



To: Dustin Anderson, Town Manager

From: Tom Vander Woude, Planning Director

Date: March 16, 2023

Re: Consideration of an ordinance amending the Lake Business Center Planned Unit Development

The purpose of this memo is to request Town Council consideration of an ordinance amending the Lake Business Center Planned Unit Development (PUD). The amendment will permit approximately 9,000 square feet of additional warehouse space, additional truck docks, new parking areas, and landscaping at the Lake Business Center PUD at 9200 Calumet Avenue.

Background

OKW Architects on behalf of Simborg Development proposes to amend the Lake Business Center PUD to include 9,000 square foot of additional warehouse space connecting the two existing warehouses, additional truck docks, 35 additional surface parking spaces installed between the warehouses, a lawn between the warehouses to the east of the new warehouse, and landscaping in the rear parking lot. The warehouse connection will allow Pepsi-Cola trucks to move between the South Warehouse, which is leased to Pepsi-Cola in its entirety, and the North Warehouse, which is partially leased to Pepsi-Cola. The applicants are not proposing to install any equipment or furnishings within the new warehouse space. This warehouse space will reestablish a connection between the two warehouses that was demolished in 2012.

The subject property is located in the Lake Business Park PUD. The PUD was established in 2006 and was amended in 2012, 2013, 2015, and 2022. The applicant, Simborg Development, currently owns the two west parcels within the PUD. The remainder of the parcels are owned by others, but the PUD requires shared parking and ingress-egress throughout the development.

Because the proposed building addition and other modifications are not included in the approved site plan, approval requires an amendment to the PUD.

Amending a planned unit development is a zoning amendment and must be presented at a public hearing to the Plan Commission. The Plan Commission is required to forward a favorable, unfavorable, or no recommendation for approval to the Town Council.

Representatives of the applicant appeared before the Plan Commission at a public hearing on February 14, 2023. No remonstrances were heard. At the conclusion of the public hearing, the Plan Commission voted 4 to 0 to forward a favorable recommendation for approval to the Town Council.

A more detailed development plan for the proposed project was approved by the Plan Commission on March 14, 2023 contingent upon Town Council adoption of this PUD amendment.

The Town Council must now take final action to adopt, reject, or amend the proposal. A rejection or amendment to the proposal requires further consideration by the Plan Commission.

Additional details regarding the proposal are provided in the attached Plan Commission staff report.

Recommendation

The Plan Commission recommends the following:

Approval of Ordinance 1897 Amending the Lake Business Center Planned Unit Development to permit permit 9,000 square feet of additional warehouse space, additional truck docks, new parking areas, and landscaping at the Lake Business Center PUD at 9200 Calumet Avenue in accordance with plans submitted under PC Docket 22-024.

Attachments

1. Ordinance 1897
2. Exhibit A: Lake Business Center Site Plan Review Proposed New Plan prepared by OKW Architects dated 02.06.2023
3. PC Docket No. 22-024 Staff Report dated February 14, 2023
4. PC Docket No. 22-024 findings of fact
5. PC Docket No. 22-024 Certification of Decision
6. Plan Commission minutes of February 14, 2023