



Legislation Details (With Text)

File #: 2017-0177 **Version:** 0 **Name:** Glen Oaks Phase 5 - extension

Type: MOTION **Status:** PASSED

File created: 3/13/2017 **In control:** Board of Trustees

On agenda: 3/20/2017 **Final action:** 3/20/2017

Title: Glen Oaks Industrial Park Phase V, lots 3, 4, and 5 and 6 - Extension

Code sections:

Attachments: 1. SITE PLAN UPDATE, 2. Building Elevations, 3. Landscape plan Board approved, 4. Trash enclosure Details, 5. Aerial

| Date | Ver. | Action By | Action | Result |
|-----------|------|---------------------------------|---------------------|--------|
| 3/20/2017 | 0 | Board of Trustees | | |
| 3/13/2017 | 0 | Development Services Department | INTRODUCED TO BOARD | |

Title/Name/Summary

Glen Oaks Industrial Park Phase V, lots 3, 4, and 5 and 6 - Extension

History

Project

Glen Oaks Industrial Park Phase V, lots 3, 4, and 5 and 6 - Extension

Petitioner

Ray Dignan

OVERVIEW AND BACKGROUND

In 2008 the Village Board approved Glen Oaks Industrial Park Phase V, lots 3, 4, and 5 and 6, an office building planned development that included five medical office buildings on a 4.8 acre parcel located north of 165th Street in Glen Oaks Industrial Park and east of 108th Avenue. The 2008 petition was to be an expansion of a large office building complex that began construction in 1999 and resulted in the construction of over 27 buildings in the surrounding Industrial Park.

The 2008 Glen Oaks Phase V Industrial Park approvals included a site plan and building elevations,

a special use for a planned development with modifications, consolidation of lots 3, 4, 5 and 6 into one lot, and a landscape plan. The Plat of Consolidation was approved in January 2009. Only one of the five proposed offices, Buildings 'E' was constructed in 2009. Also in 2009, the Village approved additional office buildings north of Glen Oaks in 'Winterset IV Office Park'. However due to the recession, the project stalled and there was little interest in constructing additional office buildings until recently. In 2014 the Winterset five acre site was sold to the Village for a Public Works bulk storage area. The petitioner has now returned to the Village Board for an extension of the Glen Oaks Phase V approvals in response to recent interest in the office market, and specifically a medical doctor seeking a new office building.

The Site Plan has been slightly revised to remove the driveway extension stubs and water main extension that were to connect to the proposed Winterset V offices, since the site is instead now occupied by Public Works Bulk Storage. The Board also approved a Landscape Plan in November 2008 that still applies to the project; however the removed extension stubs must be infilled with plant material to meet Code requirements.

No changes are proposed to the approved building elevations.

There are some outstanding Glen Oaks engineering bills that the Village paid, in the amount of \$5,025.44, that must be paid before occupancy of the first completed building.

This case is now before the Village Board of Trustees for final approval.

Recommended Action/Motion

I move to approve a three year extension for the Glen Oaks Industrial Park Phase V lots 3, 4, and 5 and 6; including revised Site Plan received 1.26.17; Elevations dated 9.14.06; Landscape Plan approved November 28, 2008; and Special Use Permit for a planned development, all subject to the following conditions:

- 1) The petitioner pays \$5,025.44 in outstanding fees prior to occupancy of the first completed building.
- 2) The project is subject to final Engineering and Building Code requirements and approvals.
- 3) The project must comply with the Board approved 2008 Final Landscape Plan, subject to these additional conditions:

- a. Landscaping for each building and associated parking lot and buffers must be completed prior to the occupancy of each building.
- b. The two removed driveway stubs must be infilled with shrubbery and trees to provide a continuous buffer that meets Landscape Code requirements.
- c. The detention pond and buffer plantings must be installed prior to occupancy of future building 'D'.