

**SWALLOW CONSTRUCTION CORPORATION – 30W210 & 30W240 W CALUMET AVE**

February 21, 2019

**Project Number**

2019-0039

**Applicant**

Swallow Construction Corporation

**Property Owner**

ATCE Enterprises, LLC

**Contract Purchaser**

Swallow Construction Corporation

**Subject Property Location**

30W210 and 30W240 Calumet Avenue

**Zoning**

M-1 Light Manufacturing District

**Existing Improvements**

Undeveloped/One single-family home

**Comprehensive Plan**

Light Industrial



**LOCATION MAP**

**INTRODUCTION**

In this case, Swallow Construction Corporation (the “Applicant”), is requesting approval of a Plat of Consolidation, Special Use Permit, and Variations from the Zoning Ordinance, which together would allow the approximately 4.95-acre site to be developed with the company’s corporate headquarters, including 8,400-square foot office/maintenance building, parking, lighting, landscaping, and stormwater management improvements.

The legal notice of public hearing was published in the Daily Herald newspaper on February 6, 2019. ***The public hearing for this request will be held on February 21, 2019. It is important to note that this staff report does not currently reflect any public input that might be provided at the February 21, 2019, public hearing, and therefore should be reviewed with this fact in mind. Any additional information concerning the application that might be provided at the public hearing needs to be reviewed by staff before a revised recommendation can be made.***

## PROJECT INFO

### Approvals Sought

1. Plat of Consolidation
2. Special Use Permits
3. Variance

### Subject Property

Two lots with combined area of 4.95 acres

### Proposed Improvements

8,400 square foot office building, outdoor storage, parking, lighting, landscaping, and stormwater improvements

### Submittals

See Attachment A

## BACKGROUND

On February 7, 2019, the Plan Commission conducted a Courtesy Review of the Applicant's concept plan. While the Plan Commission unanimously supported the development, some Commissioners expressed concern regarding cleaning equipment runoff on the Subject Property. Other concerns included the location of the fuel tank, the outdoor storage surface, and the type of fencing along the south side of the property. A copy of the minutes from the February 7, 2019, Plan Commission meeting are attached for reference as Exhibit B and is available on the City website at [www.warrenville.il.us](http://www.warrenville.il.us).

## ANALYSIS

The application documents listed on attached Exhibit A have been distributed to the Plan Commission with the February 21, 2019, Plan Commission agenda packets and posted on the City website under Business/Private Development Projects/Swallow Construction at <https://www.warrenville.il.us/index.aspx?NID=683>

Based on the information provided by the Applicant, the following is a summary of Swallow Construction's proposed operations in Warrenville on the Subject Property:

1. The proposed business operation includes administrative offices, maintenance of underground construction materials, and storage of related tools and equipment;
2. An approximately two-acre area on the north side of the building would be utilized for an outdoor storage yard for equipment and materials; and
3. A fueling station will be located in the outdoor storage area to supply the construction equipment.

Based on the above-outlined information, staff has determined that the proposed use is classified as "Contractor's Office," which is permitted in the M-1 zoning district. A Special Use Permit for "Outdoor Storage and Fuel Storage" in the M-1 zoning district is required in accordance with Table 3A of the Zoning Ordinance.

### Proposed Improvements:

The proposed Site Plan prepared by RWG Engineering, LLC dated January 30, 2019, illustrated construction of an approximately 8,400-square foot building which would include 2,000 square feet of office space and 6,400 square feet of maintenance area with a 2-acre outdoor storage area north of the building and fueling station. A 15-stall parking lot would be installed south of the building, and would include land banked parking to allow for 10 parking spaces in the future. Based on the proposed uses, 15 parking spaces are required as follows:

- 2,000 sq. ft. Office requires 8 parking spaces (4 spaces per 1,000 sq. ft.)
- 6,400 sq. ft. Warehouse requires 7 parking spaces (1 space per 1,000 sq. ft.)

The site would be fenced with a six-foot high chain link fence at the north and south portion of the outdoor Storage area. The east and west sides of the storage area would have a four-foot high chain link fence on top of a concrete jersey barrier that would stand at approximately 6.5 feet tall. The site would also include lighting, landscape and stormwater improvements.

**I. PLAT OF SUBDIVISION** (This request does not require a formal public hearing)

The proposed Swallow Construction Corp. Plat of Consolidation prepared by Gentile & Associates, Inc., would consolidate Lot 3 and Lot 4 into one lot (Lot 1). The new Lot 1 would encompass approximately 4.95 acres and would have frontage and driveway access on Calumet Avenue. The zoning of the property would remain M-1.

***It is important to note that the Plan Commission makes recommendations to the City Council on Preliminary/Final Plat of Subdivision requests.***

**II. SPECIAL USE PERMIT** (This request requires formal Public Hearing)

The Applicant is proposing to utilize an approximately two-acre area on the north side of the building for outdoor storage of construction equipment and supplies. A fuel tank for the construction equipment will be located north of the building.

According to Table 7C. of the Warrenville Zoning Ordinance, "In recommending or granting approval or conditional approval of a Special Use, the City Council and Plan Commission shall prepare written findings of fact that on the basis of the characteristics cited under Review of Special Uses herein -- or changes to such characteristics that conditions to which the approval is made subject require -- the proposed use will be compatible with existing uses in the area, and with Permitted Uses in the zoning district, in the following ways":

1. Traffic

Any adverse impact of types or volumes of traffic flow not otherwise typical in the zoning district has been minimized.

2. Environmental Nuisance

Any adverse effects of noise, glare, odor, dust, waste disposal, blockage of light or air, or other adverse environmental effects of a type or degree not characteristic of Permitted Uses in the zoning district, have been appropriately controlled.

3. Neighborhood Character

The proposed use will fit harmoniously with the existing natural or man-made character of its surroundings and with Permitted Uses in the zoning district. The use will not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area or normally associated with Permitted Uses in the district.

4. Public Services and Facilities

The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of Permitted Uses in the district, nor generate disproportionate demand for

new services or facilities as compared with the Permitted Uses, in such a way as to place undue burdens upon existing development in the area.

#### 5. Public Safety and Health

The proposed use will not be detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.

#### 6. Other Factors

The proposed use is in harmony with any other elements of compatibility pertinent in the judgment of the Commission or Council to the particular Special Use or its particular location.

***It is important to note that the Plan Commission makes recommendations to the City Council on special use permit requests.***

### **III. ZONING VARIATION** (This request requires formal Public Hearing)

The Applicant is requesting approval of a variation from Section 5.A.14 to allow for alternative surfacing materials for the outdoor storage area. The Zoning Ordinance requires “Asphalt, concrete, brick, paving block, or similar dustless surface with a structural number of 2.5 in vehicular access and parking areas, and 2.8 in loading areas”. The outdoor storage area surface would consist of a mix of shot-rock, aggregate base and compacted asphalt millings.

In recommending or granting approval or conditional approval of a variance, the Zoning Board of Appeals and the City Council shall prepare written findings of fact that all of the conditions below apply to the application:

#### 1. Special Circumstances

Special circumstances exist relating to the physical character of the property that are peculiar to the property and that do not apply generally to other properties in the same zoning district. And these circumstances are not of so general or recurrent a nature as to make it practical to provide, in the form of an amendment to this Ordinance, a general rule to cover them.

#### 2. Hardship or Practical Difficulties

Because of these special circumstances, the literal application of the provisions of this Ordinance would, without a variance, result in unnecessary and undue hardship or practical difficulties for the applicant, as distinguished from mere inconvenience.

#### 3. Not Resulting from Applicant Action

The special circumstances, practical difficulties, or hardship that are the basis for the variance have not resulted from any act, undertaken subsequent to the adoption of this Ordinance or any applicable amendment thereto, of any party with a present interest in the property.

#### 4. Reasonable Use and Return

Without the requested variance, the property cannot yield a reasonable return, or cannot be reasonably used consistent with the intent of the zoning district and the use of other properties therein, but the purpose of the variance is not otherwise to increase the return from the property or to confer special privileges not ordinarily enjoyed by other properties in the same district.

#### 5. Not Alter Local Character

The variance will not alter the essential character of the locality or substantially impair public safety or welfare or property values in the area.

#### 6. Minimum Variance Needed

The variance approved is the minimum required to allow reasonable use and enjoyment of the property.

***It is important to note that the Zoning Board of Appeals makes recommendations to the City Council on zoning variation approval requests.***

#### **CONCLUSION**

***Once the initial public hearing for this project has been conducted, Community Development Department staff and City consultants will finalize and distribute staff review comments and an updated staff report and detailed recommendation on the Applicant's request.***

***Staff recommends the public hearing for this project be continued until the April 4, 2019, Plan Commission Meeting.***

#### **Attachments:**

Exhibit A – List of documents submitted

Exhibit B – Minutes from the February 7, 2019 meeting

**EXHIBIT A****LIST OF SUBMITTED DOCUMENTS**

General Application, 3 pages, prepared by Swallow Construction Corp., dated 1-21-19

Special Use Permit Application, 3 pages, prepared by Swallow Construction Corp., dated 1-21-19

Zoning Ordinance Variation Application, 3 pages, prepared by RWG Engineering, LLC, dated 2-11-19

Project Narrative, 2 pages, submitted by RWG Engineering, LLC, dated 2-12-19

Final Engineering Plans, 8 sheets, prepared by RWG Engineering, LLC, dated 2-11-19

Boundary and Topographic Survey, 2 sheets, prepared by Gentile and Associates, Inc., dated 12-21-18

Plat of Consolidation, 1 sheet, prepared by Gentile and Associates, Inc., submitted 2-12-19

Building Elevation Exhibit, 1 sheet, submitted by RWG Engineering, LLC on 2-12-19

Photometric Analysis, 1 sheet, prepared by KSA Lighting, dated 1-24-19

Landscape Plan, 2 sheets, prepared by Gary R. Weber Associates, Inc., dated 1-29-19

**EXHIBIT B****2/7/19 PLAN COMMISSION MEETING MINUTES EXCERPT**

30W210-30W240 Calumet Avenue W / RWG Engineering, LLC

Located on the north side of Calumet Avenue W, east of Talbot Avenue

Potential request for approval of plat of consolidation, variation from surfacing requirements, Special Use Permit for outdoor storage, and final Site Plan documents, which would allow Swallow Construction Corp. develop an approximately 4.95-acre property with its new headquarter facility. The project includes construction of an 8,400-square foot office and storage/maintenance facility, together with associated parking, outdoor storage, fueling station, lighting, landscaping, and stormwater management improvements.

On behalf of Applicant Swallow Construction Corp. (Swallow), Robert Gudmundson of RWG Engineering LLC addressed the Commission and summarized Swallow's goal to bring its corporate headquarters from its current 3,000-square foot location in Downers Grove to Warrenville.

The subject two lots would be consolidated into one parcel that totals 4.95 acres. Existing conditions indicate that one-third of the property drains to the south, whereas two-thirds of the site drains to the north. A discharge pipe then takes stormwater across the Park District to a wetland. Lot 3 is vacant; Lot 4 has an abandoned single-family home on it that will be demolished.

Mr. Gudmundson directed attention to the proposed Site Plan. Swallow is an underground contracting firm that installs water main, sewer, etc. An 8,400-square foot building (office and maintenance facility) would be located at the west end of the site, set back 100 feet from Calumet Avenue. A required 15-stall fully paved parking lot would be located immediately adjacent to the building. The 30-foot driveway width would amply accommodate truck movements in and out of the service yard. A landbanked area for ten parking stalls would be situated adjacent to the driveway on the east side of the building. The service yard is amply sized due to Swallow's need for storage of large construction equipment, and will consist of a heavy stone-based material capped with asphalt millings. It would be fully fenced for security and screening purposes. The west and east sides of the service yard would have a six and one-half foot high fence, with a new, pinned together, Jersey barrier. A six-foot high chain link fence would be installed around the front and back (north and south) sides of the yard. Four-foot high bays will be situated at the north end of the site for various materials storage.

The grading plan includes a wet-mesic condition, i.e., the bottom of the basin would be planted with natural materials, which allows water to soak in, with a four and one-half foot the storage capacity. The fence is 20-25 feet off the property line to accommodate grade change and slope for an embankment change.

A fuel service area situated on a 15-foot by 20-foot concrete encased pad will be located on site, supplied with diesel fuel. Com. Thompson inquired about the scenario of a fuel spill, and requested assurance that it would not drain to the adjacent wetland. Swallow's President Anthony Rendina replied he would research such possibility and arrive at a protocol in such instance. When the location of the service area was questioned by a Commissioner, Mr. Rendina stated it would be placed wherever the Code permits.

**EXHIBIT B**

Mr. Gudmundson stated the requested variation would be to allow for the alternative surfacing materials in the outdoor storage area, which are permeable to a degree—but considered hardscape for basin-sizing purposes. Ch. Davis defer to staff re variance for use of alternative surfacing materials.

Com. Pepple stated staff recommended the front fence to be that of an attractive, solid material. Mr. Gudmundson replied he would work with staff on the fence composition. Com. Pepple inquired as to the drainage of the parking lot. Mr. Gudmundson replied it would slide under the fence gaps to the storm sewer.

Com. Burns commented she thought it was the right business proposed for the right location. She inquired about runoff and spillage as it relates to cleaning equipment, and requested a plan to prohibit it from draining into the environment. She also expressed concern regarding flooding for adjacent Summerlakes residents, as such development is in the direction of the flow. Mr. Rendina replied he plans to install a triple basin with a wash bay. Mr. Gudmundson added that a full stormwater analysis was submitted. Swallow will maintain the integrity of the ridgeline for the two-thirds of the property that drains to the north. A large amount of the storage yard runoff will go into the aggregate. In addition, the bottom of a wet mesic will absorb pollutants.

Other Commissioners were in favor of the proposal.

Mayor Brummel approved of proposal. He inquired as to employee counts and total investment cost. Mr. Rendina replied that although Sparrow employs 24 employees, four employees will work out of this facility. He estimated the investment would amount to approximately \$2 million.

A February 21, 2019, formal public hearing is scheduled.