

VILLAGE OF HARTLAND
JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, JULY 17, 2017
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: David deCourcy-Bower, Tim Hallquist, Jeff Pfannerstill, James Schneeberger and Randy Swenson. Excused: Tim Fenner and Jack Wenstrom.

Others Present: Administrator Cox, Building Inspector/Zoning Administrator Hussinger and Deputy Clerk Meyer.

Roll Call

1. Motion (deCourcy-Bower/Schneeberger) to approve the Jt. Architectural Board/Plan Commission Minutes of June 19, 2017. Carried (5-0).
2. Items related to a request for site and building plans and request for Conditional Use for a proposed wireless installation on the existing Village water tower at Coventry Lane from Verizon Wireless Personal Communications.
 - a. **PUBLIC HEARING** for the consideration of a Conditional Use Permit request to construct
The public hearing was opened at 7:03 PM.

Nathan Ward reviewed the plans for the construction of the equipment house and installation of the antennas. (A detailed explanation was presented at the June 19, 2017 Plan Commission meeting).

One item that came up last month was the volume of the generator. It is inside the building and only runs in case of a power failure that last longer than a couple of days. The battery backup can run for a couple of days before the generator turns on. The generator is 81-83 decibels at 23 feet away in an open set setting. The nearest residential structure is about 100 feet. With the generator being enclosed in the shelter, the decibel level will drastically drop outside the structure.

The Village provided the applicant with a sketch for six plantings – a request for three west of the shelter, and three north of the extended driveway in the turn around area. Mr. Didenko is willing to plant whatever the Village would like.

Mark Dufek, 753 Cambridge Court, asked if any trees will be removed for this project. Mr. Ward stated that no trees will be removed. At the most, perhaps some tree trimming would be done.

There are two air conditioning units on the outside of the building, however, the decibel levels are the same as a residential air conditioner.

Richard Misko, 733 Coventry, asked where the building will be constructed on the property. It will be built to the northwest of the existing building.

The public hearing was closed at 7:12 PM.

b. Consideration of site and building plans

Motion (deCourcy-Bower/Swenson) to recommend to the Village Board approval of the site and building plans for a proposed wireless installation on the existing Village water tower at Coventry Lane from Verizon Wireless Personal Communications, contingent upon the applicant working with staff on the landscaping plans. Carried (5-0).

c. Consideration of a Motion to recommend approval of a Conditional Use Permit

Administrator Cox reviewed with the Commission some changes in the Conditional Use Permit.

Staff and a consulting engineer will continue to review the material for the final permission to construct. An Agreement related to the use of the site has been developed and will be considered by the Village Board as part of this process.

Motion (Hallquist/Swenson) to recommend to the Village Board approval of a Conditional Use Permit for a proposed wireless installation on the existing Village water tower at Coventry Lane from Verizon Wireless Personal Communications. Carried (5-0).

This item will go to the Village Board on July 24, 2017.

3. Architectural Board consideration of plans for a sign for Zion Lutheran, 1023 E. Capitol Drive.

Craig Eisenhut was present to represent Zion Lutheran School. The green letters for the sign are illuminated with LED lights.

Considering the school is in a residential area, it was suggested that the sign lights be turned off at 9:00 PM. Their existing ground sign has spot lights shining toward the sign. The neighbors have been notified of the new sign and there were no concerns from them.

Motion (deCourcy-Bower/Schneeberger) to approve the plans for a sign for Zion Lutheran, 1023 E. Capitol Drive, with the hours of illumination for the sign being 7 AM – 9 PM. Carried (5-0).

4. Plan Commission and Architectural Board review and consideration of site and building plans and an amendment to a PUD to allow construction of a storage building for Hartland Meadows, 357 Cottonwood Ave.

Byron Didenko, owner of Hartland Meadows, summarized the information for the site and building plans.

The storage building will be constructed of identical materials (siding, roofing and bricks) as the existing apartment building. It will have a full foundation, with 2 x 6 walls and it will be insulated. The proposed asphalt driveway will be moved to allow for the five foot clearance to the fire hydrant.

One or two trees may need to be taken down -- most of the area is wooded. The landscaping of the storage building will match the existing apartment building's landscaping/foundation plantings.

The proposed lighting is one additional pole light and sconce lights on each side of the garage door. However, Scott Hussinger suggested to not add any pole lights and to install either can lights in the soffit near the garage door or downward pointing light fixtures.

There is an existing tree line on the lot lines between the neighbors and Hartland Meadows.

Fred Ott, 229 W. Park Avenue, mentioned that there is a light on the Hartland Meadows property near the fire hydrant that shines in his yard. There is a tree now that helps block the light and he wondered if that tree was going to be cut down for this project. He is concerned about any extra lighting for this project shining out. Mr. Didenko stated the tree would not be removed. Mr. Ott asked that any added lighting be pointed down so it will not shine into his yard.

Scott Hussinger stated that lighting over the man door is required. Garage door lighting will be visible to the neighbors to the north and to the east and it is closer to the property line than the main building. Scott Hussinger suggested using down lighting or can lights on each side of the garage door in the soffit. A timer should be set for turning the lights off after 9 or 10 PM.

Administrator Cox stated that assuming this goes forward, this is an amendment to the Planned Unit Development that allowed this facility to be built. The Village Board will handle this item from here with a Public Hearing in August and they will consider it at that time.

There was discussion regarding the path of the storm water drainage originating from some of the area properties that goes into the storm sewer on the Hartland Meadows property. Drainage has not been a problem. The proposed storage building plan will not change the existing grade.

Motion (Swenson/Schneeberger) to recommend to the Village Board approval of site and building plans to allow construction of a storage building for Hartland Meadows, 357 Cottonwood Ave., contingent upon the applicant working with staff on the lighting and final landscaping plans/buffering between adjacent properties. Carried (5-0).

5. Plan Commission and Architectural Board review and consideration of site and building plans for construction of an addition and an application for a sign for HM Solutions, 581 S. Industrial Drive.

Tim Kneprath (MSI) and Rob Maynor (HM Solutions) reviewed the proposed site and building plans for a 25,860 s.f. addition to their 37,514 s.f. existing facility at 581 S. Industrial Drive. Mr. Maynor has owned the building since 2009.

This is an all masonry structure. The building was built in 1983 and at that time, this space was planned as a future addition. The height of the addition will match the existing building, and the building materials will also match. Wall pack lighting will be replaced with LED bulbs on the existing building. The parking lot light poles will not be changed – they have already been upgraded to LED.

Very mature and attractive landscaping exists on the east side of the building. Foundation plantings will be added on the west side of the building. There will be one additional overhead door -- no additional dock doors. The parking area meets the code.

Motion (deCourcy-Bower/Schneeberger) to recommend to the Village Board approval of site and building plans for construction of an addition for HM Solutions, 581 S. Industrial Drive. Carried (5-0).

The sign for HM Solutions will be acrylic letters that are applied to the building itself. Goose neck light fixtures will shine on the letters and turn off at 10:00 PM.

Motion (deCourcy-Bower/Swenson) to approve a sign for HM Solutions, 581 S. Industrial Drive, with the sign lighting to turn off via automatic timer no later than 10:00 PM. Carried (7-0).

6. Architectural Board and Plan Commission review and consideration of site and building plans and request for Conditional Use for construction of an additional silo located at 701 W. Capitol Drive, Illinois Cement Company, Applicant, TDI Associates, Inc., Engineer/Architect.
 - a. Preliminary consideration of plans for the proposed Conditional Use

Dave Blasko and Dave Imse gave an overview of the proposed plan.

Illinois Cement currently owns and operates a cement distribution facility at 701 W. Capitol Drive. This site has been operated by Illinois Cement (aka Wisconsin Cement, aka ICC) since 1982 when the original silo was constructed. This site was previously used as a facility to load railcars with sand and gravel. The site is divided into two parcels and the total acreage is approximately 3.4 acres. Most of the eastern one-third of the site is undeveloped and is wooded with dense vegetation.

Currently this business is a regional distribution point for the cement component of concrete. Illinois Cement is seeking approval to install a second product silo on the property that will service a second type of cement product. All uses in the Q-1 Quarrying/Extractive Zoning District are Conditional Uses. There are no permitted uses. The request to add a

second silo would normally be considered as an amendment to the Conditional Use Permit. However, due to the age of the site, no written CUP has been identified. Therefore, a new CUP is being requested for the site to ensure that its operation is proper and acceptable to the Village.

The project will include the installation of a 14' diameter silo to store a second type of cement at the facility. It will be installed near the existing silo and will be the same overall height and color as the existing silo. The existing silo is approximately 96' above grade and is 26' in diameter. The new silo will use the same truck loadout system and fit into the existing footprint of the scale and paved area. This new silo will have its own dust collection system for unloading trucks.

Trucks access the facility via HWY 83 and W. Capitol Drive. The average daily truck count at the facility in the peak shipping months is less than 10 trucks per day. It is anticipated that the average daily truck count will increase to 15 trucks per day with the second product being shipped from the facility. Demand drops off in the winter months and the peak shipping months are from May through November. The cycle of loading a truck takes about five minutes, with some time afterward being used for the paperwork involved with the transaction.

There will be no additional lighting after dark. Hours of operation are 7:00 AM – 3:30 PM. There is one employee at this site. When asked about an extreme scenario regarding a possible large project that might need to be handled by Illinois Cement, Mr. Blasko stated that it is possible that their hours of operation could extend for a period of time.

The trucks are equipped with blowers. Sound testing indicates 80 decibels at five feet.

There will be no impact on storm water or landscaping.

- b. Motion (Swenson/deCourcy-Bower) to set a Public Hearing to be held during the regular Plan Commission meeting on August 21, 2017. Carried (5-0).

7. Adjourn

Motion (deCourcy-Bower/Swenson) to adjourn. Carried (5-0). Meeting adjourned at 8:15 PM.

Respectfully submitted by
Recording Secretary

Lynn Meyer
Deputy Clerk