



Minutes
City of Burlington Plan Commission
December 12, 2017, 6:30 p.m.

Mayor Jeannie Hefty called the Plan Commission meeting to order at 6:30 p.m. Roll call: Aldermen Tom Vos; Bob Grandi; Commissioners Chad Redman; Commissioners John Ekes; Andy Tully and Art Gardner were present. Student Representatives Samuel Jorudd and Aysha Schiller were present.

APPROVAL OF MINUTES

Alderman Grandi moved, and Commissioner Redman seconded to approve the minutes of November 14, 2017. All were in favor and the motion carried.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

None

NEW BUSINESS

A. Consideration to approve a Site Plan from Illini Precast-Burlington, LLC for property located at 472 W. Market Street to construct an equipment garage, subject to Graef's November 5, 2017 and Kapur & Associates' December 1, 2017 memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Tanya Fonesca, Graef, explained the zoning, parking and Site Plan are compliant and stated the hours of operation are proposed to be from 6:00 am to 5:00 pm. Commissioner Ekes questioned if there were any concerns regarding the equipment garage where working with air tools outside early in the morning that could be disturbing neighbors at 6:00 am. Scott Alecci, applicant, stated this garage is mainly for the repair of trailers and will not add additional noise. Alderman Grandi asked for clarification from the memorandum that states "the illumination levels will zero out at the property lines". Ms. Fonesca explained it means the light will not be visible beyond the property lines.
- There were no further comments.

Alderman Vos moved, and Commissioner Ekes seconded to approve a Site Plan, subject to Graef's November 5, 2017 and Kapur & Associates' December 1, 2017 memorandums to the Plan commission.

All were in favor and the motion carried.

E. Consideration to approve a Conditional Use and Site Plan application from Casey's Marketing Company for property located at 100 and 124 S. Dodge Street to construct a convenience store and gas station, subject to Graef's December 5, 2017 and Kapur & Associates' December 4, 2017 memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca explained that Casey's project was unique in that it requires to have a Racine County Multi-Jurisdictional Comprehensive Plan, Rezone, Certified Survey Map, Conditional Use and Site Plan. Ms. Fonesca explained this is a new gas station and convenient store. The parking requirements are met and the signage will be on both façades that face two streets along with two driveway entries. Attorney John Bjelajac stated there will be a discussion on the concepts first, then a Public Hearing followed by a decision.
- Alderman Vos inquired if Kapur & Associates reviewed if extensive measures to prevent water contamination in the tanks that could occur during a flood. Lauren Downing, Arc Design Resources Engineering Company, stated the tanks are fastened down so they cannot become buoyant. City Administrator Carina Walters stated since Kapur & Associates is not present at the meeting, the City would be able to give the water levels at a later date for comparison of the rims to ensure there are no issues. Alderman Gardner asked if Casey's has experienced tanks being submerged in other locations. Ms. Downing responded, not to my knowledge.
- Commissioner Tully stated that millions of dollars were spent on the Riverwalk area and was hoping that this new construction could have a more appealing storefront. All of the Commissioners had a discussion regarding the appearance and agreed that it did not fit in compared to the surrounding buildings. Ms. Downing explained this gas company prides on clean facilities, made to order food and multiple restrooms. Ms. Downing stated they would be open to any ideas regarding the design of the building, including changing the color of the signage from a red to a tan tone.
- Ms. Walters suggested to the Commissioners that tabling all items related to Casey's for the January meeting would be an option. Alderman Vos questioned if the Commissioners needed to decide if the rezone could be approved before having Casey's redesign the building. Attorney John Bjelajac explained the zoning could either be granted or denied, but it is Council who makes the final decision. The Commissioners could consider rezoning and decide after the Public Hearing. The Commissioners had a discussion to determine how the property should be rezoned and could not decide if B-1, Neighborhood Business District or B-2, Central Business District would be best for this property, in case Casey's got denied. Ms. Walters stated that City staff could gather further information to recommend the appropriate zoning should a denial of the project occur.
- There were no further comments.

F. Consideration to approve a Conditional Use and Site Plan application from Bower Design & Construction for property located at 756 McHenry Street to construct and operate an auto repair service center, subject to Graef's December 5, 2017 and Kapur & Associates' December 1, 2017 memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca explained the façade, parking requirements and landscape plans are met.
- Commissioner Redman stated there are two overhead garage doors, the one on the east side does not look like it has pavement next to the asphalt and was wondering what it is used for. Chris Bower, applicant, and Jeff Hynous, owner, explained the front section is used for the in and out of repair vehicles, the back section is used for access to the storage lot in the back. Mr. Bower and Mr. Hynous stated the lot is used for salvage vehicles, which will have curb around the entire perimeter with asphalt, and fenced in to avoid any eye sore. Mr. Hynous did not feel he should have to asphalt the lot that has salvage vehicles since many lots around the City do not. Commissioner Gardner stated a benefit for asphaltting would be that it allows a visual for any leaking from a vehicle, plus adds value to the property.
- There were no further comments.

PUBLIC HEARINGS

A. Public Hearing to hear public comments regarding a Conditional Use application from Casey's Marketing Company for property located at 100 and 124 S. Dodge Street to construct a convenience store and gas station.

- Mayor Hefty opened the Public Hearing at 7:23 p.m.
- There were no comments.

Alderman Vos moved, and Alderman Grandi seconded to close the Public Hearing at 7:25 p.m. All were in favor and the motion carried.

B. Public Hearing to hear public comments regarding a Conditional Use application from Bower Design & Construction for property located at 756 McHenry Street to construct and operate an auto repair service center.

- Mayor Hefty opened the Public Hearing at 7:25 p.m.
- There were no comments.

Alderman Grandi moved, and Commissioner Ekes seconded to close the Public Hearing at 7:25 p.m. All were in favor and the motion carried.

New Business

C. Consideration to recommend approval of a Rezone Map Amendment application from Casey's Marketing Company for property located at 100 and 124 S. Dodge Street to rezone the property from B-1, Neighborhood Business District and M-1, Light Manufacturing

District to B-2, Central Business District, subject to Graef's December 5, 2017 memorandum to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- The Commissioners asked questions from attorney John Bjelejac and discussed what their options were for rezoning Casey's if the Conditional Use and Site Plan were tabled. Ms. Walters stated an option could be to table all the items related to Casey's.
- Ms. Downing questioned as to why staff and the reviewers approved everything. Ms. Walters responded that it is ultimately up to the Commission and Council to make the decision. Ms. Walters suggested for the developers to meet with staff regarding these new aesthetic concerns as to what will or will not be approved.
- There were no further comments.

Commissioner Ekes moved, and Commissioner Gardner seconded to table all the items related to Casey's until next month, for new plans to be presented.

All were in favor and the motion carried.

F. Consideration to approve a Conditional Use and Site Plan application from Bower Design & Construction for property located at 756 McHenry Street to construct and operate an auto repair service center, subject to Graef's December 5, 2017 and Kapur & Associates' December 1, 2017 memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.
- Ms. Fonesca explained the façade, parking requirements and landscape plans are met.
- Alderman Vos was asking for clarification on the location. Commissioner Tully answered that it will be next to the Burlington Longview Animal Hospital and across from Lavelle Industries.
- There were no further comments.

Alderman Vos moved, and Commissioner Ekes seconded to approve a Conditional Use and Site Plan for an auto repair service center, subject to Graef's November 5, 2017 and Kapur & Associates' December 1, 2017 memorandums to the Plan commission.

All were in favor and the motion carried.

G. Discussion regarding an expansion to the Burlington Area Manufacturing and Office Park.

- Mayor Hefty opened this item for discussion.
- Ms. Walters stated this has been an ongoing process with City staff and Racine County Economic Development Corporation for at least three years, that runs from the Burlington

Manufacturing and Office Park to the south along Pine Street on the west side, part of this area will be a new development used for residential and mixed use.

- Ms. Fonesca explained the City has met with multiple property owners to discuss the development, which is needed since manufacturing and residential areas are full. All of the property owners' needs and desires for their properties, married well with the potential new manufacturing and residential needs. Eventually, there could be new single-family residential, multi-family residential, mixed-use, commercial and possibly some retail business. Ms. Fonesca stated there are two Tax Increment Financing District (TIF District) closings in early 2018 that helps with some of the infrastructure costs of developing this area. The TIF District is necessary to have a future growth for developers to afford building. Alderman Grandi asked how much money the City will spend to have this development. Ms. Walters stated this was a conceptual design and if this is not what is agreed upon, then a new plan will come into play. Alderman Vos stated he was more concerned about the total payback for bonds on the TIF District, than what the City will spend. Ms. Fonesca stated there will be Class A and Class B areas to separate the lower and higher developments.
- Jason Conrad, 32715 Yahnke Road, Burlington, commented on how he likes what the City has done and is for the expansion, but also enjoys watching the wildlife and does not want to see the wildlife or endangered species interrupted. The property owners should be contacted if they are being involved.
- Attorney John Bjelejac stated the Commission is not making a decision
- Nancy Washburg stated she likes the future plan for multi-families. Three major trunk highways (Hwy 11, Hwy 83, and Hwy 50) can be used to access this area. This discussion allows the Commissioners and City to work with the thought process of desirable, allowable and not allowable for the community.
- Jennifer Greeter, 32400 Yahnke Road, Burlington, was curious on the timeline for this development to move forward. Ms. Walters stated there is no set timeline since this is not an overnight project, but would like to start moving forward. Ms. Greeter asked if there would be a need for an expansion on Hwy 83. Ms. Fonesca stated research has not been looked at yet.
- Ms. Walters stated this item will be brought to the January meeting for an essential approval. Alderman Vos questioned if the State will need to come into play with this since highways are involved. Ms. Fonesca replied yes, the State will get involved.

ADJOURNMENT

Commissioner Tully moved, and Commissioner Ekes seconded to adjourn the meeting at 8:24 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant