



VILLAGE OF CARPENTERSVILLE

1200 L. W. Besinger Drive
Carpentersville, Illinois 60110

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BOARD REPORT

TO: Village Board of Trustees and Planning and Zoning Commissioners

FROM: Benjamin A. Mason, AICP
Assistant Village Manager & Community Development Director

DATE: September 13, 2022

SUBJECT: Consideration of a Concept Plan for Carpentersville Logistics Park development at the southeast corner of Randall Road and Binnie Road

BACKGROUND

Mr. Michael Stephenson, on behalf of US Capital Development, has submitted a Concept Plan for proposed development of a light industrial warehouse / distribution center campus on an approximately 89.8 acre parcel on the south side of Binnie Road across from the Randall Oaks Zoo. The property is currently owned by the Galvin family. The applicant has a contract to purchase the property from the owner.

ANALYSIS

The concept plan shows the creation of five separate lots for development. Three lots ranging in size from approximately 21-27 acres are proposed for the development of warehouse / distribution center buildings. The development would also include separate lots for an access roadway through the property from east-west (Lot 4) as well as a stormwater detention pond facility that would serve the property on the south end of the parcel (Lot 5).

At this preliminary stage, specific end users are yet to be identified by the developer, and Staff notes consideration for businesses proposed to locate in the development will be required to follow local zoning regulations and any applicable state statutes. In particular, Staff is recommending the proposed Carpentersville Logistics Park be limited to warehousing, distribution and similar light industrial uses, and prohibit heavy manufacturing and / or truck parking facilities.


Additionally, it is important to note, Staff has provided the developer and its design professionals with a copy of the following state statute reference diesel vehicles and idling restrictions: *Illinois State statute 625 ILCS 5/11 1429 prohibits diesel vehicles of more than 8,000 pounds (heavy-duty trucks and buses) from idling for more than ten minutes per hour when they are parked.*

Should the developer continue to move forward through Carpentersville's annexation, zoning, subdivision and planned development (PUD) review process, building elevations, landscape plans, stormwater reports, traffic studies and other required documents and information as stipulated by Village Code would need to be submitted by the development team and subject to in-depth review by Village staff and consultants.


For reference purposes only, though to help provide some context for the general land use type and building design that at a very high-level is being considered for the Carpentersville Logistics Park, please see the marketing flyer below of a similar light industrial corporate center that would be located in the immediate vicinity along Randall Road, at the northeast corner of the Route 72 intersection.

±53 ACRES AVAILABLE

RANDALL CORPORATE CENTER - NORTH | WEST DUNDEE



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Similarly, the active construction project underway in the Village of Algonquin (photo below), at the southwest corner of Randall Road and Longmeadow Parkway would be another illustrative example of the overall light industrial corporate park land use that the developer of the proposed Carpentersville Logistics Park would be proposing to establish at the southeast corner of Binnie and Randall Roads.



Enclosed is the concept plan application submitted by the developer for the proposed Carpentersville Logistics Park. As required by Village Code, copies have been distributed by Staff to the appropriate taxing districts and notice was mailed out to taxpayers of record within 250 feet of the subject land parcel. Additionally, Village Staff has provided the concept plan information to the Kane County Division of Transportation, which has jurisdiction over Randall Road and the intersection at Binnie.

It is noted that the preliminary layout for truck and vehicular access as depicted on the concept plan would be subject to careful review by the County as well as Village Engineer. The developer US Capital Development has expressed to Staff that the proposed Logistics Park would predominantly serve as warehouse / distribution centers for trucks coming up and down Randall Road from the I-90 expressway.

A traffic study that would be required to be submitted by the developer would analyze and provide significant evaluation and recommendations for physical improvements to the surrounding roadway network, and it is envisioned that upgrades to both Randall and Binnie Roads would be required. Staff believes there may also be opportunity to incorporate bike path along Binnie Road.

Additionally, it is noted that the developer through the course of their preliminary due diligence, has been in communication with the Army Corps of Engineers regarding wetlands located on the subject property. Should the developer continue to move forward with plans for this project, further review and analysis of proposed plans for building development, stormwater detention, and new landscaping plans would all undergo extensive review and consideration by the Village in accordance with the Kane County Stormwater Ordinance regulations.

The nearest residential properties are an unincorporated subdivision located on the north side of Binnie Road, and a residential single-family subdivision to the east in West Dundee. The concept plan shows loading docks facing inward toward the center of the property, and a stormwater management pond wrapping around south side of the property, which provides a green buffer to the east. An approximate 200-foot setback on the property from Binnie Road is also depicted on the site plan, between the right-of-way along Binnie and the northernmost proposed parking / building footprint areas.

Village's Comprehensive Plan

The Land Use component of Carpentersville's Comprehensive Plan recognizes light industrial and distribution center uses as a recommended land use to consider in the Randall Road corridor. At right is an excerpt from the Comprehensive Plan and Staff notes that the proposed Logistics Park is in alignment with this land use type.

FISCAL IMPACT

<p>Village of Carpentersville Comprehensive Plan Randall Road Corridor</p>	<p><i>Light industrial & Distribution</i></p>
	<p><i>Randall Road can accommodate different types of industrial that, with proper setbacks, should be designed to not interfere with residential areas. Industrial is the fastest growing type of development in the market, providing employment and a tax base to support local services.</i></p>
<p><i>Having available, modern industrial space is critical to support existing employers in Carpentersville looking to stay in the community while they expand, as well as to attract new businesses to the community.</i></p>	

No formal action shall be taken by the Planning and Zoning Commission or Village Board upon completion of the concept plan review, and the decision to proceed or abandon the proposal rests solely with the applicant. The fiscal impact of the development on the Village will be determined in the future during the preliminary subdivision and preliminary PUD reviews if the applicant decides to proceed with the proposal.

DEPARTMENT RECOMMENDATION

Per Section 17.12.015, the purpose of all concept plan review is to:

- Discuss the site in relation to the surrounding area;
- Discuss the existing conditions on and adjacent to the site; and,
- Mutually identify potential problems of the proposed subdivision in relation to the existing conditions of the area, the official map and official plan, zoning ordinance, and other local goals, objectives, ordinances and plans.

THE APPLICANT HAS THE BURDEN OF ASSESSING THE EFFECT OF THE INFORMATION PROVIDED BY THE PLANNING AND ZONING COMMISSION AND VILLAGE BOARD. NO FORMAL ACTION SHALL BE TAKEN BY THE PLANNING AND ZONING COMMISSION OR VILLAGE BOARD UPON COMPLETION OF THE CONCEPT PLAN REVIEW. THE DECISION TO PROCEED OR ABANDON THE PROPOSED SUBDIVISION RESTS SOLELY WITH THE APPLICANT. THEREFORE, STAFF REQUESTS THAT THE PLANNING AND ZONING COMMISSION MEMBERS AND VILLAGE BOARD OF TRUSTEES REVIEW AND DISCUSS THE PROPOSAL, AND PROVIDE VERBAL FEEDBACK TO THE APPLICANT AND TO STAFF.

