PLAN COMMISSION AGENDA

Wednesday, April 7, 2021
7:00 PM
Remote Meeting

Pursuant to 5 ILCS 120/7 as amended by Public Act 101-0640 and in the interest of public health and safety, this Commission meeting will be held remotely.

To participate in the live meeting use the webinar link below to register for the event: Registration Link - https://cityofbatavia.net.zoom.us/webinar/register/WN_NfUjmxmRo-K7cO5AAzhsg You will need to provide your name and email address.

Residents can listen by phone to the Plan Commission meeting by dialing (312) 626-6799 and using the webinar ID 973 4276 7052 and Webinar Passcode 201853 when prompted. Callers can ask questions by pressing *9 to raise their hand.

Questions and comments regarding agenda items can be submitted prior to meeting by emailing drackow@cityofbatavia.net.

1. Call To Order
2. Roll Call
3. Items Removed/Added/Changed
4. Approval Of Minutes: March 17, 2021 Plan Commission
   Documents:
   PC 3-17-21F.PDF
5. Design Review For A Building Addition
   1063 Pierson Drive (Bar One Specialty Steel) - Principle Construction, Inc., applicant
   Documents:
   PC-BARONE-ADDITION.PDF
6. Matters From The Public (For Items Not On The Agenda)
7. Other Business
8. Adjournment
Pursuant to 5 ILCS 120/7 as amended by Public Act 101-0640 and in the interest of public health and safety, this Commission meeting will be held remotely.

To participate in the live meeting use the webinar link below to register for the event: Registration Link

You will need to provide your name and email address.

Residents can listen by phone to the Plan Commission meeting by dialing (312) 626-6799 and using the webinar ID 973 4276 7052 and Webinar Passcode 201853 when prompted. Callers can ask questions by pressing *9 to raise their hand.

Questions and comments regarding agenda items can be submitted prior to meeting by emailing drackow@cityofbatavia.net

1. Call To Order
2. Roll Call
3. Items Removed/Additions/Changes
4. Approval Of Minutes: March 17, 2021 Plan Commission PC 3-17-21F.PDF
5. Design Review For A Building Addition 1063 Pierson Drive (Bar One Specialty Steel) Principle Construction, Inc., applicant PC BARONE ADDITION.PDF
6. Matters From The Public (For Items Not On The Agenda)
7. Other Business
8. Adjournment
MINUTES
March 17, 2021
Plan Commission
City of Batavia
REMOTE MEETING

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 Commission/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 for the Plan Commission Meeting
Chair Gosselin called the meeting to order at 7:00pm.

2. Roll Call:

Members Present: Chair Gosselin; Commissioners Harms, Joseph, Peterson, Moore, LaLonde

Members Absent:

Also Present: Drew Rackow, Planner; Joel Strassman, Planning and Zoning Officer; 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: February 3, 2021

Motion: To approve the minutes from February 3, 2021
Maker: Harms
Second: LaLonde
Roll Call Vote: Aye: Harms, Joseph, Gosselin, Moore, Peterson, LaLonde
Nay: None
6-0 Vote, 0 Absent, Motion carried.

5. PUBLIC HEARINGS – Amending the Text of the Zoning Code (City of Batavia, Applicant)
   - Signage
     o 4.4: Sign Regulations
     o 6: Glossary
   - Miscellaneous Amendments
     o Chapter 2.4: Downtown Mixed Use Districts
     o Chapter 2.6: Employment Districts
     o Chapter 5.4: Use Permits
     o Chapter 6: Glossary
Motion: To open the Public Hearing
Maker: Joseph
Second: Peterson

Roll Call Vote: Aye: Joseph, LaLonde, Moore, Peterson, Gosselin, Harms
Nay: None
6-0 Vote, 0 Absent, Motion carried.

The Public Hearing was opened at 7:03pm.

Strassman gave the staff report. Strassman stated this hearing is to consider two basic changes to the sign regulations to increase sign opportunity for businesses in the Downtown Mixed Use (DMU) zoning district. Projecting signs essentially are limited to one per bracket, one bracket per building, with an additional bracket and sign allowed for buildings wider than 50 feet. Staff is proposing to allow an upper and lower sign on one bracket, meeting the same clearance and projection standards now, and allowing up to 3 brackets per building, spaced 20 feet apart. Staff is also proposing to allow brackets to extend a bit higher and project a bit further than the sign to allow use of decorative brackets. The Glossary would be amended to include the bracket as part of the projecting sign and the Sign Chapter would be amended to allow the additional brackets and signs.

Wall signs, including projecting signs, must be placed on a wall adjacent to the business advertised. There are some lease spaces in the DMU District that are not adjacent to an exterior wall and more importantly, not adjacent to a street-facing wall. One such sign would be allowed exclusively in the DMU District for the affected business. The sign can be up to 24 square feet in size and the wall can have up to 2 of these signs. The Glossary would be amended to define a new sign type – the Non-Frontage Wall Sign, and the Sign Chapter would be amended to allow these signs as described.

Staff believes the proposed amendments will be beneficial to property owners in attracting new businesses and will help businesses better advertise their products and services.

The Commission discussed amending the Zoning Code to allow additional projecting signs, the increased demand for projecting signs, and allowing for more sign opportunity. The consensus of the Commission was in favor of the proposed changes presented by staff. There were no comments from the public submitted by email, or voiced during this portion of the meeting when the Commissioner asked for audience input.

Motion: To recommend approval of the amendments to the Zoning Code to regulate projecting and non-frontage wall signs in the Downtown Mixed Use district as proposed by staff
Maker: Moore
Second: Joseph

Roll Call Vote: Aye: Moore, Peterson, Harms, Joseph, LaLonde, Gosselin
Nay: None
6-0 Vote, 0 Absent, Motion carried.
Rackow overviewed the miscellaneous amendments as reported in the memo. Breweries in the DMU (permitting a brewery with a tap room component of 5,000 square feet or less) are proposed as a Permitted Use and anything larger would be a Conditional Use under the proposed language. Conditional Use and the duration a Conditional Use is valid was discussed. Currently, a Conditional Use is valid for two years after Commission approval. Staff feels the two-year period may be too long of a period for a Conditional Use applicant. The applicant could encumber the property if they do not move forward with the project and a Conditional Use is only revocable with a Public Hearing process in front of the Plan Commission (PC). Staff believes a one-year period would be sufficient. The last item is regarding towing service establishments. We are proposing to create a definition for a stand-alone towing establishment use. The proposed definition would define the use as basically a business that tows and then stores vehicles on site. Staff would be adding to the definition of vehicle services light and vehicle services heavy with a clarification stating towing services can be provided with a vehicle services light or heavy use but not for the purpose of storage on the property of an inoperable vehicle. This use is just to bring a car in for service or remove a car to go elsewhere for service. Staff believes these services should only be in the Light Industrial and General Industrial Districts.

The Commission discussed impound lots and how that use is not defined in the current code, brewery pubs, distilleries, food and beverage production facilities, and the potential to have food trucks on a limited basis in the downtown (to be discussed at next Tuesday’s Committee of the Whole meeting).

Chair Gosselin opened the floor for public comment. Sabrina Aiello addressed the Commission. She shared that she is interested in opening a craft brewery in downtown Batavia. She wanted to address any concerns of the Commission. She stated, generally, the clientele of a craft brewery are not a rowdy crowd. They are there to enjoy the artistry of the beer. Breweries generally close at ten, eleven o’clock at night. They are not a place where people will be drinking all night. Additionally, it is usually a higher cost so it is not conducive to drinking all night. Patrons are there to enjoy the artistry of the brewery. She stated that she could answer any questions the Commission may have. Chair Gosselin asked if 5,000 square feet was enough for the brewery component and taproom. Sabrina answered for their purpose that is more than enough. If you compare this to Penrose and some breweries in St. Charles and Geneva, 5,000 square feet is reasonable. Rackow shared that he has not received any emails on these particular items and there were no other members from the public that wanted to address the Commission when the Commissioner asked for audience input.

Motion: To close the Public Hearing
Maker: Peterson
Second: LaLonde
Roll Call Vote: Aye: Peterson, Gosselin, Harms, Joseph, LaLonde, Moore
Nay: None
6-0 Vote, 0 Absent, Motion carried.

The Public Hearing closed at 7:38pm.
Motion: To recommend to the Committee of the Whole approval of the Zoning Code amendments as proposed by staff

Maker: Joseph  
Second: Moore  

Roll Call Vote: Aye: Joseph, LaLonde, Moore, Peterson, Gosselin, Harms  
Nay: None  
6-0 Vote, 0 Absent, Motion carried.

6. Matters from the Public (for items NOT on the agenda)
There were no matters from the public.

7. Other Business
Rackow stated if anyone did not receive a Zoom meeting schedule for either the meetings for the first week of the month or second week of the month meetings to notify him so he could resend the corresponding email. Rackow noted that if a meeting is cancelled he would cancel the meeting in Zoom and staff would send out a cancellation email.

Rackow announced there would be a PC meeting on April 7th. This meeting will be held remotely because it was previously noticed as a remote meeting. There is a Design Review scheduled for the April 7th meeting.

8. Adjournment
There being no other business to discuss, Chair Gosselin asked for a motion to adjourn the Plan Commission. Joseph moved to adjourn the meeting, Harms seconded. All were in favor. The meeting was adjourned at 7:46pm.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary, on March 18, 2021.
TO: Plan Commission
FROM: Drew Rackow AICP, Planner
DATE: April 1, 2021
RE: Design Review for a Building Addition at 1063 Pierson Drive (Bar One Specialty Steel)
Principle Construction, Inc., applicant

Introduction
Principle Construction has filed for a Design Review for a proposed addition on behalf of Bar One Specialty Steel at 1063 Pierson Drive. This 17,528 square foot building was constructed in 2002 and was not subject to Design Review. The proposed addition is 16,575 square feet bringing the total building size to approximately 34,100 square feet. The property is zoned GI General Industrial; all surrounding properties share this designation. The existing site is approximately 1.2 acres. The expansion would incorporate parcels to the south of the existing site bring the site to a combined total of 2.4 acres.

Summary of Information from Applicant and Staff Analysis
The combined site consists of several strips of land, each approximately 0.40 acres in size and a separate tax parcel number. The project would extend a warehouse addition from the existing building to the south. The addition is composed of precast concrete, matching the reveal patterns and colors of the existing building. The addition would provide an additional vehicle entrance and man doors. Existing wall and ground signs would remain. The applicant has filed to consolidate the tax parcels for both the existing and proposed site. Staff recommends an approval condition of consolidation verification prior to final building inspection for the building addition.

The applicant proposes to defer installation (land bank) of parking required by this addition because only additional warehousing would be provided, and no employees would be added. Staff is working with the applicant on completing an Administrative Use Permit for the proposed land banking and is supportive of the request. Staff has included a condition that this be approved prior to permit issuance. The AUP will require the parking to be built if the need is determined by staff.

Photometric plans show compliance with City lighting standards. Additional detail will need to be reviewed with building permit to assure that all lighting conforms to requirements for full cut off fixtures, base heights, and installation heights. Newly proposed lighting can remain at the same height as existing wall fixtures.

Additional landscape, compliant with the Zoning Code is provided along the building foundation and site frontage. Plans note a berm in front of the addition, between the existing parking and new traffic aisles that provides additional site screening. Additional parkway trees are provided along the additional frontage of Pierson Drive.

The site plan adds a sidewalk connection from the public right of way to the building, bringing the site into conformance with the Americans with Disabilities Act (ADA) requirements. Sidewalk would be extended along Pierson Drive to the edge of the combined parcel.

Included as a condition of approval is that staff approve final site engineering to insure it is consistent with the Design Review approval. Stormwater detention required for the proposed development is accounted for in the Business Park’s regional detention facility.

Staff is supportive of this proposed addition. The applicant has worked with staff to develop plans compliant with the Zoning Code and that meets their client’s needs to expand their existing business within the community in a manner that is compatible with the Batavia Business Park. Before acting on Design Review, the Commission must approve findings. Listed below are the required Findings for Approval from the Zoning Code and a draft of findings for Commission consideration.

Finding 1: The project is consistent with applicable design guidelines: The proposed addition is generally consistent with the Standard Design Review Criteria for Industrial Projects.
Finding 2: The project conforms to the Comprehensive Plan, and specifically to the Land Use, Urban Design, and Environment Elements: The proposed addition balances Land Use Element priorities such as Goal 1 which stresses the need to maintain Batavia as an attractive place to work. Goal 9 of the Element also seeks the “maintenance of sufficient employment areas to ensure the fiscal and economic viability of the City”. The addition would increase the tax base while keeping the quality of this existing industrial development. The proposal also balances the Urban Design Element goals to improve the image of the City as viewed from streets. The proposed site improvements address Goal 3 of the Transportation and Circulation element by providing additional amenities and accommodations for bicyclists and pedestrians.

Finding 3: The project is consistent with all applicable provisions of the Zoning Code: The project will be consistent with Zoning Code requirements.

Finding 4: The project is compatible with adjacent and nearby development: The proposed addition and site improvements are consistent with the adjoining industrial development and designed to be compatible with the surrounding industrial development and uses.

Finding 5: The project design provides for safe and efficient provision of public services: As approved, public services can be provided safely and efficiently.

Staff Recommendation

Staff recommends the following:

1. Conduct Design Review, including allowing input from meeting attendees.
2. Approve the required Findings for Approval.
3. Approve Design Review subject to the following:
   a. Plans shall be in substantial conformance with the plans attached to this report
   b. Staff approval of Final Engineering
   c. Approval of an Administrative Use Permit for Deferred (land banked) Parking
   d. Completion of tax parcel consolidation prior to final building inspection.

Staff notes that Commission action on this Design Review is final and no City Council action is needed.

Attachment: Applicant’s Design Review material

Mayor
Department Heads
Matt Cotherman, Applicant
Media
Note: All Landscaping material shall be installed in accordance with the planting procedures established by the latest addition of American Standard for Nursery Stock.
1 STORY PRECAST CONCRETE BUILDING

PIERSON DRIVE

Luminaire Schedule

<table>
<thead>
<tr>
<th>#</th>
<th>Symbol</th>
<th>Qty</th>
<th>Label</th>
<th>Arrangement</th>
<th>Description</th>
<th>Tag</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>E</td>
<td>1</td>
<td>SINGLE</td>
<td>35 W LED WALL FIXTURE</td>
<td>WP-2</td>
<td>33.8</td>
</tr>
<tr>
<td>2</td>
<td>D</td>
<td>1</td>
<td>SINGLE</td>
<td>185 W LED WALL FIXTURE</td>
<td>WP-1</td>
<td>187.73</td>
</tr>
<tr>
<td>3</td>
<td>C</td>
<td>1</td>
<td>SINGLE</td>
<td>185 W LED POLE FIXTURE</td>
<td>P-1</td>
<td>187.73</td>
</tr>
</tbody>
</table>

Calculation Summary

Project: Photo for Addition Bar One

<table>
<thead>
<tr>
<th>Label</th>
<th>Units</th>
<th>Avg</th>
<th>Max</th>
<th>Min</th>
<th>Avg/Min</th>
<th># Pts</th>
</tr>
</thead>
<tbody>
<tr>
<td>DRIVEWAY AT ADDITION</td>
<td>Fc</td>
<td>0.99</td>
<td>3.0</td>
<td>0.1</td>
<td>N.A.</td>
<td>108</td>
</tr>
<tr>
<td>REAR DOOR</td>
<td>Fc</td>
<td>1.07</td>
<td>2.7</td>
<td>0.1</td>
<td>N.A.</td>
<td>15</td>
</tr>
<tr>
<td>SOUTH AND WEST LOT LINES</td>
<td>Fc</td>
<td>0.09</td>
<td>0.5</td>
<td>0.0</td>
<td>N.A.</td>
<td>70</td>
</tr>
</tbody>
</table>