



Village of Bartlett
Plan Commission Minutes
March 12, 2020

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

Roll Call

Present: J. Lemberg, M. Hopkins, J. Miaso, D. Negele, A. Hopkins, and D. Gunsteen

Absent: J. Allen, J. Kallas, and T. Ridenour

Also Present: Village Planner, Kristy Stone

Approval of Minutes

A motion was made to approve the November 14, 2019 meeting minutes.

Motioned by: A. Hopkins

Seconded by: J. Miaso

Roll Call

Ayes: J. Lemberg, J. Miaso, D. Negele, A. Hopkins, and D. Gunsteen

Abstain: M. Hopkins

Nays:

The motion carried.



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(#19-20) Lis Trucking (2300 Graham St)
Site/PUD Plan Amendment
Amending the Special Use Permits

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

K. Stone stated that the property was annexed and zoned PD (Planned Development) on July 29, 2003 by Ordinance #2003-98 as part of the 186-acre Bluff City Industrial Park. There was a previous Site Plan approved by Ordinance #2016-90 for the eastern 3.35-acres of the Subject Property as well as a 5-acre trailer storage site. That Site Plan was amended a year later by Ordinance #2017-97. The Petitioner is before us today because they are requesting a PUD Plan for the 3.35-acre site and 2.34-acre site. The 2.34-acre site is leased by Benchmark Properties who has been using it as their storage yard for the past 20 years. Lis Trucking will be moving their operations to the 3.35-acre site, which was previously leased by Acton Mobile. The Petitioner is requesting a Site Plan Amendment to have trailer parking in the back on the 3.35-acre site. They are changing their parking configuration slightly by the office area and they would like to amend the Special Use Permits for the amended Site/PUD Plan and to allow the storage of car carriers and passenger vehicles on the site previously known as Acton Mobile. The petitioner will be adding fabric mesh along the fence that goes the length of Graham Street, which is a private road. Staff recommends approval subject to the conditions and Findings of Fact outlined in your staff report.

J. Lemberg asked if there were any further questions for Staff by the Committee and if the Petitioner had anything to add.

Petitioner **Dean Kelley** of 2250 Southwind Blvd came forward, was sworn in, and stated that Lis Trucking would have up to 10 car carriers that transport used and new vehicles. The vehicles are parked there no more than one to two days. They only have three or four employees. They have contractors that will be in and out with the car carriers. It will be a much less intensive use with low volume and low traffic. They agreed to do improvements along Graham St. such as adding fabric to the fence and adding landscaping in an area that is not landscaped near the Benchmark storage yard.

J. Lemberg asked if there were any questions for the Petitioner.

D. Negele asked how tall was the fabric fence? **D. Kelley** answered, eight feet (8'). **D. Gunsteen** asked if there were any surrounding houses. **K. Stone** answered, no, it is all industrial. **D. Negele** asked if there would be any changes in the configuration of the road with curb cuts. **D. Kelley** stated that there will be no changes.

J. Lemberg asked if there were any further questions from the Committee. There were no further questions.



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J. Lemberg opened the Public Hearing portion of the meeting. No one came forward. **J. Lemberg** closed the Public Hearing portion of the meeting. **J. Lemberg** asked if there were any further questions from the Committee. There were no further questions.

J. Lemberg asked for a motion to approve the Petitioner's requests to amend the Site/PUD Plan and amend the Special Use Permits subject to the conditions and Findings of Fact.

Motioned by: D. Negele

Seconded by: J. Miaso

Roll Call

Ayes: D. Negele, D. Gunsteen, A. Hopkins, M. Hopkins, J. Miaso and J. Lemberg

Abstain:

Nays:

The motion carried.



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Old Business/ New Business

K. Stone stated that there will be a case for next month. The former Marathon gas station at N. Bartlett Rd and Lake St. is the site of a proposed 7-Eleven convenience store and gas station. It would be a brand-new facility. They are proposing to tear down the existing building. We also have annexations and potential subdivisions coming up. **A. Hopkins** asked if the 7-Eleven was a relocation. **K. Stone** stated, yes and they are requesting Special Uses for an automobile service station, packaged liquor sales, and to have outdoor sales for propane. They are also requesting Site Plan Review. **A. Hopkins** asked how things were going at Streets of Bartlett and if they have found anyone for the big site? **K. Stone** answered that the owner has been in discussions with three potential tenants. **A. Hopkins** asked when the One Taco Dos Tequilas will open. **K. Stone** stated that it is supposed to open in March.

J. Lemberg asked if there was a motion to adjourn.

Motion passed by unanimous voice vote.

The meeting was adjourned at 7:11 pm.