

MINUTES
May 18, 2022
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

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

2. Roll Call:

Members Present: Vice-Chair LaLonde; Commissioners Peterson, Joseph (joined at 7:15pm), Harms and Moore

Members Absent: Chair Gosselin

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: April 20, 2022

Motion: To approve the minutes from April 20, 2022

Maker: Moore

Second: Peterson

Roll Call Vote: **Aye:** Moore, LaLonde, Peterson, Harms

Nay: None

4-0 Vote, 2 Absent, Motion carried.

5. Belle Tire, 1980 McKee Street, Enright Architects, Applicant

- **PUBLIC HEARING: Amendment to the Zoning map for a Planned Development Overlay District at McKee Street (Amending a Planned Development granted by Ordinance 19-15 and modified by Ordinance 21-45)**
- **Design Review**

Motion: To open the Public Hearing

Maker: Peterson

Second: Harms

Roll Call Vote: **Aye:** Peterson, LaLonde, Harms, Moore

Nay: None

4-0 Vote, 2 Absent, Motion carried.

The Public Hearing was opened at 7:03pm.

Rackow reviewed the memo regarding the amendment to the Zoning Map for a Planned Development Overlay District at McKee Street and Design Review with the Plan Commission (PC). The PC viewed and discussed the site plan and building design. The PC viewed the documents for turning radius, elevations, lighting, photometrics, and landscape plan.

Chris Enright, Chris Enright Architects, addressed the PC. He discussed Belle's expansion in the Chicagoland area. The proposed building is their standard rectangular prototype.

**Commissioner Joseph entered the meeting at 7:15pm*

The Commission discussed sidewalks, turning radius for a WD67 tractor with 53" trailer, accommodating extended cabs for trailers, flag pole and added pavement in the rear of the building. Vice-Chair LaLonde commented that the extra pavement in the rear seems excessive and asked the architect to explain the need in their operation that requires that entire pavement. Enright answered that there are a variety of vehicles that maneuver in that area and that whole back area from the east side of the building where the truck will try to angle in and deliver the tires to that back door. That is also where the pick up is for scrap tires as well. That becomes staging for vehicles for delivery and pick up or just maneuvering.

Vice-Chair LaLonde stated that he thinks that this is an attractive building and that the layout makes a lot of sense. The bays are generally hidden from view and blocked from the south by the Great Escape building. Access from the rear makes it logical for the public area of the building to be in the front towards the street. Overall, he has no issues with the building or the site layout.

Vice-Chair LaLonde asked if there were any comments from the public. There were none.

Motion: To close the Public Hearing
Maker: Harms
Second: Joseph
Roll Call Vote: **Aye:** Harms, Joseph, Moore, Peterson, LaLonde
Nay: None
5-0 Vote, 1 Absent, Motion carried.

The Public Hearing closed at 7:40pm.

Motion: To approve the Zoning Map amendment Findings per staff's recommendation
Maker: Peterson
Second: Moore
Roll Call Vote: **Aye:** Peterson, LaLonde, Harms, Joseph, Moore
Nay: None
5-0 Vote, 1 Absent, Motion carried.

Motion: Recommend City Council approval to amend the Zoning Map to modify the Planned Development Overlay District for 1980 McKee Street, in general conformance with the plans attached to this memo, subject to the seven modifications to the Zoning Code and two conditions per staff's recommendation

Maker: Peterson

Second: Harms

Roll Call Vote: **Aye:** Peterson, LaLonde, Harms, Joseph, Moore
Nay: None
5-0 Vote, 1 Absent, Motion carried.

Motion: To approve the Design Review Findings

Maker: Joseph

Second: Harms

Roll Call Vote: **Aye:** Joseph, Moore, Peterson, LaLonde, Harms
Nay: None
5-0 Vote, 1 Absent, Motion carried.

Motion: To approve the Design Review for Belle Tire 1980 McKee Street in conformance with the plans conditionally approved for the Planned Development Overlay and City Council approval of those actions

Maker: Joseph

Second: Harms

Roll Call Vote: **Aye:** Joseph, Gosselin, Moore, Peterson, LaLonde, Harms
Nay: None
5-0 Vote, 1 Absent, Motion carried.

6. Matters from the Public (for items not on the agenda)

There were no matters from the public for items not on the agenda.

7. Other Business

Peterson asked when the PC could go back to in person meetings. Rackow answered the June 1st meeting is scheduled to be virtual and depending on what the Governor declares that could be the last virtual meeting.

Rackow announced that at the next meeting the PC would be reviewing a variance for building height for the Emagine Theater that is replacing the Randall 15. Rackow announced that Moka Coffee was approved by City Council this past Monday.

Vice-Chair LaLonde stated that he would be missing the next PC meeting would will be available for the June 15th meeting.

8. Adjournment

There being no other business to discuss, Vice-Chair LaLonde 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 7:58pm.

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Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary