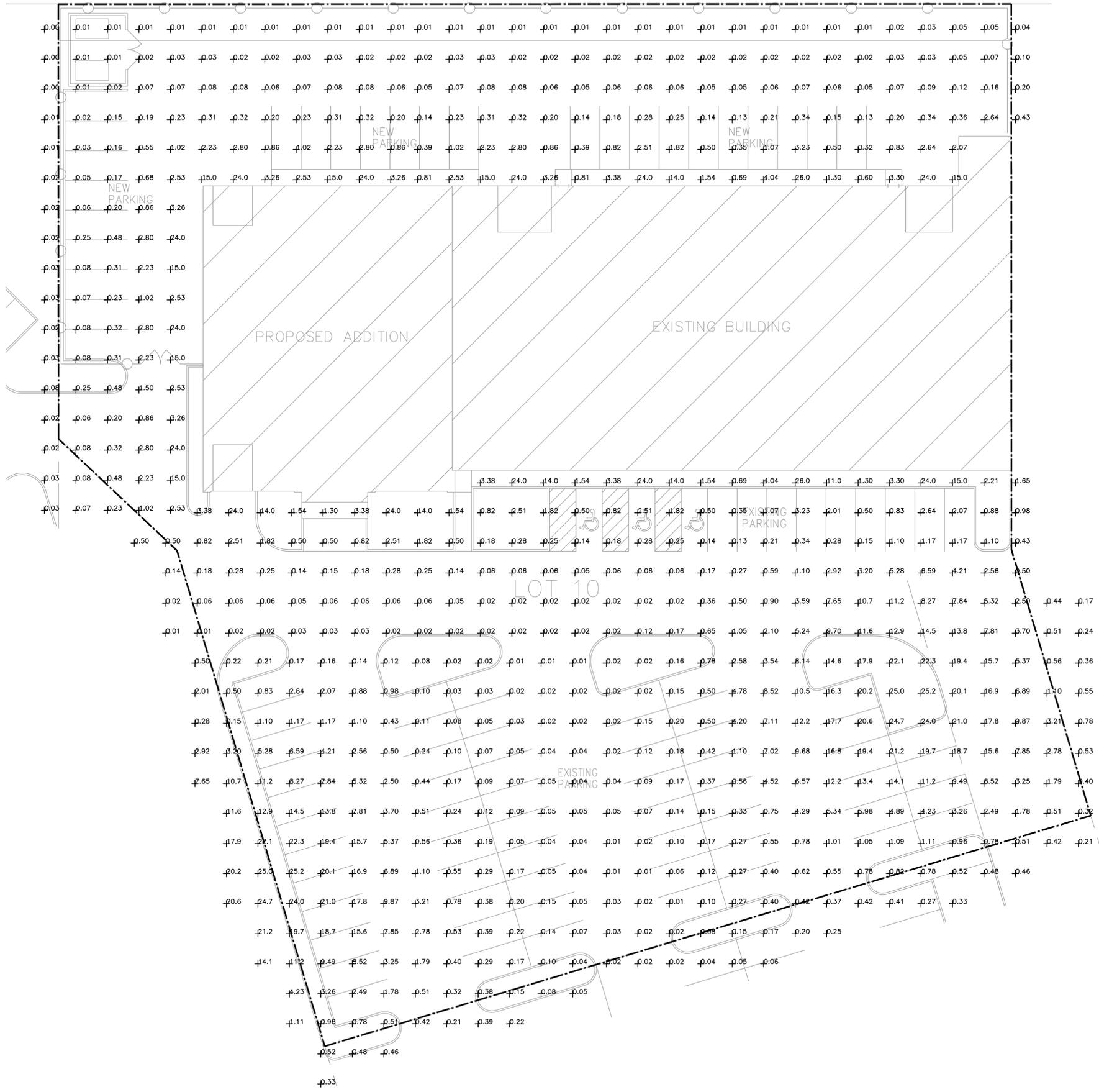
DATE:  
**08-03-16**

DRAWN BY: MES  
PREVIOUS NO.

PROJECT NO.  
**16041**

SHEET NUMBER

**E-4.1**



PLAN NOTES:

1. PHOTOMETRIC PLAN DOES NOT ACCOUNT FOR LIGHTING SPILL FROM FIXTURES ON ADJACENT PROPERTIES AND STREETS.
2. PHOTOMETRIC PLAN DOES NOT ACCOUNT FOR SOLID FENCING AROUND SECTIONS OF THE PARKING LOT.

DATE:

EXP. DATE:

REVISIONS

REV #	DATE:	REV. PER:

DATE:  
08-03-16

DRAWN BY: MES

PREVIOUS NO.

PROJECT NO.  
16041

SHEET NUMBER

E-4.2



## DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

## SPECIFICATION FEATURES

### Construction

Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

### Optics

Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 6000K CCT and 3000K CCT.

### Electrical

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

### Mounting

**STANDARD ARM MOUNT:** Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table.

Round pole adapter included.

For wall mounting, specify wall mount bracket option. 3G vibration rated. **QUICK MOUNT ARM:** Arm is bolted directly to the pole and the fixture slides onto the quick mount arm and is secured via a single fastener, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

### Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

### Warranty

Five-year warranty.

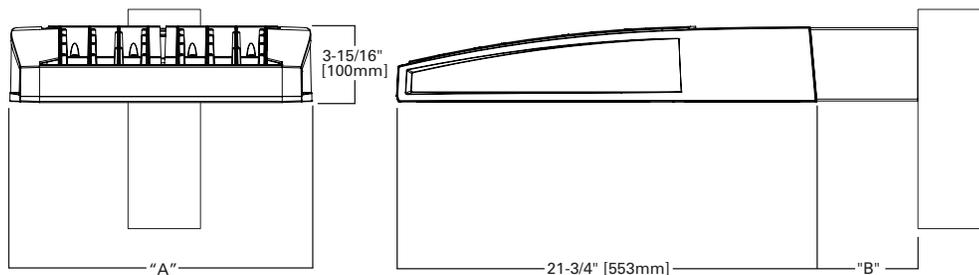


## GLEON GALLEON LED

**1-10 Light Squares**  
**Solid State LED**

**AREA/SITE LUMINAIRE**

## DIMENSIONS

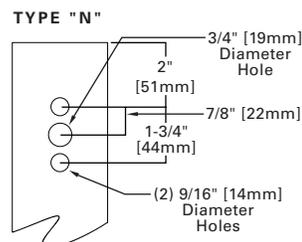


### DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length <sup>1</sup>	Weight with Arm (lbs.)	EPA with Arm <sup>2</sup> (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

### DRILLING PATTERN



### CERTIFICATION DATA

UL/cUL Wet Location Listed  
ISO 9001  
LM79 / LM80 Compliant  
3G Vibration Rated  
IP66 Rated  
DesignLights Consortium™ Qualified\*

### ENERGY DATA

**Electronic LED Driver**  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120V-277V 50/60Hz  
347V & 480V 60Hz  
-40°C Min. Temperature  
40°C Max. Temperature  
50°C Max. Temperature (HA Option)

## DESCRIPTION

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

<b>Catalog #</b>		<b>Type</b>
<b>Project</b>		
<b>Comments</b>		<b>Date</b>
<b>Prepared by</b>		

## SPECIFICATION FEATURES

### Construction

Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

### Optics

Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K CCT, 5000K CCT and 5700K CCT.

### Electrical

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All fixtures are shipped standard with 10kV/10kA common – and differential – mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 95% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

### Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture.

### Finish

Cast components finished in a five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

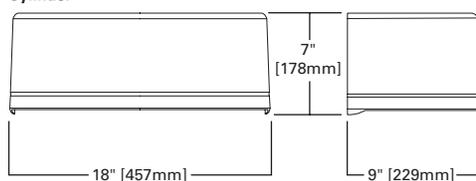
### Warranty

Five-year warranty.

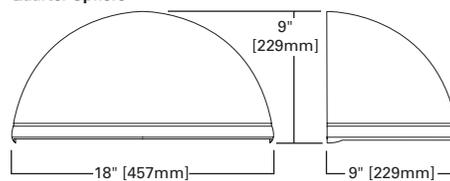


## DIMENSIONS

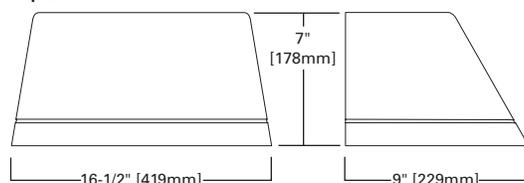
### Cylinder



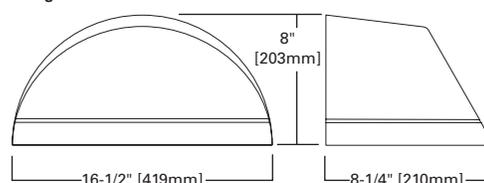
### Quarter Sphere



### Trapezoid



### Wedge



## ISC/ISS/IST/ISW IMPACT ELITE LED



1 - 2 LightBARs  
Solid State LED

WALL MOUNT LUMINAIRE

### CERTIFICATION DATA

UL/cUL Listed  
LM79 / LM80 Compliant  
IP66 LightBARs  
ISO 9001  
DesignLights Consortium® Qualified\*

### ENERGY DATA

**Electronic LED Driver**  
>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60Hz, 347V/60Hz,  
480V/60Hz  
-40°C Minimum Temperature  
40°C Ambient Temperature Rating

### SHIPPING DATA

Approximate Net Weight:  
18 lbs. (8 kgs.)

## HOOK-N-LOCK MOUNTING

