



Village of Bartlett  
Zoning Board of Appeals Minutes  
June 6, 2019

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M. Werden called the meeting to order at 7:03 pm.

Roll Call

Present: M. Werden, G. Koziol, B. Bucaro and J. Banno

Absent: L. Hanson and J. Rasmussen

Also Present: Roberta Grill, Planning & Development Services Director

Approval of Minutes

A motion was made to approve the minutes of the April 4, 2019 meeting.

Motioned by: B. Bucaro

Seconded by: G. Koziol

Roll Call

Ayes: G. Koziol, B. Bucaro and J. Banno

Nayes: None

Abstain: M. Werden

The motion carried.



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**Case (#19-07) Project Oak**

Variations:

To allow loading docks in the corner side yard (north side – Jack Court),

To allow a 7 foot high fence where a 4 foot high fence is permitted in the corner side yard, and

To reduce the number of required parking spaces from 525 to 272 (land banking 253 of spaces)

**Public Hearing**

The following Exhibits were presented:

**Exhibit A - Picture of Sign**

**Exhibit B - Mail Affidavit**

**Exhibit C - Notification of Publication**

Petitioner, **Todd Hunsberger, Jeff Dublo, Jeff Brown** were sworn in by **M. Werden**.

**R. Grill** stated the Petitioner is requesting a Site Plan Review for a proposed 400,000 square foot warehouse building (Phase 1) with a 75,000 square foot future addition (Phase 2) on 26 acres (Lot 1) in the Cook County portion of the Brewster Creek Business Park.

A 17,000 square foot office space is identified at the northwest corner of the building with the remaining 382,316 square feet designated for warehouse space. The proposed building would be constructed with insulated, pre-cast concrete panels with recessed pre-cast accent panels. The color palette proposed will consist primarily of varying shades of white/gray with blue and orange color accents. Pre-finished metal canopies will be located over the entranceways and over the patio area. The overall proposed height of the building would be 44 feet, but to allow for some flexibility within the interior of the building, the Petitioners are requesting a Special Use Permit to increase the maximum height allowed for the building from 45 feet to 50 feet.

The Site Plan identifies 62 exterior docks, (36 on the north side and 26 on the south side) with two (2) drive-in doors. The I-2 EDA Zoning District requires the docks on the north side of the building to be enclosed and recessed 15 feet from the front building elevation due to their location along a corner side yard (Jack Court). Landscaping, including evergreen trees, will be incorporated along the north property line and the required parkway tree plantings along Jack Ct. will also provide screening of this loading area from the roadway.

Three (3) curb cuts are proposed along Spitzer Road (west property line) and one along the future Jack Court (north property line). Passenger vehicles would utilize the two northern curb cuts to access the employee parking area, with the southernmost curb cut to be utilized as an entrance/exit for trucks only. The curb cut on Jack Court is identified as an exit only for trucks. Each of the curb cuts for the truck entrance/exits would be gated, with trucks equipped with an electronic system that would enable them access to the loading areas.

The Petitioner is requesting a Variation to allow for a reduction in the required number of parking spaces on the property. The Site Plan identifies 272 parking spaces, including eleven (11)



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handicapped accessible spaces. The Zoning Ordinance requires 447 spaces for Phase 1, and if Phase 2 were built, a total of 522 parking spaces would be required. The plan, however, identifies 253 future land banked parking spaces, which would increase the total parking provided on this site to 525 spaces, and if constructed, would satisfy the Zoning Ordinance requirement.

The Site Plan also identifies 30 truck trailer stalls for additional parking along the south property line, adjacent to the Commonwealth Edison right-of-way. Landscaping is proposed adjacent to this parking area along the south property line.

A seven (7) foot high black, vinyl clad chain link fence is proposed within the corner side yard along future Jack Court to secure the loading dock areas. This fence would exceed the 4 foot high maximum permitted in a corner side yard and as a result, the Petitioner is requesting a Variation to allow for the proposed fence height.

The Photometric and Landscape plans are currently being reviewed by the Staff. The petitioner is here to answer any questions.

**M. Werden** asked at this point if there isn't anything proposed on the north side of the proposed Jack Court. **R. Grill** state this is correct. **M. Werden** asked if the fence height variation was for security purposes. **R. Grill** stated yes. Rana Foods also has a 7ft high chain link fence with a gate for security. It is the exact same thing, totally for security reasons. **G. Koziol** said Rana Foods has a chain link fence but this fence is a solid fence correct? **R. Grill** stated no this is a 7ft high black vinyl chain link. **M. Werden** stated chain link lasts longer than the wooden fences. **B. Bucaro** asked besides the fence on Jack Court will it go all around the perimeter. **R. Grill** stated vehicles entering the site from Spitzer Road will access the gated area that is fenced off completely. All along Jack Court towards the building and the perimeter will be secured. **B. Bucaro** asked if the variance is only for Jack Court because that's the side yard. **R. Grill** stated he was correct, fronting a street. **G. Koziol** stated there is a fence on the right side by the Com Ed easement. **R. Grill** stated the fence will be along Jack Court and extending to the Com Ed Easement. **G. Koziol** asked if the road was inside the fence. **R. Grill** stated yes. **G. Koziol** stated the trucks can drive all the way around because it's all within a secured area. **M. Werden** asked if the Com Ed easement goes along what was once called Reese Road, connecting Spitzer & Munger. **R. Grill** stated yes but a segment of Reese Road was actually where Brewster Creek Blvd. is today.

**G. Koziol** stated initially there will be 253 parking spaces allocated to a land bank. **R. Grill** stated yes 272 will be provided on the site and 253 spaces will be landbanked. **M. Werden** asked exactly where they would be located. **R. Grill** stated to the south of the existing parking there will be land bank parking. **G. Koziol** stated he likes to see the land banking idea, and thinks all too often parking lots are built and never used. Here there will be a buffer zone of green there if you need it. Green space is a benefit. **B. Bucaro** agrees, however what would be the mechanism that would trigger the need for more parking. **R. Grill** stated typically what would happen is if the Village gets parking complaints of people parking say along Jack Court or Spitzer Road the Village would enforce the additional parking to be installed. Part of the approval of this petition is a land bank parking agreement which will be recorded.

**M. Werden** opened the meeting to the public. No one came forward.

**M. Werden** asked when the proposed opening of this facility is. **J. Dublo** stated they are looking at January 2021, it's a very lengthy process. This tenant is a very high image company. He is not able to



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give the company name due to confidentiality reasons but ensures this will be very beneficial to Bartlett.

They are a national company and will encompass the whole building.

**M. Werden** asked if there were any comments or motions.

**G. Koziol** made a motion to pass along a positive recommendation to the Village Board for #19-07, Project Oak.

**Motioned by: G. Koziol**  
**Seconded by: B. Bucaro**

**M. Werden** closed the Public Hearing portion of the meeting.

**M. Werden** asked if anyone had any other comments or questions. **J. Banno** stated he has a problem with the land banking of so many parking spaces. **R. Grill** asked **J. Dublo** how many employees will be on one shift. **J. Dublo** stated the largest shift will be 150-170 employees. **R. Grill** stated they are starting off with 170 employees and they are providing 272 parking spaces. Right there you have a surplus of 100 parking spaces when they open their doors. **G. Koziol** stated Landbanking doesn't mean the space is lost, it's there if needed. Based on the numbers that were presented it makes no sense to pave land that will be empty for a long period of time. Keep it green as long as possible and convert it to parking when and if needed. **M. Werden** stated if it's not driven on weeds will come through. **B. Bucaro** stated the ordinance for parking is based on square footage and usage. **R. Grill** stated it is. It's based on office space, which requires more parking per square foot because of the number of employees than the warehouse square footage requirement. Today's industrial buildings typically have a lot of robotics and don't need as many employees to operate so less parking is needed. The current ordinance is based on square footage and not on the actual use that is going in. The number of employees that are required for a 400,000 sq. ft. building is completely different than in the past. **B. Bucaro** stated this is something that should be addressed in the ordinance. **R. Grill** stated that is one of the chapters staff would like to amend. E-Commerce is changing everything. **J. Banno** stated he would like to put something in to stipulate the number of parking spaces will be added on if the number of employees increase. **J. Dublo** stated it's already in the land bank parking agreement. **R. Grill** stated absolutely, it will be included when the agreement is recorded. If parking ever becomes a problem the Village has a backup. The Village has had 2 other land bank parking agreements and there has never been an issue with parking to date.

**M. Werden** asked if there were any other questions, no one came forward.

**Roll Call**

**Ayes: M. Werden, G. Koziol, B. Bucaro and J. Banno**

**Nays: None**

**The motion carried.**



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Old Business/ New Business

**R. Grill** stated there will be a July meeting next month however it falls on the 4<sup>th</sup> of July. It was decided that the meeting will be rescheduled for Monday, July 1<sup>st</sup> at 7:00pm.

**B. Bucaro** asked if the Bannermans and Bartlett Tap were just going to Plan Commission. **R. Grill** stated yes, a special use permit to allow for an outdoor seating area at Bannermans and indoor live entertainment for Bartlett Tap. If you haven't been there, it's nice in there and the food is very good.

**B. Bucaro** stated he was at Bartlett Tap a few weeks ago and the place was hopping.

**R. Grill** stated the Village is very excited about Project Oak. It's the first proposal for property located in the Cook County portion of the industrial park, which helps the TIF tremendously. **M. Werden** asked what made them want to build in Cook County.

**R. Grill** stated location. If you look on the map this is the last of the TIF in the Brewster Creek Business Park, the last large remaining parcel. What we are seeing in industrial buildings is all big buildings with E-Commerce, it's all about getting the product to the last mile of delivery. That's the trend. **Jeff Dublo** from Triumph has very few small parcels left in the business park to develop and no one is interested in the small lots. The most they can build is 30,000 to 50,000 sq. ft. **R. Grill** stated it's all warehouse, storage, racking systems, getting product to the customer fast. **B. Bucaro** asked about the other two lots. Both lots could accommodate a large building such as Project Oak. **R. Grill** stated yes.

**M. Werden** asked when the barriers will be taken down on Spitzer. **R. Grill** stated as soon the sewers are completed along Spitzer. Also, Jack Court needs to be built. Once these are complete they will open up Spitzer.

**G. Koziol** asked about the two buildings that were approved on Munger Road, if Staff anticipates a single company in each of the buildings. **R. Grill** stated yes, and the petitioners do as well. This is what is driving the whole industrial field right now. **B. Bucaro** stated when you drive along I-55 south in Bolingbrook, I-355 and beyond are all very large buildings going up. **G. Koziol** asked if Jack Court will go completely across east to west. **R. Grill** stated that she has discussed this with the property owner and due to a grade difference, the connection to Munger may happen someday but right now with the grading it could be a safety issue with the visibility of oncoming cars.

**B. Bucaro** asked if it was Triumph Construction that built the other buildings within the business park. **R. Grill** stated they have built several and are the contract builders for the two buildings at Stearns & Munger Road that was just presented to the Village Board. Triumph Construction is very busy.

**M. Werden** asked if there was a motion to adjourn.

Motioned by: **G. Koziol**

Seconded by: **J. Banno**

All in favor.

Motion Carried.

The meeting was adjourned at 7:30 P.M.