

VILLAGE OF BARTLETT

COMMITTEE AGENDA

FEBRUARY 18, 2020

BUILDING & ZONING, CHAIRMAN HOPKINS

Lis Trucking-Site/PUD Plan and Special Use Permit Amendments

FINANCE & GOLF, CHAIRMAN DEYNE

2020-21 Proposed Budget Review



Agenda Item Executive Summary

Item Name Lis Trucking- Site/PUD Plan and Special Use Permit Amendments Committee or Board Committee

BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	N/A		

EXECUTIVE SUMMARY

The Petitioner is requesting a **Site/PUD Plan Amendment** for an existing building and storage yards located along the north side of Graham Street, east of Rt. 25 (2300 Graham). Lis Trucking is purchasing the 3.35-acre Acton Mobile Site, as well as the 2.34-acre existing storage yard to the west. The request for the PUD Amendment is a result of this additional 2.34-acre site now being included as part of the PUD Plan review.

Lis Trucking will be utilizing the 3.35-acre site for its car transport business that delivers new and used vehicles to all 48 contiguous states. Lis Trucking owns 10 car carriers and also utilizes contractors to transport the vehicles. Cars will be stored on a temporary basis, typically for no more than 2 days.

The 2.34-acre west property has been leased by Benchmark for 20+ years and will continue to be utilized as their storage yard.

The current Special Use approved for the Acton Mobile 3.35-acre site, only allows for the storage of mobile office trailers, storage trailers and portable classrooms. The Petitioner is requesting to **Amend the Special Use Permit** to allow for the storage of car carriers and passenger vehicles.

ATTACHMENTS (PLEASE LIST)

PDS Memo, Applicant Cover Letter, Application, Location Map, Proposed Amended Site/PUD Plan and Previously Approved Site Plans

ACTION REQUESTED

- For Discussion only- To discuss the Petitioner's requests and forward to the Plan Commission for further review and to conduct the required public hearing.
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Planning & Development Services Director Date: 2/6/2020

PLANNING & DEVELOPMENT SERVICES MEMORANDUM
20-015

DATE: February 5, 2020
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning & Development Services Director *RBG*
RE: **(#19-20) Lis Trucking**

PETITIONER

Dean Kelley on behalf of Lis Trucking

SUBJECT SITE

2300 Graham Street- East side of Rt. 25, north of Graham Street, approximately 0.5 miles northeast of Kenyon Road and Route 25.

REQUESTS

Site/PUD Plan Amendment and Amending the Special Use Permit

SURROUNDING LAND USES

<u>Subject Site</u>	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
	Maintenance Bldg/Ind. Storage Yard	Industrial	PD
North	Industrial	Industrial	PD/ I*
South	Industrial	Industrial	PD
East	Industrial	Industrial	PD
West	Industrial/ Vacant	Unincorporated Kane	I*

*I-Industrial -unincorporated Kane County

SITE HISTORY

1. This property was annexed and zoned PD (Planned Development) on July 29, 2003 by Ordinance #2003-98. The 186 acre Bluff City Industrial Park was approved for Light and Heavy Industrial uses including special uses for an asphalt plant, a concrete batch plant, a liquid asphalt facility, concrete and asphalt recycling operations and to continue the surface and deep subsurface mining operation.

2. The original **Site Plan** for the existing building was approved by Ordinance #2016-90 (*An Ordinance Approving An Amended Preliminary PUD Plan and Amended General Site Plan for the Bluff City Industrial Park 186 Acres, Approve a Final PUD Plan for Acton Mobile and Granting Special Use Permits for a Planned Unit Development and to Allow Outdoor Storage*) on December 6, 2016 to allow Acton Mobile to store for mobile office trailers, portable classrooms and truck/trailers in their storage yard.
3. A **Site/PUD Plan Amendment** was approved by Ordinance 2017-97 (*An Ordinance Approving a Site /PUD Plan Amendment for Acton Mobile in the Bluff City Industrial Park*) to allow a building addition and reduce the rear yard setback from 30 feet to 22 feet.

DISCUSSION

4. The Petitioner is requesting a **Site/PUD Plan Amendment** due to Lis Trucking purchasing the 3.35-acre Acton Mobile Site as well as the 2.34-acre storage yard to the west. The 2.34-acre site was not included in the previously approved Site/PUD Plans.
5. The 5-acre truck and trailer storage site to the east, which is not a part of this project, will continue to follow the conditions outlined in Ordinances 2016-90 and 2017-97.
6. Lis Trucking will be utilizing the 3.35-acre site for its car transport business that delivers new and used vehicles to all 48 contiguous states. Lis Trucking owns 10 car carriers and also utilizes contractors to transport the vehicles. Cars will be stored on a temporary basis, typically for no more than 2 days.
7. The 2.34-acre property has been leased by Benchmark for 20+ years and will continue to be utilized as their storage yard.
8. The current Special Use approved for Acton Mobile, only allows for the storage of mobile office trailers, storage trailers and portable classrooms for the 3.35-acre portion of the property. The Petitioner is requesting to **Amend the Special Use Permit** to allow for the storage of car carriers and passenger vehicles.
9. The Petitioner will be adding fabric the entire length of the existing fence along Graham Street (private road) to screen the storage area. Several evergreens will also be installed along a portion of the fence line.

10. The following conditions for the 3.35-acre site will remain from the previous ordinances:

- a. Village Engineer approval of the Engineering Plans;
- b. Lock boxes shall be provided and access granted to the South Elgin & Bartlett Fire Protection Districts for the gates located along the private road and along Graham Street;
- c. Building permits shall be required for all construction activities;

RECOMMENDATION

1. The Staff recommends forwarding the Petitioner's requests to the Plan Commission for further review and to conduct the required public hearing.
2. Background information is attached for your review and consideration.

kms/attachments

x:\comdev\mem2020\015_lis trucking pud plan_vbc.docx



ABBOTT LAND AND INVESTMENT CORP.
Commercial and Industrial Real Estate

February 5, 2020

RECEIVED

FEB 06 2020

SENT VIA HAND DELIVERY

Village President and Board of Trustees
Village of Bartlett
228 S. Main Street
Bartlett, Illinois 60103

PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

RE: Bluff City Industrial Park
Lis Trucking; Benchmark Construction Storage Yard

Dear Village President and Board of Trustees,

I represent the owner of property in Bluff City Industrial Park, Bluff City, LLC. We are requesting the following: 1. an amendment to the Special Use for PUD to include the storage of car carriers and passenger vehicles for Lis Trucking, and 2. an amendment to the Site/PUD Plan to include the existing Benchmark storage site as depicted on the plans.

Enclosed are the following documents and information in connection with these requests:

1. Development Application including Findings of Fact for Site Plans and for Special Uses.
2. Site Plan – Eight (8) full-sized copies (folded); one (1) 11"x17"; and one sent by PDF
3. Survey & Legal showing the Lis Trucking/Benchmark site that will be purchased by Lis Trucking. Please note that Lis Trucking will buy both the Benchmark and future Lis Trucking site and continue to lease the yard to Benchmark with no changes.
4. Survey & Legal of Graham Street which will be retained by the Seller, Bluff City, LLC. We have retained this property such that it may be dedicated to the Village of Bartlett in the future.
5. Shared Access Easement Exhibit (11"x17") for continued access on the east side of the property
6. Truck Turning Exhibit (11"x17") showing how car carriers maneuver on site (two plans).
7. Project Descriptions
 - a. Lis Trucking – Lis Trucking is in the car transport business. The subject property will become its office and shop headquarters. They plan to operate approximately ten car carrier trucks that deliver new and used cars to all 48 contiguous states. The site plan depicts where the car carriers will be parked and the cars prior to loading and unloading. The cars will be stored on only a temporary basis and are usually there for no longer than two days at a time. The cars that are being transported are coming out of dealerships, auctions, and private parties.

The shop will be used for routine repairs on the car carriers. No repairs will be made, or are needed, to the cars. It is anticipated that four (4) employees will work on site, three (3) office and one (1) maintenance worker. The hours of operation are Monday – Friday 8:00 AM to 5:00 PM, Saturday 9:00 AM to 12:00 PM. Only drivers and employees will have 24-hour access to the lot.

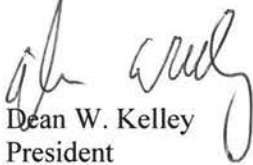
- b. Benchmark will continue to use its yard for equipment and related storage as it has done for the last twenty years. No changes are being made to the yard with the exception of the parkway area north of Graham from the entrance to the yard going to the east (identified in green on Site Plan). That area will be cleaned up and five evergreen trees will be planted that will originally be six feet high. This will match the plantings and landscaping across the street on the Welch site. The mesh fabric will be installed on the fence of the storage area from the current operation to where the fence terminates near Route 25.

- 8. A check in the amount of \$400.00 is enclosed for the required application fee.

I will be available in person to discuss the request and answer any questions that the Village Board may have. Thank you for your consideration.

Sincerely,

ABBOTT LAND AND INVESTMENT CORPORATION


Dean W. Kelley
President

Enclosures



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
 Case # 19-20
 RECEIVED
 (Village Stamp)
 DEC 23 2019
 VILLAGE OF BARTLETT

PROJECT NAME Bluff City Industrial Park – Lis Trucking

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Dean W. Kelley

Street Address: 2250 Southwind Blvd.

City, State: Bartlett, IL

Zip Code: 60103

Email Address: dean@abbottland.com

Phone Number: 630-497-9440 x4

Preferred Method to be contacted: See Dropdown

PROPERTY OWNER INFORMATION

Name: Bluff City, LLC

Street Address: 2250 Southwind Blvd.

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 630-497-8700

OWNER'S SIGNATURE: [Signature] **Date:** 12/20/19
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

ACTION REQUESTED (Please check all that apply)

- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage): Change to a final PUD amendment to include the Benchmark Construction storage yard.
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: PUD to include the storage of car carriers and passenger vehicles
 - Variation: _____

SIGN PLAN REQUIRED? No



(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

PROPERTY INFORMATION

Common Address/General Location of Property: 2300 Graham St. Bartlett, IL 60103 Kane Cty

Property Index Number ("Tax PIN"/"Parcel ID"): 06-25-200-016-0000

Zoning: Existing: PD
(Refer to Official Zoning Map)

Land Use: Existing: Industrial

Proposed: PD

Proposed: Industrial

Comprehensive Plan Designation for this Property: Industrial
(Refer to Future Land Use Map)

Acreage: 5.69

For PUD's and Subdivisions:

No. of Lots/Units: N/A

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)

Attorney N/A

Engineer Mackie Consultants, LLC
9575 W Higgins Rd # 500, Rosemont, IL 60018
(847) 696-1400; Martin Burke <mburke@mackieconsult.com>

Other Developer: Abbott Land and Investment Corporation
2250 Southwind Blvd., Bartlett, IL 60103
(630) 497-9440 Ext. 4; Dean W. Kelley <dean@abbottland.com>

FINDINGS OF FACT FOR SITE PLANS

Both the Plan Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed use is a permitted use in the district in which the property is located.

The Lis Trucking Use is permitted in the PD district. Then Benchmark storage yard is also permitted in the PD district.

2. The proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.

No changes are requested with respect to buildings, parking, drainage, or access at this time.

3. The vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.

The onsite circulation will be maintained sufficiently so that traffic can flow. We have included in our packet a truck turning movement diagram for the car carriers to be parked.

4. The site plan provides for the safe movement of pedestrians within the site.

Very little pedestrian movements would occur within the site other than onsite activities, which are not impacted by the amendment to the site plan.

5. There is sufficient mixture of grass, trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used for buildings, structures, parking or accessways shall be landscaped with a mixture of grass, trees and shrubs. (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements)

There is a sufficient mixture of grass and trees. No changes to the site plan are being proposed and no landscaping is being added.

6. All outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

No changes to the existing screening are being requested or included.

FINDINGS OF FACT FOR SPECIAL USES

Both the Plan Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The car transport company will service local, regional and national customers from this location and will contribute to the general welfare of the neighborhood and community.

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The proposed use is a very low intensity use with very little traffic or activity.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

No changes are being proposed to the existing site plan or building and the special use will conform to all the regulations and conditions with respect to Village rules and regulations. The grass area north of Graham from the entrance to the Benchmark yard going east will be cleaned up and five (5) evergreens will be planted.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: _____ 

PRINT NAME: Dean W. Kelley

DATE: 12/20/19

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

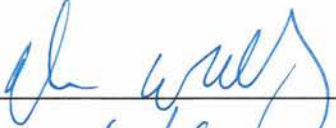
The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: Bluff City, LLC

ADDRESS: 2250 Southwind Blvd., Bartlett, IL 60103

PHONE NUMBER: 630-497-8700

EMAIL: jharris@grp7.com

SIGNATURE: _____ 

DATE: 12/20/19

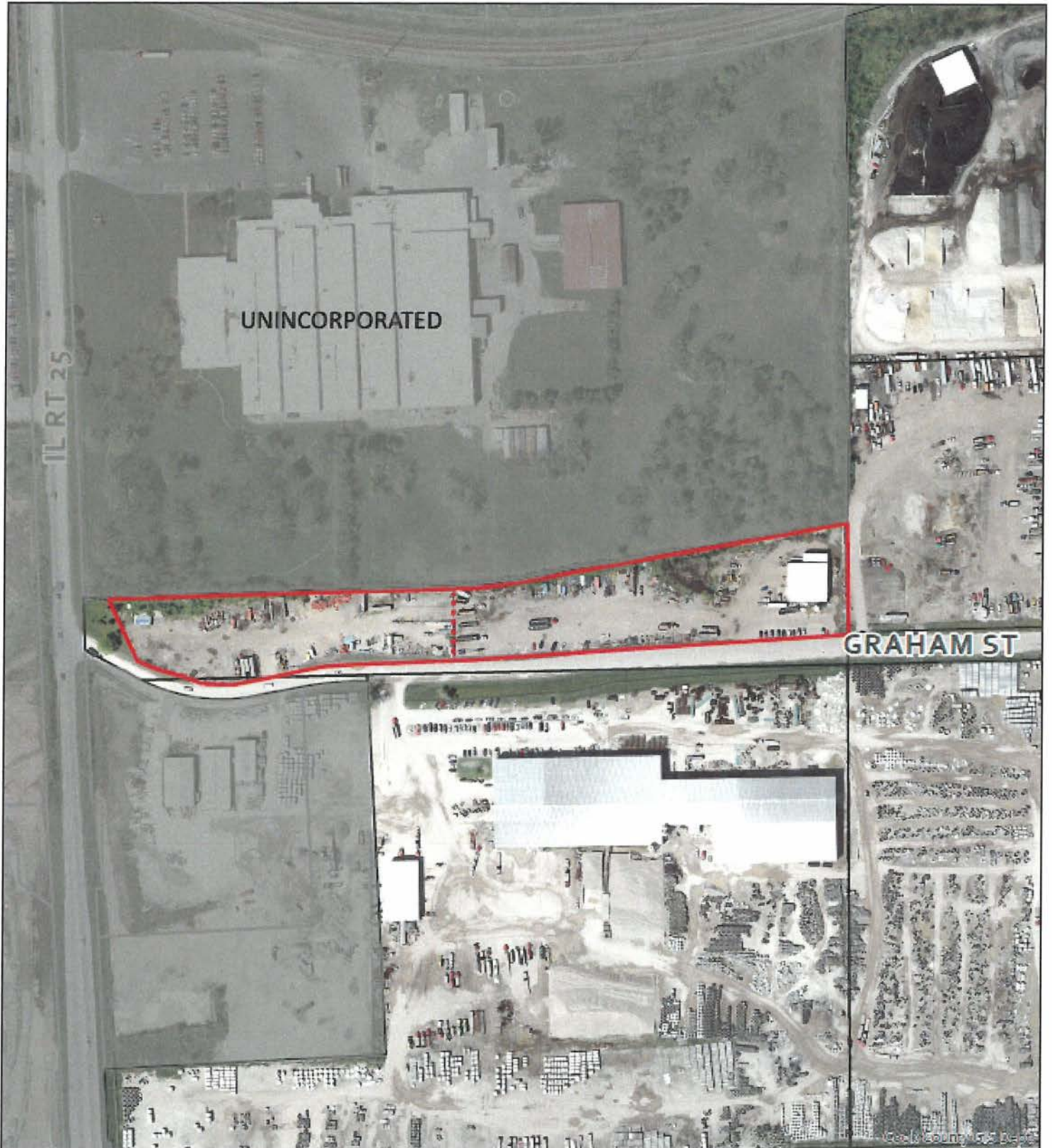
ZONING/LOCATION MAP

Lis Trucking

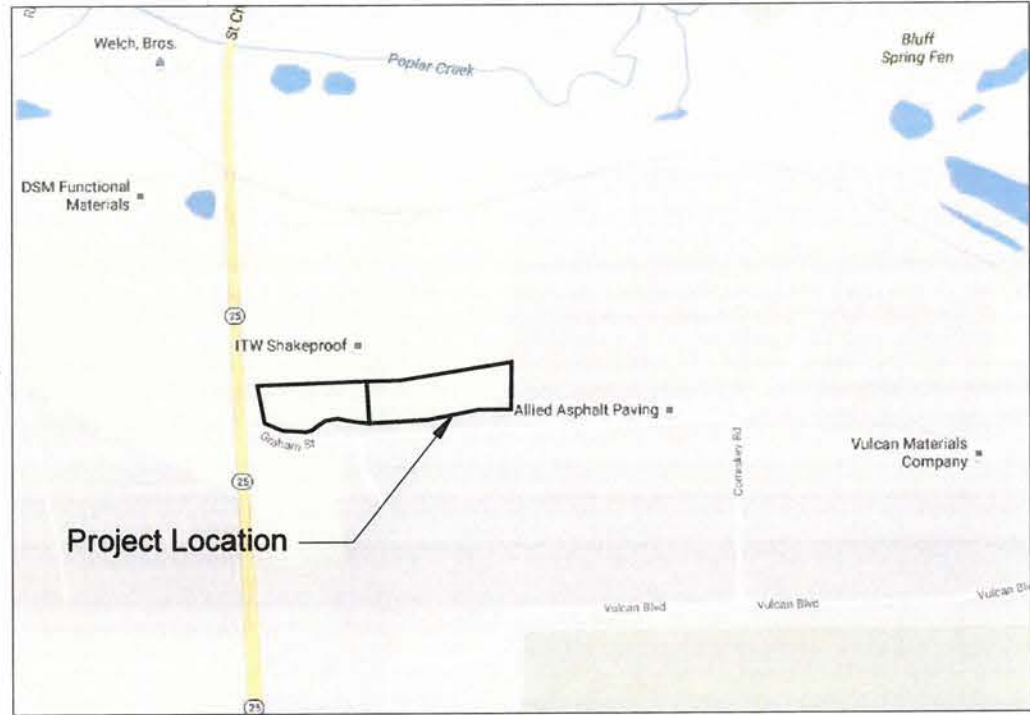
Site/PUD Amendment

Amendment to the Special Use for PUD

PIN 06-25-200-016



Project Location Map



PROPOSED SITE/PUD PLAN

IL ROUTE 25

8400 SF SHOP

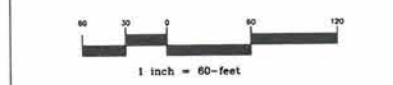
**KANE CO
COOK CO**

INDUSTRIAL LOT

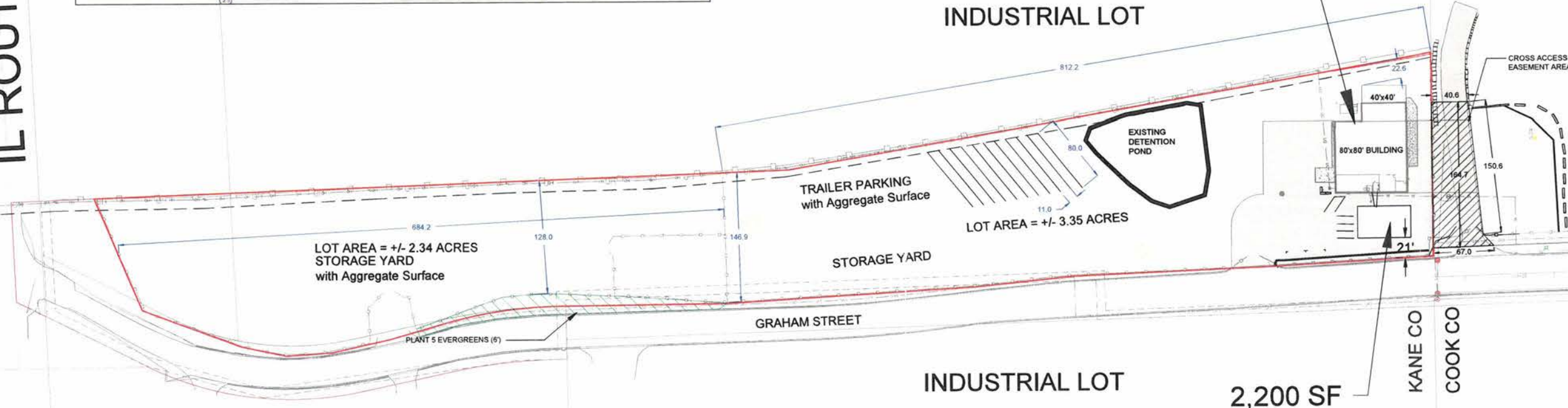
- PROPERTY LINE
- Existing 4" HMA PAVEMENT
- Cross Access Easement Area
- PLANTING AREA

Project Data

- Total Acres = 5.69 Acres
- 80X11 Parking Stalls = 10
- Car Stalls = 4
- Accessible Stalls = 1
- Four (4) Employees



CALL JULIE 1-800-892-0123 with the following:
 COUNTY: KANE/COOK
 CITY: BARTLETT
 48 hours before you dig
 NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATION OF THE UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION OF EXISTING UTILITIES ARE ENCOURAGED THAT COMPLY IN LOCATION WITH NEW CONSTRUCTION. IMMEDIATELY NOTIFY THE ENGINEER AND A.U.L.E.



**2,200 SF OFFICE
60'x36'**

RECEIVED

FEB 06 2020

PLANNING & DEVELOPMENT
VILLAGE OF BARTLETT

PREPARED BY:
BLUFF CITY MATERIALS, INC.
 2252 SOUTHWIND BOULEVARD
 BARTLETT, ILLINOIS
 PHONE: 630-497-8700 FAX: 630-497-9800

PREPARED FOR:

DATE	DESCRIPTION OF REVISION	BY

<input checked="" type="checkbox"/> DRAFT	DESIGNED BY:	OWNER	ACTION
<input type="checkbox"/> PERMIT APPLICATION	DRAWN BY: AKG	Proj Type	REAL ESTATE
<input type="checkbox"/> APPROVED FOR CONSTRUCTION	APPROVED BY: xxx	Proj #	1514-XX
<input type="checkbox"/> CLIENT APPROVED BY: _____	DATE: 02/06/2020	Folder	xxx
	SCALE: 1"=60'	File	xxx

NOTICE
 The print and its contents are the property of Bluff City Materials, Inc. and is subject to return upon demand and is not to be used in any way that could be considered to be detrimental to their interests.
 TOLERANCES (EXCEPT AS NOTED)

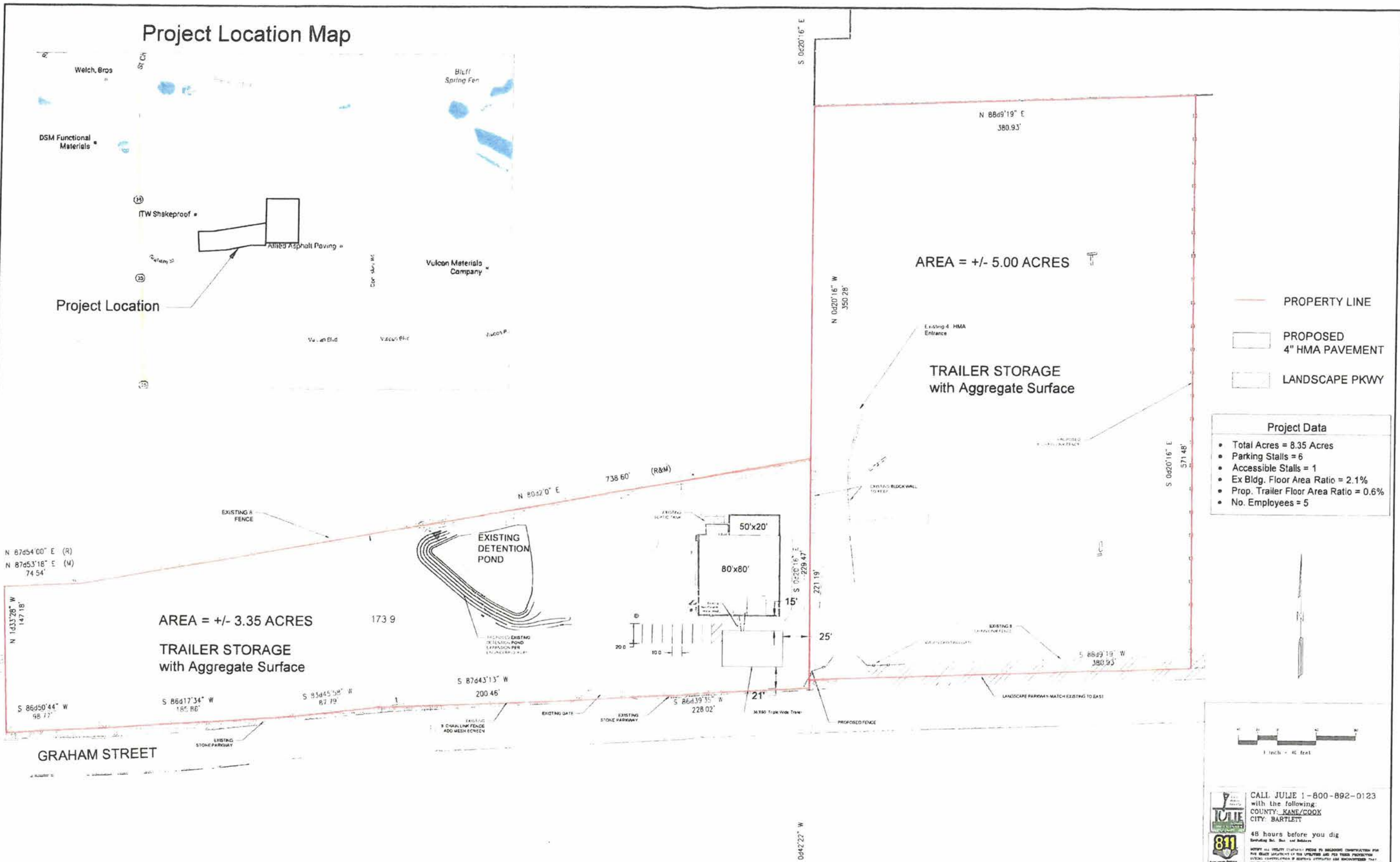
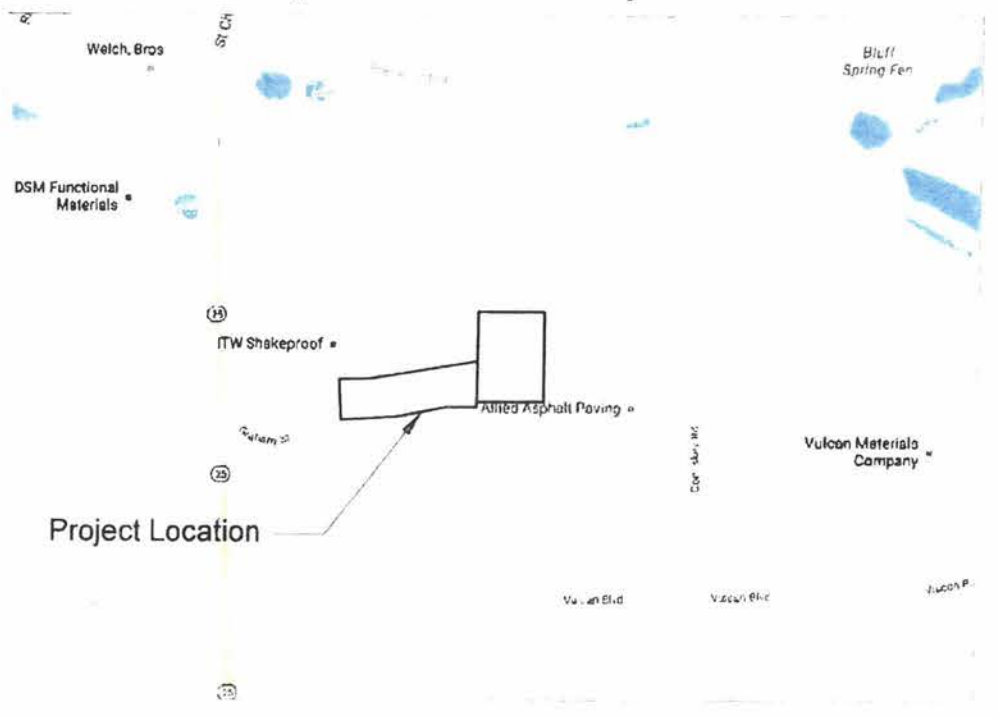
Location
**BLUFF CITY INDUSTRIAL PARK
 BARTLETT, IL**
 Title
PUD PLAN: LIS TRUCKING

SHEET
1
1

Source: D:\MATERIALS\ACAD_WORKSPACE\BLUFF_City_Materials\1514-Bluff_City_Materials\ACTION\TRAILER_PUD\PROPOSED_SIT_16-17-2016.dwg, 2/6/2020 2:28:54 AM, 1:1

EXHIBIT E

Project Location Map



- PROPERTY LINE
- PROPOSED 4" HMA PAVEMENT
- LANDSCAPE PKWY

Project Data	
• Total Acres = 8.35 Acres	
• Parking Stalls = 6	
• Accessible Stalls = 1	
• Ex Bldg. Floor Area Ratio = 2.1%	
• Prop. Trailer Floor Area Ratio = 0.6%	
• No. Employees = 5	



CALL JULIE 1-800-892-0123
with the following:
COUNTY: KANE/COOK
CITY: BARTLETT

48 hours before you dig
Call before you dig

811

NOTIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATION OF THE UTILITIES AND PER YOUR PROTECTION. OBTAIN PERMISSION OF SERVICE PROVIDER AND RECORDS. THAT YOU OBTAIN TO LOCATE AND MARK UTILITIES. SUBMITTER MUST FOLLOW ALL LOCAL, STATE AND FEDERAL REGULATIONS AND ORDINANCES.

PREPARED BY
BLUFF CITY MATERIALS, INC.
2251 SOUTHWIND BOULEVARD
BARTLETT ILLINOIS
PHONE: 630-497-8700 FAX: 630-497-9800

DATE	DESCRIPTION OF REVISION	BY

<input checked="" type="checkbox"/> DRAFT	DESIGNED BY	AKG
<input type="checkbox"/> PERMIT APPLICATION	DRAWN BY	MSO
<input type="checkbox"/> APPROVED FOR CONSTRUCTION	APPROVED BY	
<input type="checkbox"/> CLIENT APPROVED BY	DATE	11.17.16
	SCALE	1"=40'

OWNER	ACTION	NOTICE TOLERANCES (EXCEPT AS NOTED)
Proj Type	REAL ESTATE	
Proj #	1514-XX	
Folder	XXX	
File	XXX	

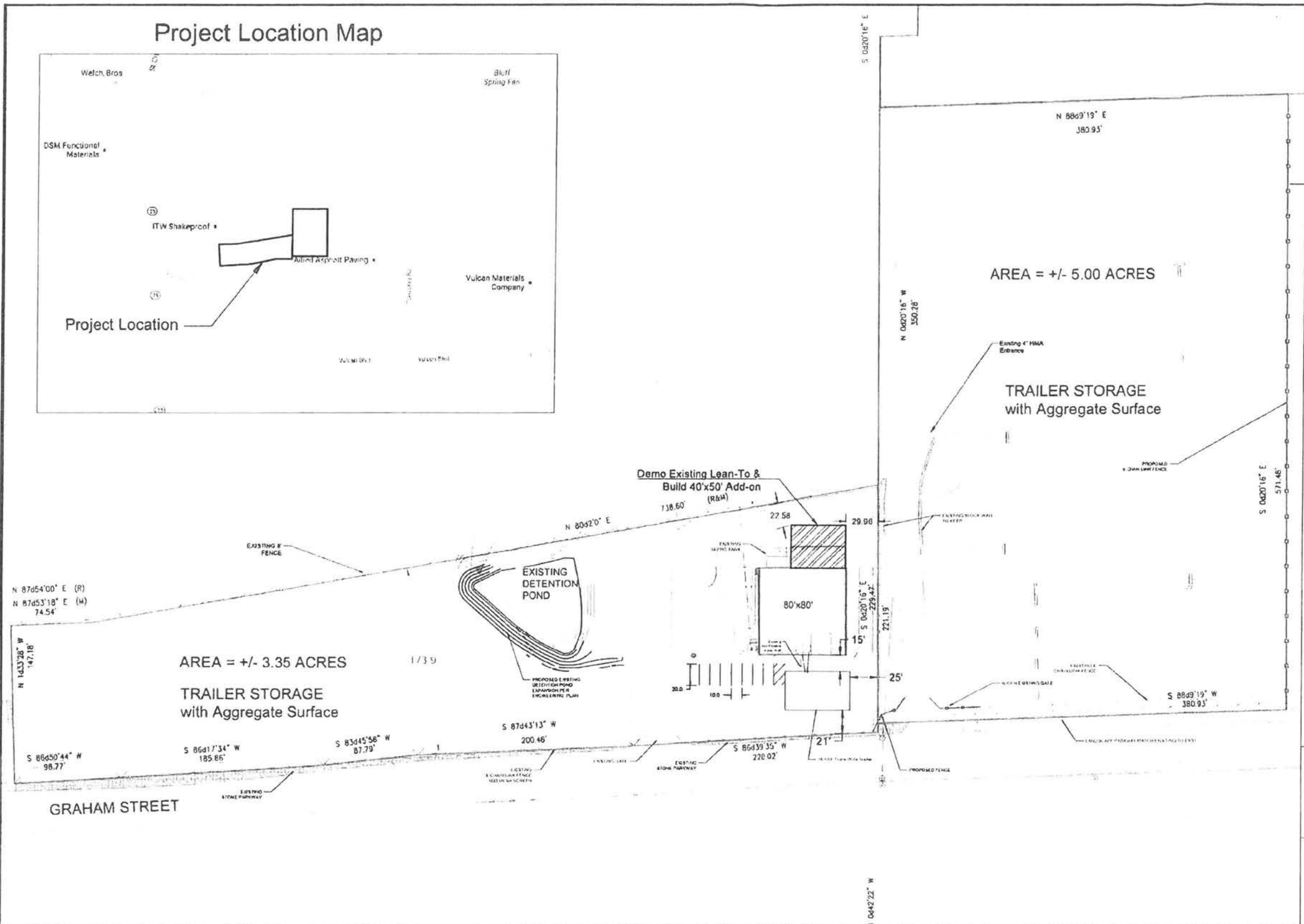
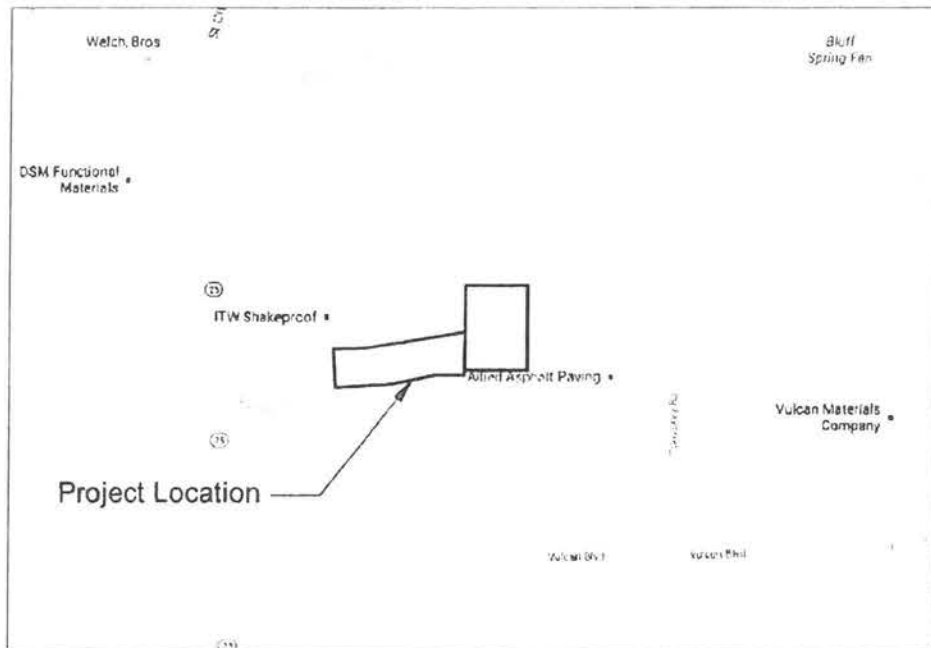
Location
**BLUFF CITY INDUSTRIAL PARK
BARTLETT, IL**

Title
Final PUD Plan

SHEET
1
X

KANE COUNTY RECORDS & INFORMATION SERVICES DEPARTMENT 17 2016 44 11

Project Location Map



RECEIVED
COMMUNITY DEVELOPMENT
VILLAGE OF
BARTLETT

- PROPERTY LINE
- PROPOSED 4" HMA PAVEMENT
- LANDSCAPE PKWY

Project Data	
Total Acres	= 8.35 Acres
Parking Stalls	= 8
Accessible Stalls	= 1
Ex Bldg. Floor Area Ratio	= 2.1%
Prop. Trailer Floor Area Ratio	= 0.8%
No. Employees	= 5



CALL JULIE 1-800-892-0123
with the following:
COUNTY: **SANG/COOK**
CITY: **BARTLETT**

48 hours before you dig
See City Ord. 2016-11

811

BEFORE ANY EXCAVATION BEGINS TO ASSURE CONFORMANCE WITH THE LOCATION OF THE UTILITIES AND THE BEST PRACTICES UNDER THE PROVISIONS OF ORDINANCE 2016-11, THE CITY ENGINEER HAS DEVELOPED THE MAP OF UTILITY LOCATIONS AND HAS DETERMINED THE DEPTHS OF UTILITY LINES AND THE DEPTHS OF UTILITY LINES.

PREPARED BY
BLUFF CITY MATERIALS, INC.
2251 SOUTHWIND BOULEVARD
BARTLETT, ILLINOIS
PHONE: 610-497-8700 FAX: 610-497-2960

DATE	DESCRIPTION OF REVISION	BY
05.23.17	NORTH PROPERTY LINE SETBACK REV	AKG

<input checked="" type="checkbox"/> DRAFT	DESIGNED BY:	OWNER:	ACTON:
<input type="checkbox"/> PERMIT APPLICATION	DRAWN BY: AKG	Proj Type: REAL ESTATE	NOTICE
<input type="checkbox"/> APPROVED FOR CONSTRUCTION	APPROVED BY: MSD	Proj #: IS14-XX	<small>The plan and its contents are the property of Bluff City Materials, Inc. and are not to be used or reproduced in any way without the written consent of Bluff City Materials, Inc.</small>
<input type="checkbox"/> CLIENT APPROVED BY:	DATE: 11.17.16	Folder: XXX	TOLERANCES (EXCEPT AS NOTED)
	SCALE: 1"=40'	File: XXX	

DESIGNED BY:	OWNER:	ACTON:
DRAWN BY: AKG	Proj Type: REAL ESTATE	NOTICE
APPROVED BY: MSD	Proj #: IS14-XX	<small>The plan and its contents are the property of Bluff City Materials, Inc. and are not to be used or reproduced in any way without the written consent of Bluff City Materials, Inc.</small>
DATE: 11.17.16	Folder: XXX	TOLERANCES (EXCEPT AS NOTED)
SCALE: 1"=40'	File: XXX	

Location
BLUFF CITY INDUSTRIAL PARK
BARTLETT, IL
Title
Final PUD Plan

SHEET
1
X

EXHIBIT B

FINANCE & GOLF, CHAIRMAN DEYNE

PROPOSED BUDGET REVIEW

PRESENTATION BY TODD DOWDEN (NOT INCLUDED)