



Village of Bartlett
Plan Commission Meeting Minutes
November 8, 2018

J. Lemberg called the meeting to order at 7:02 pm.

Roll Call

Present: J. Lemberg, J. Miaso, J. Allen, J. Kallas, M. Hopkins, A. Hopkins, T. Ridenour

Absent: D. Negele

Also Present: A. Zubko, Village Planner

Approval of Minutes

A motion was made to approve the minutes of the October 11, 2018 meeting.

Motioned by: J. Kallas

Seconded by: A. Hopkins

Roll Call

Ayes: J. Lemberg, J. Miaso, J. Allen, J. Kallas, M. Hopkins, T. Ridenour and A. Hopkins

Abstain: None

Nays: None

The motion carried.



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(#18-21) Southwind Business Park Subdivision
Preliminary/Final Plat of Subdivision

Petitioner: Dean Kelley 612 S. 5th Street, St. Charles, IL

A. Zubko stated the subject property was annexed to the Village in 1988 and zoned PD which is Planned Development District.

The Petitioner is requesting a Preliminary/Final Plat of Subdivision for the 20.54 acre Southwind Business Park to create five (5) lots ranging in size from 3.14 acres to 6.65 acres.

The Bluff City Office Building, located on Lot 1, was approved in 2000. The Village Staff is working with potential developers for Lot 4 (Circle K) and Lot 2 (Parkland Preparatory Academy). An official application has been submitted by Circle K, but at the request of the Petitioner, it has been put on hold. Staff has also received an Administrative Site Plan Review Application for the Parkland Preparatory Academy, which is currently being reviewed by the Staff.

There are two existing curb cuts along Route 25 - Southwind Boulevard and Benchmark Lane; and one existing curb cut off of West Bartlett Road - Southwind Boulevard; all of which will provide primary access to each of the lots. A new curb cut is proposed along West Bartlett Road, west of Southwind Blvd. as part of the Circle K development that would provide a through connection south to Benchmark Lane. This new connection would also serve as an ingress and egress easement between Lots 4 and 5. Currently, there are no new access points proposed along Route 25. (Route 25 is under the jurisdiction of Illinois Department of Transportation (IDOT)).

These parcels would be served by the existing stormwater drainage and detention system currently constructed.

Preliminary engineering was approved at the time the Bartlett Pointe West Subdivision was approved in 2013. As part of this plan, Southwind Boulevard and Benchmark Lane were constructed and street lights and sidewalk locations were identified. Each have been installed within the subject property per the plan.

To be in compliance with the Public Improvements Completion Agreement, the developer shall install an eleven (11') wide bike path along the south side of West Bartlett Road in accordance with the West Bartlett Road Corridor Plan. The current plan shows a 15' wide bike path easement which will be recorded as part of this plat of subdivision. The bike path will be installed as part of the Circle K development or by December 2019, whichever comes first.

As required in the Subdivision Ordinance, the Petitioner will plant parkway trees along the existing rights-of-way spaced not less than forty feet (40') nor more than sixty feet (60') apart.

The Staff recommends approval of the petitioner's request subject to the following conditions and Findings of Fact.

Dean Kelley stated since Angela covered most of it he would just give an update. Circle K is in a class three ground water zone, which it shouldn't be so, it's in the process of being remapped through the IAPA, because they were worried there would be repercussions down the road. Once several provisions are made they will proceed with approval. **D. Kelley** stated he has met with Kane County several times to locate the proposed right-in, right-out on West Bartlett Road, which was verbally approved, but final plans will need to be submitted. Parkland Academy is primarily for special needs children who cannot be



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served by the local schools. The developer of the school, David Russo, is currently operating 3 schools and is hoping to open by the next school year. **D. Kelley** stated he is excited to get going on this development. The developer of the gas station has the first refusal of the lot on the east along West Bartlett, and there are a few concept plans that have been prepared, which would be nice to see that happen. There are residential lots across the street in South Elgin that have just been approved for townhomes, and further west near the Prairie Path, there will be 160 single family homes. Hopefully with this activity this will give them the momentum to finish out this park.

J. Lemberg asked if anyone had any questions. **T. Ridenour** asked if the curb cut was between lots 4 and 5. **D. Kelley** stated yes, it will be shared, the traffic will go to the right or to the west. **T. Ridenour** stated if the gas station is proposed for the corner, they wouldn't want an entrance or exit on Rt. 25? **A. Zubko** stated they are not allowed to have any additional exits or entrances, they will be using Benchmark Lane.

J. Lemberg asked if anyone had any additional questions. **J. Lemberg** then asked for a motion to approve the Petitioner's request subject to the conditions and Findings of Fact.

Motioned by: J. Miaso
Seconded by: J. Kallas

Roll Call

Ayes: J. Allen, J. Kallas, M. Hopkins, A. Hopkins, J. Miaso & T. Ridenour
Nays: None

The motion carried.



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Old Business/ New Business

A. Zubko stated she had nothing at this time.

A. Zubko added since the weather is getting colder, the doors will be opened at 6:40 instead of 6:45.

M. Hopkins stated if the meeting was closed then the Committee can hear what **T. Witt** had to say about the bike path.

J. Lemberg then asked for a motion to adjourn.

Motioned by: J. Kallas

Seconded by: J. Miaso

All in favor.

The meeting was adjourned at 7:11P.M.