

APPROVED

PC mtg 5/3/2016

PLANNING, ZONING &
ENVIRONMENTAL CONCERNS

REGULAR MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
HELD AT THE ROBERT J. HOMOLA
MUNICIPAL BUILDING, DUPAGE COUNTY
201 SOUTH BLOOMINGDALE, ILLINOIS 60108 ON
MARCH 15, 2016 AT 7:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by
Chairman Brice at 7:02 p.m.

2. ROLL CALL

Upon roll call by the recording secretary, the following Commissioners were:

Present: Commissioners Jaster, Coleman, Shannon and Smith

Absent: Commissioner King and Chairman Brice

Quorum Present

Also Present: Mr. S. Gascoigne - Village Development & Planning
Mr. B. Prohaska - Assistant Village Engineer
Mr. M. Castaldo - Village Attorney

3. PLEDGE OF ALLEGIANCE

Due to Chairman Brice not being present tonight, a motion was made to elect
a Vice Chairman.

Moved by Commissioner Smith, seconded by Commissioner Shannon to name
Commissioner Jaster to Vice Chair the meeting tonight.

Ayes: Commissioners Smith, Shannon, Coleman and Jaster

Nays: None

Absent: Commissioner King and Chairman Brice

Motion Declared Carried

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4. APPROVAL OF MINUTES – MARCH 1, 2016

Moved by Commissioner Smith, seconded by Commissioner Shannon to approve the March 1, 2016 Planning and Zoning Commission meeting minutes.

Ayes: Commissioners Jaster, Shannon, Coleman and Smith

Nays: None

Absent: Commissioner King and Chairman Brice

Motion Declared Carried

5. 255-270 MADSEN/IDI GAZELEY/FINAL SITE PLAN/EXCEPTIONS - (FIRST HEARING) – 2016-104

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, dated February 17, 2016

Exhibit # 2 - Notice of Public Hearing, dated February 23, 2016

Exhibit # 3 - Affidavit of Compliance, dated February 20, 2016

Exhibit # 4 - Application Agreement, dated February 17, 2016

Exhibit # 5 - Affidavit of Disclosure, dated February 22, 2016

Exhibit # 6 - Notice to Surrounding Property Owners
(17) Notices Received, (3) Notices Not Received
Affidavit of Mailing, dated February 20, 2016

Exhibit # 7 - Material Sample Board

The following people were sworn in for the hearing.

Mr. Tom George – Representative of IDI

Mr. Bill Scheck - Architect, Formations Architects, 650 E. Devon, #175,
Itasca, IL

Mr. Matt Kramer - Engineer, Jacob & Hefner, 1910 S. Highland, #100,
Lombard, IL

Mr. Tom George of IDI introduced himself. Exhibit # 7 was introduced into the record, which is a material sample board. He stated that they are here tonight to talk about the three buildings that they propose to build in the Bloomingdale Corporate Center. It will be the last three lots in the park. It is a six lot subdivision. They started the park in 2001. He said the intent is to build Buildings A, B and C. They will be very high quality facilities. They will have a similar look and feel. They are trying to be very sensitive to the look from the street. They will have screening with a precast wall to screen the trucks. Building B will be the largest of the three buildings. It is predominantly set up for one tenant; it could have two. He stated that they have worked out everything with the Fire Department. He stated that they have the material sample board, and he goes over this.

Mr. Gascoigne referred to 255 Madsen, which is on the south side. The property is zoned BP Business Park, 75 and 250 acres. The site itself is about 4.5 acres. The proposed facility is approximately 52,000 square feet. They are doing a service parking lot for 63 vehicles with landbanking for up to 18 additional, as well as 6 truck loading positions with the potential for 2 additional. He showed the Plan Commission where the 18 landbanked spots are located that they may need in the future depending on their user. The 2 truck docks on either end could go either way depending on the tenant's need once that has been determined.

In terms of the bulk regulations for this building itself, all of them are met. On this particular building, 63 spaces are proposed with the additional 18 and only 52 are required. There are two uses essentially that could be permitted here. They are looking at a light industrial use and the other is warehouse.

Mr. Gascoigne referred to the landscaping plan and went over it with the Planning and Zoning Commission.

Mr. Gascoigne stated that the sign is probably their biggest request in terms of exceptions. It is similar to what they requested for 260 Madsen and the sign kind of meets that design profile. The code currently as it is written provides for one sign for the entire office park and not for each building. Historically, they have come through and requested one sign per building. This requires an exception. The proposed sign is 51 square feet in lieu of the 35 square feet allowed. This particular one is 5 feet from Madsen in lieu of the 15 feet required. Similar to the 260 Madsen they also requested a 1.5 thickness in lieu of the 1 foot, 4 inches that is generally allowed. The code also has a provision that requires light text on a dark face, and they are asking for the light with dark text so reverse. This sign will be internally illuminated. He said he thinks the only thing that is different between this

request and the one for 270 Madsen is the location of the sign. There is another code provision which requires that the sign be constructed with stone masonry similar to the 260 Madsen building, and they are asking for an exception to that.

Mr. Gascoigne stated that the applicant did not identify a public sidewalk, and they should confirm that none is proposed.

Mr. Gascoigne said one of the other considerations both for this one and for the 270 Madsen building is that they are asking for permitting overnight parking similar to what they did for 260 Madsen.

He stated that this site currently does contain handicapped spaces. They do meet that requirement. The fact that they are landbanking some parking spaces, depending on what they do with the parking spaces versus the truck loading, they just need to understand that there may be additional handicap required depending on how they treat that landbanked parking in the future.

He stated similar to 260 Madsen, they need to confirm that all downspouts are internalized. They also need to do that with the mechanical equipment and confirm that everything is screened and that the screening will be as tall as the highest piece of equipment.

Mr. Gascoigne stated that this request will require appealing Ordinance No. 2004-31, which approved a final site plan and amended Ordinance No. 2000-21 for the IDI Bloomingdale Corporate Center, which was never built. They will need an exception to allow a multi-tenant monument sign as in the submittal and presented to the Planning and Zoning Commission this evening, dated August 26, 2015 and revised September 15, 2015 and again on February 9, 2016. They are requesting an exception to allow seed and blanket in lieu of sod, pursuant to Ordinance No. 2000-21. They are asking for an exception to allow overnight parking of tractors and trailers in loading positions adjacent to the building. The same tractors and trailers may be parked each night and exceed 48 hours in duration but will always be parked in positions adjacent to the building. Disabled or non-operable trucks or trailers shall not be permitted in the Business Park. Also, a final site plan approval is required.

Mr. Gascoigne referred to 270 Madsen. The property is zoned BP Business Park for 75 to 250 acres. This is approximately a ten acre site. The building itself and the facility itself is approximately 154,000 square feet with a service parking lot for 85 vehicles and landbanking for an additional 100 and 15 truck loading positions with the potential for an additional 13.

He stated when working with the applicant, staff was careful to advise them about a man door on the back for emergency access and lighting, and to maybe remove the lighting. The petitioner was fine with this and removed all of the lighting there.

He stated that the Fire Department had some concerns with circulation on the site and not having a turn around here. He shows where a parking lot will function simply as an emergency vehicle turnaround if and when needed.

Mr. Gascoigne stated that on the east side they have eliminated two parking spaces to provide a truck turnaround and in doing so what they had to do in eliminating the spots is to minimize two of their islands down to one parking space instead of two. This is not a huge issue but something to consider.

Mr. Gascoigne stated that in regard to the building setbacks, this building will meet all of the requirements including the 75 foot setback, which is an exception to this lot. The only setback issue they would have would be on the east setback for that parking lot where they would be 10 feet from the property line instead of the 25-foot that is required.

He stated that they have 85 spaces proposed with an additional 99 landbanked. This exceeds the requirement for the warehouse, the 1 per 2,000, but if they had a tenant that came in that wanted to do the light industrial they would have to construct at least a portion of that western parking lot in order to meet those parking requirements.

In regard to the Fire District's request, the applicant has revised its site plan to provide the connection between the parking lots of 260 Madsen and 270 Madsen. This modification should be documented and made part of the approved ordinance of this development.

The exceptions here would be for the exception for the parking lot on the east property line, exception to allow a multi-unit monument sign, exception to allow overnight parking, exception to allow seed and blanket in lieu of sod, and a final site plan approval.

Commissioner Jaster inquired if we have a requirement as far as the 48 hour overnight truck parking that these trucks not be left running.

Mr. Gascoigne stated that he does not know if we have that requirement. He said they could definitely put this in the motion.

The petitioner stated that there are noise ordinances, and they need to abide by them.

Mr. Gascoigne said the Planning and Zoning Commission should decide what time trucks need to be turned off.

Commissioner Smith inquired about when there is separation between residential and industrial, if the berm is fairly well self-sustained or do they have to be maintained to retain their original quality.

Mr. Prohaska said in this particular case, the berm is naturally planted. If some of the trees die, the property owner should be replanting them so the general appearance remains the same. It is really more of any embankment, which has been there for about 15 years and it has been standing there pretty much undisturbed for a long time as the property lies vacant.

Mr. Prohaska referred to his memorandum, dated March 8, 2016. The developer has submitted near final engineering plans for both buildings. He has reported his intentions to build Buildings A, B and C concurrently during this construction season. They want to get started very quickly in the spring and hope to be able to deliver the buildings to clients by the end of the year. They have prepared their plans and tried to address all of the issues. In the engineering reports, there is a variety of different issues of technical nature that would be very consistent with final reviews of the plans, such as more detail needed for the height of the sign or things like that. There are a couple of important items that he wants to bring forward. The first one has to do with Building B. There is another code exception being sought by the developer for a portion of the parking lot not to have concrete curbing, which is required by Section 11-13-4(K)4 of the Village Code. The section of the parking lot that is uncurbed is the emergency fire lane on the west side of Building B so all of the parking lot and truck loading area would be curbed up to the very southwest corner of Building B and as they go across the corner to the fire lane turnaround that area is proposed to be uncurbed. If at some time the building occupant wants to build more parking back there, it would have to be curbed and that is shown on the drawings that they have here tonight. He stated that on Buildings B and C there are some wetland areas on the properties. Building C is setback far enough from the wetland area so there is no special management needed to address the building near the wetland. They are going to drop the wall of the building on Building C below the floor of the building so that the grading outside of the building next to the wetlands remains relatively flat. On Building B, as part of the engineering investigations late last year, it was discovered that the wetland area next to the railroad has grown a little bit over the last 17 year, and they are proposing to fill in part of that wetland. The fill of that wetland amounts to about 0.08 acres. They would be mitigating that through the County Wetland Mitigation Banking System. The project is also proposing a large Best Management Practice for water quality, which would be located just to the

east of the wetland that would help with the water quality in the drainage basin which runs further to the east into the large wetland system. The developer is currently working with a core of engineers to obtain their letter of no objection. He said they have met with the county so they are onboard on what is happening here. The developer has committed to not working in the wetland or the wetland buffer until such time that they wrap up their documentation.

Moved by Commissioner Shannon, seconded by Commissioner Smith to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner King and Chairman Brice

Motion Carried

The following people were sworn in for the hearing.

Julie Neuberg-Labant - 528 Mandarin, Bloomingdale, IL

Ms. Julie Neuberg-Labant introduced herself to the Planning and Zoning Commission. She resides at 528 Mandarin, Bloomingdale, Illinois. She stated that her lifestyle is very important to her. She wants to make sure that they address the noise and lighting issues that may intrude upon them. She is happy to hear what the Planning and Zoning Commission tonight are asking of the petitioner. She stated that they do get noise at night so if they can do anything to address this.

Moved by Commissioner Shannon, seconded by Commissioner Coleman to close the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner King and Chairman Brice

Motion Carried

Moved by Commissioner Smith, seconded by Commissioner Shannon to recommend approval of the following requests and relief relative to the request for the development and construction of new office/warehouse building, at the property commonly referred to as 255 Madsen Drive: (1) repeal Ordinance No. 2004-31 which approved a final site plan and amended ordinance 2000-21 for IDI Bloomingdale Corporate Center, specific to 255 Madsen, which was never built; (2) an exception to allow a multi-tenant monument sign as depicted in the petitioner's submittal and presented to the Planning and Zoning Commission on March 15, 2016, which is dated 8/26/2015 and revised 9/15/2015 and again on 2/9/2016; (3) an exception to allow seed and blanket in lieu of sod, pursuant to Ordinance 2000-21; (4) an exception to allow overnight parking of tractors and/or trailers in loading positions adjacent to the building. The same tractors and trailers may be parked each night and exceed 48 hours in duration but will always be parked in positions adjacent to the building. Disabled or non-operable trucks or trailers shall not be permitted in the business park; and (5) final site plan approval. The recommendation of approval made hereby shall be, and is hereby, made subject to the following conditions: (1) no portion of a vehicle, engine or standby for trailers, shall remain idling or running between the hours of 10 p.m. and 6 a.m.; (2) the petitioner shall comply with the conditions and agreements stated in the letter from IDI Gazeley and dated March 9, 2016; (3) the petitioner shall comply with the requirements set forth in the memo of the Bloomingdale Fire Protection District dated March 11, 2016; and (4) the petitioner shall comply with the requirements set forth in the memo provided by the Engineering Department, dated March 8, 2016.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner King and Chairman Brice

Motion Carried

Moved by Commissioner Smith, seconded by Commissioner Coleman to recommend approval of the following requests and relief relative to the request for the development and construction of new office/warehouse building, at the property commonly referred to as 270 Madsen Drive: (1) exceptions for Parking Lot/Landscaping setbacks; (2) an exception to allow a multi-tenant monument sign as depicted in the petitioner's submittal and presented to the Planning and Zoning Commission on March 15, 2016, dated 8/26/2015 and revised 9/15/2015 and again on 2/9/2016; (3) An exception to allow seed and blanket in lieu of sod, pursuant to Ordinance 2000-21; (4) an exception to allow overnight parking of tractors and/or trailers in loading positions adjacent to the building. The same tractors and trailers may be parked each night and exceed 48 hours in duration but

will always be parked in positions adjacent to the building. Disabled or non-operable trucks or trailers shall not be permitted in the business park; (5) an exception to allow a portion of a parking lot to not be improved with a concrete curb; and (6) final site plan approval. The recommendation of approval made hereby shall be, and is hereby, made subject to the following conditions: (1) no portion of a vehicle, engine or standby for trailers, shall remain idling or running between the hours of 10 p.m. and 6 a.m.; (2) the petitioner shall comply with the conditions and agreements stated in the letter from IDI Gazeley and dated March 9, 2016; (3) the petitioner shall comply with the revised dimensional control and paving plans that identify an emergency vehicle connection between 260 and 270 Madsen, prepared by Jacob & Hefner Associates and revised most recently on 3/8/16. Said connection point shall be a permanent controlled access for emergency vehicles only, and the applicant shall provide to the Village a maintenance agreement to be executed by the applicant, subject to the review and approval of the Village Engineer and the Village Attorney; (4) the petitioner shall comply with the requirements set forth in the memo of the Bloomingdale Fire Protection District dated March 11, 2016; and (5) the petitioner shall comply with the requirements set forth in the memo provided by the Engineering Department, dated March 8, 2016.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner King and Chairman Brice

Motion Carried

6. OLD BUSINESS - None

7. NEW BUSINESS

There will be a meeting the first week of April (April 5). Mr. Gascoigne read to the Planning and Zoning Commission former Commissioner Fangusaro's thank you note.

8. CITIZENS TO BE HEARD - None

9. ADJOURNMENT

Moved by Commissioner Coleman, seconded by Commissioner Shannon to adjourn the March 15, 2016 Planning and Zoning Commission meeting at 8:02 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner King and Chairman Brice

Motion Declared Carried

Respectfully Submitted,

A handwritten signature in cursive script that reads "Sandra Aronson". The signature is written in black ink and is positioned above a horizontal line.

Sandra Aronson, Recording Secretary
of the Planning and Zoning Commission