



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
July 21, 2020**

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1. CALL TO ORDER

President Wallace called the regular Committee meeting of July 21, 2020 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:34 p.m. and NOTICE IS HEREBY GIVEN pursuant to Section 7(e) of the Open Meetings Act as set forth in Senate Bill 2135 signed by Governor J.B. Pritzker on June 12, 2020, making it effective upon said signing ("SB 2135"), that the regular Committee meeting of the Village President and Board of Village Trustees of the Village of Bartlett (the "Village Board") scheduled to be held on July 21, 2020 at the Bartlett Municipal Building, 228 South Main Street, Bartlett, Illinois, may be conducted by audio or video conference without a physical quorum of the members of the Village Board present because an in-person meeting is not practical or prudent due to a disaster, that being COVID-19 pandemic and the applicable restrictions imposed under various laws rules, restrictions, Executive Orders and/or announcements issued by Illinois Governor J.B. Pritzker and/or Ngozi O. Ezike MD, Director of the Illinois Department of Public Health, including without limitation "Restore Illinois: A Public Health Approach to Safely Reopen Our State", which currently limits gatherings to the lesser of 50 people or 50% of the capacity of the meeting room as a public health measure.

PRESENT: Chairmen Carbonaro, Deyne, Gabrenya, Hopkins, Reinke and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, Sr. Management Analyst Sam Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Director of Public Works Dan Dinges, Planning & Development Director Roberta Grill, Building Director Brian Goralski, Grounds Superintendent Paul Petersen, Police Chief Patrick Ullrich, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

**BUILDING & ZONING, CHAIRMAN HOPKINS**

**Eastfield Annexation, Rezoning, Preliminary/Final Subdivision, Special Use, Amend Future Land Use**

Planning and Development Services Director Roberta Grill stated the petitioner is requesting to annex and subdivide approximately 15 acres at the northwest corner of Petersdorf Rd. and Army Trail Rd. for a proposed 29 lot subdivision. Upon annexation, the petitioner would be required to rezone the property from ER-1 to SR-3. The development would include 27 single family lots with a minimum lot size for 10,000 sq. ft. and an average lot size of 11,500 sq. ft. Lot 28 would be the dedicated park site and lot



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29 would contain the wetland buffer, bike path easement and stormwater retention. Staff would like to thank Pulte for working with the staff. The village has requested a berm and 6-ft tall solid wood fence would be installed along Petersdorf Rd. to screen the homes from the Bartlett High School athletic fields. In addition, a 4-ft tall black aluminum fence would be installed along the east side of Lot 29 adjacent to Lots 15-23 to provide a safety barrier between these lots and the retention pond. A Special Use Permit is being requested to allow the retention area to discharge into the wetland buffer. They are also requesting an amendment to the Bartlett future land use plan which designates the land currently as a mixed-use business park and Estate Residential with 0-2 units per acre, to be changed to Suburban Residential with 2-5 units per acre. They also included a second access point.

Chairman Hopkins asked if the fences would be covered by an association for maintenance.

Ms. Grill stated that the black aluminum fence would be maintained by the HOA and the wood fence would be maintained by each property owner.

Chairman Hopkins asked if we could ask that the HOA maintain the wood fence so that it is more uniform and maintained.

Ms. Grill stated that they can ask the developer to do so.

President Wallace asked about the intersection that is close to Army Trail. If someone is going north towards the high school, can they turn into the first entrance.

Ms. Grill stated that they could.

The item was sent to the Plan Commission for further review.

**Southwind Business Park Preliminary/Final Plat of Subdivision**

Ms. Grill stated that it is just over 20 acres. The Bluff City office building is on Lot #1 and Parkland Preparatory Academy is under construction on Lot #2 and True North is proposed on Lot #4. There is a full access point at Southwind Boulevard and right in right out on Benchmark Lane. As part of the subdivision, the developer would be required to install a bike path and small berm along the south side of West Bartlett Rd.

Chairman Hopkins asked if we could bring this straight to Board after Plan Commission.

President Wallace agreed.

The item was forwarded on to the Plan Commission for further review.

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### **True North Site Plan, Special Use, Variation, Text Amendment**

The Petitioner is requesting Site Plan Review for a proposed True North truck stop establishment on the proposed Lot 4 in the Southwind Business Park Subdivision. The Petitioner is requesting a Text Amendment to define "Truck Stop Establishment" and add "Truck Stop Establishment" to the Special Use list in the B-4 Community Shopping Zoning District. The Illinois Gaming Board permits truck stop establishments to obtain video gaming licenses. The petitioner would allow video gaming at the establishment if it is approved.

The Petitioner is also requesting Special Use Permits to allow an automotive service station, truck stop establishment, outdoor sales and to sell package liquor. This truck stop would include a 5,000 square foot convenience store with eight pump islands for passenger vehicles and 4 pump stations for diesel trucks. Passenger vehicles would utilize the pumps under the canopy located north of the convenience store and trucks would utilize the pumps under the canopy located east of the convenience store. The convenience store is oriented towards W. Bartlett Rd. It would have a maximum height of 24 feet and be constructed with masonry and EIFS. Metal canopies are proposed over the windows and the front entrance of the building. Staff requested that the posts for the fuel canopies be wrapped with the same materials as the building's façade as was requested by the Plan Commission during their recent review of the 7-Eleven on Lake St. The column cladding submitted by the Petitioner does not architecturally match the building.

The Site Plan identifies a full access curb cut along the east property line onto the cross-access drive to Benchmark Ln. There are two access points proposed onto Benchmark Lane to the south. The eastern curb cut would provide full access, enabling trucks to enter the diesel fuel pumps along with providing access for passenger vehicles. The western curb cut would be an exit only with painted markings indicating it as a right-out/left-out. The Village Staff and the Village's Traffic Consultant have concerns with this curb cut as shown and have requested one of the following modifications: (a) eliminate this curb cut, (b) modify it to a right-in/right-out only with a barrier median or (c) redesign the curb cut to a right-out only. Staff believes as currently shown, this access point could potentially be blocked while vehicles attempt to turn left into the site, resulting in an increase potential for back-ups onto Rt. 25.

The petitioner is also requesting a variation to reduce the number of trees required along the interior parkway along West Bartlett Rd. and on Rt. 25. As previously mentioned, they would be putting in a bike path on West Bartlett Rd. The petitioners have requested to show a video.

\*The promotional video was played\*



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Lindsey Lyden, Vice President for Development introduced Mark Lyden, CEO, Ryan Howard, COO, Tim Schumacher, project engineer, Dean Kelly, property owner. Ms. Lyden stated that they are very excited to come to the Village.

President Wallace thanked them for being here.

Chairman Hopkins echoed that and stated that he wanted to make a comment that in the video presentation they had brick on some of their canopy columns and the board wanted them to look like that. He asked them to elaborate a little bit.

Ms. Lyden stated that they put in some white canopy columns at a lot of their locations, but they are more than happy to change those to brick to match.

President Wallace asked if True North would accept the changes our staff suggested.

Mr. Schumacher stated that they would like to keep the access as a right out left out. They don't want customers to go down there and get trapped into going north only onto Rt. 25.

President Wallace stated that he thought most people would exit towards the back side because that gives people access to exit in either direction.

Mr. Schumacher stated that they hope so.

President Wallace asked what the truck traffic route is expected to be.

Mr. Schumacher stated that semi's can head northbound to eastbound from Benchmark and make the turn at the extra wide entrance to get in, or if they are going east on Bartlett, they can turn south on the access road and loop around.

Chairman Deyne stated that they should be prepared to have a plan B for the Plan Commission.

Chairman Carbonaro stated that left-out right-out seems problematic because someone who is not able to turn left is going to block that access.

Chairman Reinke stated that he thought the left out would be problematic.

President Wallace stated that he is sure with the 140 locations there are some examples you can show the board that may prove that layout will work.

Chairman Carbonaro asked if there was permanent truck parking.



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Ms. Grill stated that there are two.

Chairman Reinke asked if we have any indication as to when the bike path will be connected out west.

Ms. Grill stated that it is her understanding that IDOT is going to do some minor improvements to Route 25 and those include resurfacing the road. They are also including ADA improvements at the intersection which would include crosswalks and ramps. Until the signal buttons are completed, the paths from South Elgin and in Bartlett will not be completed.

Chairman Reinke asked Ms. Grill to follow up with IDOT to see when that would be completed.

Chairman Hopkins stated that he is happy with the design as long as our traffic consultant is good with it. He appreciated True North changing the canopy columns to brick and he is excited to move them forward.

The item was forwarded on to the Plan Commission and Zoning Board of Appeals for further review and the public hearing.

Chairman Deyne moved to adjourn and that motion was seconded by Chairman Hopkins.

**ROLL CALL VOTE TO ADJOURN**

AYES: Chairmen Carbonaro, Deyne, Gabrenya, Hopkins, Reinke

NAYS: None

ABSENT: None

**MOTION CARRIED**

The meeting was adjourned at 8:07 p.m.

Samuel Hughes  
Deputy Village Clerk