

**MINUTES OF THE PLAN COMMISSION**  
**April 26, 2021**

The regular meeting of the Plan Commission was conducted virtually due to public health concerns and called to order by Chairman Mark Moore at 7:05 p.m.

Members present: Chairman Mark Moore, Amy Flores, Matthew Krummick, Walter Oakley, Richard Pyter, Kurt Schultz, and Eric Steffe.

Members absent: None.

A quorum was established.

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

Others present: Brooke Lenneman, Village Attorney.

Commissioner Steffe moved, seconded by Commissioner Pyter, to approve the March 15, 2021, Plan Commission meeting minutes.

Motion carried 6 - 0.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**PC 21-07     Durable Inc./Garden Investment Co., Applicant**  
**1530 Artaius Parkway**

**Request is for a Text Amendment to Chapter 26 (Zoning Code), Section 26-16-8.5, Authorized Variations – Board of Trustees, to vary certain parking and loading requirements regarding Section 26-10-2.4, design and maintenance requirements, as it relates to Off-Street Loading in the I-1, I-2, and I-3 Industrial Districts.**

**PC 21-08     Durable Inc./Garden Investment Co., Applicant**  
**1530 Artaius Parkway**

**Request is for a Site Plan Permit in order to construct truck dock loading area improvements and to expand parking lot area for property located in an I-1, Limited Industrial District.**

Mr. David Smith, Senior Planner, stated that the petitioner, Darren Anders, Durable Packaging International, is requesting a Text Amendment to the Zoning Code, a Site Plan Permit, and multiple variations in order to construct truck dock loading area improvements and to expand parking lot area for property located in an I-1, Limited Industrial District at 1530 Artaius Parkway. Mr. Smith stated that the Plan Commission may recall that in 2019 Durable Packaging International requested

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and was granted a Special Use Permit for the 1530 Artaius Parkway property for the manufacturing of aluminum foil/wax paper rolls, inner paper cores and assembly and packaging of boxes to support the final assembly and distribution of such products. Mr. Smith stated that at that time the petitioner simply sought approval for their land use and occupancy without site improvements.

Mr. Jared Kenyon, Kimley-Horn: Planning and Design Engineering Consultants and agent on behalf of Durable Goods, presented the proposed improvements to the site and building. He stated that they agree to the Staff review comments found in the DRC Staff Review Report but that it may be a challenge to preserve one of the trees that they have indicated for removal in their plans.

Mr. John Spoden, Director of Community Development Department, stated that Staff can review the tree removal issue at time of construction permit application submission.

Commissioner Steffe stated that he supports the petitioner's request and recognizes the unique circumstances of the subject site abutting a private road and located in an industrial area.

Commissioner Shultz stated that he supports the petitioner's request and that the nature of the building orientation would make it difficult to make the necessary improvements without approving the petitioner's requests.

Commissioner Pyter asked for clarification as to whether the scope of work includes making truck dock improvements on the north end of the building or not. Mr. Kenyon stated that there will be no trucks along the north end of the building.

Commissioner Oakley stated that he supports the petitioner's requests.

Commissioner Flores stated that she supports the petitioner's requests.

Chairman Moore stated that he is concerned about the requested Zoning Code text amendment having a profound impact upon multiple zoning districts throughout the Village.

Mr. Spoden stated that there was an attempt at incorporating limitations by only listing the three Industrial Districts.

Chairman Moore stated that there might be some circumstances in other locations where the type of variations being sought by the petitioner would not be warranted.

Darren Anders, Durable Goods, stated that he is concerned about the zoning process and that they are in need to make the modifications as soon as possible.

Ms. Brooke Lenneman, Village Attorney, stated that the petitioner is able to poll the Board before asking for a vote.

Commissioner Steffe stated that he is supportive of the project as presented.

Commissioner Schultz stated that he is supportive of the project as presented.

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Commissioner Pyter stated that the text amendment should be further modified to be more restrictive.

Commissioner Oakley stated that he is supportive of the project as presented.

Commissioner Flores stated that she is supportive of the project but should remove the I-2 and I-3 Industrial Districts out of the text amendment proposal.

Commissioner Krummick stated that he is supportive of the project but should remove the I-2 and I-3 Industrial Districts out of the text amendment proposal.

Chairman Moore stated that the text amendment should be further modified to be more restrictive.

Mr. Anders stated that he concurs that it makes more sense to remove the I-2 and I-3 Industrial Districts out of the text amendment proposal. He stated that he is ready for the Board to make a recommendation to the Village Board tonight.

*In the matter of PC 21-07, Commissioner Steffe moved, seconded by Commissioner Schultz, to recommend that the Village Board of Trustees approve a Text Amendment to Chapter 26 (Zoning Code), Section 26-16-8.5, Authorized Variations – Board of Trustees, to vary without limit Section 26-10-2.4, regarding design and maintenance requirements, as it relates to Off-Street Loading in the I-1 Limited Industrial District.*

*Motion carried 6 - 1.*

*Ayes: Flores, Krummick, Oakley, Pyter, Steffe, Schultz*  
*Nays: Moore*  
*Absent: None*

*In the matter of PC 21-08, Commissioner Steffe moved, seconded by Commissioner Oakley, to recommend that the Village Board of Trustees approve a Site Plan Permit in order to construct truck dock loading area improvements and to expand parking lot area for property located in an I-1, Limited Industrial District, in accordance with the plans submitted.*

*Motion carried 6 - 1.*

*Ayes: Flores, Krummick, Oakley, Pyter, Steffe, Schultz*  
*Nays: Moore*  
*Absent: None*

**STAFF COMMUNICATIONS AND DISCUSSION:** None.

Commissioner Steffe moved, seconded by Commissioner Krummick, to adjourn the Plan Commission meeting.

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Motion carried 7 - 0.

Meeting adjourned at 8:50 p.m.