



Meeting Date: February 23, 2026

Item No. **5C**

## PLAN COMMISSION REPORT

Proposal: Building, Site, and Operation Plan Review

Description: Review a building, site, and operation plan for the construction and utilization of a ±251,872-square-foot industrial building located west of 4321 Carol Road.

Applicant(s): Jason Lueders

Address(es): Baxter Court, Carol Road

**Suggested Motion:** That the Plan Commission recommends to the Village Board that the building, site, and operation plan for the construction and utilization of a ±251,872-square-foot industrial building on the parcel located west of 4321 Carol Road be approved for the following reasons:

1. The proposed use is permitted under the underlying zoning district and complies with the building, site, and operation plan review requirements.
2. The proposal is consistent with the 2035 Comprehensive Plan land use designation of Industrial/Business Park.

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Owner(s): TI INVESTORS OF CALEDONIA, LLC

Tax Key(s): 104-04-22-30-038-035

Lot Size(s): ±53.50 acres

Current Zoning District(s): M-3, Heavy Manufacturing

Overlay District(s): N/A

Wetlands:  Yes  No Floodplain:  Yes  No

Comprehensive Plan: Industrial/Business Park

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**Background:** The applicant is requesting approval of a building, site, and operation plan for the construction and utilization of a ±251,872-square-foot industrial building on the parcel located west of 4321 Carol Road.

### Building Exterior/Design

The building exterior materials will consist primarily of precast concrete panels, along with glass panels and windows. The proposed colors include varying shades of gray and white. Accent panels in darker shades of gray are utilized in combination with the glass windows to create a sense of bottom, middle,

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and top, in compliance with the Village Design Guidelines. These panels are also incorporated on the east elevation to create façade rhythm through vertical symmetry. The main entrance points of the building are part of a well-defined focal point on the east façade, marked by protruding panels in darker shades of gray.

### **Site Design**

The industrial building meets all M-3 District setback and height requirements. No future tenants are identified at this time. Future proposed uses must comply with M-3 Zoning District regulations and be consistent with the Village's Comprehensive Plan. If a future tenant is not a Permitted Use By Right in the M-3 District, the tenant must get Conditional Use Permit approvals prior to occupancy.

The parking lot consists of 152 standard parking spaces and 14 ADA-compliant spaces, for a total of 166 spaces. The proposed parking spaces meet the minimum 162-square-foot size requirement. In addition to employee and customer parking areas, 32 truck trailer stalls are proposed, along with 25 dock doors and two overhead doors. Landscaping will be installed to help screen the overhead doors from E. Frontage Road and the future extension of Baxter Court. The parking areas will consist of both light and heavy-duty asphalt, with concrete in the loading dock areas. There will be no use of crushed gravel on the site.

The proposed site plan does not show any exterior dumpster location. If, in the future, tenants wish to locate dumpsters outside, the property owner will be required to submit a Building, Site, and Operation Plan showing the dumpster location and enclosure design. Per Design Guidelines, waste removal areas must be screened from the right-of-way using materials similar to those proposed for the principal structure, or through a combination of landscaping, grading, and fencing. Cyclone fencing with privacy slats is not an acceptable enclosure design.

### **Landscaping**

The proposed landscaping complies with landscape design requirements. According to the Building, Site, and Operation Plan approved by Resolution 2022-86, a rhythmic planting of trees was executed along Carol Road and the future extension of Baxter Court. Eight different species of trees were proposed, spaced 50 feet apart, in compliance with Design Guideline requirements.

A combination of deciduous and evergreen trees is proposed along the northwest side of the building and near the loading dock areas to provide screening from E Frontage Road. A similar mix is proposed along the south side of the truck parking area to screen views from the future extension of Baxter Court. The applicant is also proposing shrubs and ornamental grasses along the east, north, and south sides of the building.

### **Lighting**

The applicant has submitted a photometric plan demonstrating that site lighting will comply with the Village's lighting ordinance, ensuring no more than ½ foot-candle of light crosses the lot line. All lighting fixtures comply with exterior lighting standards and must be installed in such a way to prevent glare on neighboring properties.

### **Signs**

No signage is being proposed as part of this review. Any future signage requests will need to comply with Village Zoning Sign Code and be issued a sign permit prior to installation.

### **Engineering/Fire Department**

Prior to any building permits being issued, the applicant will need to get approvals for stormwater management, erosion control, and grading plans from the Water Utility Department and Engineering

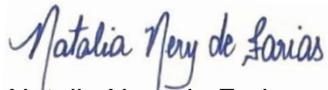
Department. The Fire Department indicated no concerns regarding the proposed site plan; however, they will work with the applicant to ensure compliance with fire codes for this building type.

**Suggested Motion**

If the Plan Commission is comfortable with the proposed development, staff has drafted a suggested motion recommending approval of the ±251,872-square-foot industrial building for the parcel located west of 4321 Carol Road.

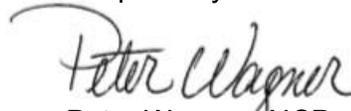
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Prepared by:



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Respectfully submitted:



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