

**CITY OF BATAVIA
PLAN COMMISSION
MEETING MINUTES
FEBRUARY 15, 2017**

The meeting was called to order at 7:00 p.m.

2. ROLL CALL 5 of 6 Members Present

Members Present: Tom LaLonde, Chair; Gene Schneider, Vice-Chair; Commissioners Tom Gosselin, Sara Harms, and Joan Joseph

Members Absent: Sue Peterson

Others Present: Jeff Schielke, Mayor; Laura Newman, City Administrator; Jeff Albertson, Building Commissioner; Joel Strassman, Planning & Zoning Officer; Drew Rackow, Planner; and Cheryl Shimp, Recording Secretary

3. ITEMS/REMOVED/ADDED/CHANGED

None.

4. APPROVAL OF MINUTES

Motion: To approve the minutes of the January 25, 2017 as presented.

Maker: Schneider

Second: Joseph

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

5. DESIGN REVIEW: New Industrial Building, 1100 North Raddant Road/901 Douglas Road, Principle Construction Corporation, Applicant

Rackow reported the application is for a 102,000-sq. ft. building by Principle Construction on behalf of the property owners. This is a spec industrial building with no specific tenants identified at this time. The plans identify the space as warehousing along with office space. The building can be used for a variety of industrial uses.

The building is of pre-cast construction with glass and some architectural articulation to include metal louvers over the two potential offices spaces. The docks are located at the rear of the building with parking along each side and the ability to land-bank additional parking on the east side of the building. The plans indicate on-site detention and a Staff condition of a right-of-way dedication along Douglas Road. Staff further recommends a requirement for this dedication plat

to be received and reviewed by staff prior to building permit issuance, with Council approval and recordation before occupancy.

The proposed landscaping meets Zoning Code requirements. Staff recommends additional screening for the transformer along Raddant Road as well as the installation of three (3) trees along the north parking lot.

The applicant is proposing LED fixtures. The table diagrams all indicate the fixtures comply with Zoning Code. Staff recommends no free-standing fixture shall exceed 20 ft. in height from grade and bases shall not exceed 18 inches. The applicant is providing 3 access points; 2 access points on Raddant Road and one on Douglas Road. Sidewalks are provided on both street frontages; however, the plans omit a connection to the entries. Zoning Code requires connection to a defined entrance. Staff recommends including the connection from the public sidewalks to each of the entrances on the building plans. Staff will review bicycle rack designs to make sure the appropriate number of spaces are available.

Staff recommends Findings for Approval in the Affirmative and approval of the Design Review subject to the aforementioned conditions. The applicant will need to complete a tax parcel consolidation application with Kane County. Discussion was held on the height of the light fixtures, luminary schedule, parking, Staff approving colors, etc.

Darrin Dehmlow, Principle Construction Corporation; and Mike Androwich, MidWest Industrials Funds (property owner) addressed the Commission. Dehmlow reported that the color selections have not been made for the building. This building is designed as a 2-tenant building with entrances located on the north side and south side of the building. The electrical service is located in the center of the building. The louvers are actually more of a decorative design to the pre-cast panel with $\frac{3}{4}$ of an inch recessed into the concrete panel. These panels could be painted to give the building some type of style. Darkened glass will be used to camouflage ceiling height and utilities. Metal sunshades (with blades) over the office areas are to minimize the amount of sun through the glass. Discussion continued on building design. Applicants are in agreement with the requested conditions.

Motion: To approve the Findings for Approval in the Affirmative for the project.

Maker: Joseph

Second: Harms

Roll Call: Gosselin – Aye, Harms – Aye, Joseph – Aye, LaLonde – Aye, Schneider – Aye. 5 Ayes, 0 Nays, 1 Absent. Motion carried.

Motion: To approve the Design Review subject to the following conditions:

- A. Submission of and Staff review of plat of dedication for Douglas Road prior to issuance of a building permit, with City Council approval and recordation before occupancy;
- B. Applicant consolidating existing lots via tax parcel consolidations, prior to issuance of a building permit;

- C. Revision of Landscape Plans to:
 - 1. Add screening for the proposed transformer location, subject to Staff review;
 - 2. Add 3 trees along the north side of the south parking lot, in island locations, subject to Staff review;
- D. Revision of Lighting Plan details to state light fixtures shall not be installed taller than 20 feet from grade, and concrete bases shall not exceed a height of 18 inches;
- E. Revision of Site and Engineering Plans to depict accessible sidewalk connections to the individual units, subject to Staff review; and
- F. Final Approval of Engineering Plans by City Staff.

Maker: Joseph

Second: Harms

Roll Call: Gosselin – Aye, Harms – Aye, Joseph – Aye, LaLonde – Aye, Schneider – Aye. 5 Ayes, 0 Nays, 1 Absent. Motion carried.

6. OTHER BUSINESS

LaLonde requested a briefing on the COW Committees conclusions reference One Washington Place. Strassman gave a brief review of the meeting. He noted that Shodeen presented 4 alternatives, which the Plan Commission has not seen. These alternatives did not remove units but did alter roof lines, facades, corners, add coloring, etc. The Committee did reach a consensus accepting of the number of the proposed units. Drawings of these alternatives were presented at this time. All drawings presented are located on the One Washington Place site of the City's web page. The Committee further concluded that it would take a sizeable building, a number of units and parking to make the project financially feasible. These alternatives will be before the Plan Commission for design review on March 15, 2017. Discussion was held on future projects.

7. ADJOURNMENT

There being no further business, motion to adjourn by Commissioner Harms. Second by Commissioner Gosselin. Voice Vote. All in favor. The meeting was adjourned at 7:38 p.m.

The next meeting is scheduled for Wednesday, March 1, 2017 beginning at 7:00 p.m.

Respectfully submitted by Cheryl A. Shimp, Recording Secretary