

**Item #2:**

**Menard's Request To Expand Detached Warehouse Enclosure**



## MEMORANDUM

To: Village President Underwood and Board of Trustees  
From: James M. Hogue, Village Planner  
Date: October 22, 2014  
RE: Minor PUD Amendment to Menards PUD.

Staff has received a request for a "minor" PUD amendment for the Menards PUD. Per the Village Code amendments to PUD's are anticipated and fall within two categories defined as follows;

1. Major Changes: Changes which include increases in density, height of buildings, reductions of proposed open space, changes in the development schedule or changes in the final governing agreements, provisions or covenants or other changes which change the concept or intent of the development, may be approved only by submission of a new preliminary plat and supporting data and following the "preliminary approval" steps and subsequent amendment of the final land use and zoning plat.

All changes to the final plat shall be recorded with the county recorder of deeds as amendments to the final plat or reflected in the recording of a new "corrected" final plat.

2. Minor Changes: The village planner or other person authorized by the village board may approve minor changes in the planned unit development which do not change the concept or intent of the development without going through the "preliminary approval" steps. Minor changes shall be any change not defined as a major change.

Staff finds this request to be in the "minor changes" category as defined above.

### **MENARDS REQUEST**

Menards in the process of expanding many of their warehouses including the warehouse building in long Grove. This is being done so that the products that currently sit in the materials yard unprotected can be under cover. The new warehouse expansion will be constructed of the same materials that were used to build the existing warehouse.

The site plan remains essentially the same except that the warehouse building is larger. No additional floor area is being added as this is an accessory structure. The area in which the expansion will occur is paved therefore no new impervious surface is being added to the site. Furthermore the expansion will be behind the fence which presently surrounds the materials yard. No significant visual/aesthetic impacts to the site are anticipated with the expansion.

No other modifications to the site or structure are anticipated nor requested as part of this proposal.

S 89°56'41" E 053.48'

PUMP BUILDING

GATE CANOPY

EXISTING WAREHOUSE: 26,430 SQ FT

WAREHOUSE ADDITION: 19,244 SQ FT

RELOCATED TRASH COMPACTOR

NEW STEEL STUD WALL TO BE SHEETED WITH EMERALD GREEN ACCENT PANELS

NEW HEATED SPECIAL ORDER AREA 10,888 SQ FT

NEW STEEL STUD WALL TO BE SHEETED WITH EMERALD GREEN ACCENT PANELS

RELOCATED BI-PARTING DOOR

EXISTING 12'-0" WIDE CANOPY AND OVERHEAD DOOR TO BE REMOVED AND REPLACED WITH 14'-0" WIDE CANOPY AND DOOR

NEW OVERHEAD DOOR AND MAN DOOR

EXISTING BI-PARTING DOORS TO BE REMOVED AND RELOCATED

EXISTING ENTRANCE TO BE REMOVED AND FILLED WITH CONCRETE WALL AND WINDOWS TO MATCH ADJACENT

EXISTING BI-FOLD DOOR TO BE REMOVED

# MENARDS

MENARDS LOT 6  
910,473.71± SQ FT  
20.90± ACRES

EXISTING YARD AREA  
169,539± SQ FT  
3.89± ACRES

NEW YARD AREA  
150,295± SQ FT  
3.45± ACRES

TRANSFORMER

BACK-UP GENERATOR

NEW ACCESSIBLE STRIPING TO MATCH ADJACENT

EXISTING STRIPING AND ACCESSIBLE STRIPING TO BE REMOVED. NEW STRIPING TO MATCH ADJACENT. NEW CURBS AS NEEDED. ACCESSIBLE STRIPING TO BE RELOCATED, WHEN SHOWN

459 EXISTING PARKING SPACES  
+ 2 NEW PARKING SPACES  
461 TOTAL PARKING SPACES

S 32°50'14" E 179.17'

R=285.00'  
L=157.98'

S 60°30'55" E 205.40'

R=285.00'  
L=88.18'

R=285.00'  
L=40.98'

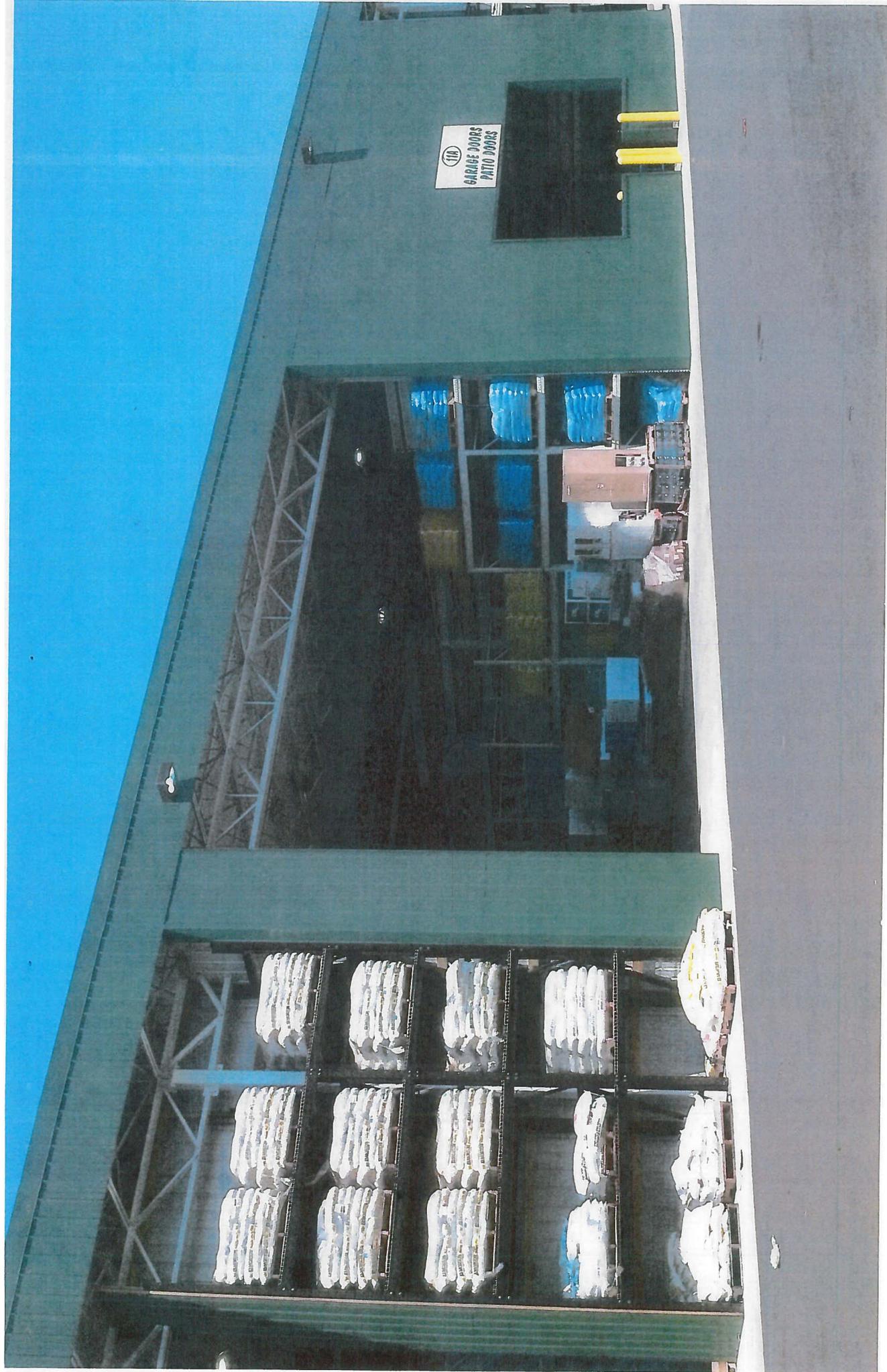
S 00°09'41" W 46.02'

S 89°56'05" W 80.00'

N 89°56'37" W 277.91'

N 00°09'08" E 1037.48'

OW  
C



GARAGE DOORS  
PATIO DOORS