

MINUTES
May 18, 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 for the Plan Commission

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

2. Roll Call:

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

Members Absent: Vice-Chair Schneider

Also Present: Mayor Schielke (arrived at 7:45pm); Joel Strassman, Planning and Zoning Officer; Jeff Albertson, Building Commissioner; Drew Rackow, Planner; 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: May 4, 2016, Plan Commission & Zoning Board of Appeals

Motion: To approve the minutes from May 4, 2016, Plan Commission & Zoning Board of Appeals

Maker: Joseph

Second: Peterson

Voice Vote: 5 Ayes, 0 Nays, 1 Absent
Motion carried.

5. Design Review: Suncast Building Expansion -1801 Suncast Lane Mackie Consultants on behalf of Suncast Corporation, Applicant

Rackow reported that Mackie Consultants has submitted Design Review plans on behalf of Suncast Corporation for a proposed building expansion for the existing warehouse facility on Suncast Lane. The applicant proposes a 308,900 square foot building addition to the south end of the existing 717,000 square foot building. The proposed use is expanded warehousing, with a manufacturing component. The existing pre-cast architecture would be continued with the addition, with increased heights of the structure to allow for the use of cranes within the manufacturing portion of the structure. The applicant proposes landbanking (designed but not constructed for future installation) a significant number of parking spaces that would otherwise be required by the Zoning Code. A total of 13 new parking spaces would be added to the southwest corner of the building. Future landbanked parking would be possible around the

required fire lane around the building. A larger parking field would also be landbanked on the east side of the building.

Rackow stated that staff recommends approval of the Findings of Approval and the Design Review with the following conditions:

1. That building lighting is reduced to 15 feet on building permit drawings, unless a Text Amendment or variance be sought prior to occupancy to allow lighting at the depicted height be granted prior to occupancy.
2. That one of the following occur a) 187 new spaces be constructed prior to occupancy, b) a variance is granted to increase the amount of landbanked parking to 361 spaces (96.5%) prior to occupancy, or 3) that a letter of credit or acceptable surety be submitted guaranteeing the construction of the spaces if zoning relief is not granted prior to occupancy.
3. That the provided parking at the southwest corner of the building be redesigned to comply with 4.203.N of the Zoning Code incorporating separation from the building and islands pursuant to 4.203.N and 4.211.B, which is the required landscape islands

Chair LaLonde asked the Commission if there were any questions for staff at this time. There were none. Chair LaLonde welcomed the applicant to make a presentation to the Commission.

Ryan Martin, Mackie Consultants, addressed the Commission. He had an exhibit to show the Commission titled "Overall Site Exhibit, 1801 Suncast Lane, Batavia Illinois." Martin stated that they would like the option of a variance to increase the amount of landbanked parking to 361 spaces. He stated that Suncast has been moving forward in the way staff recommends. There is no issue of adding new landscaping to the front by the 13 stalls, but in doing so they will likely lose two stalls. Therefore, they would like to add two additional stalls to the variance for the landbank. The proposed expansion was always considered in the initial development. Truck traffic through the site would not be changed drastically. The use of the space would not change from current operations.

LaLonde asked about the expansion and why such a limited addition of parking would be needed. Martin showed the Commission an aerial view of the business during peak business hours. He pointed out that only 30% of the existing parking is filled during peak times. The expansion would only add ten more employees with the expansion and they do not see the need to create more parking at this time. Much of the expansion would be for warehousing and distribution and they also will have cranes for manufacturing. Joseph asked how many employees Suncast has. John Wentz, Mackie Consultants, stated that Suncast is not here tonight and he is not aware of how many employees Suncast has at this location.

Henry Tues, Treasurer for the 1800 Condo Association, noted that their property is at the end of Pierson and the turn of Suncast Lane. He asked if the drive into the Suncast facility was going to change at all or would it stay the same. Martin answered that there will be no changes to that part of the property. There would be no changes to the entrance.

The Commission reviewed the site and the proposed addition. The detention area was discussed.

Motion: Approve of the findings of approval
Maker: Peterson
Second: Joseph
Roll Call Vote: **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson
Nay:
5-0 Vote, 1 Absent, Motion carried.

Motion: Approval of the design review with the three conditions as specified in the May 12, 2016 Staff Memo
Maker: Joseph
Second: Gosselin
Roll Call Vote: **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson
Nay:
5-0 Vote, 1 Absent, Motion carried.

6. Administrative Design Review for Tanglewood Hills Unit 5 Landscape Revisions Toll IL IV LP., Applicant

Rackow reported that staff has been working with the homeowners association and Toll Brothers with concerns of the Homeowners Association (HOA) brought to Toll Brothers for Unit 5. There were a number of items the HOA would like to see changed before the HOA took over open spaces from Toll Brothers. Since there are a number of items the HOA presented, staff decided to bring those to the Commission to have those reviewed. Toll Brothers requested that some modifications be made to the plant species based on availability and what was looking healthy from their suppliers. Staff could otherwise handle the plant species modifications at the staff level. The other changes are to relocate the trees from the common areas on the site plans into the private property backyards of the homes. The other units of Tanglewood do not have much in the form of trees in the common areas. The common areas are mostly just prairie plants. The HOA requested changes to the open space plan to remove certain types of grasses, notably turf grass. They would like turf grass limited to one lawnmower length from the path. They also requested that the prairie species be consistent with how they have handled the other units.

The HOA did not want the paths paved but rather be composed of crushed limestone because that is how the other Tanglewood units have their paths. The connections to the trails to the public rights-of-way would all remain paved under the proposed changes. They also sought removal of a path that connects Mann and Jocelyn to limestone. In response to that, the City would be marking a bike route to connect the Nicor Trail to Deerpath Road. The final item would be to remove a common area fence, which was a staff recommended condition of approval of the Design Review. The fence was to be subject to HOA design approval and the HOA would prefer no fence and have landscaping instead. Rackow noted that a majority of the changes requested are to keep the area in concordance to the other units. Staff is recommending approval of the proposed revisions as presented.

The Commission discussed the planting modifications. Chair LaLonde and Peterson stated that they would like to see the Kentucky Coffee Tree planted. Joseph agreed. Rackow noted that City

Staff selects the parkway trees for new developments, and that Kentucky Coffee are among those typically included in parkway tree selections. The consensus of the Commission was to not make modifications to the proposed list of plantings.

Motion: Approve the proposed revisions to the Tanglewood Hills Unit 5 Landscape as presented
Maker: Harms
Second: Gosselin
Roll Call Vote: **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson
Nay:
5-0 Vote, 1 Absent, Motion carried.

7. PUBLIC HEARING – Amendments to the Text of the Zoning Code
Chapter 2.1: Single Family Residential Districts
Chapter 2.2: Multi-Family Residential Districts
Chapter 5.1: Planning Administration
City of Batavia, Applicant

Motion: To open the public hearing
Maker: Peterson
Second: Harms
Voice Vote: 5 Ayes, 0 Nays, 1 Absent
Motion carried.

Strassman reviewed the proposed amendments to the text of the Zoning Code. Strassman stated that the first two chapters involve residential zoning districts. The R1H District requires interior side setbacks of 10 feet on one side and 5 feet on the other. Staff is proposing to eliminate the difference of the setbacks for principal structures and go with 7.5 feet that retains the existing allowable building width that we have today and distributes the side yards evenly on either side of the house. For corner houses the corner side and interior setbacks would remain the same at 10 and 5 feet respectively. Staff is proposing changes to the accessory structure setbacks in the R1H and R1M single-family districts - generally the smaller lots near the center of town. This code amendment would change the setback from 5 feet to 3 feet, as it was for infill lots in the previous zoning code. This would eliminate many current nonconforming conditions and would help with new accessory structures. In the R2 District, accessory structures would have 5-foot interior side and rear setbacks. The Zoning Code is proposed to be amended in line with the recommended changes to the Zoning Board's terms of office for the officers in their by-laws. The Zoning Board would like to allow the Chair and Vice-Chair to be elected for up to three consecutive two-year terms; the Zoning Code now does not allow for successive terms.

LaLonde asked about the location of the R1H and R1M districts. Rackow showed the Commission on the map projected for their view. LaLonde asked about the election of new officers. Strassman answered that with an amended Zoning Code, the election of new officers could be held as early as June 6th.

Motion: To close the public hearing

Maker: Harms
Second: Joseph
Voice Vote: 5 Ayes, 0 Nays, 1 Absent
Motion carried.

Motion: To approve the amendments to the text of the Zoning Code as presented
Maker: Joseph
Second: Harms
Roll Call Vote: **Aye:** Gosselin, Harms, Joseph, LaLonde, Peterson
Nay:
5-0 Vote, 1 Absent, Motion carried.

8. Other Business

Peterson asked Mayor Schielke about the appointment of a new Commissioner. Mayor Schielke stated that they usually appoint at the end of May. He has several appointments he is working on and he hopes to have the reappointments all done all at once.

Strassman announced that the owner of the Shell gas station is making progress on the Dunkin Donuts drive through and hopes to submit a building permit application soon.

9. 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, Joseph seconded. The meeting was adjourned at 7:51pm.

Minutes respectfully submitted by Jennifer Austin-Smith