

**MINUTES OF THE PLAN COMMISSION**  
**August 22, 2016**

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:01 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Amy Flores, Matthew Krummick, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: William Cotey.

A quorum was established.

Village Staff present: John Spoden, Director of Community Development; and David Smith, Senior Planner.

Commissioner Flores moved, seconded by Commissioner Schultz, to approve the July 11, 2016, Plan Commission meeting minutes.

Motion carried 6 - 0.

Commissioner Flores moved, seconded by Commissioner Schultz, to approve the July 25, 2016, Plan Commission meeting minutes.

Motion carried 6 - 0.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**PC 16-25      Bleck & Bleck Architects, LLC, Applicant  
520 E. Church Street**

**Request is for a Special Use Permit for Warehousing and Storage for property located in the I-3 General Industrial District.**

Mr. David Smith, Senior Planner, introduced the request for the Special Use Permit. Mr. Smith stated that the petitioner, Robert F. Bleck, of Bleck & Bleck Architects, is seeking approval for a Special Use Permit for Warehousing and Storage for property located in the I-3, General Industrial District at 520 E. Church Street.

Mr. Smith stated that the property previously operated as the Foulds, Inc. pasta manufacturing facility in the 3-story manufacturing building on Church Avenue on the east half of the property. He stated that the smaller 24,000 square foot existing 1-story warehouse building located on the west end of the site at the northeast corner of Church Street and Second Street had an ancillary purpose for the Foulds, Inc. pasta manufacturing operation. Mr. Smith stated that Foulds, Inc. has recently ceased operations leaving both buildings currently unoccupied.

**Minutes of the August 22, 2016, Plan Commission Meeting**  
**Page 2 of 4**

Mr. Smith stated that the current proposal is to use the existing smaller building for general warehousing with no plans to redevelop the site at this time other than maintenance.

Mr. Robert Bleck, architect and agent for the petition, stated that the building has been used for off-street loading for the past 55 years for the Foulds, Inc. manufacturing facility. He stated that they do not anticipate that the frequency of truck deliveries would exceed 2 or 3 times per week and that there would be a very low noise impact. He stated that there would be five employees or less on site at any given time and that there would not be a parking issue.

Mr. John Spoden, Director of Community Development, stated that one of Staff's recommended conditions for approval includes that there should be no overnight deliveries or truck idling. He stated that they will be required to meet the 15% or less of the lot area for any outdoor storage. He stated that the Building Division will still need to do on-site inspections and the building will need to be brought up to code before an occupancy permit can be issued.

Mr. Charles Fiore, 300 E. Church Street, stated that he is concerned that the tenants or property owner will dump trash or store items without screening along the north side of the building.

Mr. Bleck stated that the land area along the north side of the building belongs to the railroad and does not belong to Foulds.

Mr. Fiore stated that he is concerned that there will not be enough parking on site to accommodate future users of building.

Mr. Bleck stated that the parking lot contains 60 parking spaces that are devoted to the two buildings on the land that is single ownership. He stated that he does not anticipate that there will be a parking problem.

Chairman Moore asked what would happen if part of the lot is sold and would this affect future development. Mr. Spoden stated that in this scenario it would most likely trigger the need for a Planned Development.

Mr. George Green, 341 Third Street, stated that the current tenant in the building, Harbortown, receives more than 3 deliveries each week. He stated that there is truck idling all the time. He stated that he has seen kids get into the factory building on the property all the time and is concerned about the lack of supervision on the site. He stated that the property is dark at night lacking enough lighting for security.

Mr. Spoden stated that Mr. Green or anyone may contact the police if they observe suspicious activity.

Commissioner Oakley asked if there will be any outdoor storage. Mr. Chris Bradley, property owner, stated that there will not be any outdoor storage.

Commissioner Semmelman asked the petitioner if they will agree to the delivery time and truck idling restrictions proposed by Staff. Mr. Bradley stated that they will agree to those conditions.

**Minutes of the August 22, 2016, Plan Commission Meeting**  
**Page 3 of 4**

Commissioner Schultz stated that he is concerned about the potential lack of security.

Mr. Bradley stated that once he is able to get the building occupied and the revenue comes in, they will begin to rehab the site and then improving the security concerns and eventually incorporate better exterior lighting for the property.

Chairman Moore asked how far along is the owner in bringing the building up to code. Mr. Bradley stated that they are between 80% and 90% complete with the outstanding Building Code issues.

Chairman Moore asked the petitioner if they agree to all of the conditions proposed by Staff. Mr. Bradley stated that they agree.

Mr. Fiore stated that he is still confused the how the north side of the building will not become an outdoor storage area for the applicant.

Mr. Bleck stated that the north side of the building is land that does not belong to the Fould's owner and that the owner will not use that land as an outdoor storage area.

Chairman Moore asked the applicant what they would like for the Plan Commission to do tonight regarding their petition. Mr. Bleck stated that they would like for the Plan Commission to render their recommendation to the Village Board.

*In the matter of PC 16-25, Commissioner Semmelman moved, seconded by Commissioner Schultz, to recommend the Village Board of Trustees approve a Special Use Permit for Warehousing and Storage for property located in the I-3 General Industrial District, subject to the following conditions:*

- 1. That there be no truck deliveries or truck idling taking place after 9:00 p.m. or prior to 7:00 a.m.*
- 2. That with each new lease agreement between the property owner and any future tenant occupant there shall be an Occupancy Permit application submitted to the Village for review and approval prior to such tenant obtaining occupancy of the subject building.*
- 3. The current occupant at 520 E. Church Street, Harbortown Industries, shall secure their Occupancy Permit prior to any further occupancy of this building.*
- 4. That all applicable regulations as governed by the Occupational Safety & Health Administration as it relates to requirements for warehousing and storage such as the handling, storage, use, and disposal of warehouse items shall be complied with.*
- 5. That all other all other building violations as identified by the Fire Department and Building Division are rectified prior to Village Board approval for the Special Use Permit.*

*Motion carried 6 - 0.*

*Ayes: Moore, Flores, Krummick, Oakley, Schultz, Semmelman*  
*Nays: None*  
*Absent: Cotey*

**Minutes of the August 22, 2016, Plan Commission Meeting**  
**Page 4 of 4**

**COMMUNICATIONS AND DISCUSSION:**

Mr. John Spoden, Director of Community Development, stated that September 12, 2016, meeting will be a full night. He stated that the Cambridge Homes application to subdivide the property at Stewart and Florence was sent back to the Plan Commission by the Village Board because the petitioner had substantially changed the Site Plan. He stated that the Roanoke Development Group will be before the Plan Commission at their September 26, 2016, meeting for the proposed residential development along Butterfield Road.

Commissioner Flores moved, seconded by Commissioner Schultz, to adjourn the Plan Commission meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:25 p.m.