



**Meeting Date:** 10/10/11

**Agenda Item:** #7

**Mission Statement**

Delivering quality services in a courteous, cost-effective and 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 a site plan for Vandervest Harley-Davidson at 1966-2 Velp Avenue, VH-2652.**

**THE PLAN COMMISSION HAS FINAL REVIEW AUTHORITY FOR THIS MATTER**

**OWNER/APPLICANT:** Vandervest Harley-Davidson

---

**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.

**BACKGROUND**

The subject property is currently located on the north side of Velp Avenue and west of U.S. 41. The current use is the Black Forest Restaurant. The applicant is requesting site plan approval in order to construct a 9,472-square-foot motorcycle dealership (Vandervest Harley-Davidson). The property is currently zoned Business District (B-2.) The building addition will be constructed on the south side of the existing building. The building will be constructed of wood siding and shingled roof as well as vertical galvanized wall panel. There will be stone accents at the bottom of the buildings.

The facility will utilize the existing parking located to the south and east of the building. The existing single entrance into the site will remain.

The property will be landscaped with a mixture of trees and shrubs. The applicant is proposing to add 4 new trees and 10 new shrubs and plants.

**STAFF RECOMMENDATIONS**

If the Plan Commission recommends approval of the proposed preliminary planned development, staff recommends the following conditions be placed on the recommendation:

1. Additional landscaping as recommended by the Village Forester in (Attachment .)
2. A stormwater management plan shall be submitted to and approved by the Village

Engineer.

3. Outside display of merchandise and seasonal sales are prohibited in the parking lots and green space areas and would only be allowed adjacent to the principal structure.

### **ANALYSIS**

1. **Zoning** The property is zoned B-2 Hwy Business use. Motor vehicle repair shops and service centers are permitted.
2. **Setbacks** The minimum setbacks are: 35-foot front (Velp Avenue), 10-foot side and 15-foot rear. The proposed site plan is in compliance.
3. **Parking** 199 stalls have been provided.
4. **Floodplain, Shoreland Zoning and Stormwater Management**  
(Not applicable)
5. **Land Division** A Certified Survey Map (CSM) has been completed and is on file.
6. **Lighting** A detailed lighting shall be submitted for final site plan approval. Photometric plans will be included, and light fixtures are proposed as 90-degree cutoff fixtures.
7. **Fire Protection** This property is currently served by the municipal water system and is located approximately one-half mile from the nearest fire station.
8. **Signage** The applicant will submit a detailed sign prior to installation that complies with the B-2 sign regulations.
9. **Garbage/Recycling** The proposed garbage/recycling area is to be located on the north side of the existing building. The existing structure will remain.
10. **Comprehensive Plan**  
The Village's Comprehensive Plan Map shows the subject property designated as Regional Commercial. In Staff's opinion the proposed use is consistent with the plan.

### **ATTACHMENTS**

- I Schematic photos
- II Site Plan (Attached separately)
- III Signature Page
- IV B-2 Zoning Ordinance
- V Forester Recommendations
- VI Photos of existing structure

**ATTACHMENT I**



**SMET**  
CONSTRUCTION SERVICES

**COPYRIGHT NOTICE:**  
This drawing is the property of C.S. Smet Construction Corp. and is supplied for the sole purpose of communicating our offer for your evaluation and consideration. Reproduction in whole, or in part, is not permitted without the express written consent of C.S. Smet Construction Corp. We reserve the right, at our sole discretion, to request their return, in whole, upon notice. Your acceptance of possession of this proposal signifies your understanding and acceptance of this condition.

conceptual  
actual construction may vary



**SMET**  
CONSTRUCTION SERVICES

**COPYRIGHT NOTICE:**

This drawing is the property of C.S. Smet Construction Corp. and is supplied for the sole purpose of communicating our offer for your evaluation and consideration. Reproduction in whole, or in part, is not permitted without the express written consent of C.S. Smet Construction Corp. We reserve the right, at our sole discretion, to reuse, alter, reduce, in whole, or in part. Your acceptance of possession of this proposal signifies your understanding and acceptance of this condition.

conceptual  
actual construction may vary



**SMET**  
CONSTRUCTION SERVICES

**COPYRIGHT NOTICE:**  
This drawing is the property of C.S. Smet Construction Corp. and is supplied for the  
sole purpose of communicating an offer for use in a contract and for consideration. Reproduction  
in whole or in part, in any form, without the express written consent of C.S. Smet  
Construction Corp. is prohibited. We warrant, as our sole discretion, to request their return,  
in whole, upon notice. Your acceptance of possession of this proposal signifies your  
understanding and acceptance of this condition.

conceptual  
actual construction may vary



**SMET**  
CONSTRUCTION SERVICES

**COPYRIGHT NOTICE:**  
This drawing is the property of C.S. Smet Construction Corp. and is supplied for the sole purpose of communicating the plan for your evaluation and consideration. Reproduction in whole or in part is not permitted without the express written consent of C.S. Smet Construction Corp. We reserve the right, at our sole discretion, to request their return, in whole, upon notice. Your acceptance of possession of this proposal signifies your understanding and acceptance of this condition.

conceptual  
actual construction may vary



**SMET**  
CONSTRUCTION SERVICES

**COPYRIGHT NOTICE:**

This drawing is the property of C.S. Smet Construction Corp. and is supplied for the sole purpose of communicating our offer for your evaluation and consideration. Reproduction in whole or in part is not permitted without the express written consent of C.S. Smet Construction Corp. We reserve the right, at our sole discretion, to request their return, in whole, upon notice. Your acceptance of possession of this proposal signifies your understanding and acceptance of this condition.

conceptual  
actual construction may vary

**ATTACHMENT III**

**REQUIRED**

**(Please label and attach a submittal of listed items which apply to your request)**

1. **ATTACHMENT I (please label each attachment) A plat** of survey or the equivalent thereof depicting the location, dimensions, boundaries, uses and size of the site.
2. **ATTACHMENT II (please label each attachment) A site plan** including the following:
  - a. Density and floor area ratio
  - b. Building heights and setbacks
  - c. Size & location of lots
  - d. Screening and fencing
  - e. Location of sanitary and storm sewer lines
  - f. Location of water mains
  - g. Site drainage
  - h. Location of roads, driveways and walks
  - i. Existing and proposed structures, parking, loading areas, ingress/egress points
  - j. Location of recreational and open space areas reserved or dedicated for public uses
  - k. Percentage of green space & impervious surface
3. **ATTACHMENT III (please label each attachment) Landscape plan** including table depicting quantity, size and name of species.
4. **ATTACHMENT IV (please label each attachment) Lighting plan** showing photometries and a specification sheet of all fixtures to be used.( existing to remain)
5. **ATTACHMENT V (please label each attachment) Full-color rendering** of building facades and large samples of colors and building materials that will be used on the project.
6. **ATTACHMENT VI (please label each attachment) Sign plan** with dimensions of sign.  
Not part of this submittal  
**This will be submitted separately**

**Application Requirements: Please submit this application with all attachments and please properly label each attachment in an electronic format. Microsoft Word is preferred for the application and attachments. It is acceptable to submit the attachments in pdf or Autocad. The Village will need 11 paper copies of all materials for all color documents that are submitted.**

**With** this signature, I certify that all required materials above have been submitted. Furthermore, I understand any required materials not submitted will result in an incomplete application. Incomplete applications will be returned to the applicant until all required materials are submitted.

X   
Applicant Signature

Date: 10/0511

Please direct all questions to Dave Wiese at 434-4640 or [dwiese@villageofhoward.com](mailto:dwiese@villageofhoward.com)

## **ATTACHMENT IV**

### **B-2 Regulations**

#### **Sec. 50-527. - Purpose.**

The highway commercial (B-2) zoning district is designed to accommodate those business and retail uses which provide merchandise and services desired by motorists, directly from or for motor vehicles.

---

*(Comp. Ords. 2000, § 17.11(1))*

---

#### **Sec. 50-528. - General requirements.**

The following general requirements shall apply in the highway commercial (B-2) zoning district:

- (1) *Uses.* With the exception of approved accessory buildings and uses, only principal retail, office and institutional uses are allowed.
- (2) *Business.* All business shall be conducted directly with consumers.
- (3) *Goods.* All goods produced on a premises shall be sold at retail on the premises where produced.
- (4) *Enclosed buildings.* Except for permitted off-street parking and loading, and except as specifically allowed as a conditional use in accordance with the regulations specified in division 9 of article II of this chapter, all business, servicing, processing, sales and storage shall be conducted within completely enclosed buildings.
- (5) *Plan review.* No building or any improvement shall be erected, placed, or altered on any building site in the highway commercial (B-2) zoning district 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 to the highway commercial (B-2) zoning district. Failure on the part of the village plan commission to act within 60 days of submission shall constitute approval of such plans.

---

*(Comp. Ords. 2000, § 17.11(2); Ord. No. 2007-15, § 2, 3-26-2007)*

---

#### **Sec. 50-529. - Uses.**

The following uses are allowed in the highway commercial (B-2) zoning district. All other uses not specifically listed are prohibited:

*Permitted uses.* The following uses are permitted in the highway commercial (B-2) zoning district:

- a. All permitted uses allowed in the business (B-1) zoning district as specified in section 50-502.
- b. All conditional uses allowed in the business (B-1) zoning district as specified in section 50-503 except planned developments in section 50-503(17) and outside business, servicing, processing, sales or storage in section 50-529(2)e.
- c. Motorcycle dealers.

Motor vehicle dealers.  
Motor vehicle rental and leasing businesses.  
Motor vehicle repair shops and service centers.

*Review required.* No building or any improvement shall be erected, placed, or altered on any building site in the business (B-2) zoning district 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 division 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 to the business (B-2) zoning district. Failure on the part of the village plan commission to act within 60 days of submission shall constitute approval of such plans.

Sec. 50-530. - Lot size and density regulations. Lots in the business (B-2) zoning district shall have an area of at least 7,5000 square feet per business establishment and a width of at least 1000 feet.

Sec. 50-531. - Setback regulations. Unless otherwise regulated in this article, and unless otherwise specifically shown on a recorded subdivision plat or certified survey map, the setback regulations for lots in the highway commercial (B-2) zoning district shall be the same as the setback regulations for lots in the business (B-1) zoning district specified in section 50-503. Unless otherwise regulated in this article, and unless otherwise specifically shown on a recorded subdivision plat or certified survey map, the minimum setback regulations in this section shall apply to all lots in the business (B-1) zoning district. When a lot in the business (B-1) zoning district abuts or adjoins a lot in a residential zoning district, however, the setback to the common property line shall conform to the setback regulations for the adjacent residential district, but in no case shall the setback be less than ten feet.

- (1)Front and corner side yard, arterial streets: 35 feet.
- (2)Front and corner side yard, minor/collector streets: 30 feet.
- (3)Interior side yard: ten feet.
- (4)Rear yard: 15 feet.

Sec. 50-532. - Building height regulations. Except as provided in division 3 of article V of this chapter, buildings and structures in the highway commercial (B-2) zoning district shall not exceed 65 feet in height.

Sec. 50-510. - Sign regulations. The sign regulations set forth in this section shall apply in the business (B-1) zoning district. In the event any of these regulations conflict with a rule or requirement set forth elsewhere in this chapter, the more restrictive regulation shall apply:

- (1)Except as specifically allowed in division 4 of article VI of this chapter, exempt signs, and except as specifically allowed in subsection (2) of this section, only monument signs and signs mounted on a building or building appurtenance are permitted in the business (B-1) zoning district.
- (2)Signs which do not comply with the provisions of subsection (1) of this section, and which existed on December 1, 2004, are permitted, provided such signs complied with all applicable ordinances and regulations at the time of initial erection or subsequent alteration, and such signs were covered by valid sign permits, if required. Any such sign may be repaired, structurally modified, altered or replaced as long as such work results in an identical sign or a sign which is more in compliance with the regulations in effect prior to December 1, 2004.
- (3)The total area of all signs on a lot shall not exceed 300 square feet.

(4) No more than one monument sign shall be permitted on a lot.

**Sec. 50-1192. - Required parking spaces.**

Parking spaces complying with the design parameters set forth in this chapter shall be provided in accordance with the guidelines set forth in this section for the uses listed. In the event a proposed use is not specifically listed in this section, the village director of code administration shall determine minimum parking requirements based on building areas, number of employees, volume of business generated and other standards approved by the village plan commission. The village director of code administration may also require submittal of a parking needs assessment from anyone applying for zoning approval and may use such assessment to determine minimum parking requirements.

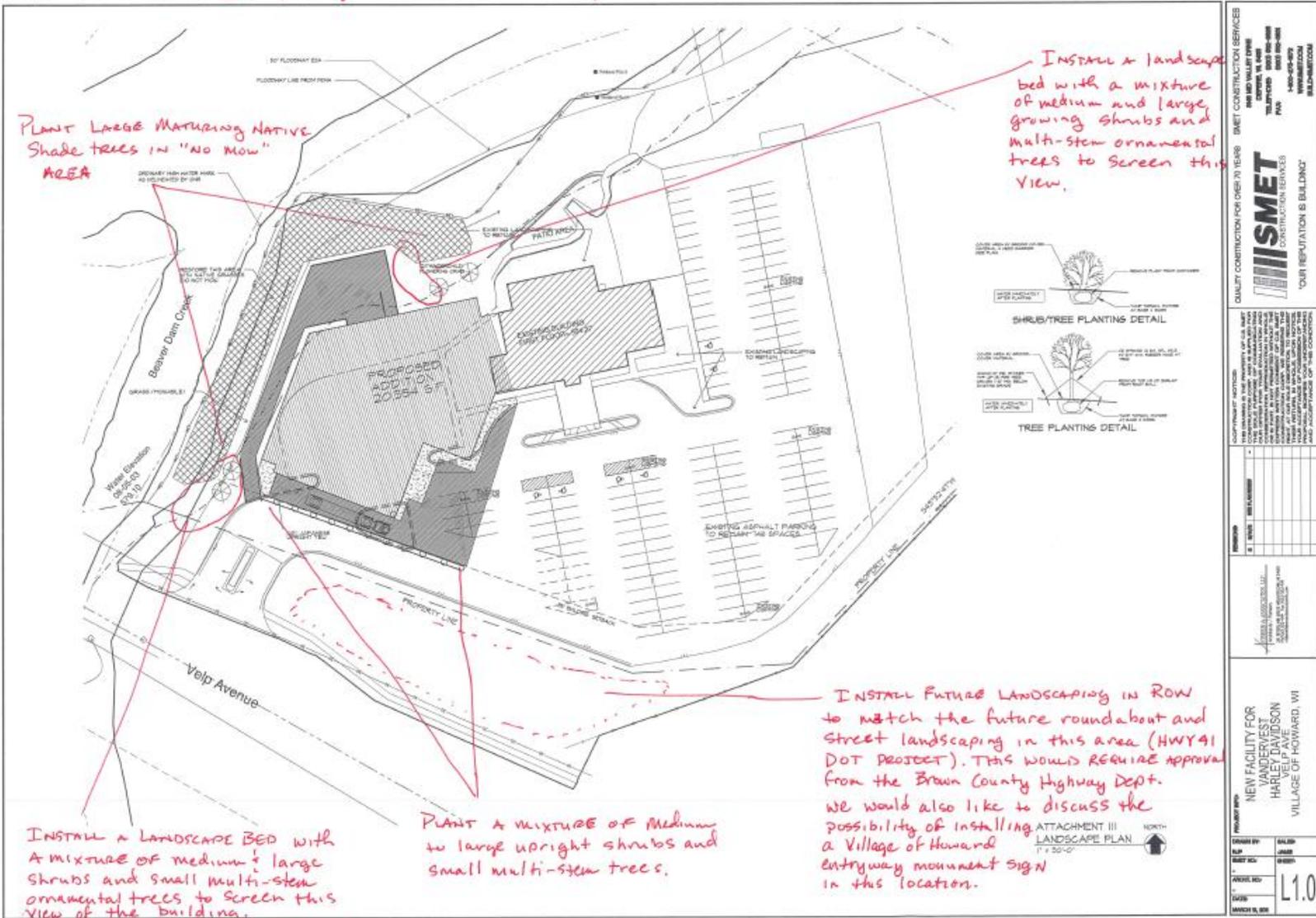
Motor vehicle repair garages. Two spaces for every service stall plus one space per employee.

Retail stores and shopping centers. The required parking for retail stores and shopping centers is as follows:

1. One space for every 200 square feet of gross building floor area buildings up to 50,000 square feet;

**ATTACHMENT V**

Notes From: Chris Clark, Village of Howard Park Supr./Forester



**ATTACHMENT VI**

