



# VILLAGE ACTION REPORT

## **PROJECT: Oakstone**

**APPLICANT: Jennifer Vinluan – Owner; Andy Reed & Russ Owens - Architects**

**PROJECT LOCATION: NE corner of Commerce Parkway and Erb Road**

**REPORT DATE: April 12, 2019**

**PROJECT DESCRIPTION:** The Oakstone facility is a proposed bar and restaurant featuring indoor and outdoor volleyball. The proposed facility includes nearly 14,000 square feet of interior space including a bar, restaurant, meeting room, an outdoor bar and one outdoor grass volleyball court. The project received site plan and conditional use permit approval in September of 2018.

The applicants are seeking approval of a revised site plan at this time. The revisions are intended to address conditions from the previous approval while also reducing the cost of the project after initial bids were extremely high. The proposed changes to not affect the approved conditional use permit.

## **ARCHITECTURAL REVIEW COMMITTEE MEETING: April 4, 2019**

**STAFF REPORT PROVIDED BY:**  Planner,  Engineer,  Public Works

**MOTION:** by Hackel (1st), Knudtson (2nd)

The Site Plan was APPROVED WITH CONDITIONS with the conditions as follows:

1. The Plan Commission and Village Board shall provide a variance to the 30' setback requirement on the Erb Rd. frontage for the current site plan. Such approval does not imply any future expansions may also exceed the setback without approval at the time of expansion.
2. The applicant shall provide a revised photometric study showing the exterior lighting associated with the current layout. The study shall show that the outdoor lighting complies with the requirements of the Village Zoning Ordinance.
3. Cut sheets of the proposed outdoor lighting (court lighting and parking lot lighting) shall be provided to staff for review. Such lighting shall meet the requirements of the Village Zoning Ordinance.
4. The applicant shall apply for sign permits through a separate approval process.
5. No less than 30 days prior to commencement of construction activity, the applicant shall notify Blackhawk Airfield regarding expected duration of construction activity and any construction techniques that may impact airspace. The Village shall be copied on this notice.
6. The applicant shall confirm that any rooftop mechanical equipment will be screened on all sides with a metal panel material to match the building. To the extent feasible, equipment should be consolidated into as few screened areas as possible.

7. It is questionable whether the proposed landscaping along the south side of the building will fit between the sidewalk and the proposed infiltration area. Landscaping in this area shall be suitable for growth in a wet area, or should be relocated to fill in the area south of the loading area.
8. Metal panels shall feature concealed fasteners as shown in the submittal.

**VOTE:** 4 Aye, 0 Nay, 0 Abstain

**APPLICANT COMMENTS:**

- (Scott Truehl – Friede & Associates - contractor) – provided overview of the project and responded as noted below.

**ARC COMMENTS:**

- (Hackel) – requested more information about the metal panels, specifically confirmation that panels have concealed fasteners. Truehl replied that they intend to use an insulated panel system with concealed fasteners.
- (Hackel) – requested confirmation that the fascia was as shown in the submittal in terms of size and color, as this would be an increasingly important design feature in the simplified facades. Truehl replied that the submittal was accurate.
- (Hackel) – questioned the location of the landscaping along the south side of building. Appears to overlap the sidewalk, but if moved north it would be in the bioretention area. Landscaping should be suitable for that location or moved to be adjacent to the loading area.
- (Hackel & Knudtson) – seeking more information about the roof top units. Truehl replied they are still working with the mechanical contractor on placement. Committee stated need for units to be 100% screened, with materials to match building (no slats).

**STAFF COMMENTS:**

- See planning staff report.

**PLAN COMMISSION MEETING: April 10, 2019**

**STAFF REPORT PROVIDED BY:** X Planner, X Engineer, \_\_\_ Public Works

**MOTION:** by Henrich (1st), Ratcliff (2nd)

The Site Plan was APPROVED WITH CONDITIONS with the conditions as follows:

Planning

1. The Plan Commission and Village Board shall provide a variance to the 30' setback requirement on the Erb Rd. frontage for the current site plan. Such approval does not imply any future expansions may also exceed the setback without approval at the time of expansion.

2. The applicant shall provide a revised photometric study showing the exterior lighting associated with the current layout. The study shall show that the outdoor lighting complies with the requirements of the Village Zoning Ordinance.
3. Cut sheets of the proposed outdoor lighting (court lighting and parking lot lighting) shall be provided to staff for review. Such lighting shall meet the requirements of the Village Zoning Ordinance.
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6. The applicant shall confirm that any rooftop mechanical equipment will be screened on all sides with a metal panel material to match the building. To the extent feasible, equipment should be consolidated into as few screened areas as possible.
7. It is questionable whether the proposed landscaping along the south side of the building will fit between the sidewalk and the proposed infiltration area. Landscaping in this area shall be suitable for growth in a wet area, or should be relocated to fill in the area south of the loading area.
8. Metal panels shall feature concealed fasteners as shown in the submittal.

#### Engineering – Access

1. Prepare and easement document for the rear access drive that crosses Village of Cottage Grove land. This land is used by the Village Sewer Utility to operate and maintain the Commerce Park Sewerage Lift Station. This will have conditions such as, but not limited to:
  - a. Provide a lockable gate. The gate shown on the site plan is too small and does not cover the public facility area adequately. The gate will need two wings to provide further delineation and protection from vehicles parallel with the common egress way shown on the site plan.
  - b. Village staff or contractors may block the rear egress during maintenance operations. Typical maintenance will occur during daytime, weekday hours, but emergency services may occur at any time of day and day of the week.
2. Use the Village Standard for driveway access points and aprons. This standard creates an easy approach angle. Include detail for drive entrance per Village standards.

#### Engineering – Site Plan

1. Provide location of existing street utilities per provided record drawings (attached).
2. Connect waste water service on Commerce Parkway at existing service stub as provided on attached record drawings.
3. Connect sanitary service at existing stub at north end of lot within sanitary sewer easement as provided on attached record drawings.
4. Extend sidewalk and curb and gutter on Commerce Parkway to east property line. Sawcut and patch existing pavement as necessary.
5. Provide additional fencing extending a minimum of 10 feet from each side of the gate on Village property as described in “Access 1.a above.”
6. Add note “Contractor to verify final location and dimensions with Village public works prior to order and installation of gate and fencing.”

Engineering – Grading and Erosion Control

1. Show inlet protection for all street and on-site inlets – include existing inlets at Commerce Parkway and Erb Road intersection, and east along Commerce Parkway.
2. Show areas where erosion control matting is required for stabilization.

Engineering – Utility Plan

1. Utilize existing sanitary and water services stubbed out to the site, no need to go into the roadway. Location of existing services provided per attached record drawings. There is no sanitary sewer on Commerce Parkway east of Erb Road.

Engineering – Site Utilities

1. Provide fence and gate details.

Engineering – Final Drawings and Details

1. Provide the plans indicated above as “not provided” in order to complete the engineering review.

**VOTE:** 5 Aye, 0 Nay, 0 Abstain

**APPLICANT COMMENTS:**

- (Scott Truehl – Friede & Associates - contractor) – provided overview of the project and responded as noted below.

**PLAN COMMISSION COMMENTS:**

- None

**STAFF COMMENTS:**

- See planning staff report.