



**VILLAGE OF BARTLETT  
PLAN COMMISSION  
AGENDA**

**BARTLETT MUNICIPAL CENTER  
228 S. MAIN STREET  
March 12, 2020  
7:00 P.M.**

- I. Roll Call
- II. Approval of the November 14, 2019 meeting minutes
- III. **(#19-20) Lis Trucking** (2300 Graham St)  
Site/PUD Plan Amendment  
Amending the Special Use Permit  
**PUBLIC HEARING**
- IV. Old Business/New Business
- V. Adjournment



Village of Bartlett  
Plan Commission Meeting Minutes  
November 14, 2019

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J. Lemberg called the meeting to order at 7:00 p.m.

**Roll Call**

**Present:** J. Lemberg, J. Miaso, J. Allen, J. Kallas, A. Hopkins, D. Gunsteen, and D. Negele

**Absent:** T. Ridenour, M. Hopkins

**Also Present:** R. Grill, Planning & Development Services Director, Renée Hanlon, Village Planner

**Approval of Minutes**

A motion was made to approve the minutes of the September 12, 2019 meeting.

**Motioned by:** J. Kallas

**Seconded by:** A. Hopkins

**Roll Call**

**Ayes:** J. Lemberg, J. Miaso, J. Allen, J. Kallas, A. Hopkins, and D. Gunsteen

**Abstain:** D. Negele

**Nays:**

The motion carried.



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**(#19-12) 120 Live**

120 W. Bartlett Avenue

Site Plan and Special Use Permits to allow:

- a) Restaurant with Alcohol Service
- b) Outdoor Seating and
- c) Live Entertainment (indoor and outdoor)

**Exhibit A - Picture of Sign**

**Exhibit B - Mail Affidavit**

**Exhibit C - Notification of Public Hearing Notice in Newspaper**

**R. Hanlon** stated that the petitioner is proposing to renovate the property at 120 W. Bartlett Avenue to establish a restaurant with alcohol service, an outdoor seating area, and indoor and outdoor entertainment. The petitioner is requesting Site Plan approval and three Special Use permits. The first is a restaurant serving alcohol, the second is to allow outdoor seating, and the third is to allow live entertainment indoor and outdoor. The interior of the building is being substantially renovated to create a sit down restaurant and entertainment area where activities such as karaoke will be offered. The exterior will be improved with an outdoor dining area immediately adjacent to the building. There are improvements planned for the front façade, including the installation of new lighting and signage, a new dumpster enclosure at the rear of the building, and on-site landscape improvements. The outdoor seating area will be enclosed by an eight foot (8') tall solid composite fence that has a gray stone appearance around three sides with an open picket-style aluminum fence along the Bartlett Avenue sidewalk.

The anticipated hours of operation for this business are from 10:00 a.m. until 1:00 a.m. week nights and 10:00 a.m. until 2:00 a.m. Friday and Saturday. The Staff is recommending that all outdoor entertainment end before 11:00 p.m. Monday through Saturday and before 10:00 p.m. on Sunday. The reason those hours were chosen is because it is consistent with our Amplifier Regulations. The petitioner is also requesting variations for the number of parking spaces, the amount of open space, and the size of their signage. A Public Hearing to review those variation requests was held last Thursday, November 7, 2019, by the Zoning Board of Appeals and the Zoning Board of Appeals voted unanimously to recommend approval of those variations. The Staff is recommending approval of the petitioner's request for Site Plan and Special Use permits subject to the conditions and findings of facts as laid out in the staff memo.

**R. Hanlon** turns the floor over to **Dana Bollman** to make her presentation. **J. Lemberg** asks if anyone else will be giving testimony along with petitioner. **J. Lemberg** swears in **D. Bollman**.

**D. Bollman** introduced herself as being there with her parents, Jim and Mary Ann Bollman, the property owners. She stated that they have a lot of experience in the bar/restaurant industry. She also stated that what they intend to do inside the building and outside the building. The front of the property will be the main bar and restaurant area and that will be open during the day and night. The back of the venue will be open for karaoke and potentially live bands, and possibly private parties. It is entirely separate from the restaurant and could be used for something private in the back. She also stated that they are planning to do a patio outside and she knows that there is a lot of concern about noise outside. She stated that they have no intention of playing loud music outside and they foresee background music, sporting events, and possibly an acoustic guitar performance. That is something



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they do not plan to play into the late night. In order to ensure that they restrict noise going to the neighbors, they have installed an eight foot (8') fence that is almost identical to what IDOT installs to cut down on sound. The patio would only be open weather permitting and will not be open all year round. There will be no smoking permitted outside. **J. Lemberg** questioned if this Commission has seen the Form Based Code. **R. Hanlon** stated that the Form Based Code has gone before the Zoning Board of Appeals which held the Public Hearing and they reviewed the proposed code amendment. They made a positive recommendation and it is going to the Village Board at the next board meeting. **J. Lemberg** asked the petitioner about drawing C.2 and if the gate in the front was three feet (3') wide or three feet (3') feet tall. **D. Bollman** confirmed that the gate is three feet (3') wide. **J. Lemberg** asked if the gate in the back is four feet (4') wide. **D. Bollman** stated, yes, the gate in the back is four feet (4') wide. **J. Lemberg** stated that the gates open to the inside instead of out, and asked if the Fire Department approved that. **R. Hanlon** answered that the Fire Department has not reviewed that yet. There will have to be emergency ingress and egress of the outdoor area. They are aware of that and the Fire Department will review that before a building permit is issued. **D. Bollman** stated that the Fire Marshall has looked at the location and they have asked for recommendations. **J. Lemberg** asked about drawing L401 showing the controlled entrance and exit, and asked who controls it. **D. Bollman** stated that they plan on that being an entrance and exit. She knows that has been a concern. They wanted somebody to man that entrance in order to see who would come in and out. **D. Bollman** stated that they have left that to whatever the recommendation would be. If they want that to be an emergency exit, they are fine with that and whatever the recommendation would be they are willing to follow. **J. Lemberg** stated that on the same drawing it says that rear entrance and will that be something that the public will be using. **D. Bollman** said they have not gotten positive feedback about that and that they are fine with that just being an emergency exit controlled with a push bar that opens to the outside. **J. Lemberg** asked if there any questions. **A. Hopkins** asked how many TVs do they plan on having. **D. Bollman** stated that they were thinking maybe three or four for background. **A. Hopkins** asked if they plan on having security cameras. **D. Bollman** answered, yes. **D. Gunsteen** questioned Staff if the Code requires an eight foot (8') fence along the front. **R. Hanlon** stated that the code does not require an eight foot (8') fence, but they chose the eight foot (8') fence in an attempt to try to mitigate noise. **D. Gunsteen** stated that the fence in the front was picket fence. **D. Bollman** stated that it was a wrought-iron fence. **D. Gunsteen** stated that he thought eight feet (8') was a little tall. **D. Bollman** stated that it actually was a really nice looking fence that looks like it is brick. **D. Gunsteen** asked if this was the picket fence in the front. **D. Bollman** stated that they plan on putting greenery in the front. **A. Hopkins** asked if the outdoor seating was just seasonal. **D. Bollman** stated that they would like to put some sort of roofing over the entire bar, but it would not be something they could do through the winter.

**J. Lemberg** asked if there are any additional comments or questions.

**J. Lemberg** opened the public portion of the meeting.

**M. Werden** of 431 S. Main Street stated that he was concerned about the outdoor noise and how late it might be because there is a residence that is almost completed above JCs and Mike Kelly plans to have one also in the near future. He stated that if they have that every night might be a little bit much because of the residence that would be above on both sides and maybe it should be limited to only weekends and not past 8:00 or 9:00. His major concern is that the JCs customers might be disturbed.

**Luz Alvarez** owner of JCs Mexican Restaurant at 130 W. Main Street stated that the more businesses would be great for more traffic in the downtown area and it will help increase business, especially in the wintertime. When she found out they were going to have live music outside she got concerned





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because she is planning to live upstairs on the second floor. Also, some of her customers told her that when O'Hare's had live music outside for Heritage Days, they could not hear the music that JCs was playing. It was explained that the music will not be too loud. She stated that she was also concerned about smoking and she does not allow anybody outside of her restaurant to smoke.

**Luis Alvarez** of 534 Kathy Lane is Luz's son and they run JCs together. He stated JCs is a family restaurant. They have not installed any of the casino machines in their business specifically because they want to maintain their status as a family business. He stated that they are happy to see new business come to the downtown area because there will be more customers visiting despite all of the downtown logistical issues as far as traffic and parking. He stated that he hopes any businesses that come to the downtown area are good enough to stay long term and bring in more business from surrounding areas not just Bartlett. He stated that they welcome them as new neighbors and hope they will be successful. His concern is the conduct of patrons of a bar, as the noise level can be high. Smoking is another issue. He stated that although there are laws that state where you can smoke it is hardly ever enforced and not very effective because when you are outside the wind can move the smoke. He stated that the indoor live music is not an issue. It is the outdoor live music. Outdoor noise will affect them. A freight train has 80 decibels of noise and a karaoke bar according to the "Medical Journal" can have 95 to 115 decibels. That is noisier than freight train. He stated that he likes the fact that they are not planning on having outdoor amplified music. He would like to be able to work together and not interfere with one another.

**Mike Kelly** of 229 Patricia Lane and building owner of 118 E. Bartlett Avenue, which is next door. He stated that he had a number of concerns. Within 250 feet there are 11 families that live within 250 of the property and the sound of the outdoor music will travel. The Staff referenced an Amplifiers Ordinance, but that is for individual events. They can hear those on Patricia Lane, but that is only six or seven times a year. Seven nights a week of outdoor music would affect everyone. He would not put his addition on the top of his building if the property was given permission for seven nights a week. He stated that the best thing that has happened on that street was the addition of JCs. He reminded the Commission that the Village is doing an overall plan for downtown and a big part of that is the mixed use to bring in people. They encouraged residences above the buildings. They will be driven away with outdoor music. He stated that he wishes them well, but to think strongly about the outdoor noise.

**John Iserd** stated that he measured the distance from the new restaurant to his home and it was about 400 feet. His big concern is the noise factor from a live band outside playing until 11:00 p.m. at night most nights a week.

**J. Lemberg** asked if there are any additional comments or questions.

**D. Bollman** added that the building is all concrete and she does not foresee any noise amplifying outside of the building. She also stated that they are not talking about having hair bands or craziness where the music is screeching or will be disruptive. They want to be good neighbors and they understand everybody's concerns and that people live close to the area. The entertainment outside would be very similar to what they play at JCs. It would be background light music to give atmosphere. The live entertainment outside would be acoustic; one guy with a guitar signing on the weekends. Any noise during the week would be if a Cubs or Sox game is on and they wanted to listen to the commentary. When they first proposed this, they did offer to provide a designated smoking area in the back of the property because of the issue with people going out front to smoke and there were people there eating dinner. That was not recommended so they let that go. She does want the neighbors to know that was on their mind. They did not want it to be a burden or a problem for



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anybody else. The Village did not think that would be necessary. She understands they did not want to promote smoking.

**J. Lemberg** asked if there are any additional comments or questions.

**A. Hopkins** asked why not a designated smoking area in the back. Was that something from Staff or the Zoning Board. He thinks that would be a good thing to have. **D. Bollman** stated that was something they proposed in one of the first meetings with the Village. They were trying to solve the problem. **A. Hopkins** stated that there are going to be people that smoke. They are either going to go out front 15 ft from the door, which is going to be near another business or out in the street. There is no room out front for people to go smoke. They are going to have to go across the street by the tracks. Why not figure out something in the back. **D. Bollman** stated that they were thinking something with a roof. Nothing to promote it. **A. Hopkins** stated that that people are going to do it. We have to have a safe place for them to go. We do not want them crossing the street. We do not want additional liabilities. **D. Bollman** stated that in the back, it would not interfere with anybody. **A. Hopkins** agreed, it would get people out of the way and he feels if there is room in the back, but make it so they are not lingering. He stated that he thinks it would be better than having people in the front smoking while people are looking around for a place to eat and they just see people out front smoking. He would rather keep people in the back. **J. Allen** also agreed that it would be better to have somewhere to go in the back where people could smoke. **A. Hopkins** stated that the Village Board should discuss it and figure out the best solution. He thinks it would be good for smokers to have a designated area to go. It is safer. **D. Gunsteen** agreed with A. Hopkins that the smoking should be in the rear. Bartlett Tap also has smoking in the back. **A. Hopkins** stated that he will put an Amendment onto the motion for the Village Board to look into it as well. **R. Hanlon** added that as the Staff went through the Site Plans and the area is tight and a very narrow lot. There is space needed for cars to maneuver, so it was difficult to find a spot to build a deck or permanent improvement, because the back of the site is really tight. **D. Gunsteen** asked if there was a way to designate a painted striped area with a sign that says "smoking area" in the back with a sign by the front door that says "smoking in the back." **J. Kallas** asked how many employees they will have. **D. Bollman** stated that during the summer a full staff would be 10 to 15. That would be only when everything is up and running. During the day-to-day operations with just the front open, maybe 3 to 4. That will be something they will figure out when they see how busy they are as far as staffing. **J. Kallas** stated that he was thinking about the problems with parking and that there are only three spots in the back and not enough handicap parking in the front. **R. Grill** stated that there is a handicap space in the front, but you might have to walk a little bit. Staff can look into additional handicap parking. **J. Kallas** stated that he would like to stay away from outdoor completely with no audio and no video. He does not think an eight foot (8') fence is going to be enough to control the noise. He also stated that the signage should be what our ordinance calls for. He is concerned that even voices will be too loud. He would like to put into motion restricting the time for outside to closing at 9:30 p.m. Sunday through Thursday and closing at 10:30 p.m. Friday and Saturday. He would like to put that in the motion. He asked, how many machines are they going to have? **D. Bollman** answered that they have not applied for the license yet. **J. Allen** stated that we cannot expect them to shut down at 9:30. A younger crowd will expect video. They will not sit outside with no TVs and no sound. It will not be a successful restaurant without video at least outside. **A. Hopkins** agreed that we do not have restrictions on other outdoor areas in downtown and disagrees with the 9:00 hour. **J. Lemberg** asked **J. Kallas** what items he would like to put up for motion. J. Kallas still feels there should be some restrictions and that just voices alone are going to be noisy. **J. Lemberg** asked if there is anyone on Commission that agrees with Jerry's ideas and thought. No one agreed. **R. Hanlon** asked if they would be interested in adding a condition that no amplified live entertainment would be allowed outdoors. **A. Hopkins** stated that he would not want to restrict that because if for one night



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they wanted to have an acoustic player out there they would have to amplify it some way, but he does not want to limit amplification of music to only two people that can perform. **A. Hopkins** thinks that we should leave it as is and if they exceed the code for sound levels someone can call the police and give them a citation. **R. Hanlon** also suggests an added condition of working with Staff to find a designated smoking area.

**J. Lemberg** asks if we are done with discussion and are we ready for motion.

**J. Kallas** asked about the sign ordinance. **R. Grill** stated that the Public Hearing for the variation request was reviewed and recommended for approval by the Zoning Board of Appeals.

**J. Lemberg** asked for a motion to approve the petitioners request for site plan review and Special Use Permits to allow a Restaurant with Alcohol Service, Outdoor Seating and Live Entertainment (indoor and outdoor) with conditions and Findings of Fact outlined in the Staff Report and **R. Grill** stated that staff will work on adding the designated smoking area.

**Motioned by: D. Negele**

**Seconded by: A. Hopkins**

**Roll Call**

**Ayes: J. Miaso, J. Allen, D. Negele, A. Hopkins, D. Gunsteen**

**Nays: J. Kallas**

**Motion carried.**



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Old Business/ New Business

**R. Grill** recognized everyone for their hard work and **J. Lemberg** for his 40 years of service.

**R. Grill** stated that next on the Agenda was the Chrome Book training. Paper packets will no longer be sent out and will not need to be printed out anymore. **R. Hanlon** went through the instruction packet for the Committee members on how to use the new Chrome Books.

**R. Grill** introduced Kim Jembrzycki as the new secretary.

Motion to adjourn: All voted aye.

**The meeting was adjourned at 8:25 P.M.**



**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**  
**20-027**

DATE: March 3, 2020  
TO: The Chairman & Members of the Plan Commission  
FROM: Kristy Stone, Village Planner *KJ*  
RE: **(#19-20) Lis Trucking**

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**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 Permits

**SURROUNDING LAND USES**

<b>Subject Site</b>	<b><u>Land Use</u></b> <b>Maintenance Bldg/Ind. Storage Yard</b>	<b><u>Comprehensive Plan</u></b> <b>Industrial</b>	<b><u>Zoning</u></b> <b>PD</b>
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 Permits** 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.

## RECOMMENDATION

1. The Staff recommends **approval** of the Petitioner's requests subject to the following conditions and Findings of Fact:
  - a. Village Engineer approval of the Engineering Plans;
  - b. Staff approval of the Landscape Plans;
  - c. Fence fabric must be installed along the entire length of the existing 8' tall fence along Graham St. (private road).
  - d. Lock boxes shall be provided and access granted to the South Elgin & Bartlett Fire Protection Districts for the gates located along the private road;
  - e. Landscaping must be installed within one year of the issuance of a building permit. If landscaping cannot be installed at the time of construction, a landscape bond must be posted in the approved amount for its future installation;
  - f. The following are permitted to be stored outside on the 3.35-acre Lis Trucking site:
    - Mobile office trailers
    - Storage trailers
    - Portable classrooms
    - Car carriers
    - Passenger Vehicles
  - g. The following are permitted to be stored outside on the 2.34-acre storage yard:
    - Construction equipment
    - Trailers
    - Construction materials
  - h. The following are prohibited on the 3.35-acre Lis Trucking site and the 2.34 acre storage yard:
    - Truck and/or vehicle commercial repair operations
    - Storage of vehicles and trucks in disrepair or inoperable
    - Junk yards
    - Tires
    - Rubbish
    - Hazardous materials
  - i. No stored items shall be stacked higher than the 8-ft. high perimeter fence;
  - j. Building permits shall be required for all construction activities;
  - k. Findings of Fact (PUD/Site Plan Amendment):
    - i. That the proposed uses are permitted uses in the PD Planned Development Zoning District;
    - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
    - iii. That 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;
- iv. That the site plan provides for the safe movement of pedestrians within the site;
  - v. That there is a 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. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
  - vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.
- I. Findings of Fact: Special Use Permits (Amended PUD Plan and outdoor storage)
- i. The proposed Special Uses are desirable to provide uses which are in the interest of public convenience and will contribute to the general welfare of the community;
  - ii. That the proposed Special Uses 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;
  - iii. That the Special Uses shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
2. A copy of the proposed PUD/Site Plan, previously approved PUD/Site Plans, and additional background information are attached for your review.

/attachments

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**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.

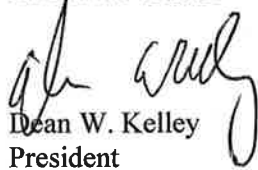
- b. Benchmark will continue to use its yard for equipment and related storage as it has done for the last twenty years. No changes are being made to the yard with the exception of the parkway area north of Graham from the entrance to the yard going to the east (identified in green on Site Plan). That 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  
 FIVE DEVELOPMENT (Village Stamp)  
 23 201  
 GEORGETTOWN

**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  **Land Use:** Existing: Industrial   
(Refer to Official Zoning Map)  
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



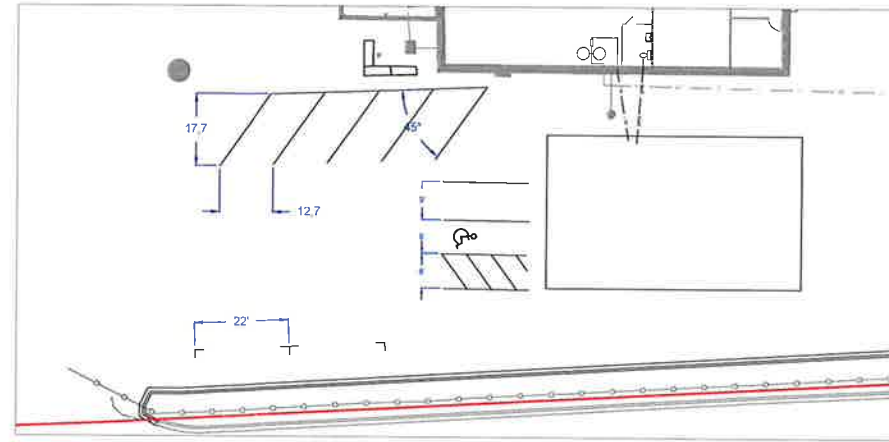


IL ROUTE 25

Project Location Map



Parking Space Detail

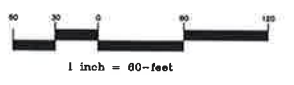


PROPOSED SITE/PUD PLAN

- 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 = 7	
• Accessible Stalls = 1	
• Four (4) Employees	

RECEIVED  
 MAR 04 2020  
 PLANNING & DEVELOPMENT  
 VILLAGE OF BARTLETT



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

48 hours before you dig  
 Building, Sewer, Gas, and Electric

NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATION OF THE UTILITIES AND FOR THEIR PROTECTION. VERIFY CORRECTNESS OF DEPTHS, UTILITIES AND DISPOSITIONS THAT OCCUPY OR LOCATE WITH NEW CONSTRUCTION. IMMEDIATELY NOTIFY THE ENGINEER AND E.O.B.A.

8400 SF SHOP

INDUSTRIAL LOT

LOT AREA = +/- 2.34 ACRES  
 STORAGE YARD  
 with Aggregate Surface

TRAILER PARKING  
 with Aggregate Surface

LOT AREA = +/- 3.35 ACRES

2,200 SF OFFICE  
 60'x36'

EXISTING CONCRETE PIPE PLANT

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

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: 03/03/2020	Folder: xxx	
	SCALE: 1"=60'	File: xxx	

**NOTICE**  
 This plan and its contents are the property of Bluff City Materials, Inc. and shall not be used in any way that would be detrimental to the interests of the company without the written consent of the company.

**TOLERANCES**  
 (EXCEPT AS NOTED)

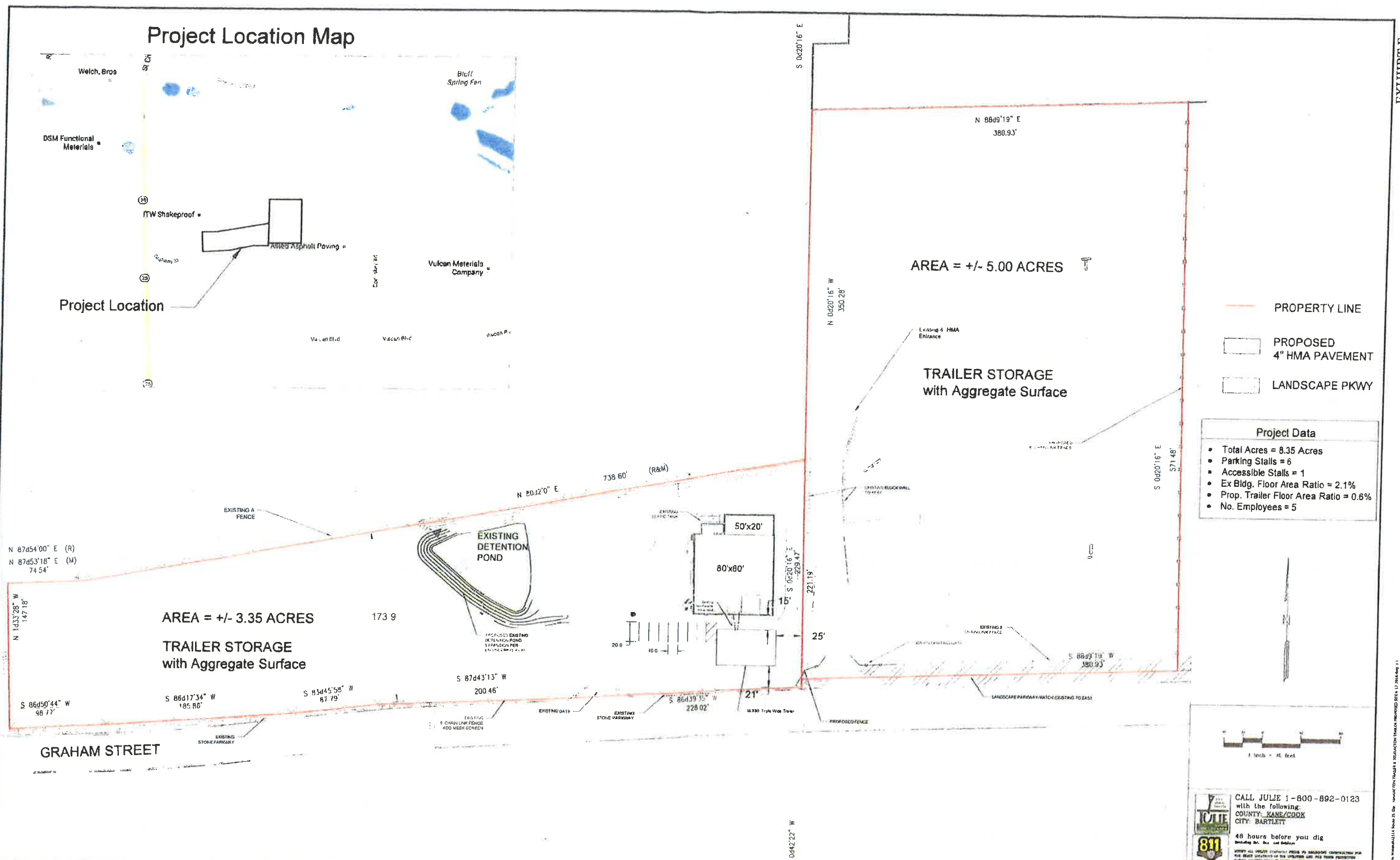
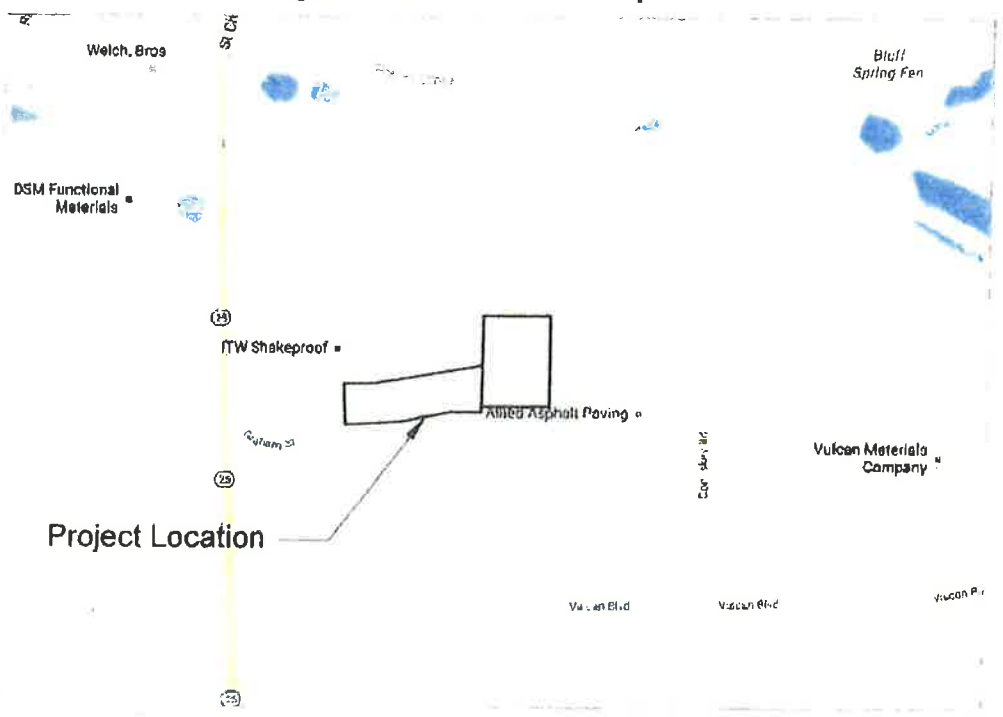
Location  
**BLUFF CITY INDUSTRIAL PARK  
 BARTLETT, IL**

Title  
 PUD PLAN: LIS TRUCKING

SHEET  
**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  
Digging for Gas and Water

811

NOTICE: VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. FOR EACH LOCATION OF THE UTILITY AND FOR YOUR PROTECTION, OBTAIN COPIES FROM THE UTILITY PROVIDER AND NOTIFY THEM OF ANY CHANGES TO THE UTILITY AND ANY CONSTRUCTION THAT MAY OCCUR IN THE FUTURE. FOR YOUR PROTECTION, OBTAIN A COPY OF THE UTILITY MAP AND NOTIFY THEM OF ANY CHANGES TO THE UTILITY AND ANY CONSTRUCTION THAT MAY OCCUR IN THE FUTURE.

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	<b>NOTICE</b> TOLERANCES (EXCEPT AS NOTED)
<input type="checkbox"/> PERMIT APPLICATION	DRAWN BY: AKG	Proj Type: REAL ESTATE		
<input type="checkbox"/> APPROVED FOR CONSTRUCTION	APPROVED BY: MSD	Proj #: 1S14-XX		
<input type="checkbox"/> CLIENT APPROVED BY:	DATE: 11.17.16	Folder: XXX		
	SCALE: 1"=40'	File: XXX		

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

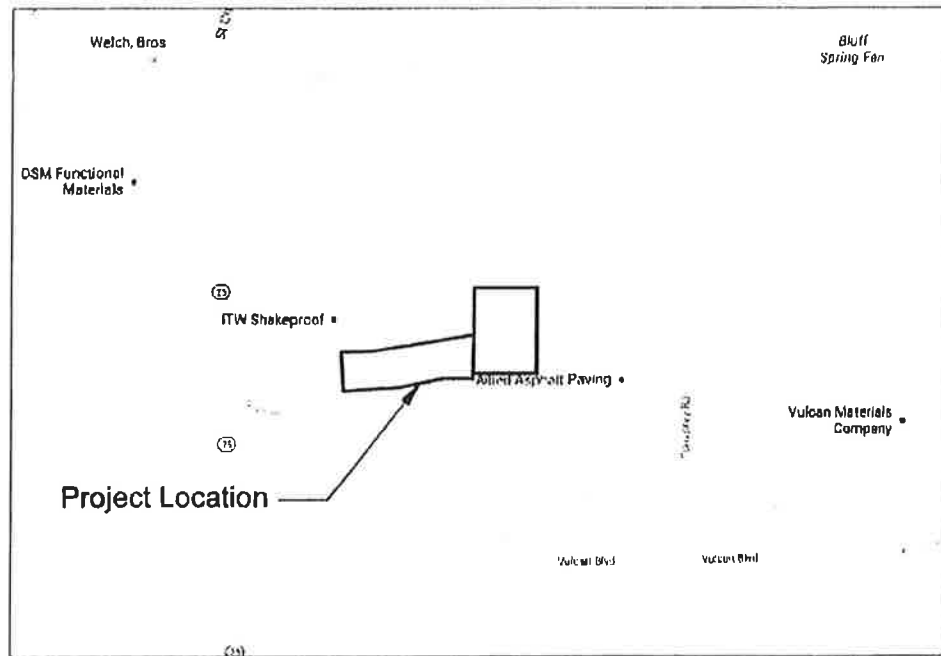
Title  
Final PUD Plan

SHEET  
**1**  
X

DATE PLOTTED: 11/17/16 10:54 AM PROJECT: 1514-XX SHEET: 1 OF 1



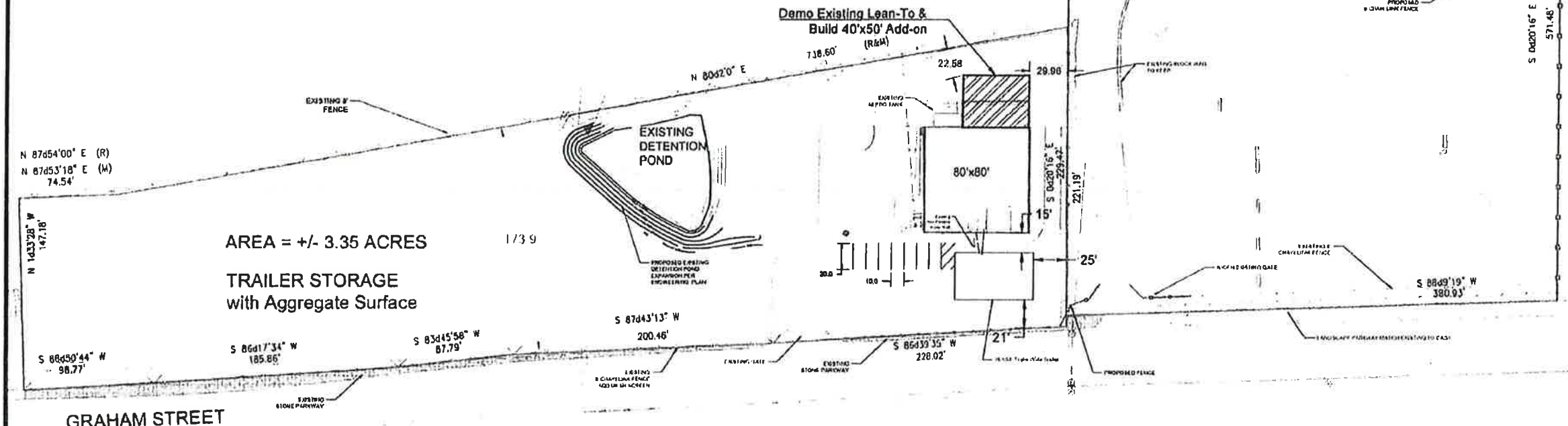
Project Location Map



RECEIVED  
COMMUNITY DEVELOPMENT  
VILLAGE OF  
BARTLETT

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

Project Data	
• Total Acres = 8.35 Acres	
• Parking Stalls = 6	
• Accessible Stalls = 1	
• Ex Bldg. Floor Area Ratio = 2.1%	
• Prop. Trailer Floor Area Ratio = 0.8%	
• No. Employees = 5	



PREPARED BY:  
**BLUFF CITY MATERIALS, INC.**  
2253 SOUTHWIND BOULEVARD  
BARTLETT, ILLINOIS  
PHONE: 610-977-4700 FAX: 610-977-9900

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

DRAFT  
 PERMIT APPLICATION  
 APPROVED FOR CONSTRUCTION  
 CLIENT APPROVED BY:

DESIGNED BY:	OWNER:	ACTION:	<b>NOTICE</b> The price and the contents of this plan and the contents of the property of Bluff City Materials, Inc., and the right to return upon demand and to be used in any way not intended or authorized by the owner.
DRAWN BY: AKG	Proj Type: REAL ESTATE	1514-XX	
APPROVED BY: MSD	Proj #: XXX	XXX	
DATE: 11.17.16	Folder: XXX	XXX	
SCALE: 1"=40'	File: XXX	XXX	<b>TOLERANCES (EXCEPT AS NOTED)</b>

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

SHEET  
**1**  
**X**

DRAWN BY: AKG, DATE: 11/17/16, PROJECT: BLUFF CITY INDUSTRIAL PARK, SHEET: 1 OF 1

EXHIBIT B