

VILLAGE OF BARTLETT
COMMITTEE MINUTES

June 16, 2015

President Wallace called the Committee of the Whole meeting to order at 7:22 p.m.

Present: Trustee Arends, Camerer, Carbonaro, Deyne, Hopkins, and Reinke

Also Present: Village Clerk Lorna Giless, Village Administrator Valerie L. Salmons, Assistant Village Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Assistant Finance Director Todd Dowden, Community Development Director Jim Plonczynski, Assistant Building Director Don Fredericks, Public Works Director Dan Dinges, Public Works Engineer Bob Allen, Chief Kent Williams, Head Golf Professional Phil Lenz, and Attorney Bryan Mraz

PLANNING & ZONING COMMITTEE

Brewster Creek Business Park (Ace Relocation) Site Plan & Special Use – Building Height

Chairman Reinke asked Community Development Director Jim Plonczynski to review the agenda item.

J. Plonczynski explained that the project is one by a long time property owner and builder in the Business Park – Triumph Development. He stated that they are proposing to build on Lot 4 & 6 for Ace Relocation. The petition is for a site plan and special use for the height of the building to be 38 feet and the site plan review for a 50,000 square foot industrial building. The lot is 4.7 acres. Ace Relocation is a relocation company that does military relocation, primarily, but also does regular moving. The proposed building will be constructed of smooth form finished gray pre-cast concrete wall panels with brown accents. Triumph Development has built a number of buildings in the park and has done an excellent job throughout the years. The site plan shows 8 exterior docks including one drive-through door on the south side of the building. There will be a truck scale and two curb cuts are proposed along Hecht Drive. The landscaping plan will incorporate all the requirements of the Village's landscaping plan for the parking and perimeter. The Zoning Ordinance requires 61 spaces for this use. The site plan identifies a main parking lot on the southwest side of the building containing a total of 64 car parking spaces, including two handicapped accessible spaces which exceeds the ordinance requirements. There are also 33 truck parking spaces. Landscaping plans are currently being reviewed as are the engineering and lighting plans. Staff recommends forwarding the petition to the Plan Commission for further review and to conduct the public hearing for the special use. Jeff Dublo from Triumph is present to answer any questions.

Trustee Deyne asked what the additional height of 3-feet will be used for.

J. Dublo explained that the development will be basically pod storage. The pods will be stacked and stored in the facility and then taken out when needed. A 32-foot clear height is needed inside the building, which brought us to the 38-foot tall building.

Trustee Deyne clarified that the Plan Commission previously approved a height variation on a prior building.

J. Plonczynski responded yes; a few buildings have received a variation for building height. The most recent is Rhino-Dox which is a legal storage company with stacking units as well.

President Wallace asked what the height variance was for Rhino-Dox.

J. Plonczynski responded that Rhino-Dox is actually much taller than the proposed request. Rhino-Dox went up to 48-feet.

Chairman Reinke asked if the Village's building height restrictions are too stringent if everyone has to come in for a height variation.

J. Plonczynski responded that is a good question because a lot of people that are having the additional stacking; some can build within it and some have to ask for the variation. He stated that building has been down in the industrial parks and only two building have been constructed in the last couple of years. Of those, one asked for a special use and one built within the confines of the existing requirement. Now, Ace Relocation is the second one requesting a height variance. It is something that staff can look into.

J. Dublo added that it used to be a 30-foot structural clear height inside a building was what everyone thought they wanted. Over the last four years, the new term 32-foot clear height came along. More and more buildings are being built at 32 feet.

Trustee Deyne recalled that the Plan Commission wanted to review what the usage may be. He suggested that the building height requirement may have to be changed.

President Wallace agreed.

J. Plonczynski stated that we also looked at a staff review of the site plan so that if you increase the height of the special use and change the ordinance to allow staff to do the site plan, then this situation would be done as a building permit and staff review only.

Chairman Reinke stated that the topic of changing the zoning ordinance would be a discussion for another meeting.

Administrator Salmons clarified that the Board would like staff to bring back the notion of increasing the height and discuss making that amendment.

Chairman Reinke responded yes.

President Wallace asked if the special use is impeding the timing of the building.

J. Dublo responded that the company needs to move in at the end of November, so the timing is fine with this particular project. He stated that he is working on another project where there will be the same clear height request, so he would have to come back in front of the Board in a few months on that project.

President Wallace responded that hopefully the ordinance will be amended by then.

Chairman Reinke stated that he had a hard time looking at the location map and judging how big the adjacent lots are. They are both irregular shapes. He asked if they are both buildable lots.

J. Plonczynski explained that it is an area that Rana Pasta is located in. Rana has purchased all of this to this location (referring to exhibit) and will soon come in for a site plan amendment and building addition. As a matter of fact, Rana, at one time, wanted to buy all of it but because Jeff's company had already sold this, they are going to buy this much (referring to exhibit). That will leave the corner lot for Jeff to build another building there.

There being no further comments or questions, Chairman Reinke forwarded the item to the Plan Commission for further review.

President Wallace entertained a motion to adjourn the Committee of the Whole meeting.

Moved by Trustee Camerer
Seconded by Trustee Carbonaro

Motion carried.

President Wallace adjourned the Committee of the Whole meeting at 7:30 p.m.