



Village of Bartlett
Zoning Board of Appeals Minutes
January 2, 2020

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

Roll Call

Present: M. Werden, G. Koziol, B. Bucaro, J. Banno, G. Papa, M. Sarwas, and C. Deveaux

Also Present: Roberta Grill, Planning & Development Director and Renee Hanlon, Senior Planner

Approval of Minutes

A motion was made to approve the December 5, 2019 meeting minutes.

Motioned by: J. Banno

Seconded by: G. Koziol

Roll Call

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

Abstain: M. Sarwas, C. Deveaux

The motion carried.



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(#19-16) Trailer and Semi-trailer Storage Lots

Zoning Text Amendments:

- a) Definitions: Section 10-2-2
Add "trailer and semi-trailer storage lot" and "Truck tractor"
- b) Prohibited Uses: Commercial Districts:
Sections 10-6A-6, 10-6B-6, 10-6C-6, 10-6D-6, and
Public Lands District: 10-8A-6
Add "Trailer and semi-trailer storage lot" and "Truck tractor"
- c) Special Uses: Industrial Districts:
Sections 10-7A-4 and 10-7C-4 add "Trailer and semi-trailer storage lot"

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Notification of Publication

M. Werden opened the Public Hearing portion of the meeting.

R. Hanlon stated that the increase in E-commerce that we are experiencing in the area has brought an increase in the demand for trailer and semi-trailer storage lots. Currently, there is one (1) existing storage lot located in the Village of Bartlett (approved as part of an annexation agreement) and staff is working with another land owner to finalize their zoning application request to establish a second lot. Just outside the Village's corporate limits, trailer and semi-trailer storage lots exist in both Kane County and the City of Elgin.

The existing storage lot was approved through the annexation and Planned Unit Development process in 2003 in the Bluff City Industrial Park. The current Zoning Ordinance does not clearly identify or define this use. The purpose of this Zoning Ordinance text amendment is to clarify how these lots may be permitted in the future.

We have added the following definitions to the text amendment; defined the terms "Trailer and Semi-trailer Storage Lot" and "Truck Tractor", added Trailer and Semi-trailer Storage Lots as a Special Use in the I-1 Light Industrial and I-2 EDA Economic Development Overlay Area Zoning Districts, and expressly prohibit these lots in the Commercial and Public Lands Zoning Districts.

An amendment to Municipal Code Title 3 *Business and License Regulations* is also proposed that would regulate licensing, lot development standards, and business operations. Trailer and semi-trailer storage lots would be reviewed by the Plan Commission and Village Board under the Special Use Permit provisions to which site specific conditions may be attached. After zoning approval, lot owners would be required to comply with all the regulatory provisions of Title 3.



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There would be site design regulations to include: security fencing with a locked gate, landscape materials around the fence and interior of the lot, hard surface paving, curb and storm water management, security lighting, toilet facilities and trash receptacles, and striped parking spaces.

M. Werden asked if the lot would be cement or asphalt. **R. Hanlon** stated that the lot would be finished with a binder course at a minimum and dust proof. **B. Bucaro** commented that the requirement of striping for the parking spaces is a good idea. **R. Grill** added that our site will be the nicest site in the area. **B. Bucaro** asked staff if they thought that all of the regulations would be a turn off to potential business. **R. Grill** said no, she did not think so and that these regulations were modeled after another community. **B. Bucaro** stated that the proposed regulations allow a maximum of three lots like this and that we already have one. **R. Hanlon** confirmed that is correct. **B. Bucaro** asked if Bluff City was paved. **R. Grill** stated no, but we conduct monthly code inspections at that site to keep it clean. **M. Werden** stated that he liked the fact that this will be paved to control the dust. **M. Sarwas** asked how many truck parking spaces will be in the lot. **R. Hanlon** answered there will be 300 to 350 spaces. **B. Bucaro** commented that the proposed regulation will require the lot owners to pay about \$25 per month tax to the village, per space. He asked if this tax will apply whether the space is filled or not. **R. Hanlon** stated, yes, the tax will apply to the total number of spaces on the lot. **B. Bucaro** added that this is restrictive and asked if other lots have the same requirements. **R. Grill** confirmed that this will be strictly for truck and trailers only with no other type of storage allowed. **G. Koziol** asked if this site will have sewers for run-off. **R. Hanlon** stated that this will have sewers. **B. Bucaro** asked if staff thought there would be any other potential applications. **R. Grill** stated possibly, but again this is to clearly identify a use for truck and trailer storage only. **G. Koziol** stated that he thought the final result of this is that the use is clear and straight forward. **M. Werden** asked how long it will be before the existing facility is in compliance. **R. Grill** stated that they are working on it and are about 70% there. **M. Werden** asked if staff thought there would be problems with this type of use that would require the police. **R. Grill** stated possibly, that is why we are requiring this site to be lit, fenced, and secure. **G. Koziol** asked staff what was the reaction of the owner proposing a new facility to the requirement that the lot must be paved. **R. Grill** stated that the reaction was good and the owner is considering the use only as a temporary one for approximately ten (10) years. **B. Bucaro** stated that he sees that there is a growing demand for this type of site.

G. Koziol made a motion to pass along to the **Village Board a positive recommendation** to approve case (#19-16) Trailer and Semi-trailer Storage Lots Zoning Text Amendment.

Motioned by: G. Koziol
Seconded by: M. Sarwas

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



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Roll Call

Ayes: G. Papa, B. Bucaro, J. Banno, M. Werden, G. Koziol, M. Sarwas, and C. Deveaux

The motion carried.



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Old Business/ New Business

R. Grill stated that there may not be a meeting next month, but we could have a variation request.

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

Motioned by: C. Deveaux

Seconded by: G. Koziol

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:25 pm.