



Meeting Date: 5/21/12
Agenda Item: #7

Mission Statement

Delivering quality services in a modern, courteous and cost-efficient manner.

PLAN COMMISSION STAFF REPORT

REPORT TO: President Burt McIntyre and Village Plan Commission

REPORT FROM: Dave Wiese, Director of Community Development

AGENDA ITEM: Review and take action on amending the site plan for Trailside Storage, 2239 O'Connor Road, VH-747-B-715.
THE PLAN COMMISSION HAS FINAL REVIEW AUTHORITY FOR THIS MATTER

OWNER/APPLICANT: Jim Holschuh/Trailside Storage

POLICY ISSUE

Is the plan consistent with the trend of development in the neighborhood and with the desires of the Village for development at this location?

RECOMMENDED ACTION BY PLAN COMMISSION

Approve the applicant's plan with any conditions as may be necessary to improve aesthetics, preserve the integrity of the neighborhood, and address concerns of staff and Commission members.

POLICY ALTERNATIVE(S)

The Plan Commission could take the following action:

- Approve the request without conditions.
- Approve the request with conditions.
- Deny the request
- Table the request until a later meeting date

BACKGROUND INFORMATION

The applicant received approval to construct warehouse buildings on the property in 2009. The applicant is requesting to amend the approved site plan. They would like to construct two buildings instead of the three that were previously approved. The change in the number of buildings will result in the overall square footage going down by 5400 square feet. On the original site plan the 3 buildings were "Maxi's" (14' side walls) and they are now going to build "mini's" (9' side walls.) Access will only be from O'Connor Road.

ZONING CODE REQUIREMENT

No building or any improvement shall be erected, placed, or altered on any building site until the plans for such building or improvement, including the site plan, landscape plan, building plan and specifications, have been submitted for review to the village plan commission. The village plan commission shall approve, conditionally approve or disapprove such plans with respect to conformity with this section and other applicable codes and ordinances of the village and with respect to harmony of external design and land use as it affects property within and adjacent. Failure on the part of the village plan commission to act within 60 days of submission shall constitute approval of such plans.

EXECUTIVE ANALYSIS

1. **Zoning:** The property is properly zoned for the existing use.
2. **Setbacks:** The proposed buildings meet the minimum setback requirements of the Zoning Ordinance.
3. **Parking:** N/A.
4. **Floodplain, Shoreland Zoning & Stormwater Management:** N/A.
5. **Land Division:** N/A.
6. **Lighting:** Lighting should be similar to existing
7. **Lot and Width Area:** N/A.
8. **Driveway Locations:** Existing
9. **Signage:** Existing
10. **Garbage:** N/A.
11. **Landscape:** The area should be seeded, landscaped and maintained. Six tree deciduous trees should be installed on the site.

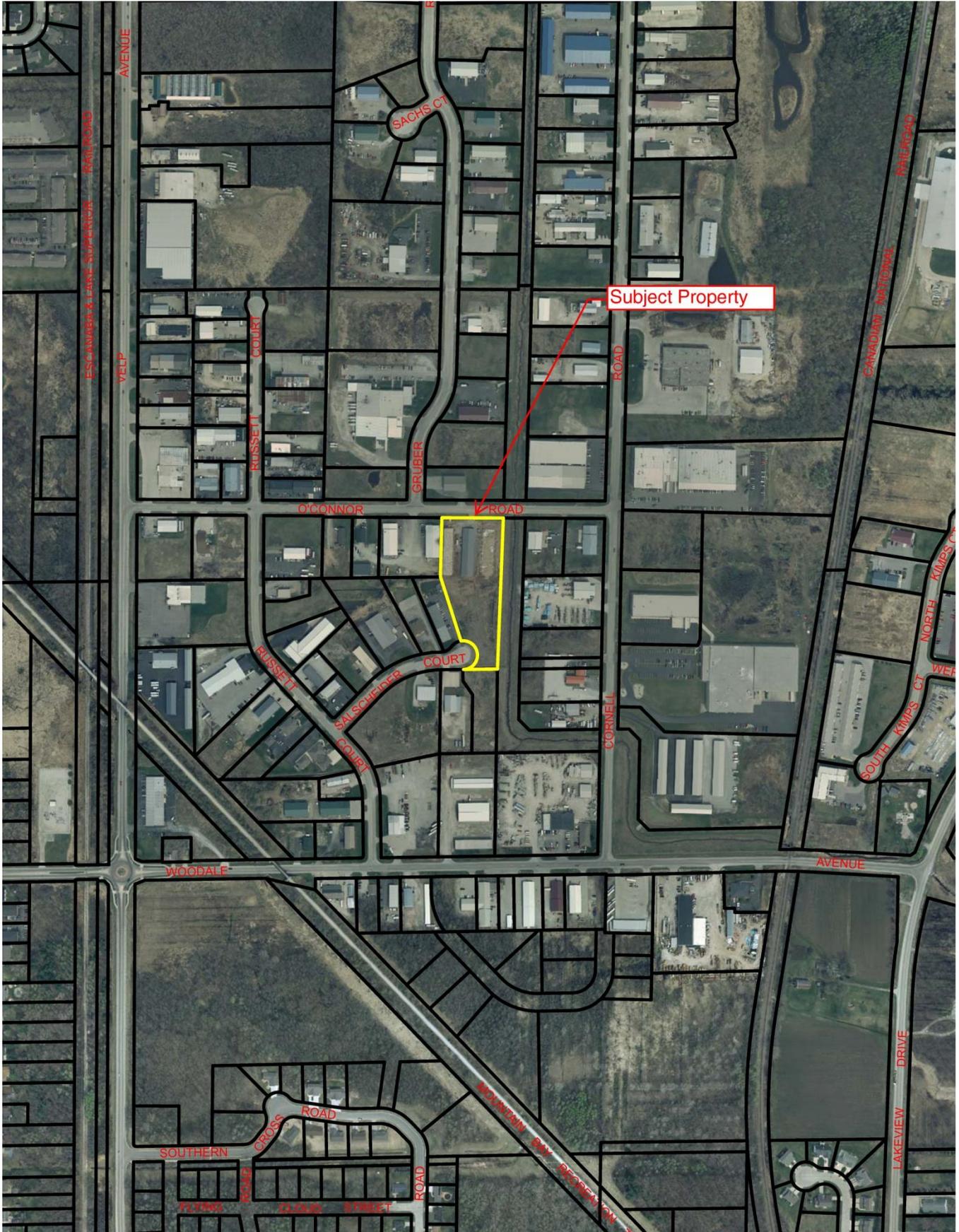
STAFF RECOMMENDED CONDITIONS

The staff recommends the property be properly seeded and landscaped. The pond and berm area need to be landscaped and maintained. Staff recommends three additional deciduous trees (1 ½" in size) be planted on the site in addition to the three that were originally approved.

ATTACHMENTS

- I** Location Map
- II** Existing Site Plan
- III** New Site Plan
- IV** Existing Site Photos

ATTACHMENT I



GENERAL

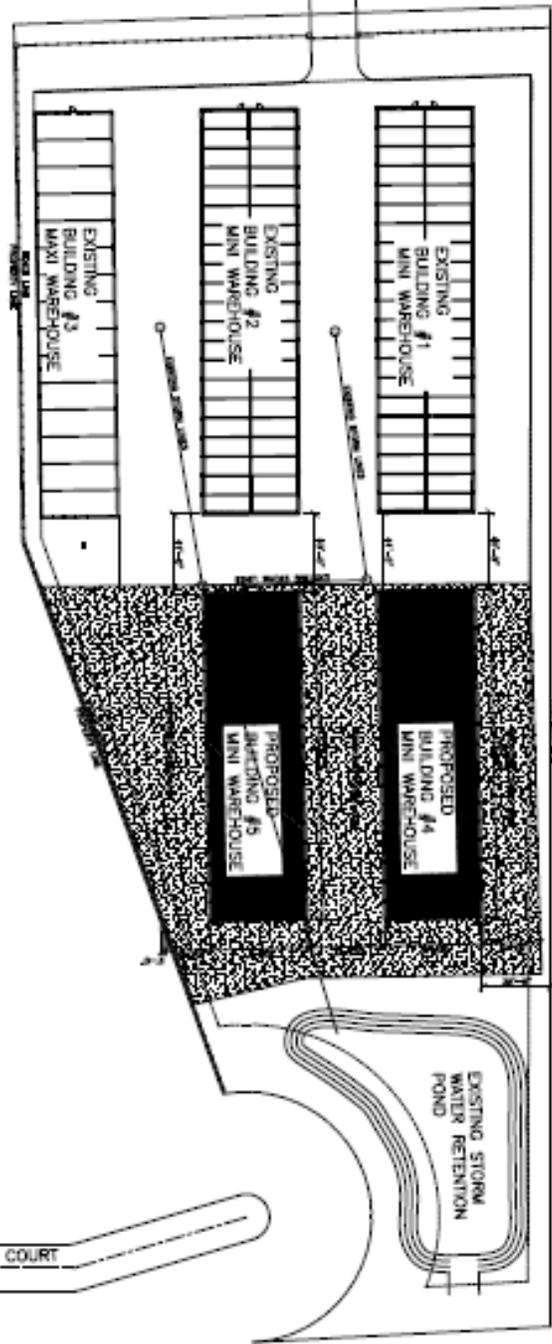
DATE: 07/11/11

SCALE: AS SHOWN

BY: J. L. LUCAS

O'CONNOR ROAD

SIDE PLAN



SALSCHIEDER COURT



