



VILLAGE OF BARTLETT  
PLAN COMMISSION  
**(HYBRID MEETING)**  
AGENDA

BARTLETT MUNICIPAL CENTER  
228 S. MAIN STREET  
March 11, 2021  
7:00 P.M.

This meeting will be held in person and virtually through "Zoom." You may join the meeting online via <https://zoom.us/j/94799167121> or call (312) 626-6799 using **Webinar ID 947 9916 7121**

Public comments will be accepted during the meeting or may be emailed in advance to [planningdivision@vbartlett.org](mailto:planningdivision@vbartlett.org)

- I. Roll Call
- II. Approval of the November 12, 2020 meeting minutes
- III. **(#21-03) Bartlett Fire Training Facility  
Site Plan Amendment  
Special Use - To allow an accessory structure to exceed 35' in height  
PUBLIC HEARING**
- IV. Old Business/New Business
- V. Adjournment



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J. Lemberg called the meeting to order at 7:05 pm.

**Roll Call**

Present: J. Lemberg, Chair, M. Hopkins, D. Gunsteen, J. Miaso, D. Negele, J. Kallas, and T. Ridenour

Absent: A. Hopkins

Also Present: Planning & Development Services Director, Roberta Grill, Village Planner, Kristy Stone, and Associate Planner, Devin Kamperschroer

**Approval of Minutes**

A motion was made to approve the September 10, 2020 meeting minutes

Motioned by: J. Miaso

Seconded by: D. Gunsteen

**Roll Call**

Ayes: M. Hopkins, D. Gunsteen, J. Miaso, D. Negele, T. Ridenour

Abstain: J. Kallas

The motion carried.



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**(#20-02) Rana Cold Storage (1320-1340 Brewster Creek Blvd)  
Site Plan Amendment**

**K. Stone** this site was originally approved on December 19, 2006 by Ordinance #2006-139 granting approval of a 300,600 square foot spec building. The building was originally designed for a single tenant (Dania Furnishings) with an office area, retail outlet store and warehouse space with 64 exterior loading docks on the north and east sides of the building. In 2017, Axis Warehouse moved into the western 139,600 square feet of the building. In 2020, Rana Meal Solutions expanded their cold storage into the eastern 161,000 sq. ft. of the building. The Petitioner is proposing to add loading docks on the south side of the building along Brewster Creek Boulevard. Loading docks are only permitted in rear and side yards so they are requesting a variation for that so that they have direct access to the frozen food section of the warehouse. That is going to be heard before the Zoning Board of Appeals at their December 3, 2020 meeting. In addition to the load docks, they are adding a curb cut onto Brewster Creek Boulevard which will allow trucks to enter and exit in a one-way traffic pattern. There was a variation granted as part of the 2006 Ordinance to reduce the number of required parking spaces. The proposed changes to the warehouse loading docks do not affect the parking requirement for the site. The minimal amount of existing landscaping will be removed and they will add a significant amount of evergreen trees to help screen the loading areas from Brewster Creek Boulevard. The loading dock addition will be painted to match the building. Staff recommends approval subject to the conditions and Findings of Fact in your Staff report.

The Petitioner was not present. **T. Ridenour** asked why the loading docks would not work at the back of the building. **K. Stone** the Petitioner needs the docks in the front to have access to the frozen foods. **D. Negele** asked, is there a berm along Brewster Creek Boulevard where the Petitioner wants to have the loading docks? **K. Stone** there is not a berm. **T. Ridenour** is there an exhibit that shows the rest of the loading docks? **K. Stone** along the north side of the building there are loading docks and along the east side of the building. **T. Ridenour** is the Petitioner saying that the existing 64 docks are not sufficient? **R. Grill** the Petitioner told Staff that they need the cross access through the building for their cold storage and have to have loading docks on the front and back of the building. **K. Stone** the building across Brewster Creek Boulevard also received a variation for loading docks in the front yard. The Petitioner decided to angle their docks so that they are not as noticeable on the front elevation. The building to the south has their docks facing the road. **T. Ridenour** is the western half of the building not being used right now? **K. Stone** no, Axis Warehouse is located in that part of the building. **D. Negele** what is the height of the evergreen trees that they will be planting along Brewster Creek Boulevard? **K. Stone** the trees will be 6 feet tall at the time of planting.

**J. Lemberg** asked if there were any further questions or motions by the Commission.

**J. Miaso** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#20-02) Rana Cold Storage** for a Site Plan Amendment subject to the conditions and Findings of Fact outlined in the Staff report.

**Motioned by: J. Miaso**  
**Seconded by: J. Kallas**



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**Roll Call**

**Ayes: J. Kallas, M. Hopkins, D. Gunsteen, J. Miaso, D. Negele, and T. Ridenour  
Nays: None**

**The motion carried.**



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**(#20-08) Bucky's on Stearns**

**Site Plan Review**

**Special Use Permits:**

- A. To allow an automobile service station
- B. To sell package liquor
- C. To allow outdoor sales

**PUBLIC HEARING**

**The following exhibits were presented:**

**Exhibit A – Picture of Sign**

**Exhibit B – Mail Affidavit**

**Exhibit C – Notification of Publication**

**D. Gunsteen** *recused himself from the discussion.*

**K. Stone** This property was annexed into the Village of Bartlett and was rezoned to the Commercial District by Ordinance 1963-07. During the comprehensive rezoning of the Village in 1978, the property was rezoned to the B-4 Community Shopping District. Automobile service stations were listed as permitted uses in the 1978 Zoning Ordinance. The Mobil gas station was issued a building permit in 1982. The 1983 Zoning Ordinance Amendment listed automobile service stations as a Special Uses in the B-4 Community Shopping District, which makes the existing Mobil gas station a nonconforming use. The Petitioner is requesting Site Plan Review for a proposed Bucky's convenience store and gas station on two lots, which are currently a Mobil and Sonic at the southwest corner of Route 59 and Stearns Road. The 4,700 square foot convenience store would be located on Lot 4 of the Home Depot Subdivision. The 10 pump islands, fuel canopy and fuel tanks will be located on the existing Mobil site. The existing Mobil building, fuel canopy, and Sonic drive-in will be demolished. The existing underground fuel tanks will be removed and replaced in accordance with the State Fire Marshall's standards. The Village's Environmental Consultant has provided recommendations to protect the soil and groundwater associated with the tank removal and redevelopment of the site. The Petitioner is requesting three Special Use Permits; for an automobile service station to bring the existing use into conformance, to sell packaged liquor, and for outdoor sales. The new convenience store would be oriented towards Route 59 and would operate 24 hours, seven days a week. The building would be accessible to patrons from both the east and west sides of the building. It would have a maximum height of 22 feet and be constructed with concrete masonry units that have the appearance of brown brick and fiber cement panels in three earth tones. A decorative metal canopy is located over the entrance of the convenience store. The posts for the fuel canopy are wrapped with the same material as the building. The existing gas station originally had three full access curb cuts; two on Route 59 and one on Stearns Rd. Sonic has not had direct access to Stearns Road. The northernmost curb cut on Route 59 was eliminated during the IDOT intersection road improvements and the remaining curb cut became a right-in/right-out due to the construction of a barrier median. At the request of DuPage County Highway, the curb cut on Stearns Road will be moved further west from the Route 59 intersection. It will also function as a right-in/right-out since a barrier median is in place along Stearns Road. The site is also accessible on Stearns Road from the full access curb cut for the internal access drive in the Home Depot Subdivision and via two existing cross access points from the parking lot to the



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south. The Petitioner has submitted plans to IDOT and DuPage County Highway Department for their review and they in addition to the Village's Traffic Consultant have approved and signed off on the curb cut locations as shown on the Site Plan.

The Petitioner is requesting two setback variations for the fuel canopy as well as a reduction in the interior parkway landscaping requirements. The Zoning Board of Appeals conducted the Public Hearing and recommended approval at their November 5, 2020 meeting. The Zoning Ordinance requires a total of 33 spaces and the Petitioner is providing 35 spaces. The Landscape Plan is under review by the Staff. The Photometric Plan is also under review. The Plan indicates the light fixtures under the fuel canopy will be recessed into the canopy as requested by Staff. Staff recommends approval of the Petitioner's requests for a Site Plan and Special Use Permits subject to the conditions and Findings of Fact outlined in the Staff report. We would like to make one change to Condition G. The Petitioner and our Traffic Consultant and Staff talked today about the fuel tank deliveries. The Petitioner said that they feel that with the existing gas station they have not had a problem with tanker deliveries having to have their time restricted. The Village's Traffic Engineer said she would be willing to remove that condition provided the Petitioner works with Staff in the future if traffic circulation on the site becomes a problem. The Petitioner has agreed that if it becomes a problem, they would be willing to address this with Staff in the future, but does not want limit himself to those restrictions at this time. The Petitioner is present if you have any questions for him or for Staff.

The Petitioner, **Richard McMahon** on behalf of Buchanan Energy came forward and was sworn in by **J. Lemberg**. **R. McMahon** stated that the existing Mobil site was about 33,600 square feet before IDOTs taking. IDOT took a lot of the green area from the front. The Mobil site, which was built in 1982 preceded the Home Depot Subdivision. Home Depot has restrictions in their REA that defines petroleum products as a hazardous substance. We have designed this so that we will not have any fuel tanks or piping on what is currently Lot 4. When this is done, it will be essentially two lots that are zoned the same. The convenience store will be on the Sonic lot and all of the gas station canopy and underground fuel tanks will all be on what exists right now as the Mobil lot. We will be planting feather grass on the front corner where it is quite narrow. We wanted to have more front green space, but we could not because of the IDOT taking and the need to keep the canopy and fuel dispensing equipment off the Home Depot lot. We have minimum distances to have good internal circulation for when people come in in the morning with landscaping trailers, etc. The new canopy will be located where the existing canopy is. We are not moving the canopy closer to the street. Our building would be just across the property line and on part of the Sonic lot with parking in the back. Beyond the parking on the west side, there is an area that is currently concrete that we will be changing to grass. The total square footage of the lot is about 76,000 square feet and 31% of the lot would be green space in the back rather than the front, but we are constrained and that is why we are asking for the variations. The parking in the back could be reserved for EV charging in the future. We want to be able to allow Bartlett to be one of the first communities in Illinois to have charging stations. We are able to do that because our store is larger than the typical convenience store. We will be able to reorient the inside of the store and redesign what we do inside the store so that people can come in and spend 20 minutes doing something in the store while they are using the EV charging stations. We are also asking for Special Use for outside displays. We are not allowed under the REA as it exists now to have propane because Home Depot has written that out as a competitive item for sale. We would



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like the right to have propane should Home Depot ever allow us to have it in addition to the seasonal items we are asking for. All the water that falls on the canopy and roof to the building will go into the storm sewers and any water on the driveway would go into a collection system that goes through a downstream defender before it goes into the storm sewer as required by DuPage County. We would maintain that every six months. The underground tanks were installed in 1982 and it is time that they come out. We will put in new state-of-the-art tanks. The tanks are doubled walled with interstitial space between the double walls. There are sensors that detect fuel or water going into that area so that if there are leaks, the sensors detect that and shut down the whole system. The piping is also double walled. It will be a major improvement over what is currently there. These tanks have a 30-year warranty. The manufacturer has never had a claim against them for an improperly installed tank here in the United States. There are monitoring wells and observation wells that will be put in because that is part of the environmental cleanup of the existing tank. The computers will actually test the pressure on the tanks every night. The installer will have to meet certifications and the State Fire Marshall will be there when the old tanks come out and when the new tanks go in. **T. Ridenour** what is the restriction that keeps you from moving the whole project to the west? **R. McMahon** we cannot put any motor fuel on the Home Depot lot. It is a hazardous substance prohibited by the REA. **T. Ridenour** do you have motor fuel all the way up to the face of the retail building? **R. McMahon** the tanks are by the road and the motor fuel goes from the tanks to the dispensers underneath the canopy. **M. Hopkins** what stops you from pushing the whole thing 10 feet west if motor fuel will not will not cross that line? **R. McMahon** we looked at it and felt that it was best to not get involved with the Home Depot REA with anything to do with gas. It is an open issue so we have left all of the cross-access points untouched. We did not want to have anything that would be considered hazardous substances on their site and while the pipelines are not there now, we did not want to leave any room for interpretation for that. **M. Hopkins** it seems like you should ask. **R. McMahon** we have been asking on other things. It is one of the reasons I am here and that it has been so long since I originally started working on this. Home Depot is very reluctant to provide any answers very quickly and they cannot even give us permission on that. I would have to get permission from all of the other people on the site too. **M. Hopkins** if you do not have any motor fuel, it is not making sense to me that the line that is at the face of the building at the old Mobil lot, it seems like that is not where the motor fuel dispensing is. **R. McMahon** the lot is a gasoline lot. The soil is considered separately. It is not just a question of whether or not the fuel lines are there, it is the use. **M. Hopkins** there is parking there so if everything moved 10 feet to the west, that line would not get out of the parking spaces. I just do not understand the rationale here. **T. Ridenour** can you move the canopy 10 feet to the west or not, which would mean you would have to move the building 10 feet to the west and still be in compliance with the fuel tank storage and not be on the Home Depot lot? **R. McMahon** no, we feel that would be causing Lot 4 to be used for motor fuel and all of the attendant issues that would come up with that. We are just trying to keep it clean. We are keeping the convenience store on the Lot 4 where it is a permitted use underneath the REA and we are keeping anything to do with petroleum off of the Home Depot lot. **T. Ridenour** we understand that you do not want any fuel on the western lot, but the question is, can you move the canopies and pumps 10 feet to the west and still be in compliance? **R. McMahon** no, because Lot 4 is being kept free of any motor fuel and we are keeping all of the motor fuel on the other lot because we have to register that lot with the State Fire Marshall. It is a lot that has contamination on it and we are keeping it separate for that reason. **M. Hopkins** you are not moving the contamination west. You have a sidewalk and parking. What difference does it make where that falls on the property line if the tanks



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and the dispensing remain on the Mobil lot? **R. McMahon** it is the use. A lot that is contaminated as is the existing Mobil lot brings in a lot of other different issues and we just want to keep them separate. **M. Hopkins** there is vapor mitigation in the environmental report. Are there other reasons that stop you from doing it? It just does not make sense to me at present **R. McMahon** legally, we want to keep it clean and we also felt that the canopy is not moving from where the existing canopy is right now either and it is the same line up as the one across the street. **M. Hopkins** before we had the IDOT taking on Route 59 and Stearns Road, we had much more of a significant setback on the BP that we were left with and what we have now is pinched and compromised on the northwest corner with an uncomfortable carriage walk that would feel very dangerous to walk on if you actually had to use it. The geometry is shown on the Site Plan that picks up that corner and shows how the walk is working and the paving area on the northwest corner for comparison. That is not where we started with the project, but that is what we ended up after the IDOT taking. This is a great project, but the corner is very pinched and you have land to the west. I do not hear the real reason why you do not slide this whole thing westward a little bit. **R. McMahon** if that happened we would not be able to do the project. **T. Ridenour** can you move the building 10 feet to the west? **R. McMahon** we would not want to because it would increase the distance people walk from the dispensers under the canopy. **T. Ridenour** if you move the building 10 feet to the west then you should be able to move the canopy 10 feet to the west and still keep all of your gasoline and storage on the Mobil lot. **R. McMahon** we feel that the uses are distinct by not having anything to do with Lot 4 the Home Depot lot. We also feel that we do not want to be beyond where the BP is. We have a tax advantage here in Bartlett from Cook County and we would like people coming south being able to see our canopy and not have it blocked by our competitors. We have not moved the canopy any closer to the road from the existing one right now. **T. Ridenour** is it not closer to the road with the taking of the property? **R. McMahon** I cannot move this. If this project is not approved now before the end of the year, it will not happen because the tax law changes for my seller. My contract with the seller expires on December 28, 2020 and will not be renewed. This is a one time shot. We have worked long and hard on this, and Staff has recommended this. We feel we need to do it this way. I do not have time to go back and change it. **D. Negele** I do think that intersection was compromised when it came to the expansion along Stearns Road. As it is, we limited the side that we have between the sidewalk and the road. If the Petitioner is not moving the canopy any closer, I do not see why we cannot accept that as well. **T. Ridenour** we understand the reasons, we are just not sure whether we are giving up too much green space between the road and the project. **R. McMahon** I do not believe we are giving up green space. We are not taking any green space that is there. We are just not creating more. We feel weighing all of these issues and having as much on the back, which is a vast increase in the amount of green space with the combined lots is more than adequate compensation. **J. Kallas** do you have any intention of putting a carwash there and green space. **R. McMahon** no, the REA, which will not allow a carwash to be built within the Home Depot Subdivision. They allowed one and that is the only one that is there. We are not asking for a car wash. Home Depot has expressly prohibited that. **M. Hopkins** will there be outdoor sales other than washer fluid and propane? **R. McMahon** typically, we only have propane and firewood when it is in season. **M. Hopkins** is there a possibility that this is going to change to a Casey's and will that change the aesthetics and/or the signage? **R. McMahon** yes, and it will change the signage. I do not know about the aesthetics. They would have to come back and talk to the Village to do that. **M. Hopkins** you would not change the overall character. **R. McMahon** no, we would not. As it is approved right now is how it would be built. **J. Lemberg** does the Village have a definition





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that is different between a service station and a gas station or are they the same? **K. Stone** we do not have "gas station" listed as a use in our Zoning Ordinance so we use "automobile service station". **R. Grill** we are planning to update our commercial chapter in the Zoning Ordinance and that will be changed. We feel it is outdated terminology. **R. McMahon** I do see that is a problem in a lot of communities. **J. Lemberg** on the Site Plan, they are connecting a driveway from the southern driveway exit to the driveway that goes to Home Depot. Does the Village expect people coming out of Home Depot to increase traffic on that driveway so that they do not have to go up to the traffic light and turn right to go south? **K. Stone** our Traffic Consultant did not have any concern with the amount of traffic utilizing that curb cut. DuPage County had some concerns with the traffic coming north from where the Starbucks is and trying to get into the left turn lanes to make a left onto Route 59, but there were no concerns about cars using that as an access point. Staff supports having cross-access easements throughout developments like this.

**J. Lemberg** opened the Public Hearing portion of the meeting. No one came forward.

**J. Miaso** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#20-08) Bucky's on Stearns** Site Plan Review and Special Use Permits to allow an automobile station, to sell package liquor, and to allow outdoor sales subject to the conditions including revised Condition G and Findings of Fact outlined in the Staff report.

**Motioned by: J. Miaso**  
**Seconded by: M. Hopkins**

**J. Lemberg** closed the Public Hearing portion of the meeting.

**Roll Call**

**Ayes: J. Kallas, M. Hopkins, J. Miaso, D. Negele, and T. Ridenour**  
**Nays: None**

**The motion carried.**



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**(#20-17) Brewster Creek Business Park, Lot 2A**  
**Site Plan Review**

**D. Gunsteen** is included in this discussion.

**K. Stone** the Petitioner is requesting a Site Plan Review for a proposed 435,692 square foot warehouse building on 24.8 acres (Lot 2A) in the Cook County portion of the Brewster Creek Business Park. The building is designed with the potential for four (4) tenant spaces, each containing a 2,500 square feet of office area located at the corners of the building. The remaining 435,692 square feet of the building is designated for warehouse space. The proposed building would be 44 feet tall and be constructed with insulated, pre-cast concrete panels. The color palette proposed will consist primarily of varying shades of white and gray with blue color accents. The Site Plan identifies 50 exterior docks, 25 on the north side and 25 on the south side of the building. As with the previous case that we had with Rana, they are proposing loading docks in what is considered the corner side yard along Jack Court. They are also requesting a variation to allow a reduction in the number of parking spaces. Those two variation requests will be reviewed by the Zoning Board of Appeals at their December 3, 2020 meeting. The Petitioner is proposing one curb cut along Spitzer Road and three along Jack Court. The easternmost curb cut along Jack Court has been moved by the Petitioner so that it does align with the existing curb cut for the property to the south. The site plan identifies 125 truck trailer stalls for additional parking along the east and north property lines. Staff is currently reviewing the Photometric and Landscape Plans. Staff does recommend approval of the Petitioner's requests for a Site Plan subject to the conditions and Findings of Fact in your Staff report.

**J. Lemberg** asked if the Petitioner was present. The Petitioner was not present.

**T. Ridenour** can we discuss the parking variation requirement versus what the Petitioner is proposing?

**K. Stone** the Petitioner is requesting a variation to reduce the number of parking spaces by 40. They originally showed landbank parking in the middle of the loading areas, which Staff was not supportive of. We asked them to remove those spaces. We did not think it was safe circulation to have parking in the center of loading areas. **T. Ridenour** are we having a problem in the business park with excess parking on the street? **K. Stone** the buildings that we have had parking problems with have not been warehouse facilities. It has been more where there is food processing. This is going from 463 spaces as is required to 424 spaces. **D. Gunsteen** off of Spitzer Road it shows a truck entrance drive at 30 feet. Is that wide enough and is that approach large enough to accept trucks in and out? Are we limiting the trucks in or out, or is that a full access point? **K. Stone** Spitzer Road is to be full access. **D. Gunsteen** is there going to be congestion with the trucks and the cars going out the same approach? **K. Stone** the Petitioner did not want to have passenger vehicles using that approach. That was only going to be for trucks. **D. Gunsteen** auto is strictly off of Jack Court? **K. Stone** correct. **D. Gunsteen** is there a reason it is open on the top? **K. Stone** it is for emergency access. They like to have full access. **D. Gunsteen** at the rear of the property where the angle is, on the 30-foot setback, it looks like a tight area to accommodate trucks going in and out. It seems like where the concrete island sticks out it is pretty tight. **K. Stone** that is something we could probably approach the Petitioner with. It does exceed the width requirement for landscape islands at that location. **D. Gunsteen** I think a little adjustment would save the trucks from going up over the curb. I think we need to put a "No Parking Overnight" sign on



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Jack Court as we continue to see these buildings going up. I have seen trucks parked on some of the side streets. **R. Grill** there are "No Parking" signs and the police can write a ticket for that. **D. Gunsteen** would the trucks circulate off of Spitzer Road and then come on to Jack Court? I think the large island that sticks out should be lined up so that the trucks can come straight through or move the entrance down a little bit. **K. Stone** the entrance is located to align with the curb cut across Jack Court. We can adjust the island, but we do not want to move the curb cut. **D. Gunsteen** my only concern is those islands. **T. Ridenour** as this is a spec building, if somebody came back and wanted to build a higher proportion of office would you have to tell them no? **K. Stone** if they wanted more office square footage they would have to ask for a variation. **D. Negele** how do they figure 10,000 square feet for an office? Is that standard? **K. Stone** this is typically what has been shown on the spec buildings. They typically do not have many employees. **D. Negele** so there is ample parking? **R. Grill** the Petitioner did state at the Village Board Committee meeting that they felt very confident that they would have enough parking for this type of building. **T. Ridenour** what is the truck flow? **K. Stone** trucks will not go through the west side parking areas. The trucks are meant to travel along the exterior of the site.

**J. Lemberg** asked if there were any further questions or motions by the Commission.

**J. Kallas** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#20-17) Brewster Creek Business Park**, Lot 2A for Site Plan Review subject to the conditions and Findings of Fact outlined in the Staff report.

**Motioned by: J. Kallas**  
**Seconded by: J. Miaso**

**Roll Call**

**Ayes: J. Kallas, M. Hopkins, D. Gunsteen, J. Miaso, D. Negele, and T. Ridenour**  
**Nays: None**

**The motion carried.**



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**Old Business/ New Business**

**R. Grill** introduced Associate Planner, Devin Kamperschroer to the Commission members and stated that there will not be a meeting next month, but when we do have our next meeting, it will be via Zoom. We reviewed building plans recently for The Wheaton Eye Clinic that is going to be located in a former bank building in the Home Depot Subdivision. In December, we will be dropping off a small thank you for your service to all of the commission members. We do have one Plan Commissioner that is celebrating a big milestone. **D. Negele** has been a member for 15 years. Congratulations **Diane**.


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

**Motioned by: J. Kallas**  
**Seconded by: J. Miaso**

**Motion passed by unanimous voice vote.**

**The meeting was adjourned at 8:10 pm.**

**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**  
**21-26**

DATE: March 5, 2021  
TO: The Chairman and Members of the Plan Commission  
FROM: Devin Kamperschroer, Associate Planner   
RE: **(#21-03) Bartlett Fire Training Facility**

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**PETITIONER**

Chief William Gabrenya on behalf of the Bartlett Fire Protection District

**SUBJECT SITE**

1575 W Bartlett Rd – Bartlett Fire Station #3

**REQUEST**

Site Plan Amendment  
Special Use – to allow an accessory structure to exceed 35' in height

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Fire Station</b>	<b>Mixed Use Business Park</b>	<b>P-1</b>
North	Industrial	Mixed Use Business Park	I-2 General Industrial District (unincorporated Cook County)
South	Vacant/Industrial	Mixed Use Business Park	I-2 EDA
East	Wetland/Industrial	Mixed Use Business Park	I-2 EDA
West	Industrial	Industrial (City of Elgin)	GI – General Industrial (City of Elgin)

**ZONING HISTORY**

This property was annexed into the village by ordinance #1966-14 and zoned R-1 Single Family Residence. The property was rezoned to the M Manufacturing District by ordinance #1967-18. As a part of the comprehensive rezoning of the village in 1978 the property was rezoned to the SR-2 Suburban Residence District. The property was rezoned to the I-2 General Industrial District by ordinance #1982-21. In 2001, the site was rezoned from the I-2 General Industry District to I-2 EDA Economic Development Area District by ordinance #2001-130. Elmhurst Chicago Stone

Company donated this property to the Bartlett Fire Protection District in 2007. The current site plan for Fire Station #3 was approved and the property was rezoned to the P-1 Public Lands District on July 17, 2007 by ordinance #2007-76

## **DISCUSSION**

1. The petitioner is requesting a **site plan amendment** to add a 2,880 square-foot fire training facility, constructed from 12 shipping containers, to be located east of the existing fire station.
2. The petitioner is also requesting a **special use permit** to allow for the height of the 41'9" training facility to exceed the maximum 35' height requirement in the P-1 zoning district.
3. The first two floors of the proposed training facility would be constructed with containers measuring 8' wide, 40' long, and 9'6" tall. The 3<sup>rd</sup> and 4<sup>th</sup> floors would be constructed from containers measuring 8' wide, 20' long, and 9'6" tall. Together the facility would measure 24' wide and 40' long. A 3'9" railing along the top of the structure would bring the total height to 41'9".
4. The parking area would be extended eastward where a concrete pad would be constructed to provide space for a fire truck to maneuver on one side of the structure. Due to the construction of the pad, 4 parking spaces would be removed from the northeast row of parking. The fire station parking lots would contain a total of 23 parking spaces which meets the zoning ordinance requirement of 23 spaces.
5. Fire training events would take place 6 to 8 times a month with burning events taking place 4 times per year. As a condition of approval, the Fire Protection District would be required to contact the Bartlett Police Department in advance of training events to be prepared for calls from the public regarding smoke traveling from the structure.
6. The smoke generated from these events would not exceed the level of smoke produced from a residential fireplace. The fire protection district follows regulations from both the Environmental Protection Agency and National Fire Protection Associations which require the use of class A combustible materials such as hay, paper, and wood.
7. The facility is meant for training purposes only and would not be habitable. When the facility is not in use the windows would be shuttered and locked, and the doors would be locked.

8. The petitioner would be adding landscaping to the new parking island. All other landscaping, including the landscaping on the berm along West Bartlett Road, would remain as required per the approved 2007 landscape plan.

### **RECOMMENDATION**

1. The Staff recommends approval of the Petitioner's requests for a site plan and special use permit subject to the following conditions and findings of fact:
  - A. Building permits shall be required for all construction activities;
  - B. Staff approval of the landscape plan;
  - C. Village Engineer approval of the engineering plans;
  - D. Landscaping must be installed within one year of the issuance of a building permit;
  - E. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the planning & development services department for review and approval by the village forester and a bond posted in the approved amount for its future installation;
  - F. All regulations from the Environmental Protection Agency and National Fire Protection Association will be followed.
  - G. The Fire Protection District is required to contact the Bartlett Police Department in advance of training events to be prepared for calls from the public regarding smoke traveling from the structure;
  - H. Findings of fact (site plan):
    - i. That the proposed fire training facility is allowed as a permitted use in the P-1 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 permit):

- i. The proposed special use is desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
- ii. That the proposed special 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;
- iii. That the special use 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.

Background information is attached for your review.

dk/attachments

x:\comdev\mem2021\026\_fire training facility\_pc.docx





January 6, 2021

Mr. Kevin Wallace  
Village Board  
Village of Bartlett  
228 South Main Street  
Bartlett, IL 60103

**RE: Bartlett Fire Training Facility**

Dear Mr. Wallace and Village Board Trustees,

Bartlett Fire Protection District, an Illinois Municipal Corporation is planning to add a training structure on their existing property. The property is approximately 3.18 acres and the proposed development consists of a 2,880 square feet accessory structure and concrete pad.

The site is currently operated by Bartlett Fire Protection District station 3. The proposed facility will safely allow Bartlett Firefighters to train on fire suppression, ladder installation, forced entry, evacuation, and rescue in adverse conditions. We request that you approve the development application as submitted for the proposed development.

Please feel free to reach out to us with any questions you have regarding the development application.

Sincerely,  
V3 Companies

A handwritten signature in black ink, appearing to read 'Bryan C. Rieger'.

Bryan C. Rieger, P.E.  
Senior Project Manager



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

<b>For Office Use Only</b>
Case # <u>2021-03</u>
RECEIVED PLANNING & DEVELOPMENT <i>Village Stamp</i>
JAN 08 2021
VILLAGE OF BARTLETT

**PROJECT NAME** Bartlett Fire Training Facility

**PETITIONER INFORMATION (PRIMARY CONTACT)**

**Name:** Bartlett Fire Protection District, an Illinois Municipal Corporation: William Gabrenya

**Street Address:** 1575 W Bartlett Rd

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Email Address:** wgabrenya@bartlettfire.com

**Phone Number:** 630.837.3701

**Preferred Method to be contacted:** Email

**PROPERTY OWNER INFORMATION**

**Name:** Bartlett Fire Protection District , an Illinois Municipal Corporation

**Street Address:** 234 N Oak Ave

**City, State:** Bartlett, IL

**Zip Code:** 60103

**Phone Number:** 630.837.3701

**OWNER'S SIGNATURE:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)**

**ACTION REQUESTED** (Please check all that apply)

- |   |  |
|---|--|
| <input type="checkbox"/> Annexation   | <input type="checkbox"/> Text Amendment  |
| <input type="checkbox"/> PUD (preliminary)  | <input type="checkbox"/> Rezoning See Dropdown to See Dropdown                         |
| <input type="checkbox"/> PUD (final)  | <input checked="" type="checkbox"/> Special Use for: <u>Accessory Structure Height</u> |
| <input type="checkbox"/> Subdivision (preliminary)  | <input type="checkbox"/> Variation: _____  |
| <input type="checkbox"/> Subdivision (final)  |  |
| <input checked="" type="checkbox"/> Site Plan (please describe use: commercial, industrial, square footage):<br><u>Addition of 2,880 sf Accessory Training Structure and associated parking</u> |  |
| <input type="checkbox"/> Unified Business Center Sign Plan  |  |
| <input type="checkbox"/> Other (please describe) _____  |  |

**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:** 1575 W Bartlett Rd, Bartlett

**Property Index Number ("Tax PIN"/"Parcel ID"):** 06-32-401-001-0000

**Zoning:** Existing: P-1 **Land Use:** Existing: Institutional/Municipal  
(Refer to Official Zoning Map)

Proposed: P-1 Proposed: Institutional/Municipal

**Comprehensive Plan Designation for this Property:** Municipal/Institutional  
(Refer to Future Land Use Map)

**Acreage:** 3.18

**For PUD's and Subdivisions:**

No. of Lots/Units: \_\_\_\_\_

Minimum Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

Average Lot: Area \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_

**APPLICANT'S EXPERTS** (If applicable, including name, address, phone and email)

**Attorney** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Engineer** V3 Companies, Ltd.  
7325 Janes Ave. Woodridge, IL 60517  
(630) 724-9200

**Other** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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.

Yes, the training facility is an accessory structure to the existing fire station.

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2. The proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.

Yes, the off-street parking, access, lighting, landscaping, and drainage have been designed to meet all applicable codes and is consistent with the surrounding land uses.

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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 ingress and egress to and from the site will be unchanged and will provide for the safe, efficient, and convenient movement of traffic.

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4. The site plan provides for the safe movement of pedestrians within the site.

The site plan provides for the safe movement of pedestrians. The building will be locked and inaccessible by non-fire district people for safety.

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)

The landscaping will mostly remain from the previously approved landscape plan including the existing berm and trees along Bartlett Road.

6. All outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

No outdoor storage areas are proposed on-site.

**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 special use is related to the height of the accessory structure. The accessory structure will be used for training the fire department which will contribute to the general welfare of the neighborhood or 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 will not be detrimental as the reason for the special use is the accessory structure height.

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.

The special use for the accessory structure height will conform to all regulations and conditions.

**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: William Gabrenys

DATE: 2/1/21

**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: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_

EMAIL: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_



UNINCORPORATED

TAMELING CT

I-1 PUD

W BARTLETT RD

P-1

CITY OF ELGIN

I-2 EDA

SPITZER RD



# Location Map

2021-03  
Bartlett Fire Station  
Training Facility

2021



0 80 160 320 US Feet





# Proposed Site Plan

- NOTES:
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
  3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
  4. ALL CURB AND GUTTER SHALL BE B6,12 UNLESS OTHERWISE NOTED.

## SITE DATA

**SITE AREA: 138,468 SF. (3.16 AC.)**

**ZONING: P-1 PUBLIC LANDS DISTRICT**

**ACCESSORY STRUCTURE AREA: 2,880 SF**  
**ACCESSORY STRUCTURE HEIGHT: 38' (41'-9" TO RAILING)**

**LANDSCAPE**  
 EX. OPEN SPACE: 53.2% (73,678 SF)  
 PR. OPEN SPACE: 44.3% (61,343 SF)

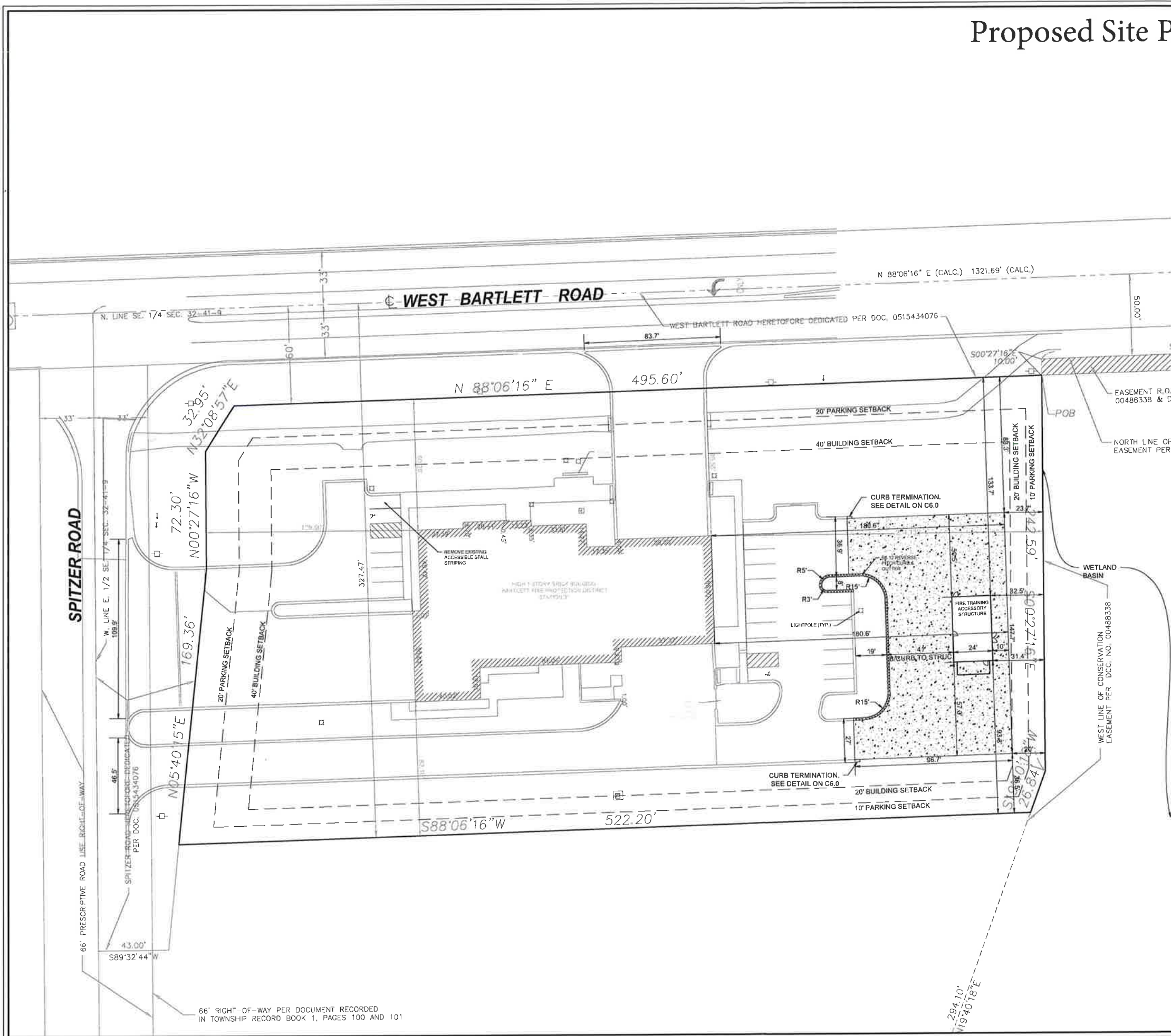
**EXISTING STALLS**  
 24 STANDARD STALLS  
 2 ACCESSIBLE STALLS  
 26 PROVIDED  
 23 REQUIRED

**PROPOSED STALLS**  
 21 STANDARD STALLS  
 2 ACCESSIBLE STALLS  
 23 PROVIDED  
 23 REQUIRED

## PAVEMENT LEGEND

**CONCRETE PAVEMENT**

- 8" P.C. CONCRETE PAVEMENT
- 4" AGGREGATE BASE COURSE - CA6



REVISIONS		NO.	DATE	DESCRIPTION
1	02/01/21	VILLAGE RESUBMITTAL		
2	02/05/21	REVISED PER VILLAGE REVIEW		

PROJECT NO.	9428 FIRE
PROJECT MANAGER	BR
DESIGNED BY	EF
DRAWN BY	RI

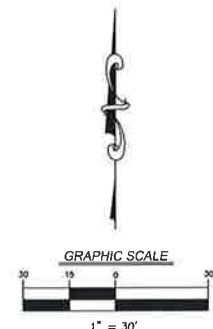
**OVERALL SITE PLAN**

**BARTLETT FIRE TRAINING FACILITY**

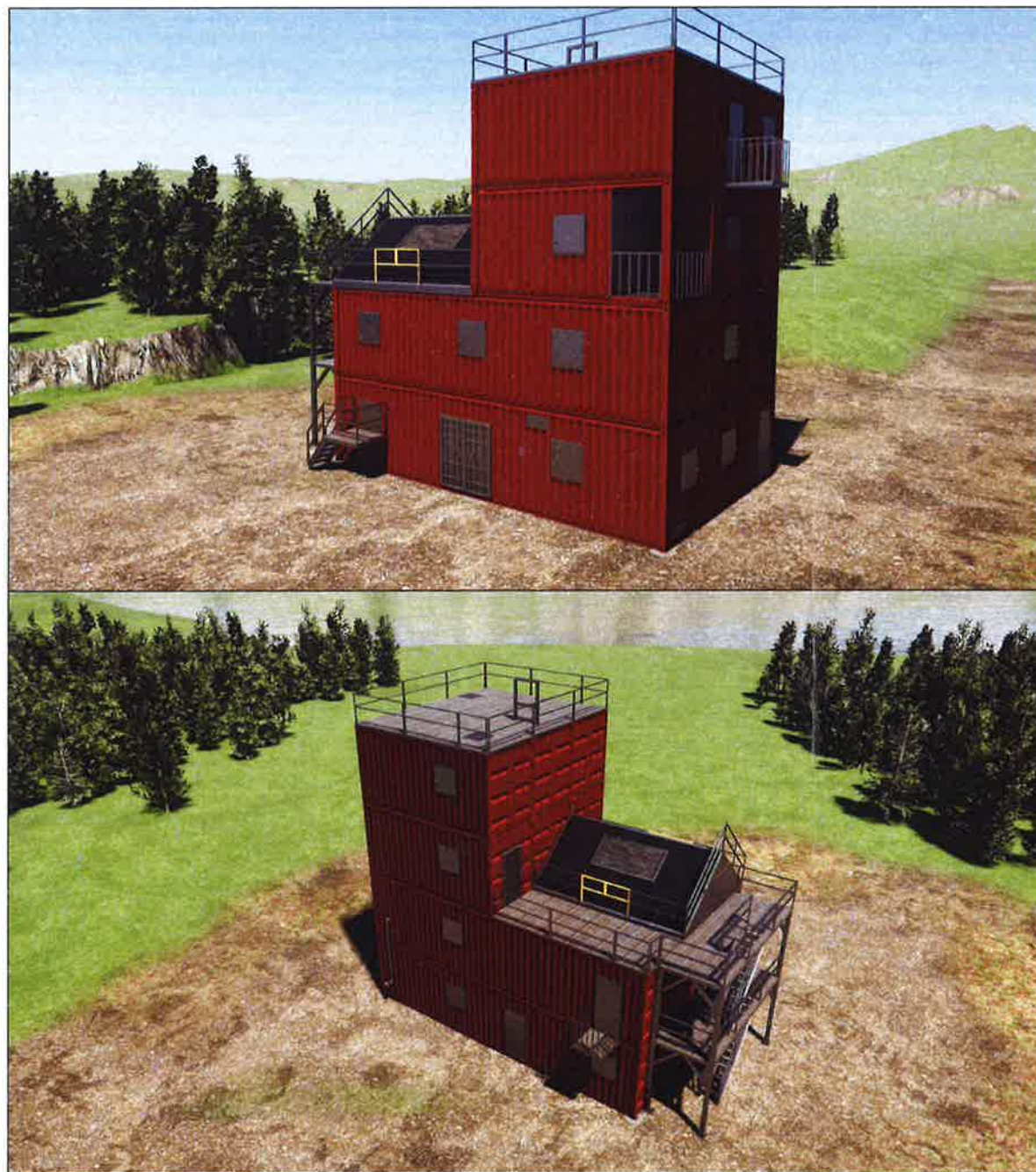
BARTLETT ILLINOIS

7325 Janas Avenue  
 Woodridge, IL 60517  
 830.724.9200 phone  
 www.vscu.com

**DRAWING NO.**  
**1.0**



# PROPOSAL FOR FIRE TRAINING FACILITY BARTLETT F.D. - BARTLETT, IL.



**CONCEPTUAL VIEWS**

**UNIT SPECIFICATIONS**

- 6 - 40' CONTAINERS
- 6 - 20' CONTAINERS
- 1 - 12'X12' BURN ROOM
- 1 - 4'X4' BURN APRON
- 1 - 14'X8' BURN ROOM
- 1 - 4'X8' BURN APRON
- 1 - 16'X8' BURN ROOM
- 3 - BURN WINDOWS
- 4 - BURN DOORS
- 1 - 6-ZONE RTD SYSTEM
- 3 - FLUSH-OUTS
- 1 - VERT. BREACH WINDOW
- 1 - HORIZ. BREACH WINDOW
- 1 - 4-DOOR FORCED ENTRY
- 2 - F.E. DOORS
- 1 - DENVER DRILL WINDOW
- 1 - BLOCK BREACH WALL
- 1 - BASEMENT BAILOUT PROP
- 1 - 4-LEVEL INT. STAIRWELL
- 1 - 2-LEVEL INT. STAIRCASE
- 1 - 3-LEVEL EXT. STAIR TOWER
- 12 - 36X36 WINDOWS
- 11 - 36X80 DOORS
- 1 - SWING-AWAY BREACH WALL
- 5 - TRIPOD HATCHES
- 1 - DOUBLE ROOF PITCH W/CHOP-OUTS
- 1 - 4'X8' POKE-OUT
- 1 - 4'X4' POKE-OUT
- 1 - 3-LEVEL STANDPIPE

TRAINING AREA = 4480 SQ.FT.



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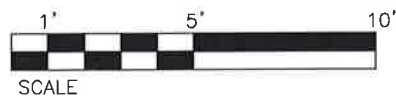
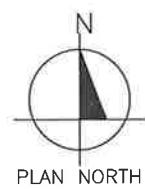
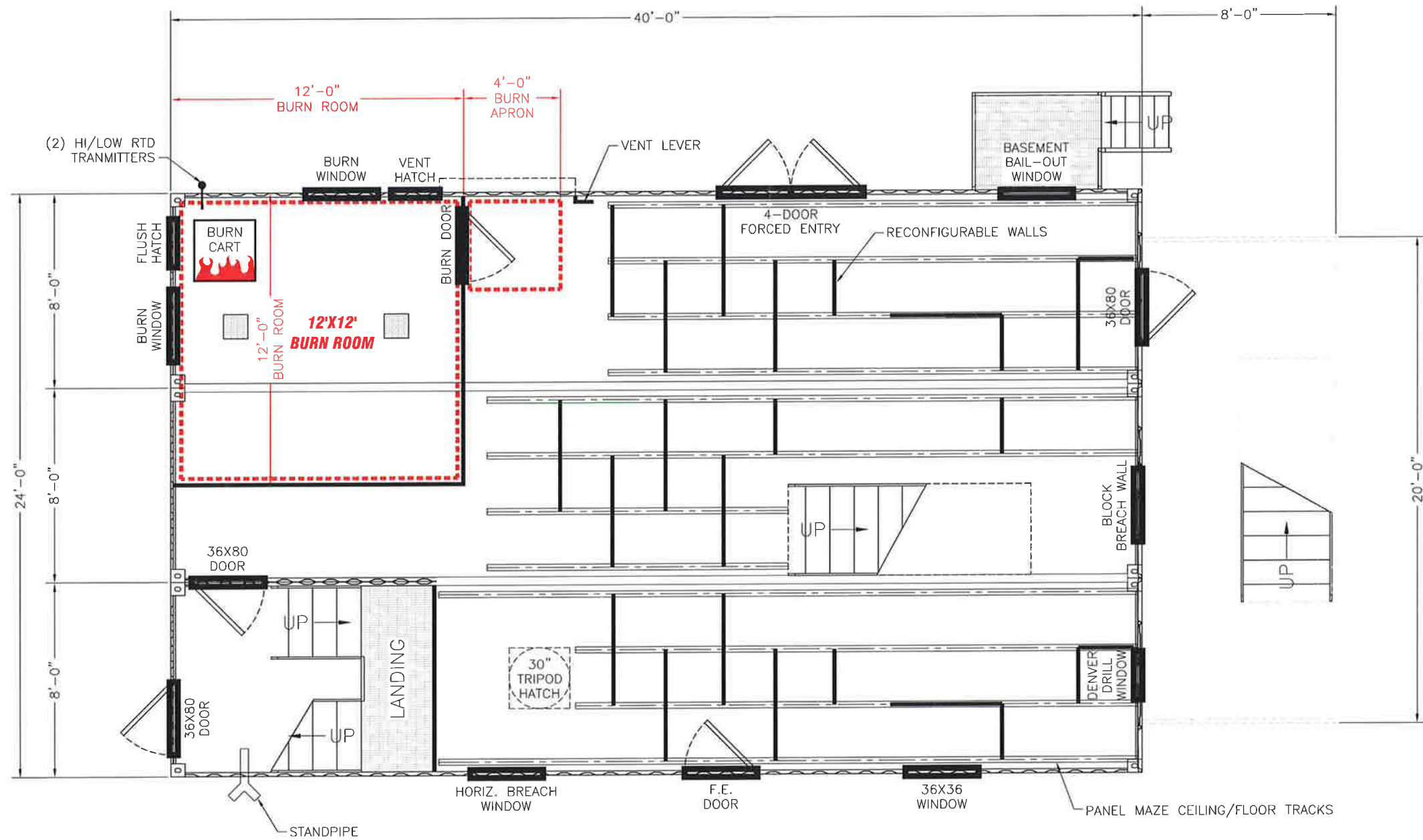
AMERICAN FIRE TRAINING SYSTEMS, INC.  
12315 SOUTH NEW AVE., POB #39  
LEMONT, ILLINOIS 60439  
(630) 257-0112



PROPOSAL FOR FIRE TRAINING FACILITY  
BARTLETT F.D. - BARTLETT, IL.

DRAWN BY: PRD  
REV: -  
DATE: 12-01-20  
SCALE: -  
P NO. P001068  
DWG NO.

**A00**



**FIRST FLOOR PLAN**

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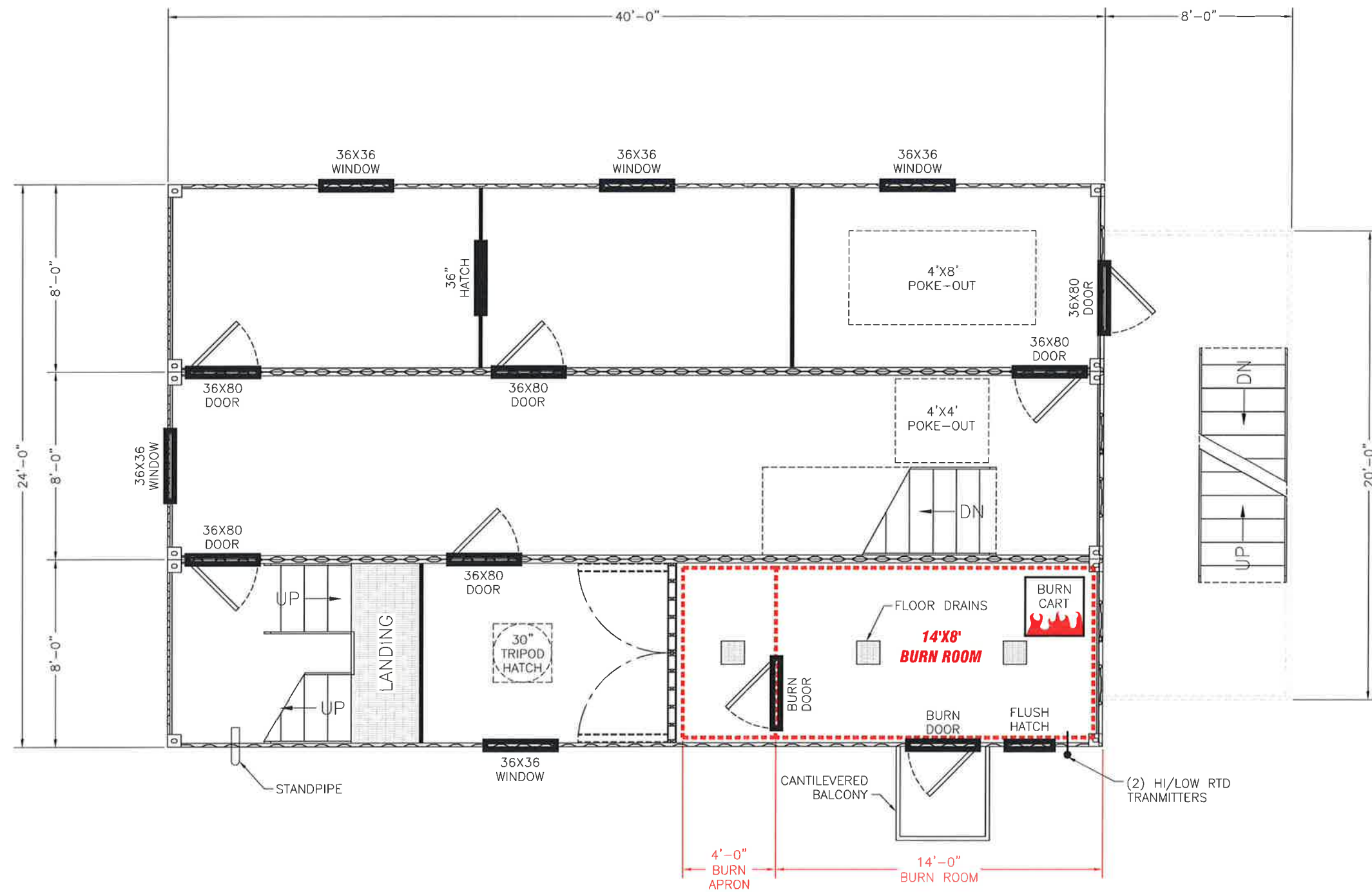
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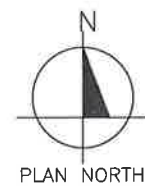
**PROPOSAL FOR FIRE TRAINING FACILITY  
 BARTLETT F.D. - BARTLETT, IL.**



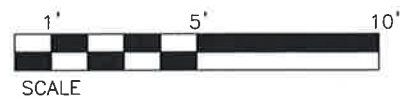
**AMERICAN FIRE TRAINING SYSTEMS, INC.**  
 12315 SOUTH NEW AVE., POB #39  
 LEMONT, ILLINOIS 60439  
 (630) 257-0112



**SECOND FLOOR PLAN**



PLAN NORTH



SCALE

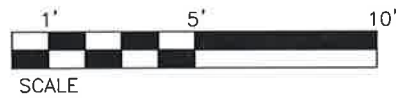
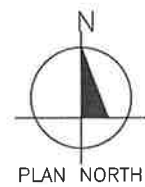
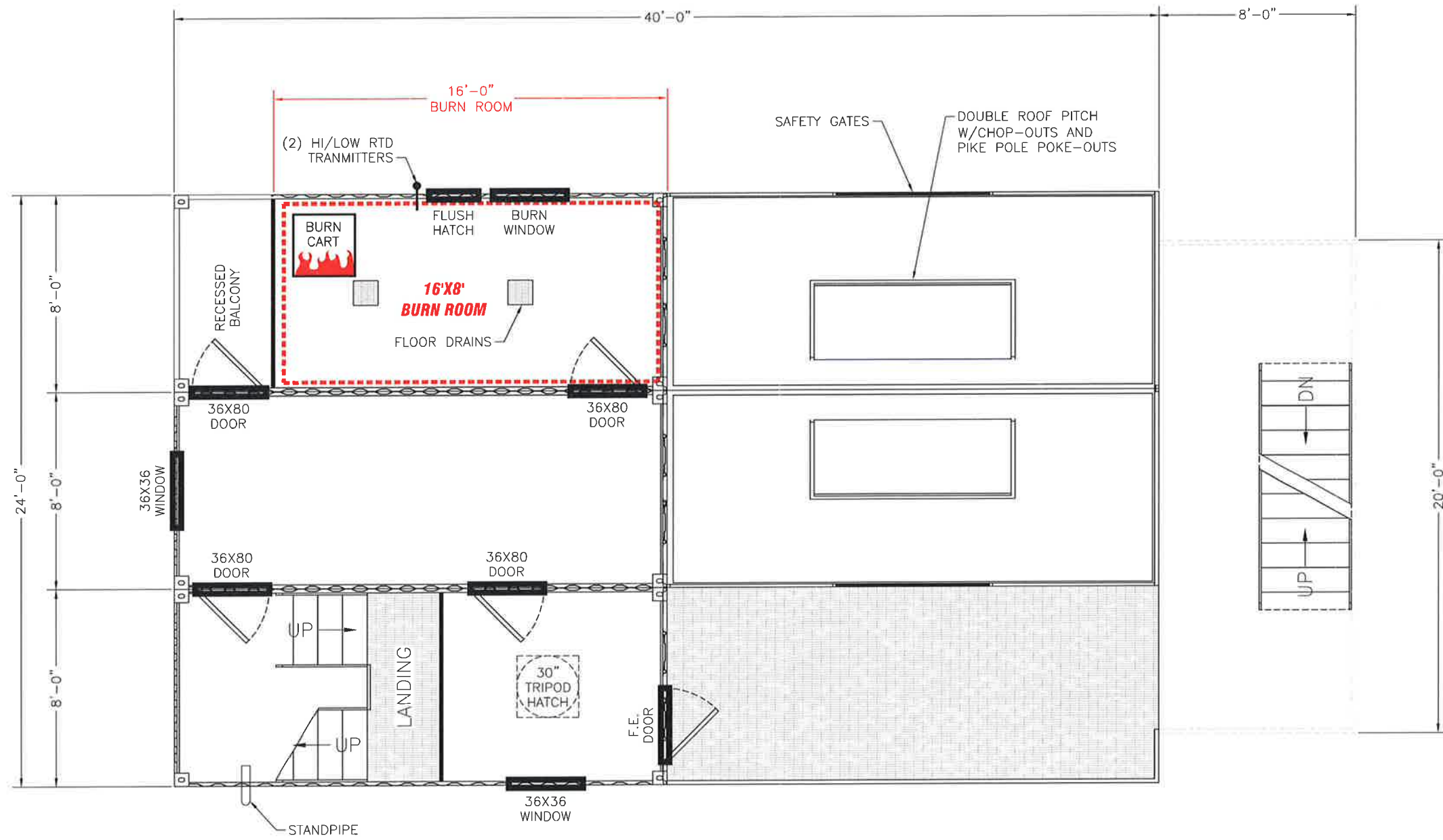
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REV:	-
DATE:	12-01-20
SCALE:	-
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DWG NO.	A02

**PROPOSAL FOR FIRE TRAINING FACILITY  
BARTLETT F.D. - BARTLETT, IL.**



**AMERICAN FIRE TRAINING SYSTEMS, INC.**  
12315 SOUTH NEW AVE., POB #39  
LEMONT, ILLINOIS 60439  
(630) 257-0112



**THIRD FLOOR PLAN**

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 DWG NO:

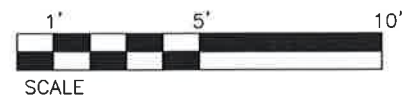
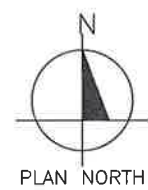
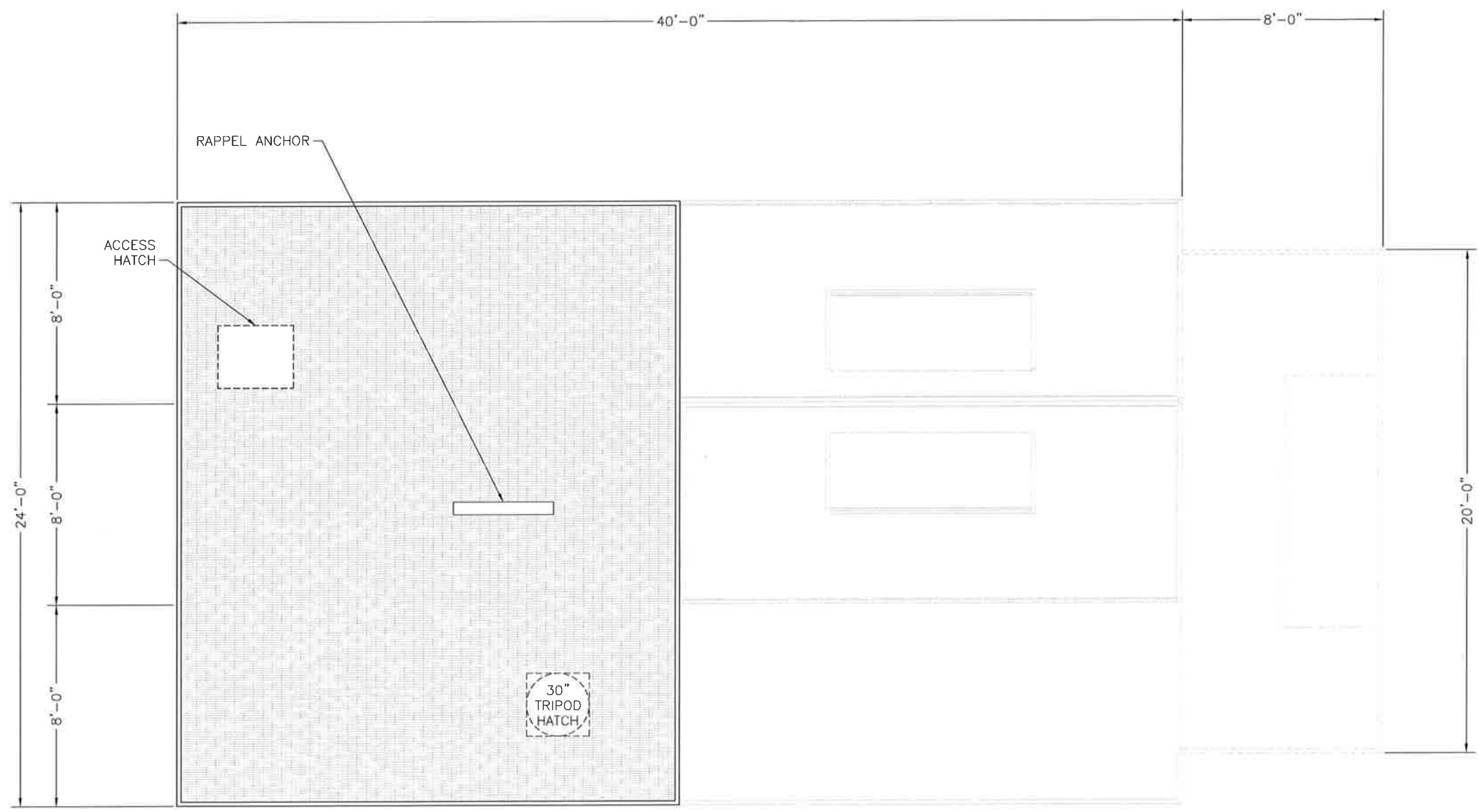
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AMERICAN FIRE TRAINING SYSTEMS, INC.  
 12315 SOUTH NEW AVE., POB #39  
 LEMONT, ILLINOIS 60439  
 (630) 257-0112



**PROPOSAL FOR FIRE TRAINING FACILITY  
 BARTLETT F.D. - BARTLETT, IL.**





**FIFTH FLOOR PLAN**

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 DWG NO.

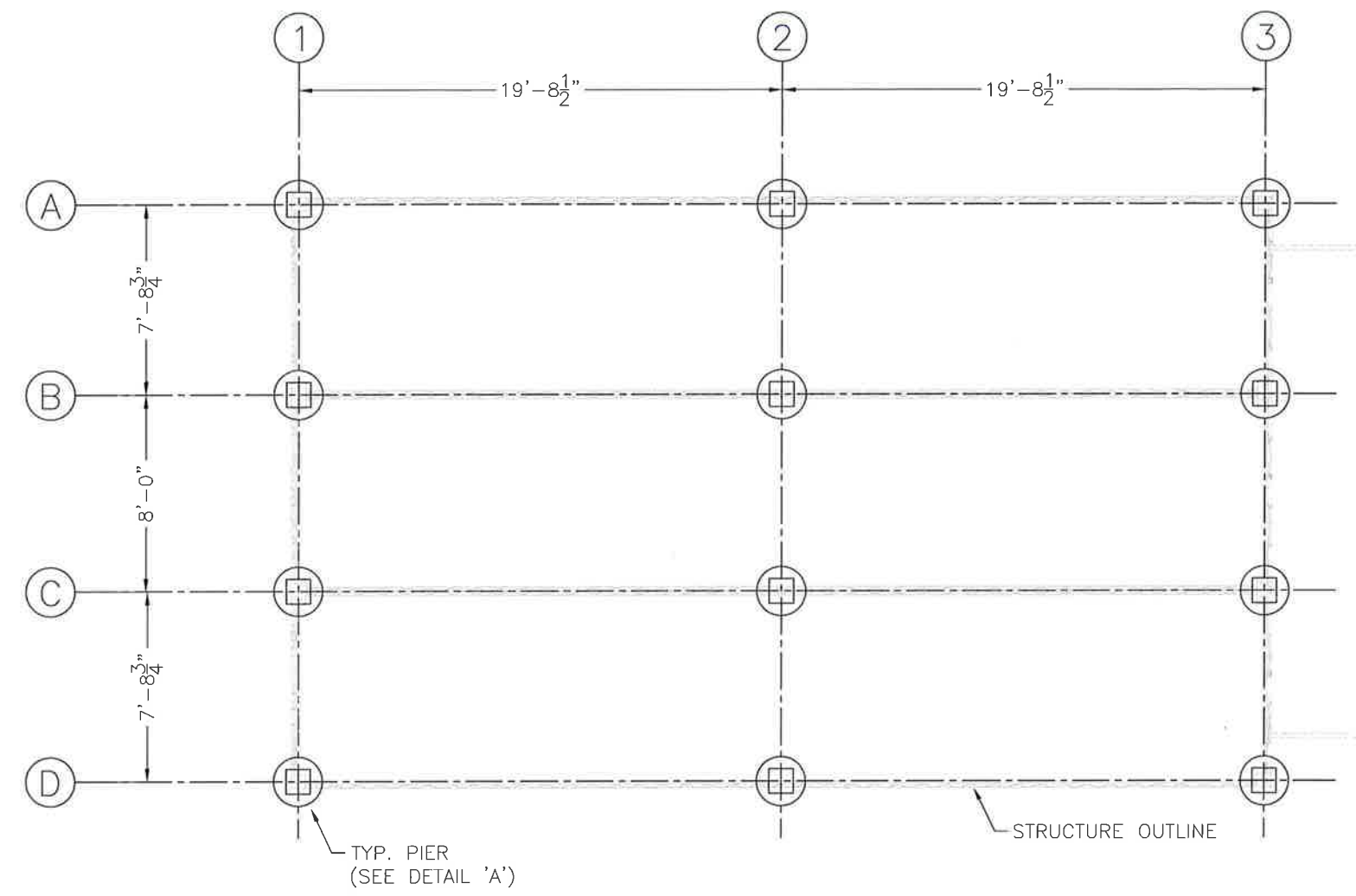
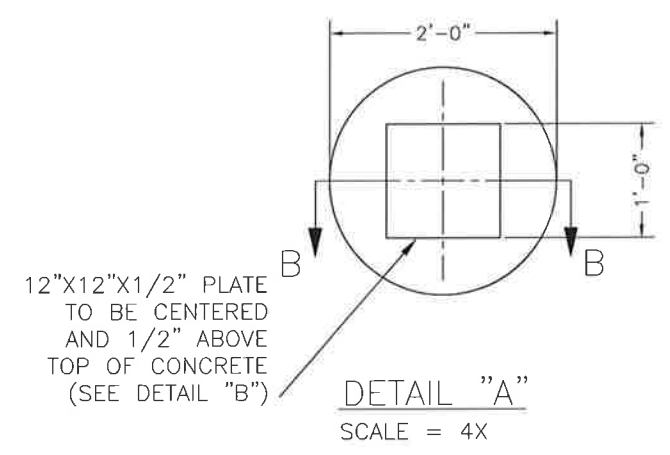
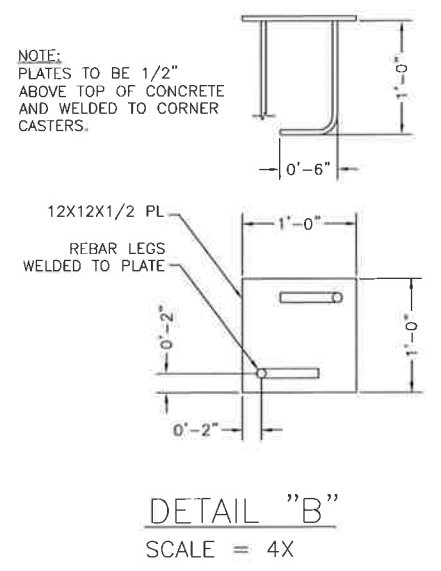
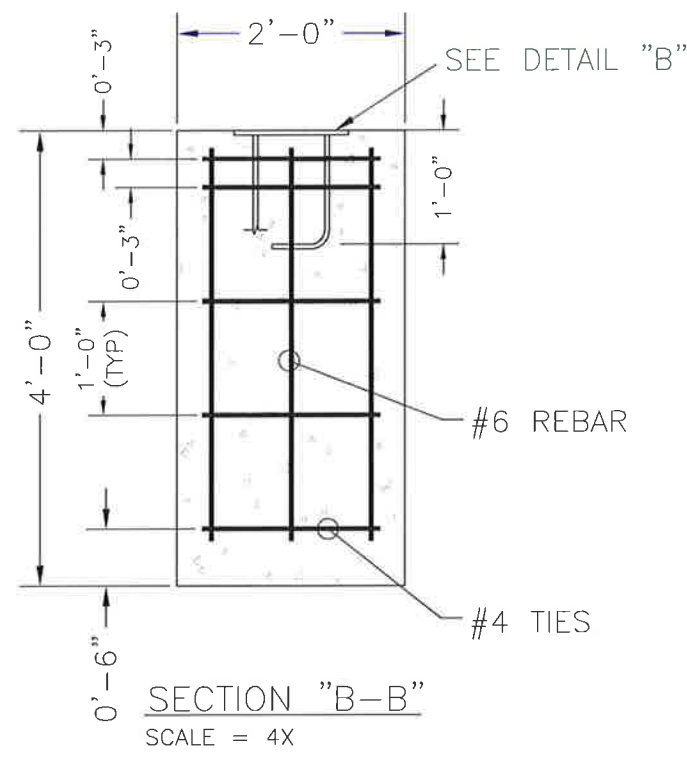
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**PROPOSAL FOR FIRE TRAINING FACILITY  
 BARTLETT F.D. - BARTLETT, IL.**



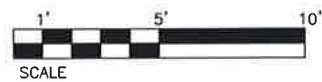
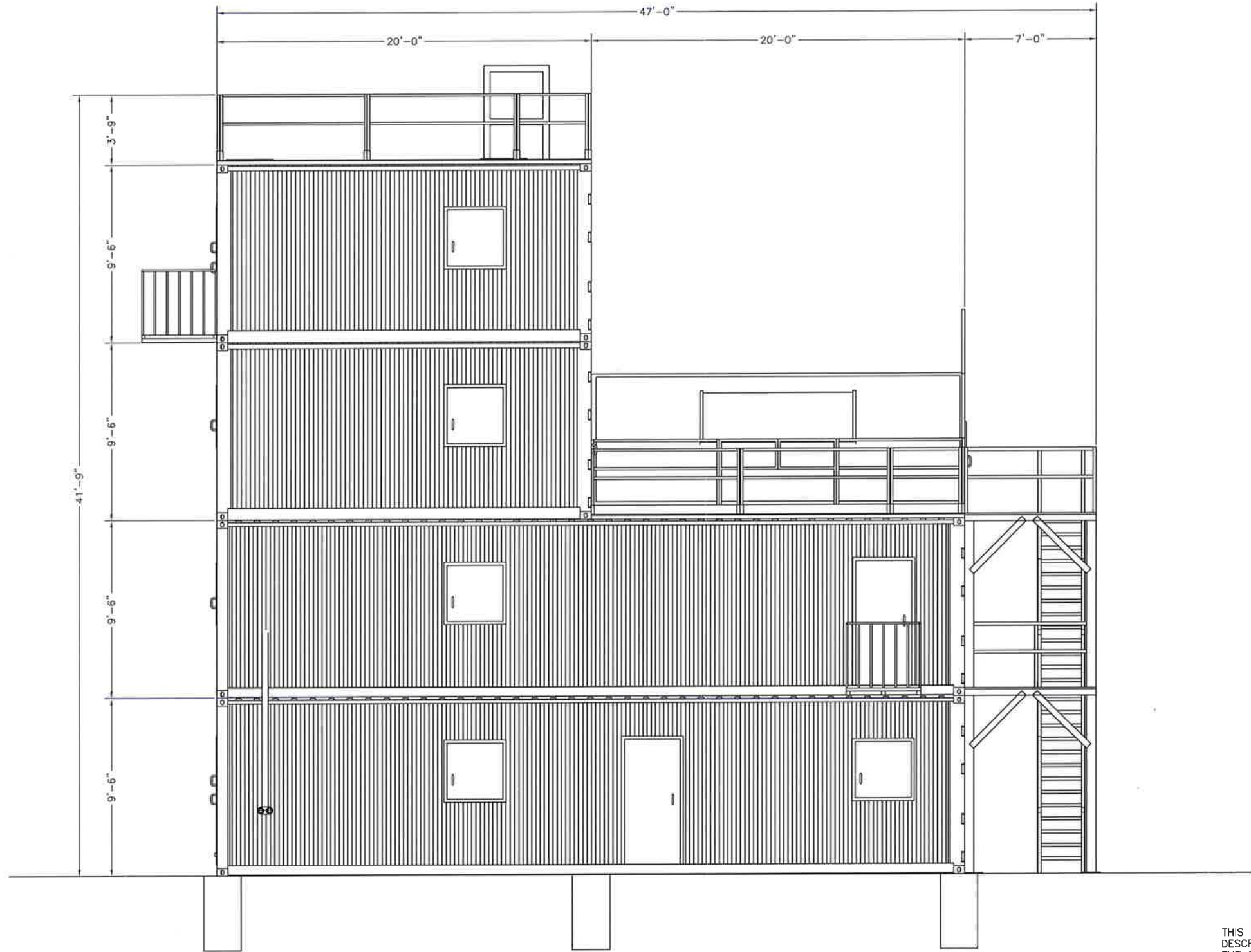
**AMERICAN FIRE TRAINING SYSTEMS, INC.  
 12315 SOUTH NEW AVE., POB #39  
 LEMONT, ILLINOIS 60439  
 (630) 257-0112**





RECOMMENDED PIER DESIGN ONLY. LOCAL SOIL AND CODE REQUIREMENTS MAY REQUIRE CHANGE IN DESIGN. SEE LOCAL CODE.

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference		
Designed by	-	Checked by	Approved by - date	File name	Date
				P001068	12-01-20
AFTS			BARTLETT IL		
PIER LAYOUT				Edition	Sheet
				-	S02



**PLAN WEST ELEVATION**

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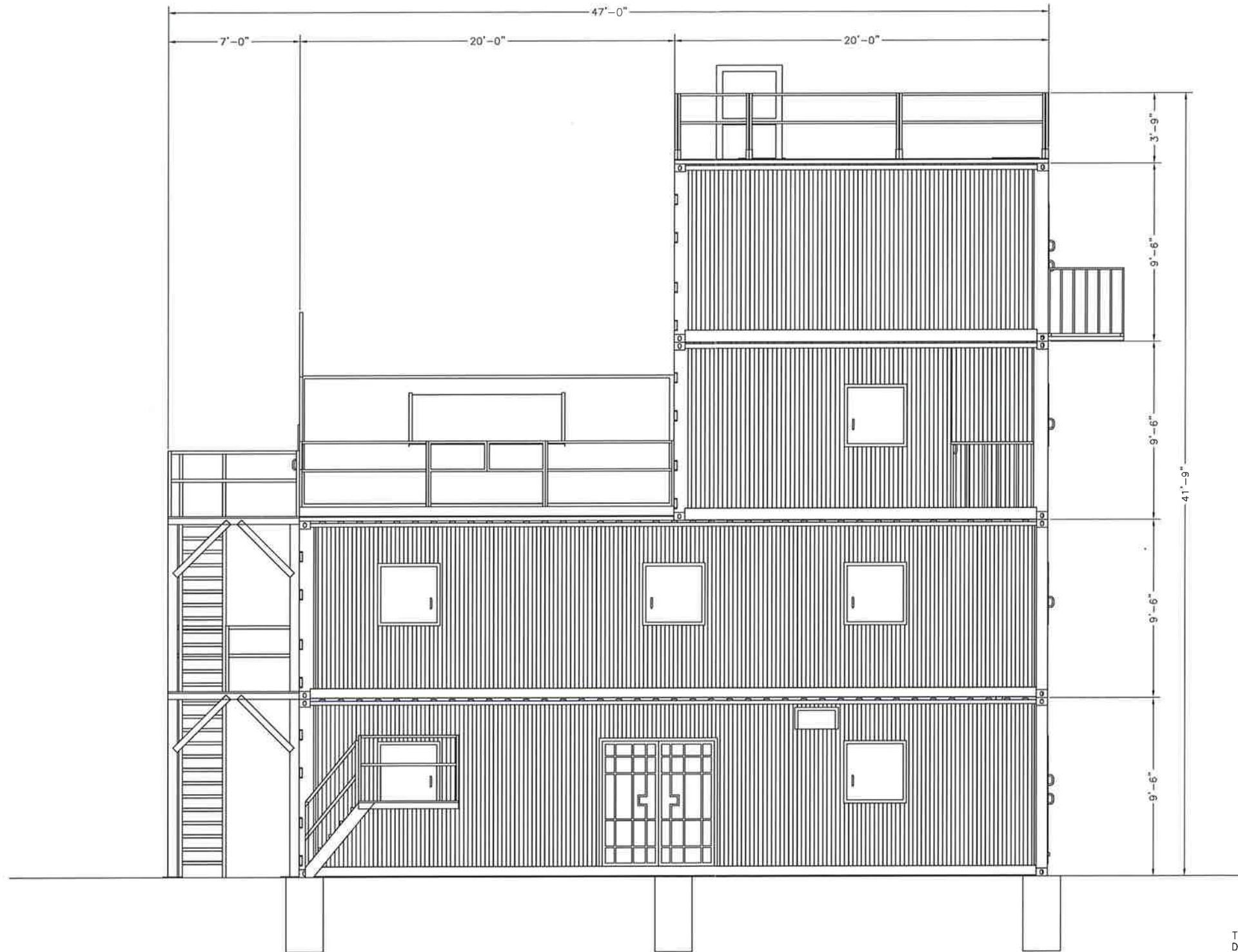
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**A05**

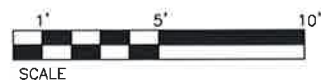
AMERICAN FIRE TRAINING SYSTEMS, INC.  
 12315 SOUTH NEW AVE., POB #39  
 LEMONT, ILLINOIS 60439  
 (630) 257-0112



**PROPOSAL FOR FIRE TRAINING FACILITY  
 BARTLETT F.D. - BARTLETT, IL.**



**PLAN EAST ELEVATION**



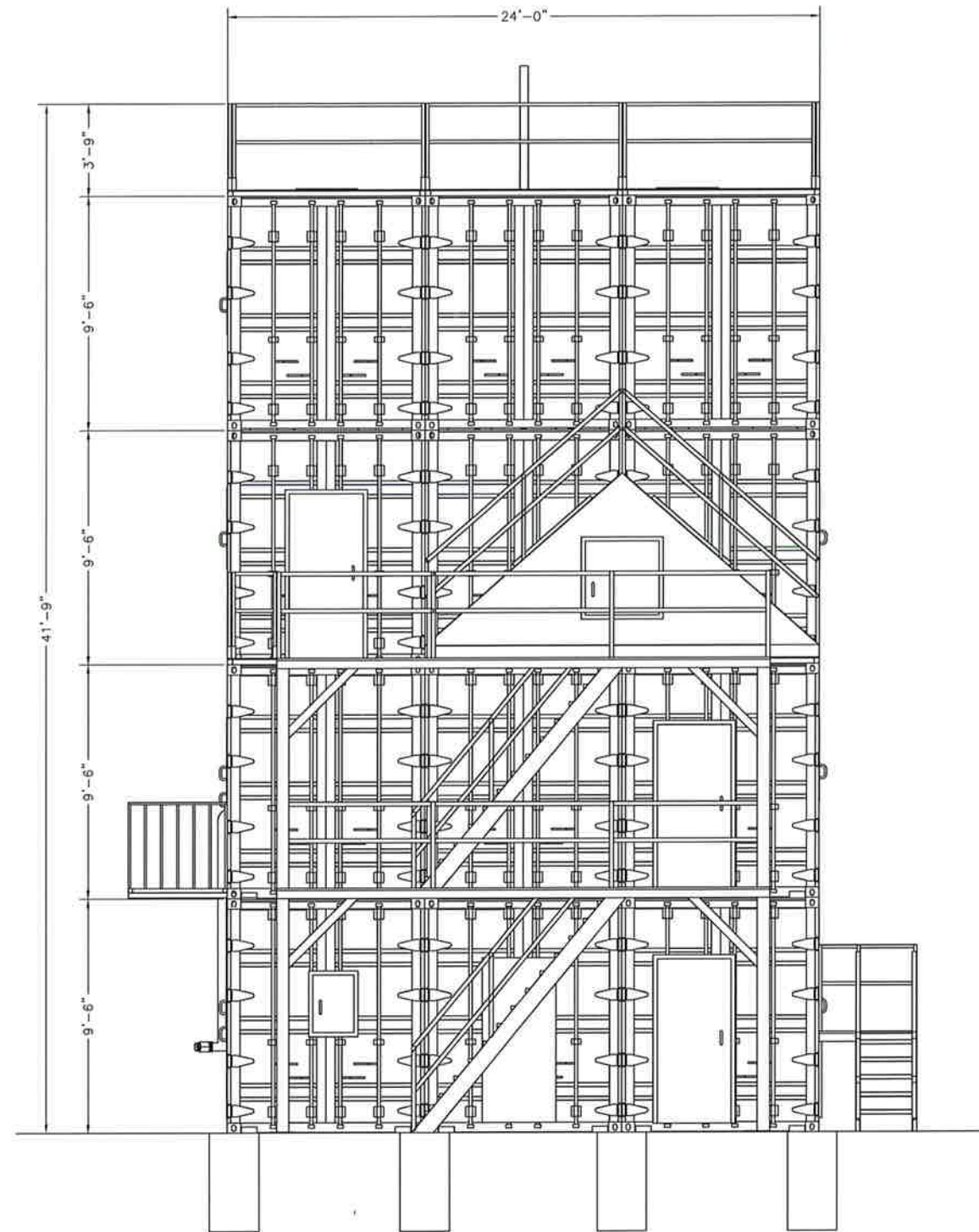
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DATE:	01-27-21
SCALE:	-
P NO:	P001068
DWG NO:	A05

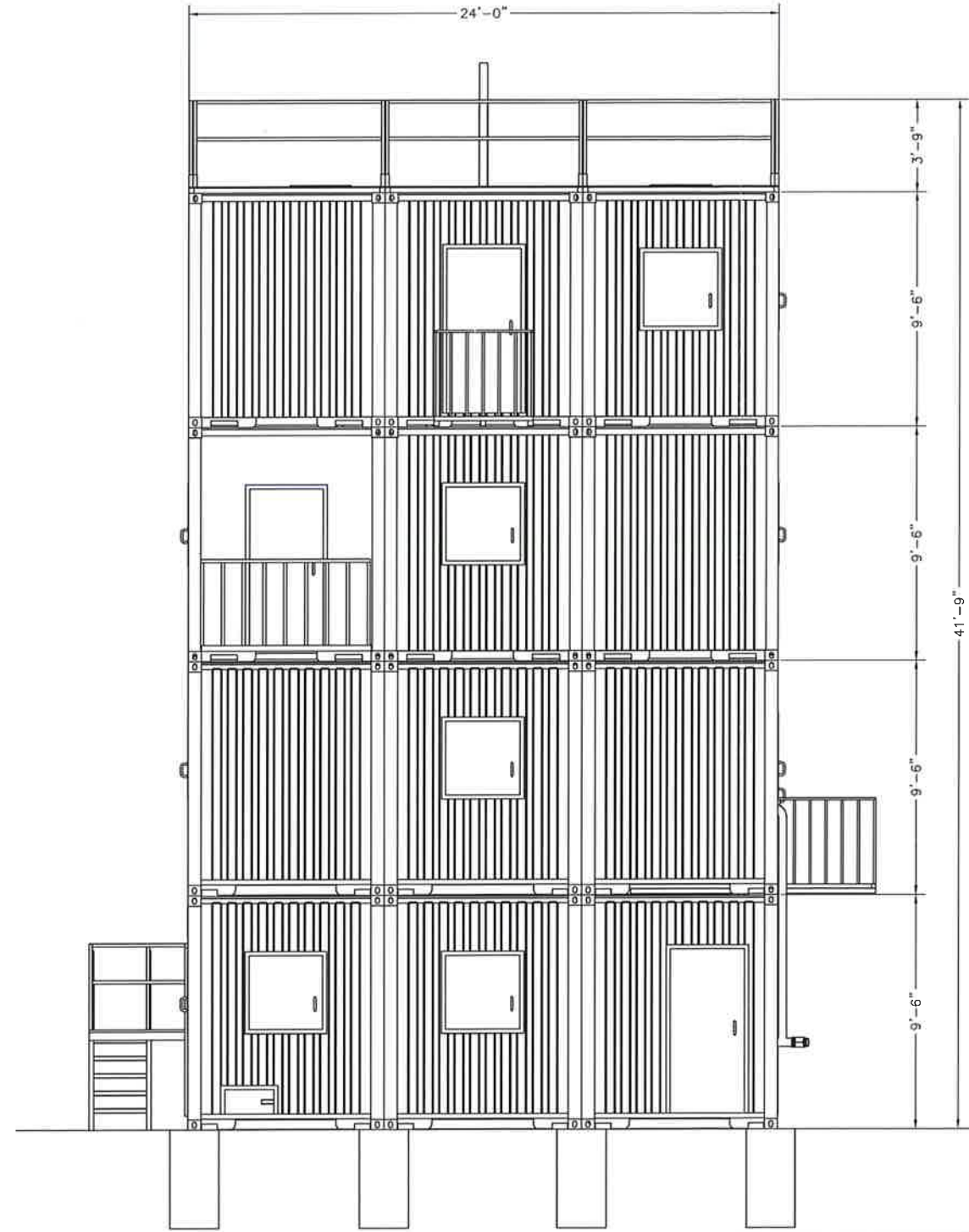
**PROPOSAL FOR FIRE TRAINING FACILITY  
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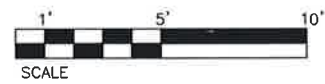
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LEMONT, ILLINOIS 60439  
(630) 257-0112



**PLAN SOUTH ELEVATION**



**PLAN NORTH ELEVATION**



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Code	Quantity	Size	Quantity	Size	Quantity	Size	Quantity	Size	Quantity	Size
1	1	2.5"	1	6"	7	24"	1	1 GAL	7	1 GAL

BOTANICAL NAME (COMMON NAME)	SIZE	QUANTITY	KEY
GLADHALA TRIACANTHOS 'SKYLINE' (SKYLINE HONEYLOCUST)	2.5"	1	GTS
PICEA PUNGENS (COLORADO SPRUCE)	6"	1	PP
RHUS AROMATICA 'GRO-LOW' (GROW LOW FRAGRANT SUMAC)	24"	7	RAG
PENNISETUM ALOPECUROIDES 'HAMELN' (DWARF FOUNTAIN GRASS)	1 GAL	7	PAH

### LANDSCAPE LEGEND

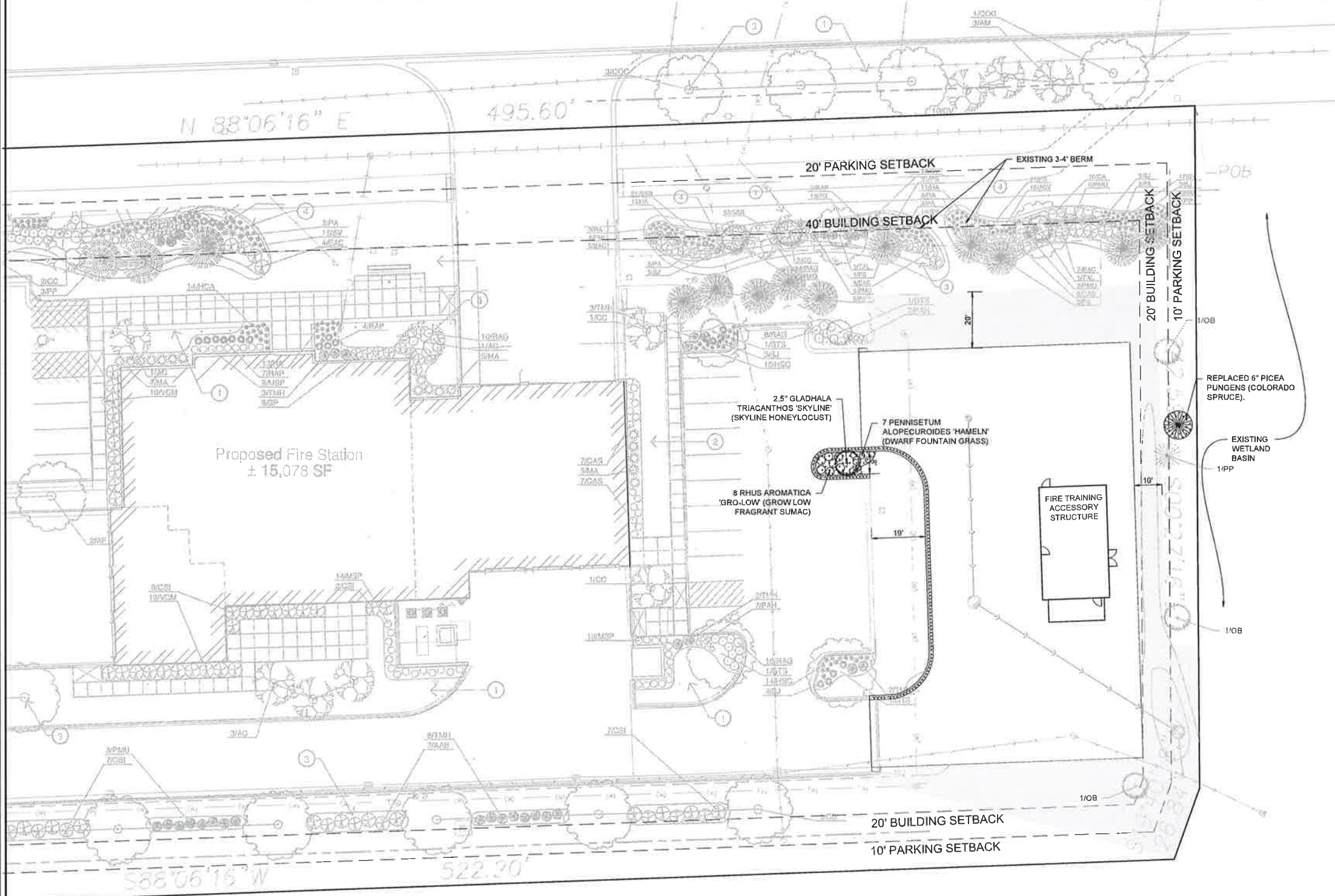
FINE GRADE, SEED AND HYDROMULCH ALL DISTURBED AREAS AS NOTED ON THE PLAN.

FURNISH AND INSTALL 3" MINIMUM LAYER OF DOUBLE SHREDED HARDWOOD BARK MULCH

### EXISTING LANDSCAPE LEGEND

QUANTITY/KEY

- ### LANDSCAPE PLAN NOTES
- FINE GRADE, SEED AND HYDROMULCH ALL DISTURBED AREAS AS NOTED ON THE PLAN.
  - FURNISH AND INSTALL 3" MINIMUM LAYER OF DOUBLE SHREDED HARDWOOD BARK MULCH IN ALL PLANTING BEDS AND TREE RINGS.
  - EXISTING LANDSCAPE PLAN SHOWN FOR REFERENCE AND NOT SURVEYED INFORMATION. LANDSCAPING WAS PREVIOUSLY INSTALLED UNDER SEPARATE PERMIT.



NO.	DATE	DESCRIPTION
1	02/01/21	VILLAGE RESUBMITTAL

LANDSCAPE PLAN  
**BARTLETT FIRE TRAINING FACILITY**  
 BARTLETT ILLINOIS

7325 Janes Avenue  
 Woodridge, IL 60517  
 630.724.8200 phone  
 www.v3co.com

DRAWING NO.  
**L1.0**

