



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
September 1, 2020**

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1. CALL TO ORDER

President Wallace called the Committee of the Whole meeting to order at 7:19 p.m.

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

ABSENT: Chairman Gabrenya

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Sr. Management Analyst Samuel Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Director of Public Works Dan Dinges, Planning & Development Director Roberta Grill, Building Director Brian Goralski, Food and Beverage Manager Paul Galvan, Police Chief Patrick Ullrich, Deputy Chief Pretkelis, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

**BUILDING & ZONING, CHAIRMAN REINKE**

**BCBP Lot 12B (Tomart) – Site Plan Review/Special Use Permit/Amendment to Ordinance #2000-54**

Chairman Reinke stated that the Board has talked about this site before and one of the things he liked about it was the flexibility from staff in permitting the petitioner to forego the berm.

Ms. Grill stated that it is a smaller building for the park, only 25,000 sq. ft. They are requesting a special use permit for the outdoor storage of trailers on the site. The Plan Commission reviewed the petitioners request and conducted the public hearing on August 13, 2020. They recommended approval subject to the findings of fact and conditions recommended by staff.

The item was forwarded on to the Village Board for final approval.

**Eastfield Subdivision Annexation, Rezoning, Preliminary/Final Subdivision, Special Use, Amendment to Future Lane Use Plan**

Ms. Grill stated the development would include 27 single family lots. Lot 28 would be dedicated to the Park District for a park site with Lot 29 consisting of a stormwater retention area. A Special Use Permit is being requested to allow the retention area to discharge to the wetland buffer. The Plan Commission reviewed the petitioners request and conducted the public hearing. They recommended approval subject to the findings of fact and conditions in the staff report.



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Chairman Reinke asked about the drainage plan because there was a lot of discussion at the Plan Commission about it. They discussed tying into drain tiles and asked where they were located.

Patti Bernhard, attorney for Pulte Homes stated that Rob Getz, Vice President of Pulte Homes and Anthony Falkowski is with Cemcon, LTD. and Greg Sagen with Signature Group is also present.

Ms. Bernhard stated there was a question about tying into the drain tile in the property to the west, but the village engineer stated that they did not want them to tie into that because they didn't know what the shape of that system was in, so Pulte is not tying into those drain tiles. The discharge is going to discharge and a spreader will spread it out and hopefully dissipate into the land a little differently than normal.

Mr. Falkowsk stated that they are working with the property owner to the west to alleviate the flow directly over land. They put the level spreader in to dissipate the flow and infiltrate some of it into the ground.

Chairman Carbonaro asked how reliable that would be. If there was a horrendous storm, there is nowhere else for the water to go accept back into the residential area.

Mr. Falkowsk stated that for this sight the run off was directly to the northwest corner and southwest corner. They are following the same discharge location and substantially reducing the flow in this proposal.

Chairman Reinke asked if they are reducing the flow by virtue of the detention facility.

Mr. Falkowsk stated they are providing retention for the development according to DuPage County and the Village of Bartlett.

Chairman Reinke asked if the associate would maintain the stormwater facilities and that there would be a backup SSA.

Ms. Grill stated that was correct.

Mayor Wallace asked how many units there would be.

Mr. Falkowsk stated there was 27.

Chairman Reinke stated that when they first started talking about this project a couple years ago, there was discussion about building further west. He asked if that was still an option.



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Ms. Bernhard stated that she can speak to that. At this time, there is no contract with the owner to the west.

Chairman Gandsey asked how long construction would take for the whole subdivision.

Mr. Getz stated that they hope to have the model home started in November or December. It takes about 4-5 months to build the model, so the grand opening would be around May. October would be the first move in. They think they can do 2 homes a month so it would take about a year after that to complete the community. End of the year 2022 they will most likely be finished.

Chairman Gandsey asked if people have to go to Army Trail to go across the road or how will they cross Petersdorf Rd?

Mr. Getz stated there will be cross hatching on the north side of the neighborhood.

Chairman Gandsey asked if there will be signs.

Mr. Getz stated it will be a painted cross walk.

Mr. Reinke stated that the item will be forwarded to the Village Board for approval.

**True North Site Plan Review, Special Use Permits, Variation, Text Amendment**

Ms. Grill stated the petitioner is requesting a Site Plan Review for the True North Truck Stop establishment on the southeast corner of W. Bartlett and Route 25. The Petitioner also is requesting two text amendments 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 and the petitioner would have video gaming at this establishment. 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 (16 total stations) for passenger vehicles and 4 pump stations for diesel trucks. The petitioner has agreed to wrap the canopy columns with the same brick material on the convenience store that was suggested by staff and supported by the plan commissioner. The staff and the traffic consultant had concerns with the curb cut located close to Rt. 25. The petitioner has revised their plan and agreed to a right-in, right-out with a barrier median as requested by staff. They have also requested a Variation to reduce the number of trees required in the interior parkway (Route 25 and W. Bartlett Rd). The Petitioner agreed to replace two (2) of the small deciduous trees along West Bartlett Road with large deciduous shade trees. A bike path and small berm are proposed on the north property line in accordance with the West Bartlett Rd. Corridor Plan. The Zoning Board of Appeals reviewed the



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Petitioner's request for the text amendments and variation and conducted the requisite public hearing on August 6, 2020. The Zoning Board of Appeals recommended approval based upon the findings of fact. The Plan Commission reviewed the Petitioner's requests for a Site Plan Review and four (4) Special Use Permits and conducted the requisite public hearing. The Plan Commission recommended approval of the Site Plan and the Special Use Permits subject to the conditions and findings of fact recommended above by the staff and two additional conditions. The first would require additional landscaping being installed on the median east of the truck parking spaces. The second would be signage indicating truck idling is prohibited between the hours of 10:00 pm and 6:00 am.

Ryan Howard, Chief Operating Officer of True North stated that he is there with Mark Lyden, CEO and Lindsey Lyden, VP of Development. He stated that one of the topics that has been discussed many times is traffic. Their use does not really generate a lot of traffic. There may be some local traffic that will be coming to them, but for the most part, they are trying to get in front of traffic that is already there. When it comes to trucks, they generate very little truck traffic. They are not a major truck stop that has showers and lube facilities that may bring additional trucks off their current path to their facility. They are simply a gas pumping station and go. He stated that they will be creating a lot of tax revenue for the village as well. There will be additional property taxes, motor fuel taxes, and sales tax for in-store sales. With that, they will generate \$140,000- \$150,000 per year in sales tax revenue that comes back to Bartlett. In addition to that, will be gaming revenue. The truck stop in South Elgin across the street is generating \$40,000 a year for South Elgin in gaming revenue. They don't think they will be able to replicate another \$40,000, but think they can take at least half of it and maybe generate some additional on top.

Chairman Reinke stated that there were some issues with the bike path last time and asked Ms. Grill to explain.

Ms. Grill stated the only issue is the connection across Rt. 25. Staff found out two weeks ago that IDOT has pulled the road resurfacing and ADA permits from Lake St. south to Stearns from their multi year plan. Staff is currently drafting a letter for the mayor's signature that we hope to also have South Elgin join to send a letter to IDOT requesting them to take another look at this and add it back into their plan. Staff is also working with the developer of the site on both sides of the street to make this connection.

Chairman Gandsey asked if they have ever built a truck stop like this where you were the only business then had other things go in around you. Does it drive other businesses to come in.

Mr. Howard stated that in Illinois they typically go into new growth areas, sometimes they come in first, sometimes they follow. They expect to spur new growth and that is why the developer chose to do a deal with them.



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Chairman Gandsey asked if they have an example.

Mr. Howard stated that most of them would be in Ohio. In Illinois they have typically gone into more mature areas so far, but they only have nine locations in Illinois.

Chairman Gandsey asked how they initially identified this location.

Mr. Howard stated that they initially identified the location because of the South Elgin station. They knew there was more demand in this area than was being served. There were some issues with the way the property was designated and that has since been relieved so they entered into a contract with the property owner.

Chairman Hopkins asked if this lot was in the TIF District.

Chairman Reinke asked if we have heard about any inquiries about other developments in the Rt. 25 area.

Mayor Wallace stated there was talk on the Plan Commission about the right-in, right-out barrier median. He asked how difficult it would be for people to go against the grain and make a turn to the left instead of the right. He asked if there were different qualities of medians.

Ms. Grill stated that they wanted to make sure it was not a mountable median. It is a barrier median.

Mayor Wallace stated that from his understanding, there will be 2% additional traffic at the most. Traffic is not going to decrease the safety of that area, there is no additional odor from traffic and no additional sound created from traffic. He is pretty confident trucks are not going to come down from Interstate 90 and find this place. It's just going to be whatever truck traffic is already on that road, the Village will just be able to capture some of that revenue. He totally understands what the residents are saying about what they would rather have there. The Board pushes for every type of business to come in areas like this.

Dean Kelly, 612 S. 5<sup>th</sup> St., St. Charles stated that the petitioner is going to build a high-quality project. He had other interested parties where timing did not work out. There is some additional residential that is going to go in on the South Elgin side. He has lots of RFP's out for Blue Heron Business Park just to the north, but no one has pulled the trigger yet. This is a nice looking gas station and will certainly help facilitate some interest in the property. He got a call today from someone who heard about the project and is interested in the other 3 acres behind it.



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Mayor Wallace stated that the turning point for him was that traffic will not increase. His biggest concerns were the safety, fumes and additional road issues. Since there is no proof that it's going to increase truck traffic, it seems like a logical project to approve.

Chairman Hopkins asked what the timeline was for the project.

Mr. Howard stated the next step would be to apply for building permits which they expect to have in the spring. They are looking at about a 180-day project schedule from that time.

Chairman Gandsey asked about the villages truck idling policy.

Mayor Wallace stated they agreed to limit truck idling.

Mr. Howard stated that there would be no idling between 10:00 p.m. and 6:00 a.m.

The item was forwarded on to the Village Board for a final vote.

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

**ROLL CALL VOTE TO ADJOURN**

**AYES:** Chairmen Carbonaro, Deyne, Gandsey, Hopkins, Reinke

**NAYS:** None

**ABSENT:** Gabrenya

**MOTION CARRIED**

The meeting was adjourned at 7:46 p.m.

Samuel Hughes  
Deputy Village Clerk